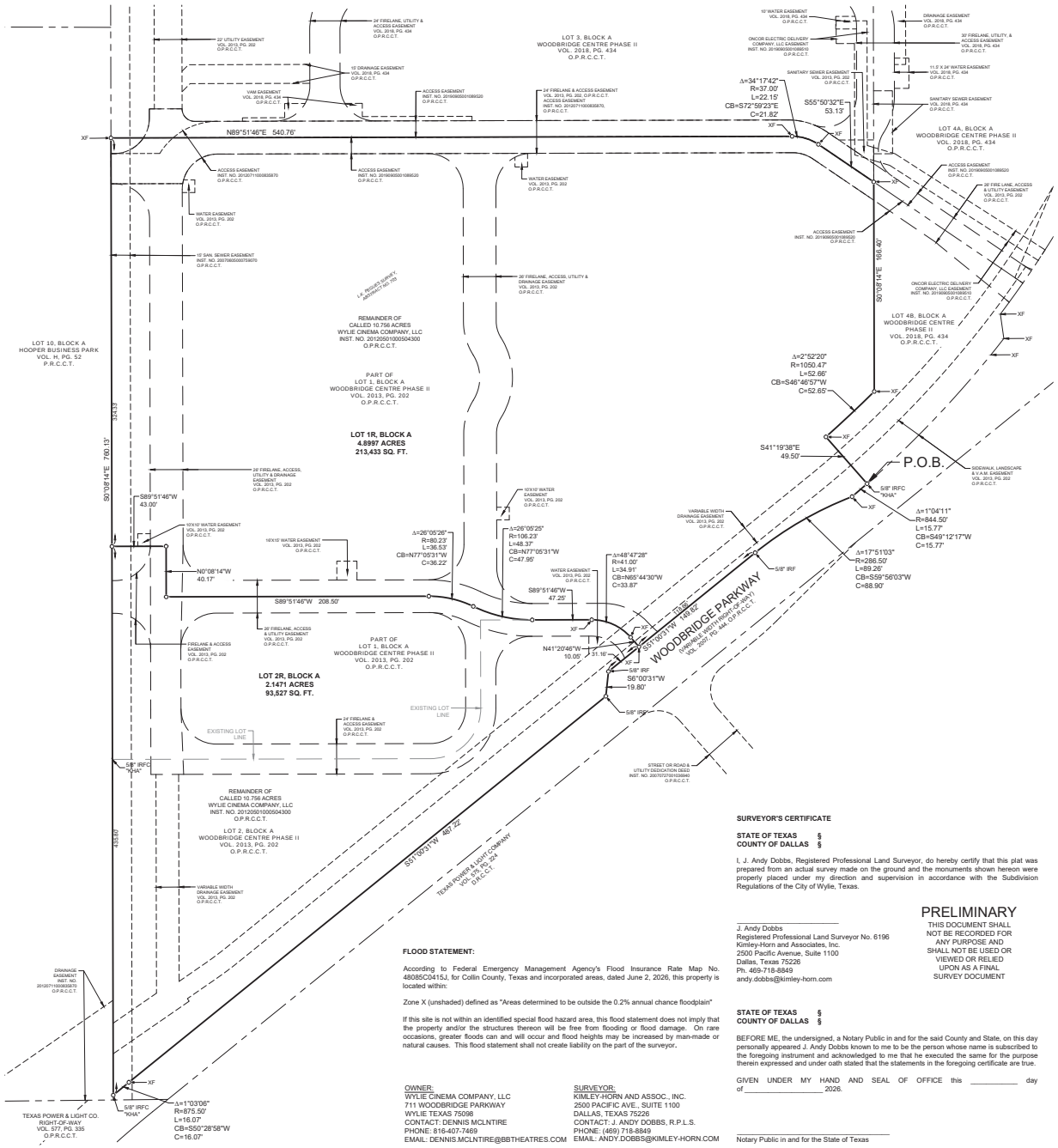


FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0415J, for Collin County, Texas and incorporated areas, dated June 2, 2026, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
WYLIE CINEMA COMPANY, LLC
711 WOODBRIDGE PARKWAY
WYLIE TEXAS 75098
CONTACT: DENNIS MCLNTIRE
PHONE: 816-407-7469
EMAIL: DENNIS.MCLNTIRE@BBTHEATRES.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, J. Andy Dobbs, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and the monuments shown hereon were properly placed under my direction and supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2026.

_____
Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Cinema Company, LLC is the owner of a tract of land situated in the L.K Pegues Survey, Abstract No. 703, City of Wylie, Collin County, Texas and being all of Lot 1 and Lot 2, Block A, Woodbridge Centre Phase II, an addition to the City of Wylie according to the plat recorded in Volume 2018, Page 434 of said Official Public Records, in the northwest right-of-way line of Woodbridge Parkway (a variable width right-of-way), recorded in Volume 2007, Page 444 of said Official Public Records, said point being the beginning of a non-tangent curve to the right with a radius of 844.50 feet, a central angle of 01°04'11", and a chord bearing and distance of South 49°12'17" West, 15.77 feet;

THENCE with said northwest right-of-way line of Woodbridge Parkway, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 15.77 feet to an "X" cut in concrete found for the beginning of a non-tangent curve to the left with a radius of 286.50 feet, a central angle of 17°51'03", and a chord bearing and distance of South 59°56'03" West, 88.90 feet;
In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 89.26 feet to a 5/8" iron rod found for corner;
South 51°00'31" West, a distance of 149.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 06°00'31" West, a distance of 19.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 51°00'31" West, a distance of 487.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 875.50 feet, a central angle of 01°03'06", and a chord bearing and distance of South 50°28'58" West, 16.07 feet;
In a southwesterly direction, with said tangent curve to the left, an arc distance of 16.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the south corner of said Lot 2;

THENCE North 00°08'14" West, with the west line of said Lot 2, passing at a distance of 266.63 feet, the northwest corner of Lot 2, continuing with the west line of said Lot 1 for a total distance of 760.13 feet to an "X" cut in concrete found for the northwest corner of said Lot 1;

THENCE with the north lines of said Lot 1, the following courses and distances:

North 89°51'46" East, a distance of 540.76 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right with a radius of 37.00 feet, a central angle of 34°17'42", and a chord bearing and distance of South 72°59'23" East, 21.82 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 22.15 feet to an "X" cut in concrete found for corner;
South 55°50'32" East, a distance of 53.13 feet to an "X" cut in concrete found for the northeast corner of said Lot 1 and the northwest corner of said Lot 4B;

THENCE with the east lines of said Lot 1 and the west lines of said Lot 4B, the following courses and distances:

South 00°08'14" East, a distance of 166.40 feet to an "X" cut in concrete found for the beginning of a non-tangent curve to the right with a radius of 1,050.47 feet, a central angle of 02°52'20", and a chord bearing and distance of South 46°46'57" West, 52.65 feet;
n a southwesterly direction, with said non-tangent curve to the right, an arc distance of 52.66 feet to a an "X" cut in concrete found for corner;
South 41°19'38" East, a distance of 49.50 feet to the **POINT OF BEGINNING** and containing 306,960 square feet or 7.0468 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wylie Cinema Company, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **Lot 1R and Lot 2R, Woodbridge Centre Phase II,** 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 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 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 times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspeting, 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 OUR HAND THIS THE _____ DAY OF _____, 2026.

Wylie Cinema Company, LLC

By:

_____

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 _____ 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

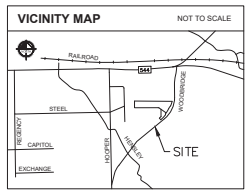
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2026.

_____
Notary Public in and for the State of Texas

NOTES

1. Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
2. 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.
3. All corners are 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.





LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, 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 _____, 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 hereinabove subscribed.

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

_____
City Secretary
City of Wylie, Texas

REPLAT

LOT 1R AND LOT 2R, BLOCK A WOODBRIDGE CENTRE PHASE II 7.0468 ACRES

REPLAT OF LOTS 1 AND 2, BLOCK A WOODBRIDGE CENTRE PHASE II
L. K. PEGUES SURVEY, ABSTRACT NO. 703
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Kimley»Horn
2500 Pacific Avenue, Suite 1100 Tel. No. (469) 718-8849
Dallas, Texas 75226 FIRM # 10115500 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	NOV. 2026	064449101	1 OF 1

DWG FILE: C:\PD_SUPPLY\064449101\04 PLAT\WOODBRIDGE CENTRE\DWG\064449101 WOODBRIDGE CENTRE_PP_DWG_PLOTTED BY: HALEE.LEONARD 11/18/2025 9:39 AM CST SAVED 11/18/2025 9:39 AM