VICINITY MAP - NOT TO SCALE

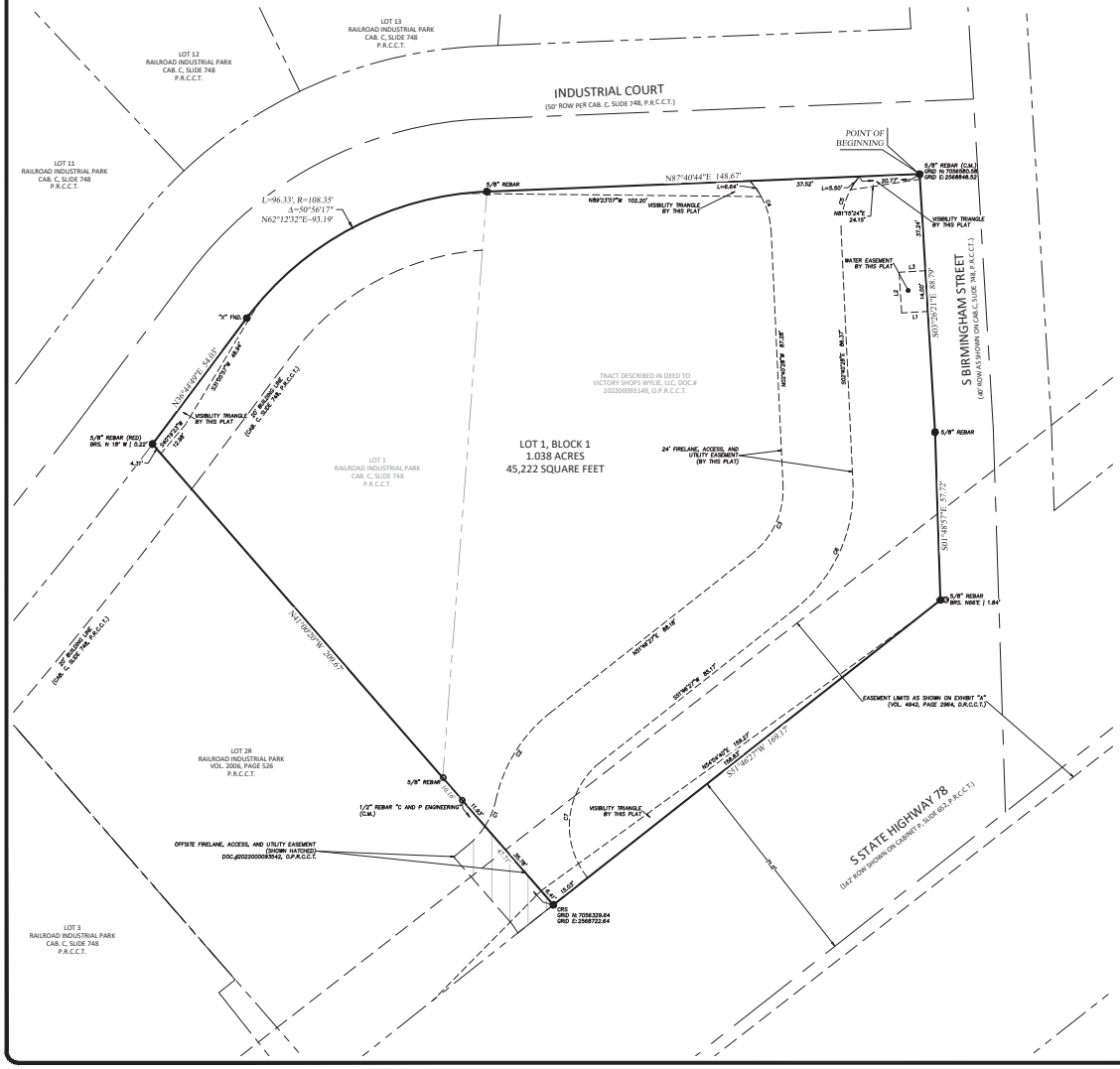
NOTES:

1. 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 utilities and building permits.
2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
3. This survey was prepared without the benefit of a commitment for title insurance. The surveyor has performed no independent abstract or title search, therefore, easements, encumbrances, or other title matters may exist that are not shown hereon. A title survey with the benefit of a title commitment is recommended prior to engaging in any design, construction or other activities for which knowledge of encumbrances or other title matters is necessary.
4. Monuments are found unless specifically designated as set.
5. This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0420J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
6. No appurtenance between the height of 2' and 9' may be placed in the visibility triangles.

LEGEND OF ABBREVIATIONS

- 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
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

20' 0 10' 20' 40'
SCALE: 1" = 20'



STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS VICTORY SHOPS WYLIE, LLC, is the owner of a tract of land situated in the S.B. Shelby Survey, Abstract Number 820, in the City of Wylie, Collin County, Texas, and being that same tract of land described by Deed to Wylie Industrial Court Development, LTD., as recorded under Document Number 20070622000861130, Official Public Records of Collin County, Texas, together with tract of land described by deed to the Wylie Industrial Court Development, LTD., as recorded under Document Number 20210226000378500, Official Public Records of Collin County, Texas, and together with Lot 1 of Railroad Industrial Park, an addition in the City of Wylie, Collin County, Texas, according to the plat as recorded under Cabinet C, Slide 748, Plat Records of Collin County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Wylie Industrial Court Development, LTD. tract (Document Number 20070622000861130), same being the northeast corner of the herein described tract;

THENCE South 03 degrees 26 minutes 21 seconds East, with the east line of said Wylie Industrial Court Development, LTD. tract (Document Number 20070622000861130), a distance of 88.79 feet to a 5/8 inch rebar found at the southeast corner thereof and the northeast corner of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500);

THENCE South 01 degrees 45 minutes 57 seconds East, with the east line of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500), a distance of 57.72 feet to a point for the southeast corner thereof from which a 5/8 inch rebar found bears North 66 degrees East, a distance of 1.84 feet;

THENCE South 51 degrees 46 minutes 27 seconds West, with the south line of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500), a distance of 169.17 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set at the southwest corner thereof;

THENCE North 41 degrees 00 minutes 20 seconds West, with the west line of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500), passing the northwest corner thereof, same being the northwest corner of said Wylie Industrial Court Development, LTC. Tract (20070622000861130) continuing and passing the northwest corner of said Wylie Industrial Court Development, LTC. Tract (20070622000861130), same being the southwest corner of said Lot 1 and continuing for a total distance of 209.67 feet to a 5/8 inch rebar with an illegible red cap found at the northwest corner of said Lot 1;

THENCE North 36 degrees 44 minutes 49 seconds East, with the north line of said Lot 1, a distance of 54.03 feet to an "X" cut found at the beginning of a curve to the right, having a radius of 108.35 feet, with a delta angle of 50 degrees 56 minutes 17 seconds, whose chord bears North 62 degrees 12 minutes 32 seconds East, a distance of 93.19 feet;

THENCE along said curve to the right, with the north line of said Lot 1, an arc length of 96.33 feet to a 5/8 inch rebar found at the northeast corner thereof, same being the northwest corner of said Wylie Industrial Court Development, LTD. tract (Document Number 20070622000861130);

THENCE North 87 degrees 40 minutes 44 seconds East, with the north line of said Wylie Industrial Court Development, LTD., a distance of 148.67 feet to the **POINT OF BEGINNING** and enclosing 1.038 acres (45,222 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **WYLIE INDUSTRIAL COURT DEVELOPMENT, LTD, and WYLIE ECONOMIC DEVELOPMENT CORPORATION** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK A, BIRMINGHAM AND 78 ADDITION,** an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shwon thereof. 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 show, 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 easements limits the use to particular utilities, said use by public utilities being subordinate 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 all 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.

VICTORY SHOPS WYLIE, LLC

WITNESS, my hand, this the _____ day of_____, 20_____.

BY:

_____

Authorized Signature of Owner

_____

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of_____, 20_____.

_____

Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of_____, 20_____.

_____

Notary Public in and for

the State of Texas

"Recommended for Approval"

_____ _____

Chairman, Planning & Zoning Commission Date

City of Wylie, Texas

"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 BIRMINGHAM AND 78 ADDITION, addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 20 ___, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, 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 subscribed.

Witness my hand this _____ day of _____, A.D., 20 ___.

_____

City Secretary, City of Wylie, Texas

Line Data Table

Line #	Distance	Bearing
L1	9.01'	S86°33'39"W
L2	14.00'	N03°26'21"W
L3	9.01'	N86°33'39"E

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.98'	28.00'	020°25'41"	N22°27'14"E	9.93'
C2	35.88'	52.00'	039°32'04"	N32°00'25"E	35.17'
C3	26.61'	28.00'	054°26'55"	N24°32'59"E	25.62'
C4	19.41'	28.00'	039°43'36"	N22°32'16"W	19.03'
C5	20.32'	28.00'	041°34'28"	S18°06'46"W	19.87'
C6	49.42'	52.00'	054°26'55"	S24°32'59"W	47.58'
C7	44.48'	28.00'	091°01'23"	S06°15'45"W	39.95'

FINAL PLAT
LOT 1, BLOCK A
BIRMINGHAM AND 78 ADDITION

BEING A TRACT SITUATED IN THE
S. SHELBY SURVEY, ABSTRACT NO. 820
TOGETHER WITH LOT 1,
RAILROAD INDUSTRIAL PARK
1 LOT: 1.038 ACRES
CITY OF WYLIE
COLLIN COUNTY, TEXAS
PREPARED DECEMBER 2023

PLAT RECORDED IN VOLUME _____, PAGE _____, DATE_____

kirkman ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

OWNER/DEVELOPER

VICTORY SHOPS WYLIE, LLC
2911 TURTLE CREEK BLVD.
SUITE 700
DALLAS, TX 75219
CONTACT: BOBBY MENDOZA
BMENDOZA@VG-RE.COM
972.707.9555

SURVEYOR

BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
817-864-1957
INFO@BCSDFW.COM

JOB NO.	2021.001.204
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY
05/14/2025	COMMENTS ADDRESSED

BIRMINGHAM AND 78 ADDITION

WYLIE, TEXAS

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC 5200 STATE HIGHWAY 121, COLLEYVILLE, TX, 76034 (817) 864-1957

J:\bcs-fs-01\public\Survey\001 - Kirkman Engineering\2021\204 - Victory at Wylie\Drawings