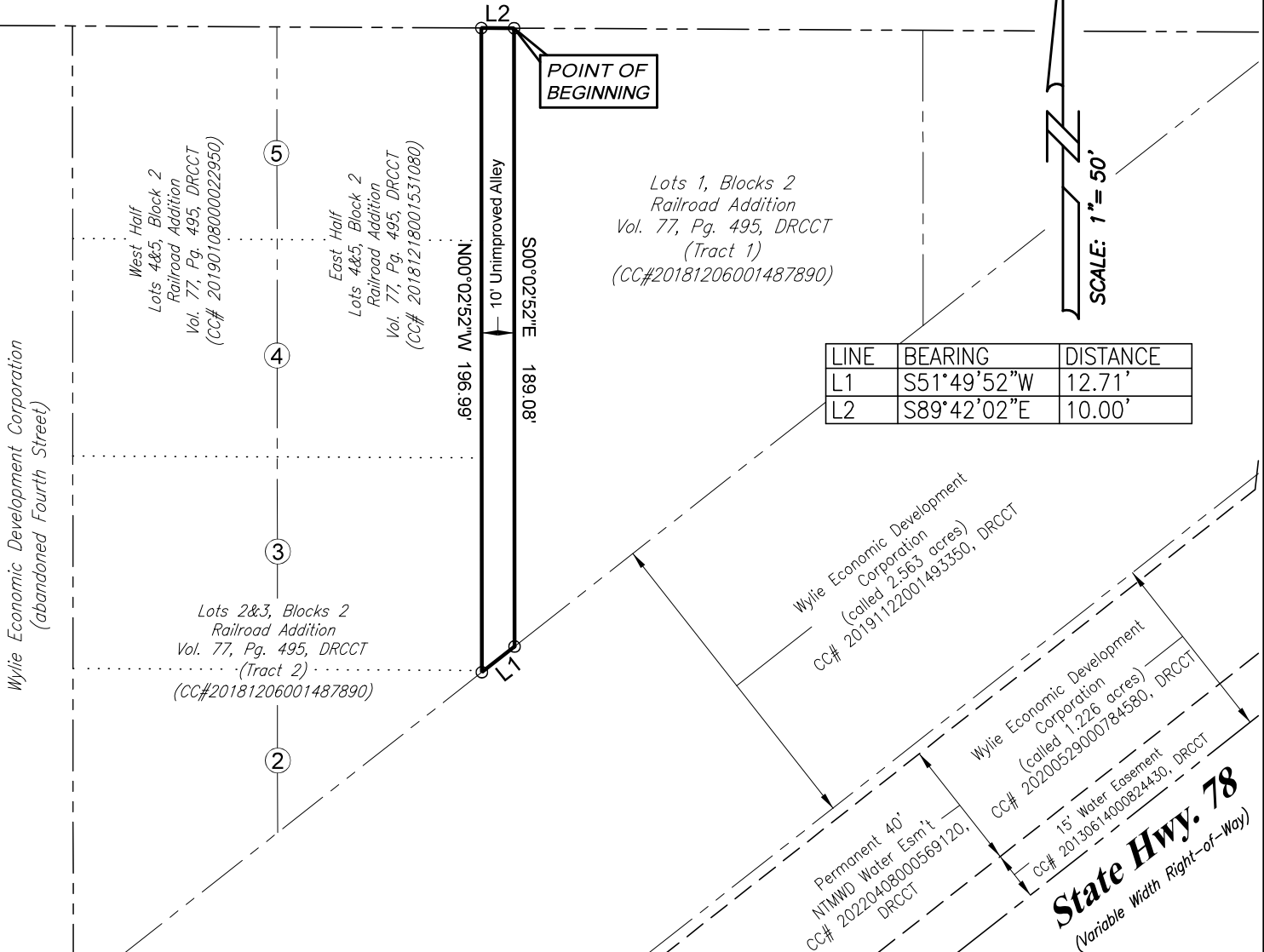


North Texas Municipal Water District
(called 48.595 acres
save & except 4.00 acres)
CC#19941005000907870, DRCCT

Exhibit 'B'
10' Alley Abandonment
1,930 Sq. Ft. / 0.044 Acres

North Texas Municipal Water District
(called 12.149 acres)
Volume 1097, Page 587, DRCCT

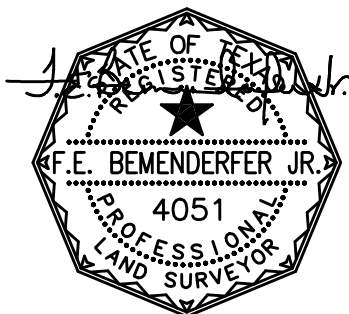
Brown Street
(60' Right-of-Way)



Legend

DRCCT Deed Record Collin County Texas
② Railroad Addition Lot Number
CM Controlling Monument

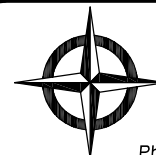
Notes: 1) Survey performed without a title commitment. There may be easements, or other matters, not shown. 2) Source bearing based on Grid North, Texas State Plane Coordinates System NAD83, Texas North Central Zone 4202, as derived by survey grade Global Positioning System.



10' Alley Abandonment
1,930 Sq.Ft. / 0.044 Acres
Francisco De La Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
October 02, 2023

SHEET 1 OF 2

P:/AC/2023Q4/AC915058.DWG



Roome
Land Surveying

2000 Avenue G, Suite 810
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www.roomesurveying.com / Firm No. 10013100

Exhibit 'A'
10' Alley Abandonment
1,930 Sq. Ft. / 0.044 Acres

SITUATED in the State of Texas, County of Collin and City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being a 10' wide unimproved alley running from the south right-of-way line of Brown Street in a southerly direction to the northwest property line of a Wylie Economic Development Corporation tract as recorded under County Clerk No. 20191122001493350 of the Deed Records, Collin County, Texas, and lying east of the east line of Lots 3, 4 & 5, Block 2, and west of the west line of Lot 1, Block 2 of the Railroad Addition as recorded in Volume 77, Page 495 of the Deed Records, Collin County, Texas;

BEGINNING at a point in the south right-of-way line of Brown Street, marking the northwest corner of said Lot 1, the northeast corner of said Alley, and the northeast corner of the herein described premises;

THENCE with the common line of said Alley and Lot 1, South 00°02'52" West, 189.09 feet to a point in the northwest line of said Wylie Economic Development Corporation tract, marking the southwest corner of Lot 1, the southeast of said Alley and said premises;

THENCE with the northwest line of said Wylie Economic Development Corporation tract and the southeast line of said Alley, South 51°49'52" West, 12.71 feet to a point marking the northeast corner of said Lot 2, the southeast corner of Lot 3, the southwest corner of said Alley and said premises;

THENCE with the common line between said Alley and Lots 3, 4 and 5 of said Railroad Addition, North 00°02'52" West, 196.99 feet to a point in the south right-of-way of Brown Street, marking the northeast corner of Lot 5, the northwest corner of said Alley and said premises;

THENCE with the south right-of-way of Brown Street and the north line of said Alley, South 89°42'02" East, 10.00 feet to the Place of Beginning and containing 1,930 square feet or 0.044 acres of land.

10' Alley Abandonment

1,930 Sq.Ft. / 0.044 Acres

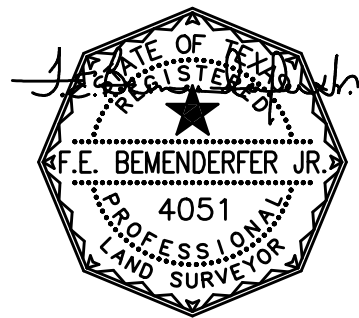
Francisco De La Pina Survey, Abstract No. 688

City of Wylie, Collin County, Texas

October 02, 2023

SHEET 2 OF 2

P:/AC/2023Q4/AC915058.DWG



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