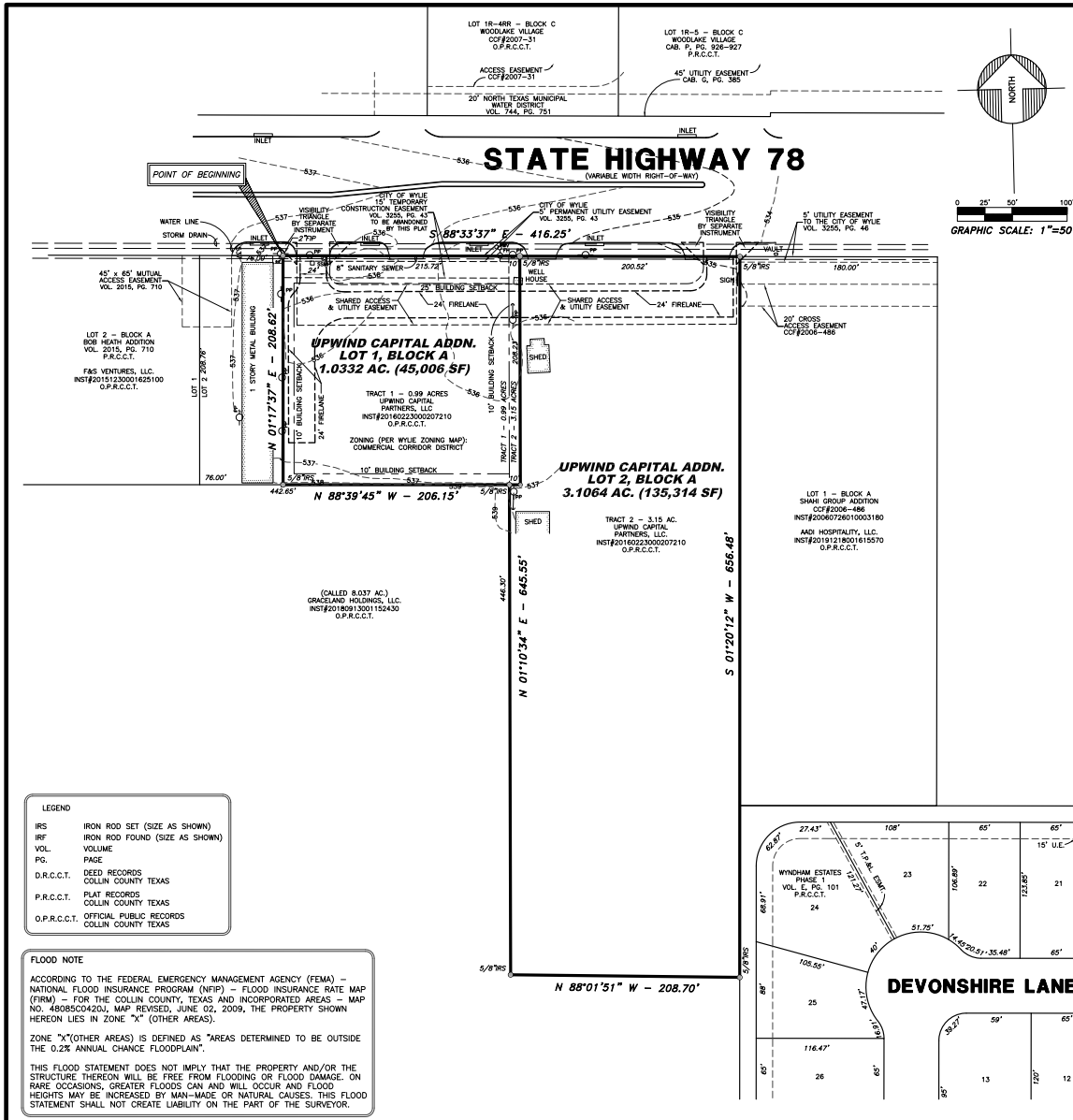
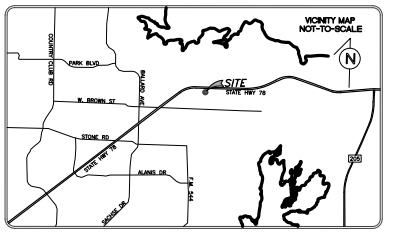


NORTH

0 25' 50' 100'

GRAPHIC SCALE: 1"=50'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, UPWIND CAPITAL PARTNERS, LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NUMBER 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT 0.99 ACRE TRACT OF LAND CALLED TRACT 1, AND BEING ALL OF THAT 3.15 ACRE TRACT OF LAND CALLED TRACT 2, AS DESCRIBED IN A DEED TO UPWIND CAPITAL PARTNERS, LLC, AND RECORDED IN INSTRUMENT NUMBER 20160223000207210 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 4.1396 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND ON THE SOUTH LINE OF STATE HIGHWAY NO. 78 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, AND THE NORTHEAST CORNER OF LOT 2, IN BLOCK A OF BOB HEATH ADDITION, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2015, PAGE 710 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88° 33' 37" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 AND THE NORTH LINE OF SAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, AND PASSING THE NORTHEAST CORNER OF SAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE NORTHWEST CORNER OF A 3.15 ACRE TRACT OF LAND CALLED TRACT 2 AS DESCRIBED IN A DEED TO UPWIND CAPITAL PARTNERS, LLC, AS RECORDED IN INSTRUMENT NUMBER 20160223000207210 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AT A DISTANCE OF 205.72 FEET, AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 AND THE NORTH LINE OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT FOR A TOTAL DISTANCE OF 416.25 FEET TO THE NORTHEAST CORNER OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE NORTHWEST CORNER OF LOT 1, IN BLOCK A OF SHAHI GROUP ADDITION, AS RECORDED IN VOLUME 2006, PAGE 486 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 01° 20' 12" WEST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 AND FOLLOWING ALONG THE EAST LINE OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE WEST LINE OF SAID LOT 1 IN BLOCK A OF SHAHI GROUP ADDITION, AND PASSING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK A OF SHAHI GROUP ADDITION AT A DISTANCE OF 500.00 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT FOR A TOTAL DISTANCE OF 656.48 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT;

THENCE NORTH 88° 01' 51" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT FOR A DISTANCE OF 208.70 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT;

THENCE NORTH 01° 10' 34" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID 3.15 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT FOR A DISTANCE OF 446.30 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF AFORESAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE NORTHEAST CORNER OF A CALLED 8.037 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRACELAND HOLDINGS, LLC, AS RECORDED UNDER INSTRUMENT NO. 20180913001152430 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 88° 39' 45" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE NORTH LINE OF SAID 8.037 ACRE GRACELAND HOLDINGS, LLC TRACT FOR A DISTANCE OF 206.15 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT AND THE SOUTHEAST CORNER OF AFORESAID LOT 2, IN BLOCK A OF BOB HEATH ADDITION;

THENCE NORTH 01° 17' 37" EAST AND DEPARTING THE MOST EASTERLY NORTH LINE OF SAID 8.037 ACRE GRACELAND HOLDINGS, LLC, TRACT AND FOLLOWING ALONG THE WEST LINE OF SAID 0.99 ACRE UPWIND CAPITAL PARTNERS, LLC TRACT, COMMON WITH THE EAST LINE OF SAID LOT 2, IN BLOCK A OF BOB HEATH ADDITION, FOR A DISTANCE OF 208.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.1396 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT UPWIND CAPITAL PARTNERS, LLC, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT OF UPWIND CAPITAL ADDITION, LOTS 1 AND 2, BLOCK A, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHT-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATES TO THE PUBLIC'S AND CITY OF WYLIE'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 IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL AT TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WYLIE, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2022.

UPWIND CAPITAL PARTNERS, LLC

_____
STEVEN CONKLES, PARTNER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVEN CONKLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

_____
MY COMMISSION EXPIRES ON

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF WYLIE.

_____
DAVID R. PETREE, RPLS 1890

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

_____
MY COMMISSION EXPIRES ON

RECOMMENDED FOR APPROVAL

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF WYLIE, TEXAS

APPROVED FOR CONSTRUCTION

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF WYLIE, TEXAS

ACCEPTED

_____ _____
MAYOR DATE
CITY OF WYLIE, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE UPWIND CAPITAL ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2022, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATED OF STREETS, ALLEY, PARKS, EASEMENT, PUBLIC SPACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO THE NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE DESCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 2022.

_____
CITY SECRETARY
CITY OF WYLIE, TEXAS

LEGEND

IRS	IRON ROD SET (SIZE AS SHOWN)
IRF	IRON ROD FOUND (SIZE AS SHOWN)
VOL.	VOLUME
PG.	PAGE
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48085C0420J, MAP REVISED, JUNE 02, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4080
FAX: (214) 358-4800
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

WylieSH78 PLAT 2022.dwg

OWNER
UPWIND CAPITAL PARTNERS, LLC
901 FOXWOOD LANE
WYLIE, TEXAS 75098-3864
CONTACT: STEVEN CONKLES, PARTNER
EMAIL: THECONKLES@HOTMAIL.COM

PRELIMINARY PLAT

UPWIND CAPITAL ADDITION

LOTS 1 & 2, BLOCK A

BEING

4.1396 ACRES OF LAND OUT OF

FRANCISCO DE LA PINA SURVEY, ABSTRACT NUMBER 688

CITY OF WYLIE
COLLIN COUNTY, TEXAS

JUNE 23, 2022