

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS 78 Wylie Realty, LLC are the owners of a 2.595-acre tract of land situated in the Francisco De La Pina Survey, Abstract Number 688, being all of Lots 2 and 3, Block A of Wylie Retail Office Park Addition, an addition to the City of Wylie, as recorded in Volume 2013, Page 249, Plat Records, Collin County, Texas, being all of a tract of land described in Special Warranty Deed to 78 Wylie Realty, LLC by Instrument Number 202200088016, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of said Lot 3, same being a point on the northeast corner of Lot 1, Block A of Wyndham Estates, Phase I, an addition to the City of Wylie, as recorded in Cabinet E, Page 101, Plat Records, Collin County, Texas and lying on the west right-of-way line of Kreymer Lane (Variable Width right-of-way);

THENCE North 89 degrees 06 minutes 06 seconds West, departing the west right-of-way line of said Kreymer Lane, with the north line of said Lot 1, and continuing with a 15 foot slope, a total distance of 458.38 feet to a 1/2 inch rebar found for the southeast corner of Lot 1, Block A of said Wylie Retail Office Park Addition;

THENCE North 00 degrees 53 minutes 54 seconds East, with the east line of said second referenced Lot 1, a distance of 181.50 feet to an "X" Cut found in concrete for corner;

THENCE South 89 degrees 06 minutes 06 seconds East, with a south line of said second referenced Lot 1, a distance of 4.62 feet to an "X" Cut found in concrete for corner;

THENCE North 00 degrees 53 minutes 54 seconds East, with an east line of said second referenced Lot 1, a distance of 89.00 feet to a 1/2 inch rebar found for the northeast corner of said Lot 1, same being a point lying on the south line of Lot 4B, Block A of Wylie Retail Office Park Addition, an addition to the City of Wylie, as recorded in Volume 2016, Page 635, Plat Records, Collin County, Texas;

THENCE South 89 degrees 06 minutes 06 seconds East, with the south line of said Lot 4B, continuing with the south line of Lot 4A, Block A of said second referenced Wylie Retail Office Park Addition, a total distance of 330.32 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 63 degrees 53 minutes 07 seconds East, with a south line of said Lot 4A, a distance of 14.47 feet to a 5/8 inch rebar found for the southeast corner of said Lot 4A, same being a point on the west right-of-way line of said Kreymer Lane and being the beginning of a curve to the left with a radius of 501.92 feet, a central angle of 06 degrees 08 minutes 42 seconds and a chord bearing and distance of South 28 degrees 31 minutes 19 seconds East, a distance of 53.52 feet;

THENCE with said curve to the right, with the west right-of-way line of said Kreymer Lane, an arc length of 53.55 feet to a 1/2 inch rebar found and being the beginning of a curve to the left, with a radius of 458.38 feet, a central angle of 28 degrees 56 minutes 55 seconds and a chord bearing and distance of South 20 degrees 40 minutes 18 seconds East, a distance of 229.14 feet;

THENCE with said curve to the left, with the west right-of-way line of said Kreymer Lane, an arc length of 231.60 feet to a 1/2 inch rebar found for corner;

THENCE South 00 degrees 48 minutes 54 seconds West, with the west right-of-way line of said Kreymer Lane, a distance of 17.36 feet to the POINT OF BEGINNING and containing 113,034 square feet or 2.595 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 78 Wylie Realty, LLC, the owners, do hereby adopt this plat designated therein above described property as WYLIE RETAIL OFFICE PARK ADDITION, 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, 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 constructing, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all time have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, 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 plotting ordinances, rules, regulations, resolutions of The City of Wylie, Texas.

Witness, my hand at _____ This _____ day of _____ 20____

Signature — 78 Wylie Realty, LLC Representative _____

Printed Name _____

Title / Date _____

STATE OF TEXAS §
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

Notary Public in and for the State of Texas _____

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS observations using the Aftersight RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Smiling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to combine two existing lots and add in easements.

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C01200, dated June 6, 2009, the subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

Curve Data Table
Curve # 1
Arc 41.02'
Radius 28.00'
Delta 083°06'45"
Chord Bearing N19°29'02"E
Chord 37.45'

Curve # 2
Arc 4.17'
Radius 28.00'
Delta 008°31'54"
Chord Bearing N19°13'23"W
Chord 4.17'

Curve # 3
Arc 38.72'
Radius 28.00'
Delta 075°08'40"
Chord Bearing N51°31'46"W
Chord 34.15'

Curve # 4
Arc 51.24'
Radius 28.00'
Delta 104°51'20"
Chord Bearing N38°28'14"E
Chord 44.38'

Curve # 5
Arc 38.72'
Radius 28.00'
Delta 075°08'40"
Chord Bearing N51°31'46"W
Chord 34.15'

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullish, 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.

David F. McCullish
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____
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 David F. McCullish, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

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
CITY OF WYLIE, TEXAS
DATE _____

APPROVED FOR CONSTRUCTION

MAYOR, CITY OF WYLIE, TEXAS
DATE _____

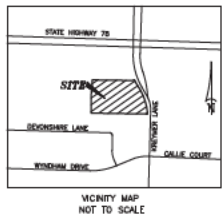
ACCEPTED

MAYOR, CITY OF WYLIE, TEXAS
DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE LOT 2R, BLOCK A, WYLIE RETAIL OFFICE PARK ADDITION, SUBDIVISION OF 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, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZES THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____ A.D., 20____

CITY SECRETARY
CITY OF WYLIE, TEXAS



Lot 2R, Block A
Proposed Lot Containing
113,034 Square Feet
2.595 Acres

FINAL PLAT
LOT 2R, BLOCK A
WYLIE RETAIL OFFICE
PARK ADDITION

BEING 2.595 ACRES
SITUATED IN THE FRANCISCO DE LA PINA SURVEY
ABSTRACT NO. 688

BEING A REPLAT OF ALL OF LOTS 2 AND 3, BLOCK A
WYLIE RETAIL OFFICE PARK ADDITION
AS RECORDED IN VOL. 2013, PG. 249, P.R.C.C.T.

CITY OF WYLIE, COLLIN COUNTY, TEXAS
JULY 2023



1200 Wilshire Road, Suite 150, Dallas, TX 75201 | T: 972.781.8021
W: www.traversellc.com | Texas P.L.C. No. 1008-01
Surveying | Construction Staking | Plotting
Date: June 21, 2023 Project No: TR-30-23

OWNER/DEVELOPER
78 Wylie Realty, LLC
538 Haggard Street, Suite 12
Plano, Texas 75075

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013