



WHEREAS CARDINAL STRATEGIES HOLDINGS, LLC BEING THE OWNER OF 2,789 acres of land situated in the William Sachse Survey, Abstract 835, in the City of Wylie, Collin County, Texas consisting of two parcels and being all of the 1,224 acres contained in LOT 12R, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE, an addition to the City of Wylie according to the plat thereof recorded in Volume _____ Page _____ of the Plat Records of Collin County, Texas, and all of a 1.56 acre tract of land according to the deed thereof recorded in Instrument Number 20180515000589300 of the Deed Records of Collin County, Texas, with said 2,789 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with a plastic cap stamped "GRIFFITH 4845" (hereinafter simply called "1/2-inch iron rod set") for the southeast corner of REGENCY BUSINESS PARK, PHASE THREE according to the plat thereof recorded in Volume 2009, Page 3 of the Plat Records of Collin County, Texas, some being the southeast corner of the Amended Final Plat of LOT 12, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE according to the plat thereof recorded in Volume 2019, Page 598 of the Plat Records of Collin County, Texas and the southeast corner of said LOT 12R, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE in the south line of the herein described tract and also being the southwest corner of said 1.56 acre tract;

THENCE South 89 degrees 15 minutes 46 seconds West, a distance of 150.00 feet along the south line of said REGENCY BUSINESS PARK, PHASE THREE and the herein described tract, some being the north line of the 0.26 acre (Tract 1) described in deed to Xceed Properties, LLC as recorded in Instrument Number 20180515000589300 of the Deed Records of Collin County, Texas to a 1/2-inch iron rod set for the common southerly corner of Lots 11 and 12, Block "C" of said REGENCY BUSINESS PARK, PHASE THREE, some being the southwest corner of LOT 12R, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE and the herein described tract;

THENCE North 00 degrees 44 minutes 40 seconds West, a distance of 370.18 feet with common line of said Lots 11 and 12R, some being the east line of the herein described tract to a 1/2-inch iron rod found stamped "ROOMIE" in the southern right-of-way line of Capital Street for the common northerly corner of said Lots 11 and 12R, some being the northwest corner of the herein described tract;

THENCE North 89 degrees 15 minutes 20 seconds East, a distance of 16.04 feet with the southerly right-of-way line of Capital Street, some being the northerly line of the herein described tract to a 1/2-inch iron rod found stamped "ROOMIE" for the beginning of a non-tangent curve to the left with a central angle of 119 degrees 59 minutes 38 seconds, a radius of 60.00 feet and chord bearing and distance of North 89 degrees 15 minutes 31 seconds East, 103.92 feet;

THENCE continuing along said Capital Street right-of-way line easterly with said curve, an arc distance of 126.66 feet to a 1/2-inch iron rod found for the westerly-most common corner of said LOT 12R, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE and LOT 2, BLOCK "A" WELLSTAR ADDITION, on addition to the City of Wylie according to the plat thereof recorded in Volume _____ Page _____ of the Plat Records of Collin County, Texas;

THENCE leaving said right-of-way North 89 degrees 15 minutes 20 seconds East, a distance of 30.04 feet with the common line of said LOT 12R, Block "C" and Lot 2, Block "A" to a 1/2-inch iron rod found stamped "ROOMIE" for the easterly-most common corner of said Lot 12R, Block "C" and Lot 2, Block "A", some being the northeast corner of the herein described tract in the east line of said REGENCY BUSINESS PARK, PHASE THREE;

THENCE South 00 degrees 44 minutes 40 seconds East, a distance of 219.41 feet with the east line of said REGENCY BUSINESS PARK, PHASE THREE and the herein described tract, some being the west line of said Lot 2, Block "A" WELLSTAR ADDITION to a 1/2-inch iron rod found stamped "ROOMIE" for the northwest corner of said 1.56 acre tract;

THENCE North 89 degrees 17 minutes 29 seconds East, a distance of 184.32 feet with the north line of said LOT 2, BLOCK "A" WELLSTAR ADDITION to the north line of said 1.56 acre tract and the herein described tract, some being the south line of said LOT 2, BLOCK "A" WELLSTAR ADDITION to a 1/2-inch iron rod found stamped "ROOMIE" for the northeast corner of NEW HEIGHTS BAPTIST CHURCH ADDITION, on addition to the City of Wylie according to the plat thereof recorded in Volume 2008, Page 163 of the Plat Records of Collin County and continuing with the north line of said 1.56 acre tract and the herein described tract, some being the south line of said NEW HEIGHTS BAPTIST CHURCH ADDITION in all a total distance of 453.09 feet to a 1/2-inch iron rod found stamped "SS34" for the northeast corner of said 1.56 acre tract and the herein described tract, some being the northeast corner of a 1.59 acre tract described in deed to Texas Power & Light Company as recorded in Volume 574, Page 435 of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 12 minutes 12 seconds East, a distance of 150.54 feet with the east line of said 1.56 acre tract and the herein described tract, some being the east line of said 1.59 acre tract to a 1/2-inch iron rod set for the southeast corner of said 1.56 acre tract and the herein described tract, some being in the north line of 4,000 acre tract described in deed to MGK Urban Corporation as recorded in Instrument Number 20110520000522010 of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 15 minutes 32 seconds West, a distance of 161.72 feet with the south line of said 1.56 acre tract and the herein described tract, some being the north line of said 4,000 acre tract to a 1/2-inch iron rod found stamped "ROOMIE" for the northeast corner of said 4,000 acre tract, some being the northeast corner of said 5.28 acre (Tract 1) described in deed to Xceed Properties, LLC and continuing with the south line of said 1.56 acre tract and the herein described tract, some being the north line of said 5.28 acre (Tract 1) in all a total distance of 451.67 feet to the POINT OF BEGINNING and containing 2,789 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT CARDINAL STRATEGIES HOLDINGS, LLC, acting herein by and through it's duly authorized officer, does hereby adopt this plat designating the hereinabove described, properly as a REPLAT of LOT 12R1, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys 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 of Wylie. In addition, UTILITY Easements may also be used for the mutual use and accommodation of all Easements may also be used for the mutual use and accommodation of all 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 public utilities desiring to use or using the same unless the easement limits the use to particular utilities, sold 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 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 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, TX. WITNESS, my hand, this _____ day of _____, 2023.

By: CARDINAL STRATEGIES HOLDINGS, LLC
KIM ANDERSON
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Kim Anderson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATE
I, Chris E. Griffith, R.P.L.S., do hereby declare that this plat was prepared from an actual survey of the land and that the corner monuments shown thereon were properly found or placed under my personal supervision in accordance with the platting rules and regulations of the City of Wylie, Texas.

GIVEN UNDER MY SEAL THIS _____ DAY OF _____, 2023.

Chris E. Griffith, R.P.L.S. No. 4846

LOT 1, BLOCK 1
NEW HEIGHTS BAPTIST CHURCH
CAB. 2008, PG. 163
P.R.C.C.T.

STATE OF TEXAS
COUNTY OF _____
BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Chris E. Griffith, 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 _____, 2023.

Notary Public in and for the State of Texas
My Commission expires: _____

RECOMMENDED FOR APPROVAL
Chairman, Planning & Zoning Commission
City of Wylie, Texas _____ Date _____

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 REPLAT of LOT 12R1, BLOCK "C" REGENCY BUSINESS PARK, PHASE THREE subdivision or addition to the City of Wylie 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 Wylie, Texas



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°12'21" E	150.54
L2	N45°56'22" W	17.94
L3	N89°15'20" E	18.00
L4	S89°44'40" W	24.00
L5	N00°24'40" W	24.00
L6	N89°15'20" E	18.00

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°11'44"	54.50	42.99	S27°20'52" E	41.88
C2	45°11'44"	55.50	24.06	N82°02'56" W	25.44
C3	242°22'31"	60.00	29.61	N6°16'36" E	25.42
C4	90°00'00"	30.00	47.12	N45°04'40" W	42.45
C5	90°00'00"	30.00	47.12	N44°12'20" E	42.45

2.789 acres
LOT 12R1, BLOCK "C"
REGENCY BUSINESS PARK,
PHASE THREE

1.39 ACRES
TEXAS POWER & LIGHT COMPANY
VOL. 574, PG. 435
D.R.C.C.T.

EXISTING OVERHEAD POWER TRANSMISSION LINES

4,000 ACRES
MGK URBAN CORPORATION
INSTR. 20110520000522010
D.R.C.C.T.

5.28 ACRES (Tract 1)
XCEED PROPERTIES, LLC
INSTR. 20180515000589300
D.R.C.C.T.

REPLAT
LOT 12R1, BLOCK "C"
REGENCY BUSINESS PARK,
PHASE THREE
1 COMMERCIAL LOT
BEING 2.789 ACRES
IN THE
WILLIAM SACHSE SURVEY, A-835
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER & APPLICANT
CARDINAL STRATEGIES HOLDINGS, LLC
2770 CAPITAL STREET
WYLIE, TEXAS 75098
phone: (469) 647-1281

ENGINEER
CARDINAL STRATEGIES ENGINEERING SERVICES, LLC
2770 CAPITAL STREET
WYLIE, TEXAS 75098
phone: (469) 647-1281

SURVEYOR
GRIFFITH SURVEYING CO., LLC
806 AVE. B
LONGVIEW, TEXAS 75804
phone: (903) 296-1880

CONTACT: KIM ANDERSON
CONTACT: MICHAEL ANDERSON, P.E.
CONTACT: CHRIS GRIFFITH, R.P.L.S.

Note: Setting 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 permit.