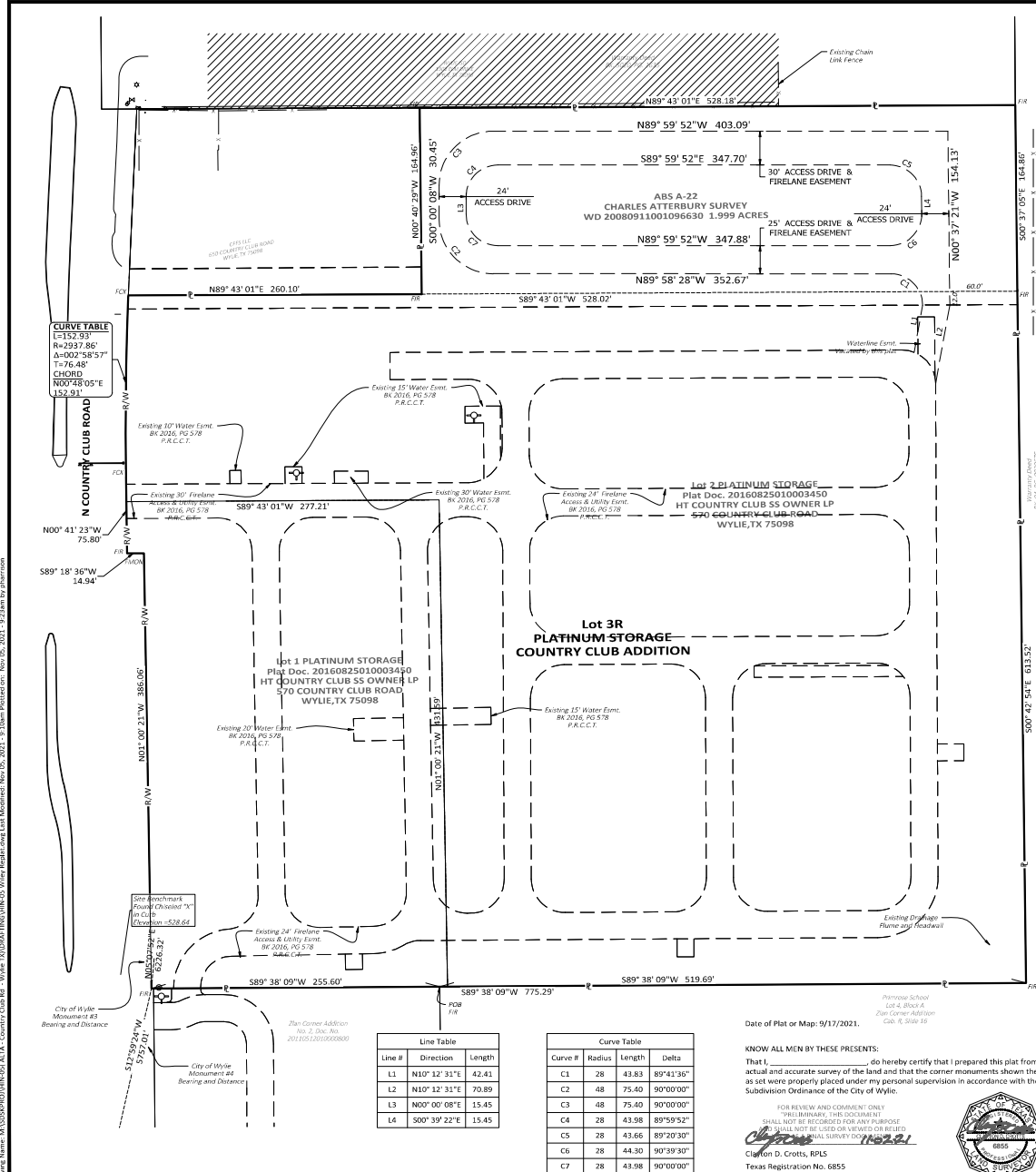


Drawing Name: A:\3006PRO\100096630 - Wylie - WYLDATTOR\100096630 - Wylie Redesign Lot Modified: New 05/20/2021 - 9:30am Plotted on: New 05/20/2021 - 9:30am by plattner



Line Table		
Line #	Direction	Length
L1	N10°12'31"E	42.41
L2	N10°12'31"E	70.89
L3	N00°00'08"E	15.45
L4	S00°39'22"E	15.45

Curve Table			
Curve #	Radius	Length	Delta
C1	28	43.83	89°41'36"
C2	48	75.40	90°00'00"
C3	48	75.40	90°00'00"
C4	28	43.98	89°59'52"
C5	28	43.66	89°20'30"
C6	28	44.30	90°39'30"
C7	28	43.98	90°00'00"

Date of Plat or Map: 9/17/2021.

KNOW ALL MEN BY THESE PRESENTS:
That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set where properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

FOR REVIEW AND COMMENT ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
IT SHALL NOT BE USED OR VIEWED OR REPRODUCED WITHOUT THE WRITTEN SURVEY DOCUMENT

Clayton D. Crofts, RPLS
Texas Registration No. 8855



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That HT Country Club SS Owner, LP, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as: Lot 2B, Block 1 Country Club 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 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 ____ day of _____, 20____.

BY: _____

Authorized Signature of Owner
Printed Name and Title

STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, 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 executed the same for the purposes and considerations therein expressed.

Upon my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

OWNER'S CERTIFICATE AND DEDICATION:

Tract of land comprised of Lot 1 and 2, Final Plat of Platinum Storage Country Club Addition (Platinum Storage Addition), recorded as Plat Document No. 20160825010003450, and a tract of land described in Warranty Deed Document No. 20080911001096630, all being a part of the C. Atterbury Abstract No. 22, all in the deed records of Collin County, Texas and more particularly described as follows:
Beginning at a one-half inch (1/2") rebar noted as the Beginning Point of said Platinum Storage Country Club Addition overall Lot Description and being the Northeast Corner of Lot 4, Block A, Zian Corner Addition.
Thence along the Common line of Lot 2, Country Club Addition, and north line of Lot 4, Block A, Zian Corner Addition, South 89°38'09" West a distance of 255.60 feet to a found five-eighths inch (5/8") rebar on the east right of way of North Country Club Road.
Thence along said right of way the following metes and bounds:
North 01°00'21" West a distance of 386.06 feet to a found Texas Department of Transportation Monument.
South 89°18'36" West a distance of 14.94 feet to a found five-eighths inch (5/8") rebar with RPLS 5111 cap.
North 00°41'23" West a distance of 75.80 to a cut cross in concrete at the beginning of a curve to the right having a radius of 2,937.86 feet, chord bearing of North 00°48'05" East, and a chord distance of 132.91 feet.
Thence along said curve an arc distances of 152.93 feet to a found cut cross in concrete.
Thence departing said right of way, North 89°43'01" East a distance of 260.10 feet to a found one-half inch (1/2") rebar at the southwest corner of a tract described as Warranty Deed Document No. 20080911001096630 and being on the north line of Lot 2, Country Club Addition.
Thence departing the north line of said Lot 2, North 00°40'29" West a distance of 164.96 feet to a one-half inch (1/2") rebar in the north line of said Warranty Deed.
Thence North 89°43'01" East a distance of 528.19 feet to a one-half inch (1/2") rebar at the northeast corner of said tract described in Warranty Deed Document No. 20080911001096630 and the northeast corner of Lot 2, Country Club Addition.
Thence South 00°42'54" East a distance of 613.52 feet to a one-half inch (1/2") rebar at the southeast corner of said Lot 2, Country Club Addition.
Thence along the south line of Lot 2, South 89°38'09" West a distance of 519.69 feet to the Point of Beginning, containing 13.022 acres or 567,238 square feet, more or less.

Approval Block:
"RECOMMENDED FOR APPROVAL"
Chairman, Planning & Zoning Commission
City of Wylie, Texas
Date _____
"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 _____, 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 hereinafter subscribed.

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

City Secretary
City of Wylie, Texas

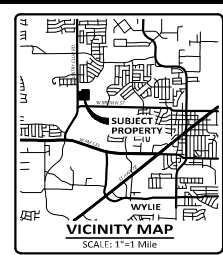
- NOTES:
1. Bearings are based on the Texas Coordinate System, North Central Zone (4200), NAD 83 (2011 adjusted) all elevations are based on NAVD83 Geoid 12B. Horizontal and Vertical measurements calculated by utilizing the Leica Smartnet RTN Network.
 2. NOTICE: Selling a portion of this addition be metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utility and building permits.
 3. The approximate total land area as shown on this survey, is 1,022 acres, more or less (the "Property").
 4. Based on graphical review only of FIRM Map Number 48085C04151, Map Revised June 2, 2009, the Subject Property lies in Zone X - Areas Determined to be outside the 0.2% annual chance floodplain. An area east of the subject property known as Soil Conservation Service Site 5 Reservoir is a part of Zone AE.
 5. The new legal description describes the same real estate as the record description shown herein.

CITY BENCHMARKS		
Control Mon.	Northing	Easting
Monument #3	7953976.538	255912.001
Monument #4	7953976.537	2560972.926

**Platinum Storage
Lot 3R, Block 1, Country Club Addition
A Replat of Lots 1&2, Block 1 of Country Club
Addition
Combining
Tract 22 Abstract A0022 A Tract Described in
Warranty Deed
Document No. 20080911001096630
570 Country Club Rd.
WYLIE, TX 75098
BEING 13.022 ACRES SITUATED IN THE
A Part of CHARLES ATTERBURY SURVEY, Abstract No. 22
CITY OF WYLIE, COLLIN COUNTY, TEXAS**

OWNER
2819 HINES ACQUISITIONS LLC,
Luis Castellanos
2200 Ross Ave., Suite 4200 W
DALLAS, TX 75201
PHONE 214-751-7550
email: Luis.Castellanos@hines.com

SURVEYOR
MORRISON SHIPLEY ENGINEERS, INC.
CLAYTON CROFTS, RPLS
5750 GENESIS CT, STE 130
DALLAS, TX 75201
PHONE 972-472-2009
EMAIL: CCROFTS@MORRISONSHIPLEY.COM



LEGEND

- Found Rebar
- Found Rebar w/ Cap
- Found Chisel "X"
- Found Pin Nail
- Property Boundary Line
- Easement
- Right-of-Way Line
- Fence
- Aerial Power Line
- Water Line
- San. Sewer Line, Size & Type
- Storm Drain, Size & Type
- Manhole
- Light Pole
- Power Pole
- Electric Pedestal/Vault
- Telephone Pedestal
- Storm Drain Structure
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Water Meter
- Fire Hydrant
- Electric Transformer
- Tree
- Building
- Concrete
- Asphalt
- Gravel
- Landscaping
- SSM: Storm Sewer Manhole
- EM: Easement
- POB: Point of Beginning
- POC: Point of Commencement
- O.P.A.C.T.: Official Public Records, Collin Co., Tx.
- M.R.C.C.T.: Map Records, Collin Co., Tx.
- D.R.C.C.T.: Deed Records, Collin Co., Tx.

HALFF

HALFF ASSOCIATES, INC.
TPEL'S FIRM #312 ENG. - FIRM #1002860 SUR.
1201 N. BOWSER ROAD - RICHARDSON, TX 75081
214-346-6200 - HALFF.COM