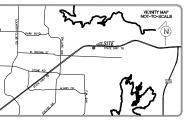
OWNER'S DEDICATION LOT 1R-5 - BLOCK C WOODLAKE VILLAGE CAB. P. PG. 926-927 P.R.C.C.T. STATE OF TEXAS NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: ACCESS EASEMENT -45' UTILITY EASEMENT — CAB. G, PG. 385 N STATE HIGHWAY 78 POINT OF BEGINNING THE STATE OF WILE FOR FIRST LYTTY STITTES THAT, USER THE RIGHT TO BROKEN AND DEST BROKEN AND DESTRUCTION AND D CITY OF WYLE

15' TEMPORARY
CONSTRUCTION EASEMENT
VOL. 3255, PG. 43'
TO BE ABANDONED
BY THIS PLAT 5' UTILITY EASEMENT TO THE CITY OF WYLII VOL. 3255, PG. 46 ITY OF WYLLE PERMANENT UTILITY EASEMENT OL 3255, PG. 43 GRAPHIC SCALE: 1"=50" VISIBILITY σ‰S 88°33'37" E − 416.25' OWNER'S CERTIFICATE 215.72 STATE OF TEXAS COUNTY OF COLLIN 25' BUILDING SETBACK 24" FIRELANE & UTILITY EASEMENT 24' FIREL ANE-WITNESS, MY HAND, THIS THE ______ DAY OF _ _____ 20' CROSS ACCESS EASEMENT COF#2006-486 VAQUERO HWY 78 PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP LOT 2 - BLOCK A BOB HEATH ADDITION VOL. 2015, PG. 710 P.R.C.C.T. UPWIND CAPITAL ADDN. BY: VACHERO VENTURES MANAGEMENT LLC ITS GENERAL PARTNER LOT 1, BLOCK A 1.0332 AC. (45,006 SF) W. A. LANDRETH MANAGER OF GENERAL PARTNER F&S VENTURES, LLC. INST∯20151230001625100 C.P.R.C.C.T. TRACT 1 = 0.99 ACRES & PT. TRACT 2 = 3.15 ACRES UPWIND CAPITAL PARTINERS, LLC INST#20160223000207210 0.P.R.C.C.T. UPWIND CAPITAL ADDN. STATE OF TEXAS COUNTY OF COLLIN TO VAQUERO HWY 78 PARTNERS, LP INST#2022000153615 C.P.R.C.C.T. LOT 2. BLOCK A 3.1064 AC. (135,314 SF) ZONING (PER WYLIE ZONING MAP): COMMERCIAL CORRIDOR DISTRICT OWEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ____ 10" BUILDING SETBACK NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS LOT 1 - BLOCK A SHAHI GROUP ADDITION CCF#2006-486 INST#20060726010003180 N 88°39'45" W - 206.15" MY COMMISSION EXPIRES ON AADI HOSPITALITY, LLC. INST#20191218001615570 0.P.R.C.C.T. WITNESS, MY HAND, THIS THE _____ DAY OF _____ LIPWIND CAPITAL PARTNERS, LLC STEVEN CONKLES, PARTNER STATE OF TEXAS BEFORE ME, THE UNDERSKINED AUTHORITY, A NOTARY FUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS D PERSONALLY APPEARED STREAM COMMERCE, MOONN TO ME TO BE THE PERSON HINDSE NAME IS SUBSCRIBED AND CONSIDERATIONS THEREIN EXPRESSED, DOES TO ME THAT HE EXCEDITED THE SAME FOR THE PARPOSE AND CONSIDERATIONS THEREIN EXPRESSED, DOES TO ME THAT HE EXCEDITED THE SAME FOR THE PARPOSE LECEND GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ____ IRON ROD SET (SIZE AS SHOWN) MOTARY RURLIC IN AND EOR COLUN COUNTY TEVAS IRON ROD FOUND (SIZE AS SHOWN VOLUME MY COMMISSION EXPIRES ON SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS: DEED RECORDS COLLIN COUNTY TEXAS P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS CHAIRMAN, PLANNING & ZONING COMMISSION DATE CITY OF WYLLE, TEXAS O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS DAVID R PETREE RRIS 1890 CITY OF WYLIE GEODETIC MONUMENT REFERENCES CHAIRMAN, PLANNING & ZONING COMMISSION DATE CITY OF WYUE, TEXAS 1) CITY OF WYLE, TEXAS — CM 1, ESTABLISHED 5/3/04 LOCATED ON THE MORTH SIDE OF STATE HIGHWAY MO. 78 NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYLE MUNICIPAL COMPLEX AT 2000 STATE HIGHWAY NO. 78 NORTH. STATE PLANE COORDINATES: NORTHING = 7060922.9, EASTING = 2576974.1 STATE OF TEXAS ACCEPTED OL. E, PG. P.R.C.C.T. 2) CITY OF WYLE, TEXAS - CM 3, ESTABLISHED 5/3/04 LOCATED ON THE SOUTHWESTERLY SIDE OF WYLE HIGH SCHOOL FOOTBALL STADIUM AND NEAR THE NORTHWEST CORNER OF FOUNDERS PARK SPORTS THE UNDESCORD, THE CITY SECRETARY OF THE CITY OF WINE, TEXAS, HISSEN CERTIES THE THE FORESCORE THE LEVEL OF THE UNINO CAPITAL MOSTORY OF THE CITY OF WINE WES SIMMITTED TO THE CITY COUNCIL ON THE CITY OF THE C GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ STATE PLANE COORDINATES: NORTHING = 7053976.5, EASTING = 2559122.0 NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS MY COMMISSION EXPIRES ON WITNESS MY HAND THIS ____ DAY OF ____ ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) — NATIONAL FLOOD INSURANCE PROGRAM (NFIP) — FLOOD INSURANCE PATE MR (FIRM) — FOR THE COLLIN COUNTY, TEXAS AND INCOPPORATED AREAS — MAP NO. 46055C042D, MAP REVISED, JUNG CO, 2009, THE PROPERTY SHOWN HEREON LES IN ZONE X" (OTHER AREAS). **DEVONSHIRE LANE** N 88°01'51" W - 208.70' **FINAL PLAT** ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" 116.47 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GRAETER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIBRILITY ON THE PART OF THE SURVEYOR. BEING LOT 1 OWNER LOT 2 OWNER DEVELOPER BLUE SKY SURVEYING
& MAPPINS, CORPORATION
11015 MUDWAY ROAD
DALLAS, TDXAS 73229
FMOKE: 2213 358-4000
DREFTREE@BLUESKYSURVEYING, COM
TREAS RESERVATION No. 10105700 BLUE SKY VAQUERO HWY 78 PARTNERS 2627 TILLAR STREET, SUITE 111 FORT WORTH, TEXAS 76107 CONTACT: W. A. LANDRETH UPWIND CAPITAL PARTNERS, LLC
901 FOXWOOD LANE
WYLIE, TEXAS 75098-3864
CONTACT: STEVEN CONKLES, PARTNER
EMAIL: THECONKLES@HOTMAIL.COM VAQUERO HWY 78 PARTNERS, LP 2627 TILLAR STREET, SUITE 111 FORT WORTH, TEXAS 76107

EMAIL: CPIPKINGVAQUEROVENTURES.COM



HERBERG, MULLION MY THE PRITTINGS, AND DEPRIND CHEFFE, MURTIPOSE, LIE, AND THE PRINTINGS OF FILL THE CREWA LICH, MARKO OF HERBELG, OF HIGH STATES IN THE PRINCIPACE OF LEA APING, SHOW, HIGHBARY HARMON 685, CHI OF WHILE, COLLIN COUNTY, TENAS, AND BERING ALL OF THAT COST APING THOUGH OF LAUDO 100TT, AND BRING ALL OF THAT AS IN SOCIET HERBERG OF LAW COLLIN THROUT, AN CONCESSED IN A RECEIPT OFFICIAL PRINCIPACION OF COLLIN COUNTY, TENAS, SHID 4.1398 ACRE TRACT BEING MORE PARTICULARLY CENTRED ET MURTHER DESCRIPTION OF THE PRINCIPACION OF THE PRINC

BEGINNING AT A 2" IRON PPE FOUND ON THE SOUTH LINE OF STATE HIGHWAY NO. 78 (VARABLE WIDTH RIGHT-OF-WAY), SAD POINT BEING THE INSTRUMENT CORNER OF SAUD 0.99 ACRE UPWIND CAPITAL PART LICE TRACT, AND THE NORTHEAST CONNER OF LITE 78, IRON ACK OF GENE HEATH ADDITION, AN ADDITION THE CITY OF WILLE, COLLIN COUNTY, ITSAS, ACCROMING TO THE PLAT THEREOF RECORDED IN VOLUME 2 PAGE 710 OF THE PLAT RECORDS OF COLLIN COUNTY, IEDAS;

PROME BOTH 01 10 34 IAST AND FOLDWING ALONG THE WEST LINE OF SAG 3.15 ACRE LIPWING CHEFT PARTICISES, LLC TRACT FOR A DISTANCE OF 444.30 FEET TO A 5/97 ROW ROO SET FOR THE SOUTHEAST CORRECT OF A CALLED AS AND CHEFT, PARTICISES, LLC TRACT, CORNER OF A CALLED ASST ANDE TRACT OF LAND DESCRIBED, IN TRACT, CANADA WITH THE MOSTHLAST CORRECT OF A CALLED ASST, ANDE TRACT OF LAND DESCRIBED IN CEED TO GRACELAND INCLINISS, LLC, AS RECORDED LINEAR INSTRUMENT AND CORRESPONDITIONS OF THE BEED RECORDED OF CILLIN CONTAIN, TEXAS,

THENCE NORTH 88 39' 45' WIST AND POLICIONING ALONG THE SOUTH LINE OF SAID 0.09 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE NORTH LINE OF SAID 0.037 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE NORTH LINE OF SAID 0.037 ACRE GRACELAND HOLDING. LIC TRACT FOR A DISTANCE OF 200 AT SETEN TO 4 A SOUTH EAST OF THE NORTH SOUTH EAST CORN. OF A PROSEQUE OF 12, IN ELECT A OF DE BILCHIA DOUBLE AST

THENCE HORTH 01: 17' 37' EAST AND DEPARTING THE MOST EASTERLY NORTH LINE OF SAID 8.037 ACRE CRACEAND HOLDINGS, LLC, TRACT AND FOLLOWING ALONG THE WIST LINE OF SAID 0.99 ACRE LIPRING OFFILE APPRICACE, LLC TRACT, CANDON WITH THE LEST LINE OF SAID 1.01', IN BLOCK A OF BOE HEATH ACCOUNT, FOR A DISTANCE OF 208.02 FEET TO THE FORM OF BECINNING AND CONTINUING 4,1366 ACRES OF LAND, MARCH CHILD THE SAID CONTINUING ACTION AND ACRES OF LAND, MARCH CHILD THE SAID CONTINUING ACTION AND ACRES OF LAND, MARCH CHILD THE SAID CONTINUING ACTION AND ACRES OF LAND, MARCH CHILD THE SAID CONTINUING ACTION AND ACRES OF LAND, MARCH CHILD THE SAID CONTINUING ACTION AND ACRES OF LAND, MARCH CHILD THE SAID CONTINUING ACRES OF LAND, MARCH CHILD THE

THAT I, DAND R, PETREE, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CONNER MONIMONIS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RILES AND RESOLUTIONS THE CITY OF WITH

BEFORE ME, THE UNDERSIGNED AUTHORITY A MOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAYID R. PETREE, KNOWN TO ME TO BE THE PERSON MOSE NAME IS SUBSCRIBED TO THE PORESONO INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE.

UPWIND CAPITAL ADDITION LOTS 1 & 2, BLOCK A

4.1396 ACRES OF LAND OUT OF

FRANCISCO DE LA PINA SURVEY, ABSTRACT NUMBER 688

CITY OF WYLIE COLLIN COUNTY, TEXAS

JULY 27, 2023