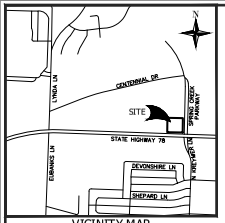


VICINITY MAP
NOT TO SCALE

OWNER:
WAL-MART
REAL ESTATES BUSINESS TRUST
702 S.W. 8TH STREET
BENTONVILLE, AR 72716

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

SCALE
1" = 60'
0 60 120 Feet

NOTES
NOT TO SCALE

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Elevations based on City of Wylie monuments:
Station Name: CM 1
Elevation = 530.29ft, Located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 200 State Highway No. 78 North.
Station CM 2
Elevation = 530.23ft, Located north of State Highway No. 78 and west of South Ballard Street near the southeast corner of the building located at 104 South Ballard Street.

2. According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 420 of 600, Map Number 48085C0420J, Map Revised Date: June 2, 2009, the subject property is located in Zone "X" (unshaded): "Area determined to be outside the 0.2% annual chance floodplain."
This statement does not reflect any type of flood study by this firm.

3. 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.

WATER EASEMENT		
NO.	BEARING	LENGTH
W1	N89°07'0"W	90.02'
W2	S00°52'59"W	7.33'
W3	N89°07'0"W	10.00'
W4	N00°52'59"E	17.33'
W5	S89°07'0"E	100.02'
W6	S00°52'59"W	10.00'

ACCESS EASEMENT		
NO.	BEARING	LENGTH
A1	N00°53'08"E	24.89'
A2	N00°53'08"E	24.89'
A3	S89°07'0"E	2.38'
A4	N40°16'19"E	33.85'
A5	N00°52'59"E	107.77'
A6	S89°06'52"E	24.00'
A7	S00°52'59"W	110.51'
A8	S40°16'19"W	35.14'
A9	N89°07'0"W	1.57'

FIRELANE & ACCESS EASEMENT		
NO.	BEARING	LENGTH
FA1	S00°52'59"W	2.74'
FA2	S00°53'08"W	85.00'
FA3	N89°09'5"W	31.47'
FA4	N00°53'08"E	116.23'
FA5	S89°06'52"E	48.30'

FIRELANE & ACCESS EASEMENT					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
FAC1	90°00'0"	28.00	43.98'	S45°53'08"W	39.60'
FAC2	32°21'13"	52.00	29.37'	S17°03'55"W	28.98'
FAC3	12°08'38"	35.00	7.42'	N06°57'27"E	7.40'
FAC4	90°00'4"	20.00	31.42'	N45°52'47"E	28.29'

ACCESS EASEMENT					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
AC1	50°36'39"	5.00'	4.42'	N85°34'39"E	4.27'
AC2	39°23'21"	8.00'	5.50'	N20°34'39"E	5.39'
AC3	39°23'21"	32.00'	22.00'	S20°34'39"W	21.57'
AC4	50°36'39"	29.00'	25.62'	S85°34'39"W	24.79'

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 the ____ day of _____, 20____.

BY:

_____
City Secretary
City of Wylie, Texas

Surveyor's Certificate:

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 as a set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

_____ May 18, 2021
Kenneth H. Yazel Jr. Date
Registered Professional Land Surveyor No. 6182

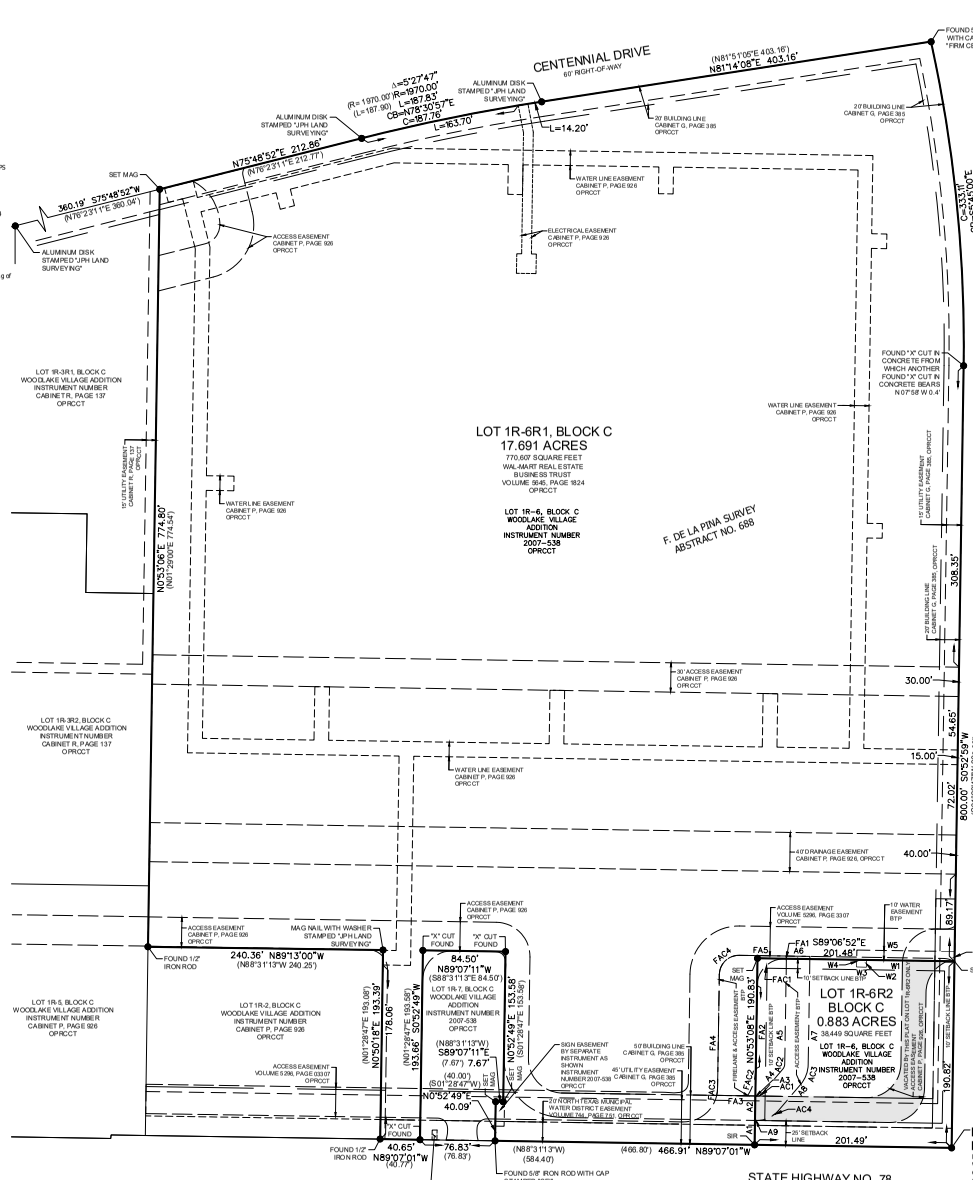
This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

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 _____, 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 ____ day of _____, 20____.

_____
Notary Public in and for the State of Texas



LEGEND

SYMBOL	DESCRIPTION
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
SET MAG	SET MAG NAIL WITH WASHER STAMPED "YPASSOCIATES.COM"
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE BTP
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
FFE	MINIMUM FINISHED FLOOR ELEVATION
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
	PORTION OF EXISTING ACCESS EASEMENT TO BE ABANDONED BTP

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 COLLIN

WHEREAS, WAL-MART REAL ESTATES BUSINESS TRUST is (are) the Owner(s) of a tract of land situated in the De La Pina Survey, Abstract No. 688, Collin County, Texas, according to the Correction Special Warranty Deed recorded in Volume 5645, Page 1824, Official Public Records of Collin County, Texas (OPRCCT), being all of Lot 1R-6, Block C, Woodlake Village Addition recorded in Instrument Number 2007-538, OPRCCT, as determined from a survey by Kenneth Yazel, RPLS 6182 on February 26, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00015270) and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) (EPOCH 2010), North Central Zone Grid Coordinates of Northing 7060877.2 and Easting 2578273.4, at the southeast corner of said Lot 1R-6, being at the intersection of the west right-of-way line of Spring Creek Parkway (100' wide) with the north right-of-way line of State Highway No. 78 (variable width);

THENCE North 89 degrees 07 minutes 01 seconds West (Grid Bearings based on said Texas Coordinate System), with the south line of said Lot 1R-6 and the north right-of-way line of said State Highway No. 78, a distance of 466.91 feet to a found 5/8" iron rod at a southwest corner of said Lot 1R-6 and the southeast corner of Lot 1R-7 of said Woodlake Village Addition;

THENCE Northeasterly, departing the north right-of-way line of said State Highway No. 78 and along the common lines of said Lot 1R-7 and said Lot 1R-6, the following five (5) calls:

1. North 00 degrees 52 minutes 49 seconds East, a distance of 40.09 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. South 89 degrees 07 minutes 11 seconds East, a distance of 7.67 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. North 00 degrees 52 minutes 49 seconds East, a distance of 153.58 feet to a found "X"-cut in concrete;
4. North 89 degrees 07 minutes 11 seconds West, a distance of 84.50 feet to a found "X"-cut in concrete;
5. South 00 degrees 52 minutes 49 seconds West, a distance of 193.66 feet to a found "X"-cut in concrete at the southwest corner of said Lot 1R-7 and on the north right-of-way line of said State Highway No. 78;

THENCE North 89 degrees 07 minutes 01 seconds West, with the south line of said Lot 1R-6 and the north right-of-way line of said State Highway No. 78, a distance of 40.65 feet to a found 1/2" iron rod at the southeast corner of Lot 1R-2, Block C, Woodlake Village Addition, recorded in Cabinet P, Page 926, OPRCCT;

THENCE North 00 degrees 50 minutes 18 seconds East, with the east line of said Lot 1R-2 and a west line of said Lot 1R-6, a distance of 193.39 feet to a mag nail with washer stamped "JPH LAND SURVEYING" at the northeast corner of said Lot 1R-2;

THENCE North 89 degrees 13 minutes 00 seconds West, with the north line of said Lot 1R-2 and the south line of said Lot 1R-6, a distance of 240.36 feet to a found 1/2" iron rod at the northwest corner of said Lot 1R-2 and the southwest corner of said Lot 1R-6;

THENCE North 00 degrees 53 minutes 06 seconds East, with the west line of said Lot 1R-6, a distance of 774.80 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the northwest corner of said Lot 1R-6 and on the south right-of-way line of Centennial Drive (60' wide) from which a found aluminum disk stamped "JPH LAND SURVEYING" bears South 75 degrees 48 minutes 52 second West, a distance of 360.19 feet at the northwest corner of Lot 1R-3R1, Block C, Woodlake Village Addition, recorded in Cabinet R, Page 137, OPRCCT;

THENCE Northeasterly, with the north line of said Lot 1R-6 and the south right-of-way line of said Centennial Drive the following three (3) calls:

1. North 75 degrees 48 minutes 52 seconds East, a distance of 212.86 feet to a found aluminum disk stamped "JPH LAND SURVEYING" at the beginning of a curve to the right having a radius of 1970.00 feet and whose chord bears North 78 degrees 30 minutes 57 seconds East, a distance of 187.76 feet;
2. Northeasterly along said curve to the right through a central angle 5 degrees 27 minutes 47 seconds, an arc length of 187.83 feet to a found aluminum disk stamped "JPH LAND SURVEYING";
3. North 81 degrees 14 minutes 08 seconds East, a distance of 403.16 feet to a found 5/8" iron rod with cap stamped "FIRM CEI TX" at the northeast corner of said Lot 1R-6, the intersection of the south right-of-way line of said Centennial Drive and the west right-of-way line of said Spring Creek Parkway and being the beginning of a curve to the right having a radius of 1450.00 feet and whose chord bears South 05 degrees 45 minutes 00 seconds East, a distance of 331.11 feet;

THENCE Southeasterly, with the east line of said Lot 1R-6, the west right-of-way line of said Spring Creek Parkway and along said curve to the right through a central angle 13 degrees 11 minutes 30 seconds, an arc length of 333.85 feet to a found "X"-cut in concrete from which a found "X"-cut in concrete bears North 07 degrees 58 minutes West, a distance of 0.4 feet;

THENCE South 00 degrees 52 minutes 59 seconds West, with the east line of said Lot 1R-6 and the west right-of-way line of said Spring Creek Parkway, a distance of 800.00 feet to the POINT OF BEGINNING and containing 18.574 acres, or 809,056 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WAL-MART REAL ESTATES BUSINESS TRUST, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as Replat, Lots 1R-6R1 and 1R-6R2, Block C, Woodlake Village 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 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 publics and the 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 of 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 _____, 20____.

BY: WAL-MART REAL ESTATES BUSINESS TRUST

_____
Authorized Signature of Owner

_____
Printed Name and Title

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 _____, 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 purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

REPLAT
LOT 1R-6R1 & LOT 1R-6R2, BLOCK C
WOODLAKE VILLAGE ADDITION

BEING A REPLAT OF LOT 1R-6, BLOCK C
WOODLAKE VILLAGE ADDITION
CITY OF WYLIE, COLLIN COUNTY, TEXAS
SITUATED IN THE F. DE LA PINA SURVEY, ABSTRACT 688

CITY OF WYLIE
COLLIN COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
817.268.3316

2021118(R)
MAY 18, 2021
PAGE 1 OF 1