

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°07'16"E	120.66'	L23	N00°52'44"E	9.95'	L45	S89°07'16"E	1007.00'	L67	S00°52'44"W	5.90'
L2	N00°52'44"E	129.40'	L24	N89°07'16"W	246.36'	L46	S00°52'44"W	109.60'	L68	S89°07'16"E	7.63'
L3	N89°07'16"W	8.00'	L25	S00°52'44"W	80.00'	L47	S89°07'16"E	8.00'	L69	N89°07'16"W	29.76'
L4	N00°52'44"E	10.00'	L26	N00°52'44"E	80.00'	L48	N00°52'44"E	10.00'	L70	N00°52'44"E	2.60'
L5	S89°07'16"E	8.00'	L27	N89°07'16"W	20.00'	L49	N89°07'16"W	8.00'	L71	N89°07'16"W	1045.14'
L6	N00°52'44"E	206.10'	L28	S00°52'44"W	10.00'	L50	S00°52'44"W	174.00'	L72	S45°52'44"W	87.12'
L7	S89°07'16"E	117.86'	L29	N89°07'16"W	10.00'	L51	N89°07'16"W	1007.00'	L73	S00°52'44"W	77.00'
L8	S89°09'16"E	7.34'	L30	N00°52'44"E	10.00'	L52	S44°07'16"E	100.10'	L74	S00°52'44"W	65.20'
L9	S89°07'16"E	426.87'	L31	N89°07'16"W	130.12'	L53	S89°07'16"E	204.70'	L75	S89°07'16"E	35.26'
L10	S12°03'50"E	37.47'	L32	S45°52'44"W	35.96'	L54	N00°52'44"E	2.50'	L76	S20°24'00"E	276.40'
L11	S89°07'16"E	176.30'	L33	N89°07'16"W	44.14'	L55	S89°07'16"E	267.70'	L77	N89°07'16"W	41.60'
L12	N00°52'44"E	22.87'	L34	N44°07'16"W	35.96'	L56	N89°07'16"W	267.70'	L78	N00°52'44"E	275.92'
L13	N44°07'16"E	16.21'	L35	N89°07'16"W	245.73'	L57	N00°52'44"E	2.50'	L79	S89°07'16"E	99.31'
L14	S89°07'16"E	130.21'	L36	S00°52'44"W	10.00'	L58	N89°07'16"W	800.94'	L80	S00°52'44"W	160.00'
L15	N89°07'16"W	138.52'	L37	N89°07'16"W	10.00'	L59	N44°07'16"W	100.97'	L81	N89°07'16"W	5.00'
L16	S00°52'44"W	31.49'	L38	N00°52'44"E	10.00'	L60	N40°52'44"E	24.64'	L82	N89°07'16"W	72.68'
L17	S00°52'44"W	203.81'	L39	N89°07'16"W	218.76'	L61	N00°52'44"E	77.00'	L83	N89°07'16"W	5.00'
L18	S89°07'16"E	147.92'	L40	S00°52'44"W	10.10'	L62	N40°52'44"E	59.60'	L84	N00°52'44"E	109.90'
L19	N89°07'16"W	147.91'	L41	N89°07'16"W	10.00'	L63	N89°07'16"E	1051.38'	L85	S00°52'44"E	25.12'
L20	S00°52'44"W	86.68'	L42	N00°52'44"E	10.10'	L64	N00°52'44"E	2.50'			
L21	S00°52'44"W	9.97'	L43	N89°07'16"W	240.44'	L65	S89°07'16"E	17.77'			
L22	N89°07'16"W	10.00'	L44	N00°52'44"E	943.60'	L66	N00°52'44"E	5.90'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	36°24'40"	30.00'	19.07'	S79°54'32"E	18.70'	C14	36°19'24"	30.00'	19.02'
C2	90°00'00"	30.00'	47.12'	N45°52'44"E	42.43'	C15	90°00'00"	30.00'	47.12'
C3	90°00'00"	80.00'	125.66'	N45°52'44"E	113.14'	C16	90°00'00"	30.00'	47.12'
C4	68°39'40"	30.00'	35.90'	N69°32'52"E	33.84'	C17	90°00'00"	30.00'	47.12'
C5	54°47'42"	10.00'	9.50'	N65°10'52"W	9.20'	C18	90°00'00"	30.00'	47.12'
C6	32°10'10"	30.00'	11.09'	N42°44'22"W	11.61'	C19	86°13'30"	25.00'	37.76'
C7	18°57'19"	30.00'	9.02'	S03°00'01"W	9.68'	C20	80°22'27"	25.00'	42.14'
C8	82°36'00"	30.00'	43.26'	S47°47'42"E	39.62'	C21	90°00'00"	25.00'	39.27'
C9	86°11'44"	50.00'	85.69'	N41°46'52"E	75.58'	C22	90°00'00"	25.00'	39.27'
C10	77°03'44"	50.00'	67.20'	S50°30'24"E	62.29'	C24	90°00'00"	25.00'	39.27'
C11	32°05'24"	80.00'	44.81'	S73°04'34"E	44.22'	C25	90°00'00"	25.00'	31.42'
C12	44°02'55"	80.00'	61.00'	S21°08'43"E	60.00'	C26	90°00'00"	25.00'	31.42'
C13	88°42'30"	60.00'	92.90'	S46°12'41"W	83.89'				

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LI WYLIE INVESTOR, LP, is the Owner of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 686, City of Wylie, Collin County, Texas, and being a portion of a called 22.052 acre tract of land described in the Special Warranty Deed to LI WYLIE TX Investor, LP recorded in Instrument No. 202200088639, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Anson Parkway (a called 60-foot right-of-way) for the southwest corner of said 22.052 acre tract and the northwest corner of Lot 1, Block A of Cimaron Estates Phase II, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume O, Page 362, Official Public Records, Collin County, Texas;

THENCE with said east right-of-way line, North 00°52'44" East, a distance of 573.60 feet to a 3-1/4" aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found at the intersection of said east right-of-way line of Anson Parkway and the south right-of-way line of State Highway No. 78 (a variable width right-of-way), at the beginning of a non-tangent curve to the left with a radius of 5,797.42 feet, a central angle of 05°36'42", and a chord bearing and distance of North 84°53'08" East, 567.59 feet.

THENCE with said south right-of-way line of State Highway No. 78, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 567.81 feet to a 5/8" iron rod found for corner.

South 89°05'13" East, a distance of 443.19 feet to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the right with a radius of 1,195.96 feet, a central angle of 07°06'01", and a chord bearing and distance of North 42°34'55" East, 148.11 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 148.20 feet to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the left with a radius of 5,797.08 feet, a central angle of 02°50'34", and a chord bearing and distance of North 72°00'40" East, 287.60 feet.

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 287.63 feet to a Mag nail with washer stamped "KHA" found at the intersection of said south right-of-way line of State Highway No. 78 and the west right-of-way line of Wylie East Drive (a 100-foot wide right-of-way).

THENCE with said west right-of-way line of Wylie East Drive, the following courses and distances:

South 16°43'44" East, a distance of 11.77 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner at the beginning of a tangent curve to the right with a radius of 1,900.00 feet, a central angle of 17°39'04", and a chord bearing and distance of South 07°54'12" East, 583.02 feet.

In a southeasterly direction, with said tangent curve to the right, an arc distance of 585.33 feet to a 5/8" iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 00°58'51" West, a distance of 234.42 feet to a 5/8" iron rod with red cap stamped "WAI 5714" found for the southwest corner of said 22.052 acre tract and the northeast corner of Lot 22, Block A of said Cimaron Estates Phase II;

THENCE with the common line of said 22.052 acre tract and said Cimaron Estates Phase II, North 89°07'16" West, a distance of 1,475.01 feet to the **POINT OF BEGINNING** and containing a computed area of 960.576 square feet or 22.052 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LI WYLIE TX INVESTOR, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LI 78 LOGISTICS CENTER**, 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 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 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.

WITNESS, my hand, this the _____ day of _____, 2022.

BY: _____
Authorized Signature of Owner

Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Colby Everett, Owner, 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 the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Craig D. Bartosh, do hereby certify that I prepared this plat 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.

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
9/2/2022
Signature of Registered Public Land Surveyor Registration No. 6459 Date

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Craig D. Bartosh, Land Surveyor, 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 the State of Texas

My Commission Expires On: _____

"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 subdivision or 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 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., 2022.

City Secretary City of Wylie, Texas

FINAL PLAT
LI 78 LOGISTICS CENTER
LOTS 1, 2 & 3, BLOCK A
22.052 ACRES
BEING ALL OF A CALLED 22.052 ACRE TRACT
RECORDED IN INST. NO. 202200088639, O.P.R.C.C.T.
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 225
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Kimley»Horn

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TEXAS 75240
DALLAS, TEXAS 75240
CONTACT: CRAIG BARTOSH, RPLS
PHONE: 972.770.1300
CRAIG.BARTOSH@KIMLEY-HORN.COM

OWNER:
LI WYLIE TX INVESTOR, LP
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77056
CONTACT: COLBY EVERETT
PHONE: 214.691.4900
COLBY.EVERETT@LOVETINDUSTRIAL.COM

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 258-3820
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MRW CDB Sep. 2022 069225654 2 OF 2