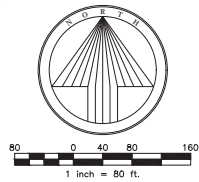
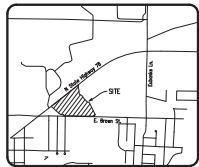


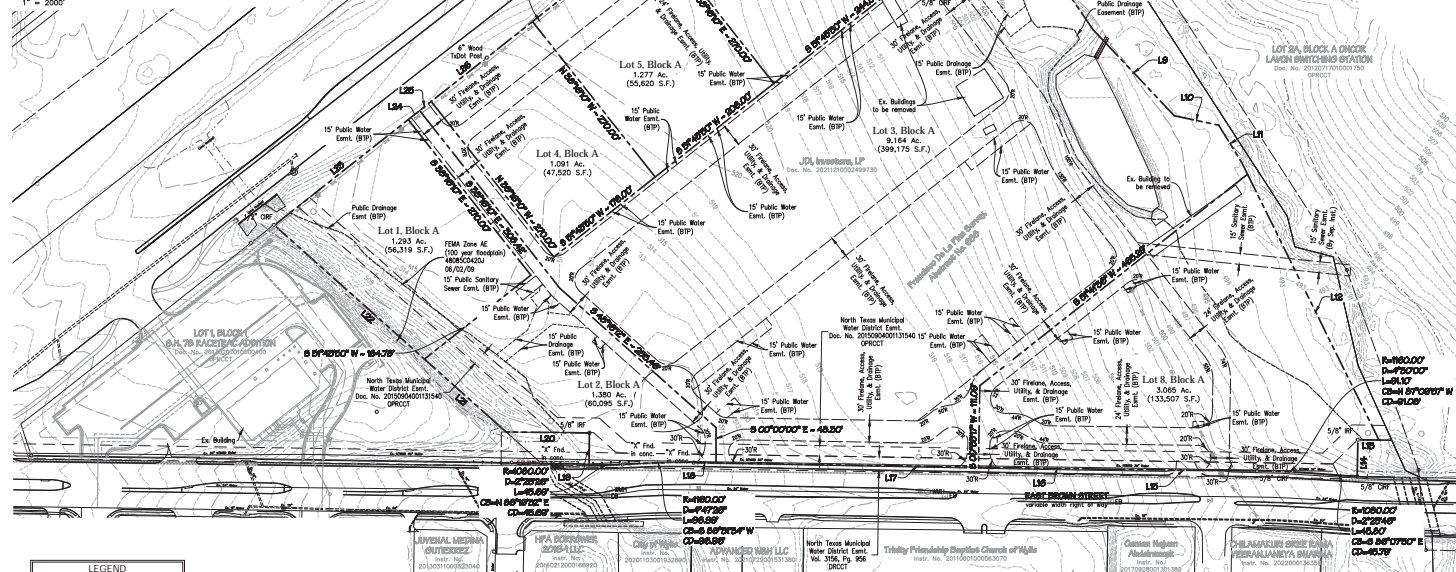
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Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LOCATION MAP
1" = 2000'



Line Table		
Line #	Bearing	Distance
L1	S 02°37'30" W	105.60'
L2	S 19°42'31" E	64.63'
L3	S 09°48'31" E	56.80'
L4	S 09°23'21" E	36.09'
L5	S 38°58'21" E	6.00'
L6	S 73°08'21" E	38.18'
L7	S 03°32'21" E	47.46'
L8	S 34°28'21" E	107.72'
L9	S 43°08'21" E	161.28'
L10	S 77°58'21" E	62.00'
L11	S 31°47'21" E	58.67'
L12	S 26°17'21" E	404.41'
L13	N 89°43'1" W	28.89'
L14	S 03°58'09" W	50.00'
L15	N 89°43'57" W	205.80'
L16	N 89°43'43" W	178.94'
L17	N 89°43'43" W	357.82'
L18	N 89°43'43" W	30.49'
L19	N 00°28'46" E	44.29'
L20	N 89°21'17" W	115.88'
L21	N 48°56'12" W	149.54'
L22	N 48°56'12" W	274.71'
L23	N 51°43'50" E	232.40'
L24	N 51°43'50" E	20.00'
L25	N 51°43'50" E	20.00'
L26	N 51°43'50" E	178.00'
L27	N 51°43'50" E	206.00'
L28	N 51°43'50" E	231.34'
L29	N 51°43'50" E	231.34'
L30	N 51°43'50" E	12.66'
L31	N 51°43'50" E	40.00'
L32	N 51°43'50" E	244.04'

LEGEND	
1/2" IRON ROD W/ PLASTIC CAP	STANDARD "HANDICAP" SET, UNLESS OTHERWISE NOTED.
BF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
BRP	BY THIS PLAT
W	POWER POLE
SW	SAN SEWER MANHOLE
SW	STORM SEWER MANHOLE
W	GUY WIRE ANCHOR
S	SPOTPOST
H	HANDICAP PARKING
F	FIRE HYDRANT
M	GAS MANHOLE
L	GROUND LIGHT
U	UNDERGROUND ELECTRIC LINE MARKER
GM	GAS METER
EM	GAS LINE MANHOLE
ER	ELECTRIC BOX
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
WV	WATER VALVE
WM	WATER METER
SSCO	SANITARY SEWER CLEANOUT
CL	CHAIN LINK FENCE
GR	GUARD RAIL FENCE
BF	BARBED WIRE FENCE
WF	WOOD FENCE
OP	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

- NOTES:
- All proposed lots situated in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - The subject property is not located within the 1% annual chance (100-year floodplain) per FEMA FIRM Map #48085C0420J in Collin County, dated June 2, 2009.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of licenses and building permits.

PRELIMINARY PLAT
LADYLIKE ADDITION
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
FRANCISCO DE LA PINA SURVEY; ABSTRACT NO. 688
Lots 1-8, Block A
859,281 Sq. Ft./19,726 Acres

ENGINEER/SURVEYOR/APPLICANT
Spilars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TIRE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
JDI Investors, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (972) 679-1918
Contact: Shive Kendu

Printed: 6/20/24, 10:51:37 AM, 78.84x53.06x100x34.70m Preliminary Plot Area: 859,281 Sq. Ft. 1/8/2024, 1:42:17 PM

OWNER'S CERTIFICATE

STATE OF TEXAS **
COUNTY OF COLLIN **

BEING a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, being all of Lot 4, Block A of the Ladylike Addition, an addition to the City of Wylie, according to the plat thereof recorded in Document No. 20180927010004540 of the Plat Records of Collin County, Texas and by deed conveyed to JDI Investors, LP, recorded in Document No. 20211210002499730 of the Official Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found lying in the southeast right-of-way line of State Highway 78 (variable width right-of-way) at the north corner of said Lot 4, Block A;

THENCE along the easterly lines of said Lot 4, Block A and JDI Investors tract, the following courses and distances:

S 02°31'39" W, 105.60 feet;
S 19°42'21" E, 64.63 feet;
S 00°58'21" E, 56.80 feet;
S 09°33'21" E, 89.09 feet;
S 38°58'21" E, 33.13 feet to a 5/8-inch iron rod found;
S 73°09'21" E, 38.18 feet;
S 51°33'21" E, 47.46 feet;
S 34°28'21" E, 107.72 feet;
S 43°19'21" E, 161.28 feet;
S 77°58'21" E, 62.00 feet;
S 31°47'21" E, 58.67 feet;
S 26°19'21" E, 423.29 feet;
N 89°04'51" W, 28.89 feet to a 5/8-inch iron rod found;
S 00°55'09" W, 50.00 feet to a 5/8-inch capped iron rod found lying in the north right-of-way line of East Brown Street (variable width right-of-way);

THENCE along said north line of East Brown Street, the following courses and distances:

Along a non-tangent curve to the right having a central angle of 02°25'46", a radius of 1080.00 feet, a chord of N 86°07'50" W - 45.79 feet, an arc length of 45.80 feet;

Along a reverse curve to the left having a central angle of 04°30'00", a radius of 1160.00 feet, a chord of N 87°09'57" W - 91.08 feet, an arc length of 91.10 feet to a 5/8-inch capped iron rod found;

N 89°24'57" W, 200.98 feet;
N 89°04'43" W, 567.34 feet to an X-found in concrete for corner;

Along a tangent curve to the left having a central angle of 04°47'26", a radius of 1160.00 feet, a chord of S 88°31'34" W - 96.96 feet, an arc length of 96.99 feet to an X-found in concrete for corner;

Along a non-tangent curve to the right having a central angle of 02°25'26", a radius of 1080.00 feet, a chord of S 88°19'32" W - 45.69 feet, an arc length of 45.69 feet;

N 00°38'49" E, 44.29 feet to a 5/8 inch iron rod found;

N 89°21'11" W, 113.59 feet to the eastern line of Lot 1, Block 1 of S.H. 78 Racetrack Addition, an addition to the City of Wylie, according to the plat thereof recorded in Document No. 20130207010000400 of the Plat Records of Collin County, Texas;

THENCE, N 48°16'12" W, 423.50 feet to a 1/2-inch capped iron rod found at the north corner of said Lot 1, Block 1 and lying in said southeast line of State Highway 78;

THENCE, N 51°45'50" E, 885.74 feet to a 5/8-inch capped iron rod found at the northeast corner of said Lot 4, Block A;

THENCE, N 51°37'39" E, 296.69 feet along said southeast line of State Highway 78, to the POINT OF BEGINNING with the subject tract containing 859,281 square feet or 19,726 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, JDI Investors, LP, do hereby adopt this plat designating the hereinabove described property as LADYLIKE ADDITION, an Addition to the City of Wylie, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2024.

JDI Investors, LP

By: _____

STATE OF TEXAS **
COUNTY OF COLLIN **

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spilars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof 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 Subdivision Regulations of the City of Wylie, Texas.

Dated this the _____ day of _____, 2024.

DARREN K. BROWN, R.L.S., NO. 5252

STATE OF TEXAS **
COUNTY OF COLLIN **

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas

Date

ACCEPTED

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the LADYLIKE ADDITION to the City of Wylie was submitted to the City Council on the _____ day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown, and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove described.

Witness my hand this _____ day of _____, 2024.

City Secretary
City of Wylie, Texas

PRELIMINARY PLAT
LADYLIKE ADDITION
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
FRANCISCO DE LA PINA SURVEY; ABSTRACT NO. 688
Lots 1-8, Block A
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TAFE No. T-2121
Contact: David Bond

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JDI Investors, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (972) 679-1918
Contact: Shiva Kondu