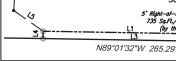


Legend

Col. Ref. Copied Iron Rod Found
ROBE Copied Iron Rod Found
CMB Copied Iron Rod Found
CLR Copied Iron Rod Found

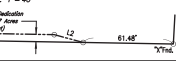
LINE	BEARING	DISTANCE
L1	S87°01'32\"	12.173
L2	S74°10'17\"	20.40
L3	S74°10'17\"	15.892
L4	N07°26'34\"	5.709
L5	S04°08'28\"	24.500
L6	S04°08'28\"	43.489
L7	S87°01'32\"	3.471
L8	N62°11'19\"	16.302
L9	N07°26'15\"	10.000
L10	S04°08'28\"	10.000
L11	S04°08'28\"	17.729
L12	S22°07'30\"	28.444
L13	S76°58'28\"	16.14
L14	S05°59'08\"	76.22

DETAIL A



CURVE	CHORD	ARC	CHORD	CHORD	BEARING	CHORD	CHORD	CHORD	CHORD
C1	15.892	12.173	15.892	12.173	S87°01'32\"	12.173	15.892	12.173	15.892
C2	42.509	117.448	81.75	54.719	S74°10'17\"	15.892	42.509	117.448	81.75
C3	15.892	12.173	15.892	12.173	S74°10'17\"	15.892	12.173	15.892	12.173
C4	126.500	57.16	51.3	318.47	S04°08'28\"	15.892	126.500	57.16	51.3
C5	238.500	52.588	52.47	N07°26'15\"	10.000	15.892	238.500	52.588	52.47
C6	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C7	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C8	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C9	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C10	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C11	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C12	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75

DETAIL B



CURVE	CHORD	ARC	CHORD	CHORD	BEARING	CHORD	CHORD	CHORD	CHORD
C1	15.892	12.173	15.892	12.173	S87°01'32\"	12.173	15.892	12.173	15.892
C2	42.509	117.448	81.75	54.719	S74°10'17\"	15.892	42.509	117.448	81.75
C3	15.892	12.173	15.892	12.173	S74°10'17\"	15.892	12.173	15.892	12.173
C4	126.500	57.16	51.3	318.47	S04°08'28\"	15.892	126.500	57.16	51.3
C5	238.500	52.588	52.47	N07°26'15\"	10.000	15.892	238.500	52.588	52.47
C6	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C7	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C8	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C9	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C10	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C11	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C12	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75

DETAIL C



CURVE	CHORD	ARC	CHORD	CHORD	BEARING	CHORD	CHORD	CHORD	CHORD
C1	15.892	12.173	15.892	12.173	S87°01'32\"	12.173	15.892	12.173	15.892
C2	42.509	117.448	81.75	54.719	S74°10'17\"	15.892	42.509	117.448	81.75
C3	15.892	12.173	15.892	12.173	S74°10'17\"	15.892	12.173	15.892	12.173
C4	126.500	57.16	51.3	318.47	S04°08'28\"	15.892	126.500	57.16	51.3
C5	238.500	52.588	52.47	N07°26'15\"	10.000	15.892	238.500	52.588	52.47
C6	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C7	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C8	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C9	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C10	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C11	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75
C12	42.509	117.448	81.75	S04°08'28\"	10.000	15.892	42.509	117.448	81.75

OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Wyle Economic Development Corporation, owner, does hereby adopt this plat designating the herein above described property as Final Plat of Lots 1-7, Block A, 544 Gateway Addition, an addition to the City of Wyle, 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, 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 Wyle. 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, add use by public utilities being subordinate to the public's and City of Wyle's use thereof.

The City of Wyle 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 Wyle 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 conducting, reconstructing, inspecting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

WITNESS MY HAND, this _____ day of _____, 2023.

Wyle Economic Development Corporation

By: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____

APPROVED FOR CONSTRUCTION

Mayer, City of Wyle, Texas _____ Date _____

ACCEPTED

Mayer, City of Wyle, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wyle, Texas, hereby certifies that the foregoing Preliminary Plat of Lots 1-7, Block A, 544 Gateway Addition, a subdivision or addition to the County of Collin was submitted to the City Council on the _____ day of _____, 2023, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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 hereinabove subscribed.

Witness my hand this _____ day of _____ A.D., 2023.

City Secretary _____

City of Wyle, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wyle Economic Development Corporation, is the owner of 7 tracts of land situated in the State of Texas, County of Collin and City of Wyle, being part of the E.C. Davidson Survey, Abstract No. 266, being all of a (easterly) called 4.79 acre tract as recorded under County Clerk No. 20211022000157000, and all of a (westerly) a 4.79 acre tract as recorded under County Clerk No. 20211022000157000, and all of a (easterly) a 1.065 acre tract as recorded under County Clerk No. 20140107000015390, all of a 1.59 acre tract as recorded under County Clerk No. 201311201515222 of the Collin County Land Records, and being all of Lots 1, 2 & 3, Block 1 of the Wallace Industrial Park Addition as recorded in Volume F, Page 243 of the Collin County Map Records with said premises being more particularly described as follows:

Beginning at a "Boundary Solution" capped iron rod found at the intersection of the east right-of-way line of Commerce Drive (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), marking the northwest corner of said 1.59 acre tract, and the northeast corner of the herein described premises.

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway, the north line of said 1.59, westerly 4.79 and easterly 4.79 acre tracts, North 89°04'40" East (back of bearing), passing at 255.92 feet a 1" iron pipe found marking the northeast corner of said 1.59 acre tract, and the northwest corner of said westerly 4.79 acre tract, passing at 499.30 feet a "Boundary Solution" capped iron rod found marking the northeast corner of said westerly 4.79 acre tract, the northwest corner of said easterly 4.79 acre tract, and continuing for a total distance of 739.46 feet to a "Boundary Solution" capped iron rod found marking the northwest corner of a called 3.25 acre tract as recorded in Volume 272, Page 511 of the Collin County Land Records, the northeast corner of said easterly 4.79 acre tract and said premises;

THENCE with the common line between said easterly 4.79 acre tract and 3.25 acre tract, same being the east line of said premises, South 03°08'38" West, 878.26 feet to an "X" found in the north right-of-way line of W FM 544 - W Kirby Street (variable width right-of-way), and marking the southeast corner of said premises;

THENCE with the south line of said easterly 4.79 acre tract, and with the south line of said westerly 4.79 acre tract, and the aforementioned Lots 1 and 2 of Wallace Industrial Park, same being the north right-of-way line of W FM 544 - W Kirby Street and the south line of said premises as follows: North 89°01'32" West, 265.29 feet to an "X" set in concrete marking the beginning of a curve to the left; southwesterly along said curve having a central angle of 02°08'46", for an arc distance of 216.88 feet, a radius of 5,789.58 feet (chord = 5,789.58 feet) West, 216.85 feet to a 5/8" iron rod found marking the southeast corner of Lot 2, Block 1 of Wyle BK Pap Addition as recorded under Volume 2021, Page 197 of the Collin County Map Records, the southeast corner of Lot 2 of said Wallace Industrial Park, and the most southeasterly corner of said premises;

THENCE with the east line of Lot 2 of said Wyle BK Pap Addition, the west line of Lots 1, 2 and 3 of the Wallace Industrial Park, North 02°08'28" East, passing at 240.37 feet a 3/8" iron rod found marking the northeast corner of Lot 2 of said Wyle BK Pap Addition, and the southeast of a called 0.8356 acre tract as recorded under County Clerk No. 2016090100165040 of the Collin County Land Records containing for a total distance of 387.72 feet to a 5/8" iron rod found in the west line of Lot 3 of said Wallace Industrial Park, marking the northeast corner of said 0.8356 acre tract, the southeast corner of the aforementioned 1.065 acre tract, and being an interior all corner on the west line of said premises;

THENCE with the common line between said 0.8356 acre tract and 1.065 acre tract, same being a south line of said premises, North 87°26'34" West, 246.44 feet to an "X" found in concrete in the east right-of-way line of Commerce Drive, marking the northeast corner of said 0.8356 acre tract, the southeast corner of said 1.065 acre tract, and the most westerly southwest corner of said premises;

THENCE with the east right-of-way line of Commerce Drive, the west line of said 1.065 and 1.59 acre tract, same being the west line of said premises, North 02°18'59" East, 449.28 feet to the place of beginning and containing 12,234 gross acres of land, of which 0.017 acres is dedicated for Right-of-Way for F.M. Highway No. 544 - W Kirby Street leaving 12,217 net acres.

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wyle, Texas.

Dated this _____ day of _____, 2023.

NOT FOR RECORDING

F. E. Bemenderfer, Jr.

Registered Professional Land Surveyor No. 4051

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person and officer whose name 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.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person and officer whose name 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.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

Preliminary Plat
544 Gateway Addition
Lots 1-7, Block A
12.234 Gross Acres / 12.217 Net Acres
being comprised of multiple
tracts of land
7 Commercial Lots
E.C. Davidson Survey, Abstract No. 266
City of Wyle, Collin County, Texas
October 2021

Revised: 01/27/2023 P:\AC\202104\A266\548.DWG

OWNER:
Wyle Economic Development Corporation
250 South Hwy. 78
Wyle, Texas 75098
(972) 442-7901

SURGEON:
Roome Land Surveying
2000 Avenue G, Suite 810
Piano, TX 75074
(972) 423-4372
MRS: Fred Bemenderfer

Roome Land Surveying
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