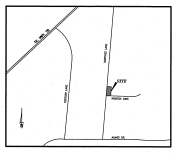


VICINITY MAP
NOT TO SCALE

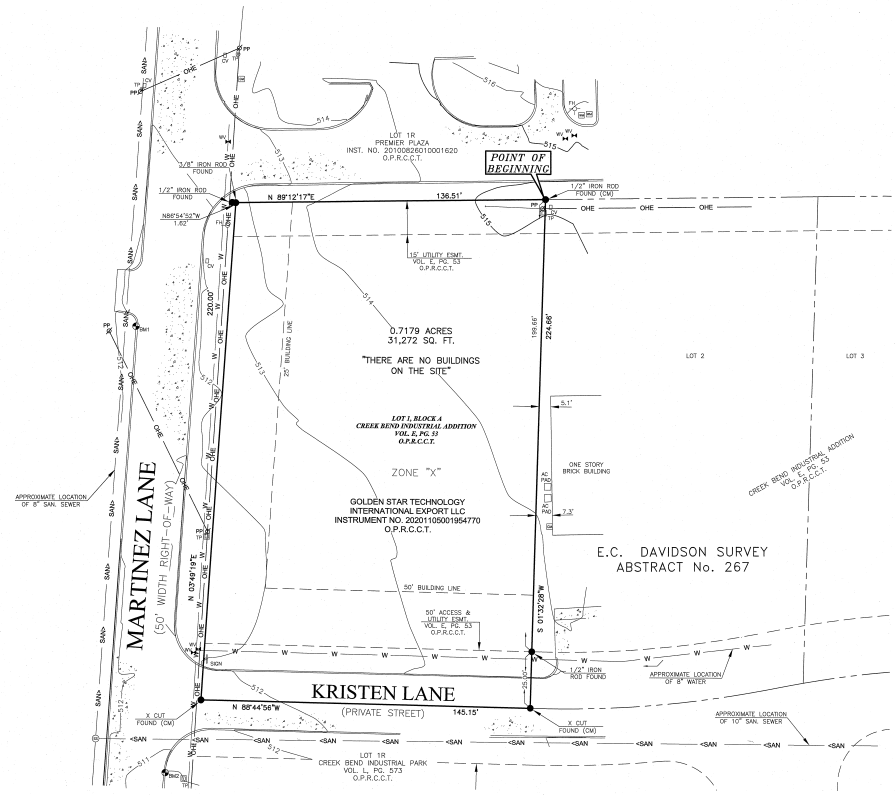
N

20 10 0 20
SCALE IN FEET

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.

LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
—W—	WATER LINE
—SAN>—	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
—OHE—	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
SS	SANITARY SEWER MAN HOLE
EV	ELECTRIC VAULT
CV	CABLE VAULT
SV	TRAFFIC SIGNAL VAULT
TS	TRAFFIC SIGN
TP	TELEPHONE PEDESTAL
	LIGHT POLE
	POWER POLE
BM	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS



LAND DESCRIPTION

Being a 0.7179 acre tract of land situated in the E.C. Davidson Survey, Abstract No. 269, City of Wylie, Collin County, Texas, being all of Lot 1, Block A, Creek Bend Industrial Addition, an addition to the City of Wylie, according to the plat thereof recorded in Volume E, Page 53, Official Public Records, Collin County, Texas, and being all of that certain tract of land conveyed to Golden Star Technology International Export, LLC as recorded in Instrument Number 20201105001954770, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Control Monument (CM)) at the northeast corner of said Lot 1, same being at the northwest corner of Lot 2 of said Creek Bend Industrial Addition, and on the south line of Lot 1R, Premier Plaza, an addition to the City of Wylie, according to the plat thereof recorded in Instrument Number 20100826010001620, Official Public Records, Collin County, Texas;

THENCE S 01 degrees 32 minutes 28 seconds W, along the common east line of said Lot 1, and the west line of said Lot 2, passing a 1/2 inch iron rod found at a distance of 199.66 feet, and continuing a total distance of 224.66 feet, to an "X" cut found (CM) at the southeast corner of said Lot 1, same being at the southwest corner of said Lot 2, and also being on the north line of Lot 1R, Creek Bend Industrial Park, an addition to the City of Wylie, according to the plat thereof recorded in Volume L, Page 573, Official Public Records, Collin County, Texas;

THENCE N 88 degrees 44 minutes 56 seconds W, along the common south line of said Lot 1, and the north line of said Lot 1R, a distance of 145.15 feet, to a "X" cut (CM), found at the southwest corner of said Lot 1, same being the northwest corner of said Lot 1R, and also being on the east right-of-way line of Martinez Lane (50' width right-of-way);

THENCE N 03 degrees 49 minutes 19 seconds E, along the common west line of said Lot 1, and the east right-of-way line of said Martinez Lane, a distance of 220.00 feet, to a 3/8 inch iron rod found, at the northwest corner of said Lot 1, same being the southwest corner of said Lot 1R, said iron rod also bears N 86 degrees 54 minutes 53 seconds W, a distance of 1.62' feet from a 1/2 inch iron rod found;

THENCE N 89 degrees 12 minutes 17seconds E, along the common north line of said Lot 1, and the south line of said Lot 1R, a distance of 136.51 feet, to the **PONT OF BEGINNING** and containing 0.7179 of an acre of land (31,272 square feet), more or less.

SURVEYOR'S CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
The fieldwork was completed on February 25, 2020.

Date of Plat or Map: March 11, 2021

Mark Allan Nace
Registered Public Land Surveyor
Texas Registration No. 5539
March 11, 2021

STATE OF TEXAS
REGISTERED
MARK ALLAN NACE
5539
PROFESSIONAL LAND SURVEYOR

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network, adjusted to City of Wylie benchmark.

Benchmark No. 1
Square with "X" cut on top of curb, approximately 70' +/- southwest of the northwest corner of subject property.
Elevation: 511.82

Benchmark No. 2
Square with "X" cut on top of curb, approximately 36' +/- southwest of the southwest corner of subject property.
Elevation: 511.09

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C0635J, dated June 2, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
2. This survey was prepared without the benefit of a Title Commitment.

NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK A,
CREEK BEND INDUSTRIAL ADDITION
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
CITY OF WYLIE, COLLIN COUNTY, TEXAS

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.8921
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
CRC	MAN	3-11-2021	1" = 20'	TR-12-2021	1