



MAY ~ 2021 SHEET 1 OF 2

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LDU US OPERATIONS, LLC is the sole owner of a 4.7280 acre tract of land located in the William Sachse Survey, Abstract No. 893, City of Wylie, Collin County, Texas, said 4.7280 acre tract of land being all of LOT 1B-3, BLOCK B, JACOBS ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2017-360, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 4.7280 acre tract of land also being all of that certain tract of land conveyed to LDU US OPERATIONS, LLC by the deed thereof filed for record in Collin County Clerk's Instrument No. 2017-601500023490 and 2017-601500022290, O.P.R.C.C.T., said 4.7280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "PDESR" found (Controlling Monument) at the northwest lot corner of said Lot 1B-3, same being at the intersection of the east right-of-way line of Springwell Parkway (being a variable width public right-of-way, a portion of said right-of-way being delineated by the plat thereof filed for record in Collin County Clerk's Instrument No. 2008-480, O.P.R.C.C.T.) with the south right-of-way line of Farm to Market Highway No. 544 (being a wider 120-foot wide public right-of-way);

THENCE North 89°30'06" East, along the north lot line of said Lot 1B-3 and along the said south right-of-way line, a distance of 230.15 feet to a 1/2 inch iron rod with a cap stamped "PDESR" found on the northern end of a corner pile located at the intersection of the said south right-of-way line with the west right-of-way line of Regency Drive (being a 60 foot wide public right-of-way, a portion of said right-of-way being delineated by the plat thereof filed for record in Cabinet F, Page 36, Plat Records, Collin County, Texas), from which a broken Texas Department of Transportation concrete monument found bears North 33°27'33" West, a distance of 59 feet;

THENCE South 44°19'04" East, along a northeast lot line of said Lot 1B-3 and along the said corner pile, a distance of 21.15 feet to a 5/8 inch iron rod found at the southerly end of the said corner pile, from which a Texas Department of Transportation brass monument found bears North 33°59'35" East, a distance of 75 feet;

THENCE South 00°28'33" East, along the east lot line of said Lot 1B-3 and along the said west right-of-way line, a distance of 656.17 feet to a point for corner at the southeast lot corner of said Lot 1B-3, same being on the north property line of a called 1.20 acre tract of land conveyed to R. Hargrove Partnership, by deed thereof filed for record in Collin County Clerk's Instrument No. 2016080000917320, O.P.R.C.C.T., from which a 1/2 inch iron rod found bears South 41°59'13" East, a distance of 6.83 feet;

THENCE South 89°30'49" West, along the south lot line of said Lot 1B-3 and along the said north property line of the 1.20 acre tract, a distance of 346.96 feet to a 5/8 inch iron rod with a cap stamped "TDA" found (Controlling Monument) at the southeast lot corner of said Lot 1B-3, same being on the aforementioned east right-of-way line of Springwell Parkway;

THENCE along the west lot line of said Lot 1B-3 and along the said east right-of-way line the following courses and distances:

North 00°23'38" West, a distance of 231.57 feet to a 5/8 inch iron rod with a cap stamped "SPONDER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a tangent curve to the right having a radius of 587.50 feet;

Along said curve to the left, an arc length of 72.18 feet, and across a chord which bears North 89°09'38" East, a chord length of 72.33 feet to a 5/8 inch iron rod with a cap stamped "SPONDER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the right having a radius of 588.85 feet;

With said curve to the right, an arc length of 120.09 feet, and across a chord which bears North 33°55'34" East, a chord length of 103.74 feet to a 5/8 inch iron rod with a cap stamped "TDA" found (Controlling Monument) at the beginning of a non-tangent curve to the left having a radius of 542.00 feet;

Along said curve to the left, an arc length of 253.97 feet, and across a chord which bears North 33°59'38" East, a chord length of 233.38 feet to an iron rod set;

North 00°12'34" West, a distance of 18.34 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 4.7280 acres (205,933 square feet) of land more or less.

* OWNER'S DEDICATION *

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LDU US OPERATIONS, LLC, do hereby adopt this plat designating the hereinabove property as JACOBS ADDITION, LOTS 1B-3.1, 1B-3.2 and 1B-3.3, BLOCK B, an Addition to the City of Wylie, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Property owners shall maintain easements and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way, easement, or interface with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easements strips for the purpose of constructing, reconstructing, inspecting or grading, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS OUR HAND THIS _____ DAY OF _____, 2021.

LDU US OPERATIONS, LLC, Delaware limited liability company

Duly Authorized Agent for LDU US OPERATIONS, LLC

Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, a duly authorized agent for LDU US OPERATIONS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2021.

Notary Public, State of _____

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, 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 shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Surveyed on the ground during the month of May, 2021.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
MAY 26, 2021

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2021.

Notary Public, State of Texas

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 _____, 2021, and the Council, by formal action taken and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in an 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 the _____ day of _____, 2021.

City Secretary, City of Wylie, Texas

- * GENERAL NOTES *
- The bearings shown herein are referenced to those as shown on the plat of Jacobs Addition, being an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2017-360, Official Public Records, Collin County, Texas.
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic platting only, the subject property appears to be located in Zone "X" (area determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48082C0315A, map revised June 2, 2009, for Collin County, and incorporated herein. This Flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This Flood statement shall not create liability on the part of the Surveyor.
 - This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. NCS-1058852-ATL, having an effective date of March 15, 2021 and issued April 01, 2021, and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
 - The purpose of this plat is to further subdivide 1 platted lot into 3, and to dedicate necessary easements for development.

North 00°12'34" West, a distance of 18.34 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 4.7280 acres (205,933 square feet) of land more or less.

OWNER'S REPRESENTATIVE
JIM LO, LLC
408 WEST 21ST ST.
A. PARKWAY, STE. 500
ALBUQUERQUE, NM 87102
ATTN: ALBUQUERQUE WATER

ENGINEER
ERIN L. HOGAN
200 EAST CHASE ST., STE. 200
BOULEVARD, SUITE 200
ARIZONA 85004
ATTN: BOULDER ROSS/ST. PA

SURVEYOR



REPLAT
LOTS 1B-3.1, 1B-3.2,
AND 1B-3.3, BLOCK B
JACOBS ADDITION
BEING A FINAL PLAT OF A 4.7280 ACRE TRACT OF LAND LOCATED
IN THE WILLIAM SACHSE SURVEY, ABSTRACT NO. 893, CITY OF
WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1B-3, BLOCK B
JACOBS ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE,
ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN
COLLIN COUNTY CLERK'S INSTRUMENT NO. 2017-360, O.P.R.C.C.T.
3 LOTS ~ 4.7280 ACRES
MAY ~ 2021
SHEET 2 OF 2