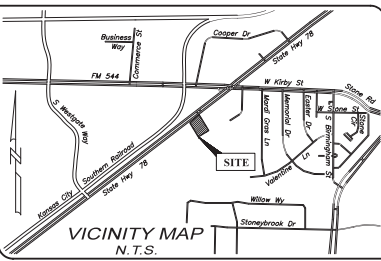


NOTE: Maintenance of all easements is the responsibility of the property owner.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

NOTES: (1) CM is controlling monument; (2) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48060C0420J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X); (3) Bearings based on State Plane Coordinate System, Texas North Central Zone 4302, NAD83; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements.

Line Table		
LINE	BEARING	DISTANCE
L1	N67°12'02"E	15.77
L2	N54°07'40"E	12.68
L3	N52°30'29"W	13.58
L4	S44°27'31"W	2.50

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10.00'	5.73'	16.61'	N79°29'30"E
C2	20.00'	5.35'	5.35'	N52°29'49"E
C3	40.00'	5.52'	6.51'	N49°27'18"E
C4	10.00'	6.87'	6.73'	N34°27'00"E
C5	10.00'	8.48'	8.23'	S74°48'50"W
C6	20.00'	27.53'	26.41'	S06°34'15"W
C7	20.00'	31.34'	28.23'	S77°45'33"E
C8	20.00'	12.80'	12.67'	N36°52'20"E
C9	20.00'	12.69'	12.48'	S75°31'44"W
C10	12.00'	21.44'	18.70'	N84°02'06"W
C11	10.00'	7.22'	7.08'	S24°08'39"W

OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That JDI Investors LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designated therein above described property as Lot 1, Block A City Center, an addition to the City of Wylie, Texas, on 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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.

JDI Investors LP  
James Lin - Manager of GP

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Lin, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_, 2022.

Notary Public in and for  
The State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas

ACCEPTED

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing preliminary plat of Lot 1, Block A City Center, 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 herein above subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_, A.D., 2022.

City Secretary  
City of Wylie, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, JDI Investors LP is the owner of a tract of land situated in the E.C. Davidson Survey, Abstract No. 267, County of Collin, Texas and being all of a called 1.168 acre tract of land as recorded under County Clerk No. 20211221002564690 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southerly right-of-way line of State Highway 78 (Variable Width Right-of-Way), marking a northeast corner of Lot 1, Block A of the Bartolite Core Center Addition as recorded in Volume 2022, Page 172 of the Collin County Map Records, the northwest corner of said 1.168 acre tract; and the herein described premises;

THENCE with the south right-of-way line of State Highway 78 and the north line of said 1.168 acre tract, North 45°09'06" East, 192.00 feet to an "X" found marking a northwest corner of Lot 1 of said addition, the northeast corner of said 1.168 acre tract and said premises;

THENCE with a west line of Lot 1 of said Addition and the east line of said 1.168 acre tract, South 32°36'54" East, 280.86 feet to a 1/2" iron rod found marking an interior all corner of Lot 1 of said Addition, the southeast corner of said 1.168 acre tract and said premises;

THENCE with a north line of Lot 1 of said Addition and the south line of said 1.168 acre tract, South 57°03'06" West, 187.87 feet to a 5/8" iron rod found marking an interior all corner of Lot 1 of said Addition, the southwest corner of said 1.168 acre tract and said premises;

THENCE with an east line of Lot 1 of said Addition and the west line of said 1.168 acre tract, North 32°36'54" West, 251.27 feet to the place of beginning and containing 1.169 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer, Jr., 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.

For Review Purposes Only  
F.E. Bemenderfer, Jr.  
Registered Professional Land  
Surveyor No. 4051

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

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., 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 the \_\_\_\_ day of \_\_\_\_, 2022.

Notary Public in and for  
The State of Texas

Preliminary Plat  
Lot 1, Block A  
City Center  
1.169 Acres  
Zoned Community Retail District  
E.C. Davidson Survey, Abstract No. 267  
City of Wylie, Collin County, Texas  
November 2022

R:\NC\202204\NC99024.dwg

Revised: 12.02.22

Owner: JDI Investors LP  
1800 Preston Rd, Suite  
187-48  
Ft. Worth, TX 76103  
(972) 385-4636  
Attn: James Lin  
email: jlin@jdiinvestors.com

Surveyor:  
Roome Land Surveying  
2000 Avenue G, Suite 800  
Ft. Worth, TX 76104  
(972) 423-4372  
Attn: Fred Bemenderfer  
email: fbe@roomeinc.com

**Roome**  
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