

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That HT Country Club SS Owner, 1.P. setting herein by and through his (its) duly autherize to 1.2 Mills of the Country Club Anderson Country Club Addition, an addition to the City of White Texas, and does hereby decidate, in fee simple, to the policy use forever, the Stevens Creas, and does hereby decidate, in fee simple, to the policy use forever, the Stevens (rights-of-way, and other public improvements shown thereon. The streets and alleys, it was dedicated, for "three proposes." The assements and public use more, as shown are decidated, for "three proposes." The assements and public use more, as shown.

are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, should or other improvements or growths shall be constructed or placed upon, over or accoss the essements as shown, except that landscape improvements may be pixed in landscape essements, if approved by the City Count of the City of Wyke. In addition, unlike indicating to our using the taum exists the easement limit the user to particular utilities, cast use by public utilities being subordinate to the public's and City of Wyke's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may nearly express the rimiter tow that the construction.

When any public utility entities shall sail all times have the full right of ingress and egre to or from their respective essements for the purpose of constructing, reconstructing inspecting, partofling, meintaining, reading meters, and adding to or removing all or parts of the purpose of constructing. reconstructing inspecting, partofling, meintaining, reading meters, and adding to or removing all or parts of the purpose of constructing permission for a propose.

anyone.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylle, Texas.
WITNESS, my hand, this the ___ day of _____ 20 ____.

HT COUNTRY CLUB SS OWNER LP

By: HT Country Club SS Owner LLC, its general partner
By: HT Country Club SS I.P, its sole member
By: Hines Country Club SS Associates I.P, its general partner
By: Hines Country Club SS GP LLC, its general partner
By: Hines Investment Management Holdings Limit
its sole member

The foregoing instrument was acknowledged before me this _____ day of Jane, 2022 by Robert W. Witte, the Senich Managing Director of lines investment Management (Chidings) similed Partnership, at Teas Instead partnership and the self-member of lines followed to the self-member of lines (Chidings) similed Partnership, at Teas Instead partnership and be the Member of lines (Chidings) of the Chidings of the Chidin

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS COUNTY OF COLLIN

A Tract of land comprised of Lot 2, Final Plat of Platinum Storage Country Club Addition (Platinum Storage Addition), recorded as Plat Document No. 20160825010003450, and a tract of land described in Warranty Deed Document No. 20080911001096630, all being a part of the C. Atterbury Abstract No. 22, all in the deed records of Collin County, Texas and more particularly described as follows:

Beginning at the Southwest Corner of Lot 2, Platinum Storage Addition, Plat Document No. 20160825010003450.

Thence along the Common line of Lot 2 and 1, Country Club Addition North 01°00'21" West a distance of 431.59 feet;

Thence South 89"43"01" West a distance of 277.21 feet to the east right of way of North Country Club Road and being a point on a curve to the right having a radius of 2,937.86 feet, chord distance of 152.91 feet, and chord direction of North 00"48"05" East.

Thence along a right of way curve to the right for an arc length of 152.93 feet to a cut cross at the Northwest Corner of Lot 1, Platinum Storage Country Club Addition.

Thence departing said right of way, North 89'43'01" East a distance of 260.10 feet to a found one-half inch (1/2") rebar at the southwest corner of a tract described at Warranty Deed Document No. 20080911001096630 and being on the north line of Lot 2, Country Club Addition.

Thence departing the north line of said Lot 2, North 00*40'29" West a distance of 164.96 feet to a one-half inch (1/2") rebar in the north line of said Warranty Deed. Thence North 89'43'01" East a distance of 528.18 feet to a one-half inch (1/2") rebar at the northeast corner of said tract described in Warranty Deed Document No.

Thence South 00°37'05" East a distance of 164.86 feet to a one-half inch (1/2") rebar at the common corner of said tract described in Warranty Deed Document No. 20080911001096630 and the northeast Corner of Lot 2, Country Club Addition.

Thence South 00*42'54" East a distance of 613.52 feet to a one-half inch (1/2") rebar at the southeast corner of said Lot 2, Country Club Addition.

Thence along the south line of Lot 2. South 89°38'09" West a distance of 512.77 feet to the Point of Beginning, containing 10,406 acres or 453,277 square feet, more or les

Approval Block:
"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission City of Wylie Teyer

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies

and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this day of

City Secretary City of Wylie, Texas

- NOTIS:

 1. Bearings are based on the Toxas Coordinate System, North Central Zone (2020), NAD '83 (2011 adjusted) all elevation are based on NAVSBB closed '218, Nebrotal and Vertain measurements closulated by utilizing closed 128, Nebrotal and Vertain measurements closulated by utilizing closed 128, Nebrotal and Vertain measurements closulated by utilizing a portion of this addition by metes and bounds is a volation of CEV ordinance and State Law, and as subject to fines and volation of CEV ordinance and State Law, and as subject to fines and property services of the services of the control of the co

CITY BENCHMARKS			
Control Mon.	Northing	Easting	Elevation
Monument #3	7053976.538	2559122.001	520.307
Monument #4	7065787 507	2560072 026	562 912

VICINITY MAP LEGEND →R/W — — — Right-of-Way Line ———— Agrial Power Line Water Line San. Sewer Line, Size & T ☐ Light Pole ☐ Power Pole Water Valve

Telephone Pedestal
Storm Drain Structure
Sanitary Sewer Manho

Storm Sewer Manhole Easement Point of Beginning Point of Commenceme

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Building

Lot 2R, Block 1 **Platinum Storage Country Club Addition** A Replat of Lot 2, Block 1 Platinum Storage **Country Club Addition** Combining

Tract 22 Abstract A0022 A Tract Described in **Warranty Deed** Document No. 20080911001096630

> 570 Country Club Rd. WYLIE, TX 75098

BEING 10.40± ACRES SITUATED IN THE A Part of CHARLES ATTERBURY SURVEY, Abstract No. 22 CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER
HT Country Club SS Owner, LP
Luis Castellanos
2700 Commerce St. | Suite 1600
Dallas, Tx. 75226
PHONE:214-751-7550
email: Luis.Castellanos@hines.com

SURVEYOR HALFF ASSOCIATES, INC. CLAYTON CROTTS, RPLS FRISCO, TX 75034 PHONE:972-472-2009



