

## 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 Wyle, Colin County, Texas, being all of Lot 4, Block A of the Ladylike Addition, an addition the City of Wyle, according to the plat thereof recorded in Document No. 2018/92/21/0004540 of the Plat Records of Colin Co. 201210/00249720 of the Plat Records of Colin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8-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-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-iron rod found;

S 00°55'09" W, 50.00 feet to a 5/8-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  $86^\circ07'50^\circ$  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 N87'09'57"~W~-91.08 feet, an arc length of 91.10 feet to a 5/8-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 S88"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 Rocetroc Addition, an addition to the City of Wylie, according to the plat thereof recorded in Document No. 2013020701000400 of the Plat Records of Collin County, Texas;

THENCE, N 48\*16\*12" W, 423.50 feet to a  $1/2^{\rm o}{\rm copped}$  iron rad found at the north corner of said Lot 1, Block 1 and lying in said southeast line of State Highway 78;

THENCE, N 51'43'50" E, 885.74 feet to a 5/8--capped iron rod found at the northwest corner of said Lot 4, Black 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 B we call investors, U, do having acquire this plat designing the hardware searched property on LUCHIER ADDITION, ex Addition to the top of whyse, nod o having acquires the plat for entropy of the search of the search of the plat for entropy acquires the search of the search of the plat for entropy acquires the search of the searc

Witness our hands at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_

JDI Investors, LP

By:

STATE OF TEXAS ...

BEFORE ME, the undersigned, a Notory Public in and for The State of Taxas, on this day personally poperad to the person and officer whose nome 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 \_\_\_\_\_ doy of \_\_\_\_\_

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ...

That I, Darren K. Brown, of Splars 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 shorn thereon were properly placed under my personal supervision, in accurate survey and subdivision Regulations of the City of Wyle, Texas Dated this the day of . 2024.

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

n.brown0

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

\_\_\_\_\_ Date Mayor, City of Wylie, Texas

CEPTED		

Mayor, City of Wylie, Texas

The understoped, the City downlaw of the City of Wijk, Texas, heatly, certifies that the regraphic Real pict of the LACHARC ADDING to the City of Wijk, was advanted to the City Council on the \_\_\_\_\_\_ and of the accounties the declation of artiset, advante, profess, essenses and add Council further cultorities the Ways to note the accounties thereof by signing his name as hereinboxe described.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_ . 2024.

City Secretary City of Wylie, Texas

Date

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 Spiors Engineering, Inc. JDI Investors, LP			
501 W President George Bush Hwy, Suite 200 8668 John Hickman Parkw Richardson, TX 75080 Frisco, TX 75034	ay		
Telephone: (972) 422-0077 Telephone: (972) 679-191	8		

Sheet 2 of 2 Scale: 1"=80' Dec-23 SEI Job No. 23-070

Telephone: (972) 422-0 TBPE No. F-2121 Contact: David Bond Contact: Shiva Kondru