PROPERTY DESCRIPTION

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 those tracts of land described in deeds to the Kansas City Southern Railway Company, recorded in (Volume 4621, Page 1924 and Volume 4621, Page 1929, Deed Records, Collin County, Texas (DRCCT), Document Number 1996071900060450, Official Public Records, Collin County, Texas (OPRCCT), RPM99030087480, by merger recorded in 20041110001269400 & 20070000310083280, OPRCCT, Texas, a 16 mm (0.62) inch iron rod found, (Grid Coordinates: N=7,000,000.000 E=2,000,000.000) OPRCCT, being a portion of Lot 1 and all of Lots 2, 3 & 4, Block A of the final plat of Lots 1, 2, 3 & 4, Victoria Place, an addition to the City of Wylie, Collin County, Texas as recorded in 2007020310050600, OPRCCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the east line of Spring Creek Parkway (called 120 R.O.W. per Cabinet G, Slide 385, Plat Records, Collin County, Texas) and the north line of State Highway No. 78 (variable width R.O.W.);

THENCE along the east line of said Spring Creek Parkway and the west line of said Victoria Place addition, as follows:

North 00 degrees 51 minutes 06 seconds East, a distance of 800.09 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left, having a radius of 1,550.00 feet;

Northwesterly, along said curve, passing the northwest corner of said Victoria Place addition, continuing in all along said curve having a central angle of 24 degrees 23 minutes 53 seconds, and arc distance of 659.67 feet, and being a chord that bears North 11 degrees 19 minutes 47 seconds West, 654.70 feet to a point in the south line of the Kansas City Southern Railroad Company R.O.W. (variable width R.O.W. per 1996120600962090, OPRCCT) at the northwest corner of said Kansas City Southern Railway Company tract recorded in Volume 4621, Page 1924, DRCCT;

THENCE departing the east line of said Spring Creek Parkway, along the south line of said Kansas City Southern Railroad Company R.O.W. and the north line of said Kansas City Southern Railway Company tracts recorded in Volume 4621, Page 1924 DRCCT, Document Number 1996071900060450, OPRCCT, Volume 4621, Page 1929, DRCCT, and Document No. 1996071900060450, OPRCCT, as follows:

North 73 degrees 49 minutes 4 seconds East, non-tangent to said curve, a distance of 546.29 feet to a 5/8 iron rod found at the beginning of a non-tangent curve to the right, having a radius of 8,544.37 feet;

Northeastwardly along said curve, having a central angle of 05 degrees 27 minutes 30 seconds, an arc distance of 813.99 feet, and having a chord that bears North 78 degrees 33 minutes 25 seconds East, 813.68 feet to a 1/2" iron rod found at the end of said curve;

North 81 degrees 17 minutes 13 seconds East, tangent to a curve, a distance of 741.37 feet to a 5/8" iron rod found;

North 81 degrees 21 minutes 27 seconds East, a distance of 1,794.60 feet to a 5/8" iron rod found;

South 89 degrees 04 minutes 18 seconds East, a distance of 96.97 feet to a 5/8" iron rod found at the southwest corner of the called 8.032 acre Kansas City Southern Railway Company tract recorded in 1996071900060450, OPRCCT;

North 81 degrees 39 minutes 13 seconds East, a distance of 837.34 feet to a 5/8" iron rod found;

North 03 degrees 27 minutes 00 seconds West, a distance of 20.52 feet to a 5/8" wafer found;

North 81 degrees 21 minutes 27 seconds East, a distance of 1,148.54 feet to a point in the westline of Skyview Court (variable width R.O.W.) at the northeast corner of said Kansas City Southern Railway Company called 8.032 acre tract;

THENCE South 03 degrees 36 minutes 07 seconds West, departing said Railroad R.O.W., along west line of said Skyview Court and the east line of said Kansas City Southern Railway Company called 8.032 acre tract, a distance of 346.40 feet to a 5/8" iron rod found at the southeast corner of said Kansas City Southern Railway Company called 8.032 acre tract

THENCE North 89 degrees 04 minutes 18 seconds West, departing the west line of said Skyview Court, along the south line of said Kansas City Southern Railway Company called 8.032 acre tract, the north line of a tract of land as described in deed to The James C. & Doris Harris Estate, recorded in 20150402000326490, OPRCCT, and a tract of land as described in deed to WFA Wylie Hotel, recorded in 20190815000-004830, OPRCCT, a distance of 534.75 feet to the northeast corner the called 252.392 acre Kansas City Southern Railway Company tract recorded in 1996071900060450, OPRCCT;

THENCE South 04 degrees 02 minutes 00 seconds East, along the east line of said called 202.392 acre Kansas City Southern Railway Company tract and the west line of said WFA Wylie Hotel tract, a distance of 1,344.84 feet to a 5/8" iron rod found in the northerly line of County Road No. 435 (called 67 R.O.W.);

THENCE South 47 degrees 49 minutes 15 seconds West, along the northerly line of said County Road No. 435 and a southeasterly line of said called 202.392 acre Kansas City Southern Railway Company tract, a distance of 56.48 feet to a 5/8" iron rod found;

THENCE departing the northerly line of said County Road No. 435, along a rearward line of said called 202.392 acre Kansas City Southern Railway Company tract, the north line of a tract of land as described in deed to Kevin R. & Alisa Wallace, recorded in Volume 4213, Page 793, DRCCT, a tract of land as described in deed to Kevin R. & Alisa Wallace, recorded in 20151120001483740, OPRCCT, a tract of land as described in deed to Alisa Moore Hensley, et al., recorded in 20106120006011020, OPRCCT, and a tract of land as described in deed to Jerry Lynn Hensley, recorded in Volume 2399, Page 990, DRCCT, as follows:

South 87 degrees 40 minutes 36 seconds West, a distance of 147.25 feet;

North 89 degrees 45 minutes 21 seconds West, a distance of 206.00 feet;

North 89 degrees 10 minutes 22 seconds West, a distance of 577.80 feet to a 5/8" iron rod found;

THENCE South 00 degrees 35 minutes 06 seconds West, along a rearward line of said called 202.392 acre Kansas City Southern Railway Company tract and the west line of said Jerry Lynn Hensley tract, a distance of 478.15 feet to a bent 1/2" iron rod found in the north line of said State Highway No. 78 at the southeast corner of said Kansas City Southern Railway Company tract recorded in 20200328000770500, OPRCCT;

THENCE along the north line of said State Highway No. 78, as follows:

Southwestwardly along a non-tangent curve to the right, having a radius of 5,662.12 feet, a central angle of 18 degrees 31 minutes 05 seconds, an arc distance of 1830.00 feet, and a chord that bears South 81 degrees 36 minutes 09 seconds West, 1,822.05 feet to a 5/8" iron rod found at the end of said curve;

North 89 degrees 02 minutes 46 seconds West, non-tangent to said curve, a distance of 644.11 feet to a 5/8" iron rod found;

North 00 degrees 53 minutes 09 seconds East, a distance of 4.33 feet to a 5/8" iron rod found;

North 89 degrees 04 minutes 19 seconds West, a distance of 1,849.90 feet to a 5/8" iron rod found in the west line of said Lot 1, Block A, Victoria Place addition;

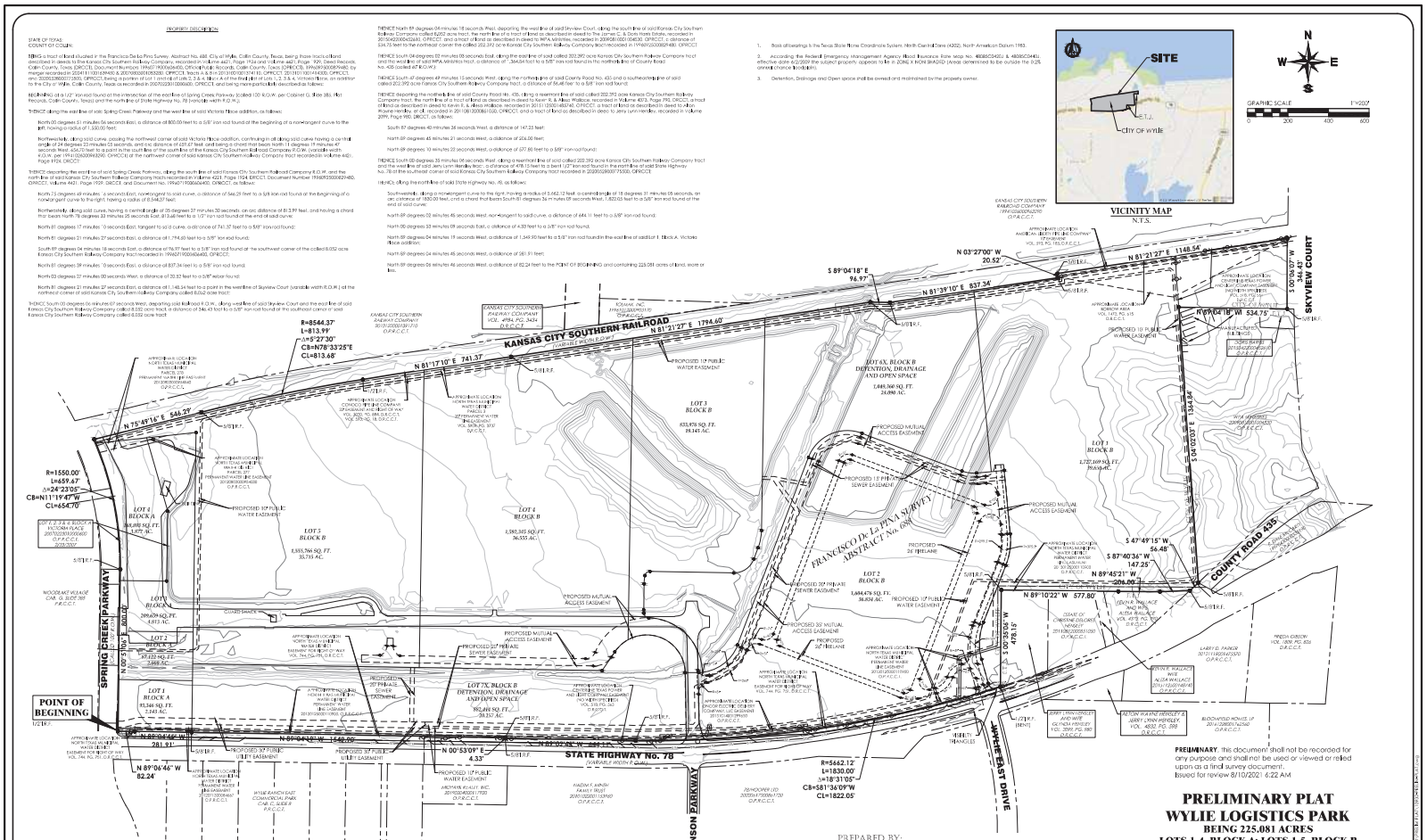
North 89 degrees 04 minutes 46 seconds West, a distance of 281.91 feet;

North 89 degrees 06 minutes 46 seconds West, a distance of 82.24 feet to the POINT OF BEGINNING and containing 225.081 acres of land, more or less.

1. Basis of bearings is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983.

2. According the Federal Emergency Management Agency (Flood Insurance Rate Map No. 48085C0430J & 48085C0440J, effective date 6/2/2014) the subject property appears to lie in ZONE X (NON SHADED) (Areas determined to be outside the 0.2% annual chance floodplain).

3. Detention, Drainage and Open space shall be owned and maintained by the property owner.



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CITY OF WYLIE CM. 1 - Located on the north side of S.H. No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 S.H. No. 78 North.
ELEVATION = 530.39 REF NAVD 88

CITY OF WYLIE CM. 2 - Located north of S.H. No. 78 and west of South Ballard Street near the southeast corner of the building located at 106 South Ballard Street.
ELEVATION = 550.24 REF NAVD 88

NorthPoint DEVELOPMENT
12977 N. Outer 40 Road, Suite 203 St. Louis, MO 63141
EMAIL: recreveld@northpointkc.com

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.
Issued for review 8/10/2021 6:22 AM

PRELIMINARY PLAT
WYLIE LOGISTICS PARK
BEING 225.081 ACRES
LOTS 1-4, BLOCK A; LOTS 1-5, BLOCK B
9 INDUSTRIAL LOTS
2 OPEN SPACE LOTS
SITUATED IN THE
FRANCISCO De La PINA SURVEY, ABSTRACT No. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS
JULY 2021

SHEET 1 of 1

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