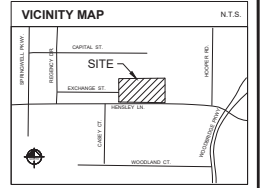


LINE	BEARING	LENGTH
L1	N89°16'43"E	24.00'
L2	N89°16'43"E	24.00'
L3	N00°43'17"W	16.50'
L4	N89°16'43"E	10.00'
L5	S89°43'17"W	16.50'
L6	S89°16'43"W	10.50'
L7	N00°43'17"W	10.00'
L8	N89°16'43"E	10.50'
L9	S89°16'43"W	10.50'
L10	N00°43'17"W	10.00'
L11	N89°16'43"E	10.00'
L12	S89°16'43"W	10.00'
L13	N00°43'17"W	10.00'
L14	N89°16'43"E	9.50'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°39'50"	28.00'	11.04'	N10°34'14"E	10.87'
C2	22°39'50"	28.00'	11.04'	S12°03'47"E	10.87'
C3	22°39'50"	28.00'	11.04'	N10°34'14"E	10.87'
C4	22°39'50"	28.00'	11.04'	S12°04'47"E	10.87'
C5	32°59'37"	28.00'	16.12'	S15°46'32"W	15.90'
C6	25°47'10"	28.00'	12.60'	S15°38'51"E	12.50'
C7	25°51'50"	28.00'	12.64'	N12°12'34"E	12.53'
C8	32°59'37"	28.00'	16.12'	N17°13'05"W	15.90'
C9	32°59'37"	28.00'	16.12'	S15°46'32"W	15.90'
C10	25°33'24"	28.00'	12.49'	S13°29'58"E	12.30'
C11	25°42'58"	28.00'	12.58'	N12°08'49"E	12.47'
C12	32°59'37"	28.00'	16.12'	N17°13'05"W	15.90'



- NOTES:**
- 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 withholdings of utilities and building permits.
 - Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
 - All corners are a 5/8" iron rod with plastic cap stamped "KHA" set unless noted otherwise.

FLOOD STATEMENT:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C04151, for Collin County, Texas and incorporated areas, dated June 2, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 IRC = IRON ROD WITH CAP FOUND
 XF = "X" CUT IN CONCRETE FOUND
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, 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 **BIZSPACE WYLIE, LOT 1, BLOCK A**, a 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 ways, easements, 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 hereinafter subscribed.

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

City Secretary
City of Wylie, Texas

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY FINAL PLAT
BIZSPACE WYLIE

LOT 1, BLOCK A
 5.274 ACRES OUT OF THE WILLIAM SACHSE SURVEY
 ABSTRACT NO. 835
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 PREPARED: 11/20/2025
 CITY PROJECT # _____

STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF WYLIE §

OWNER'S DEDICATION
 STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF WYLIE §

WHEREAS SCOTTFREE INVESTMENTS LP, are the sole owners of a tract of land situated in the William Sachse Survey, Abstract No. 835, City of Wylie, Collin County, Texas, and being all of a called 5.28-acre tract of land, described in a General Warranty Deed to Scottfree Investments LP, as recorded in Instrument No. 2024000109883 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 5.28-acre tract and the southwest corner of Lot 10, Block C of Regency Business Park, Phase Three, an addition to the City of Wylie, Texas, according to the map or plat, thereof, recorded in Volume 2026, Page 3 of the Plat Records of Collin County, Texas, same also being on the east line of Lot 36, Block C of Regency Business Park, Phase 2, an addition to the City of Wylie, Texas, according to the map or plat, thereof, recorded in Volume G, Page 92 of the Plat Records of Collin County, Texas;

THENCE North 89°16'07" East, along the north line of said 5.28-acre tract, the south line of said Lot 10, the south line of Lot 11, Block C of said Regency Business Park, Phase Three, passing a 1/2-inch iron rod found at the southeast corner of said Lot 11 and the southwest corner of Lot 12R1, Block C of Regency Business Park, Phase Three, an addition to the City of Wylie, Texas, according to the map or plat, thereof, recorded in Volume 2026, Page 982 of the Plat Records of Collin County, Texas, continuing along the south line of said Lot 12R1 a total distance of 450.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for an angle point;

THENCE North 89°15'22" East, continuing along the north line of said 5.28-acre tract, the south line of said Lot 12R1, a distance of 289.68 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 3963" found for the northeast corner of said 5.28-acre tract, same being the northeast corner of a called 2.000-acre tract of land, described in a General Warranty Deed to Jahl H. Fatallah, recorded in Instrument No. 20210428000852280 of the Official Public Records of Collin County, Texas;

THENCE South 00°44'44" East, along the east line of said 5.28-acre tract and the west line of said 2.000-acre tract, a distance of 310.66 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963" found for the southeast corner of said 5.28-acre tract and the southwest corner of said 2.000-acre tract;

THENCE South 89°16'43" West, along the south line of said 5.28-acre tract, a distance of 739.75 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "BURNS SURVEYING" found for the southwest corner of said 5.28-acre tract, same being the southeast corner of Lot 9, Block E of aforesaid Regency Business Park, Phase 2;

THENCE North 00°43'58" West, along the west line of said 5.28-acre tract and the east line of said Lot 9, passing at a distance of 113.0 feet, to a 1/2-inch iron rod with a yellow plastic cap, stamped "BURNS SURVEYING" found for the northeast corner of said Lot 9 and the southeast corner of Exchange Street, a 60' wide right of way, along the east terminus of said Exchange Street, passing at a distance of 172.8 feet, a 1/2-inch iron rod found at the southeast corner of aforesaid Lot 36, Block C, continuing along the east line of said Lot 36, a total distance of 310.47 feet to the **POINT OF BEGINNING** and containing 5.274 acres (229,715 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTTFREE INVESTMENTS LP, do hereby adopt this plat designating the hereinabove described property as **BIZSPACE WYLIE, LOT 1, BLOCK A**, an addition to the City of Wylie, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Property owners shall maintain easements and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS OUR HAND AT _____ this _____ day of _____, 20____.

By: _____
 Name: _____
 Title: _____

STATE OF _____
 COUNTY OF _____

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 _____, 20____.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Wylie, Texas.

Michael B. Marx
 Registered Professional Land Surveyor No. 5181
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Phone 972-335-3580
 Fax 972-335-3779

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

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 §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER:
 SCOTTFREE INVESTMENTS LP
 519 E. I-30, SUITE 511
 ROCKWALL, TX 75087
 TEL: 972-335-3580
 CONTACT: MICHAEL MARK, R.P.L.S.

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TEXAS 75034
 TEL: 972-335-3580
 CONTACT: MICHAEL MARK, R.P.L.S.

APPLICANT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2600 N. CENTRAL EXPY., SUITE 400
 RICHARDSON, TX 75080
 TEL: 214-424-6641
 CONTACT: MICHAEL DURRAN, P.E.

Kimley»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
 Frisco, Texas 75034 FIRM # 10103822 Fax No. (972) 335-3779

Scale Drawn by Checked by Date Project No. Sheet No.
 1" = 50' MBM KHA 11/20/2025 060061100 OF

FILED: _____