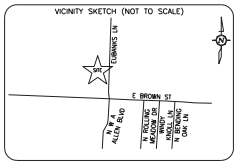
VICINITY SKETCH (NOT TO SCALE)



GENERAL NOTES

A) ALL STREETS, ALLEYS AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.

B) NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS EXCEPTION IS PROVIDED BY THE PLANNING & ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.

C) ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO THE RECORDING OF THIS FINAL PLAT.

D) ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "TO BE DEDICATED BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENT.

E) THE SURVEY INFORMATION SHOWN WAS PREPARED FROM THE RESULT OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON, AND HAS BEEN COMPLETED SUBSTANTIALLY IN COMPLIANCE WITH THE PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PRATICES ACT, SECTION 663.13.

F) BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE BASED UPON TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM

G) DISTANCES AND AREAS SHOWN HEREON ARE BASED ON HORIZONTAL SURFACE MEASUREMENTS IN U.S. FEET.

H) 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.

FEMA INFO

PER REVIEW OF FIRM MAP NO 48085C0420J, EFFECTIVE DATE: 6/2/2009, THIS PARCEL IS NOT IN A FLOOD HAZARD AREA AND IS DESIGNATED AS ZONE "X".

LEGEND OF LINE TYPES

- BARBED WIRE FENCE
- WOOD PLANK FENCE
- CHAIN LINK FENCE
- OVERHEAD LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND COMMUNICATION LINE

LEGEND OF NOMENCLATURE

- SET BOUNDARY MARKER
- EXISTING BOUNDARY MARKER
- CONCRETE MONUMENT
- MATHEMATICAL POINT
- R/W RIGHT OF WAY LINE
- C/L ROAD CENTERLINE
- EIP EXISTING IRON PIN
- MON. EXISTING MONUMENT

LEGEND OF SYMBOLS

- OBSERVED ENCROACHMENT
- PLOTTED TITLE EXCEPTION
- PS REGULAR PARKING SPACE
- HC/PS HANDICAPPED SPACE
- UNDERGROUND UTILITY MARKER
- ELECTRICAL UTILITY
- TRAFFIC POLE
- TELECOM UTILITY
- GAS UTILITY
- FIRE HYDRANT
- WATER UTILITY
- UTILITY POLE
- DRAINAGE UTILITY
- SANITARY UTILITY
- LIGHT POLE
- DUMPSTER PAD
- BOLLARD
- MAILBOX/KIOSK
- SIGN
- WELL

JONATHAN MURPHY
Professional Land Surveying
(919) 787-7873 4650 Paragon Park Rd
TX FIRM# 10194850 Raleigh NC 27616
NC FIRM# L4382 E-MAIL : raleigh@murphygeomatics.com

Project #401-20

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
13428 NW 138th Terrace, Suite A Alachua, FL 32615
Office (386) 418-2600 Fax (386) 462-8808
WWW.GEOLINESVC.COM

TX Wylie 3700 Eubanks Ln-FINAL PLATv2.dwg

PARCEL INFO

OWNER: SOLAREIT2-A-III LLC
ADDRESS: 8245 BOONE BOULEVARD, SUITE 700
VIENNA, VA 22182

SITE ADDRESS: 3700 EUBANKS LANE,
WYLIE, TX 75098

PROPERTY ID #: 2779955
DOCUMENT #: 2024000115459

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JONATHAN MURPHY, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WYLIE.

INTENTIONALLY UNSIGNED
ISSUED FOR REVIEW ONLY
PRELIMINARY PLAT
NOT FOR RECORDING SALES OR CONVEYANCE

JONATHAN MURPHY, RPLS

DATE: 7/8/2025

PROFESSIONAL LAND SURVEYOR 7082 STATE OF TEXAS

NOTARY CERTIFICATE

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 JONATHAN MURPHY, 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 THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON

"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 _____ SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, A.D., 20____ AND THE CITY 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 SETTLE 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., 20____

_____
CITY SECRETARY
CITY OF WYLIE TEXAS

SURVEY DESCRIPTION

FUTURE ACCESS EASEMENT
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF WYLIE, COLLIN COUNTY, STATE OF TEXAS, AND BEING MORE PARITICULARLY DESCRIBED AS:
Commencing at an existing X-Cut on the northerly margin of East Brown Street (Variable Width Public Right-of-Wray), and running thence, departing said right-of-way, N 00° 12' 20" W for a distance of 170.88 feet to the POINT OF BEGINNING.
Thence, N 90° 00' 00" W for a distance of 216.12 feet to a point; Thence, N 44° 03' 40" W for a distance of 60.00 feet to a point; Thence, N 45° 56' 20" E for a distance of 121.00 feet to a point; Thence, S 44° 03' 40" E for a distance of 88.81 feet to a point; Thence, S 90° 00' 00" E for a distance of 131.39 feet to a point; Thence, S 00° 56' 10" W for a distance of 85.01 feet to the point of beginning, containing 0.587 acres, more or less.

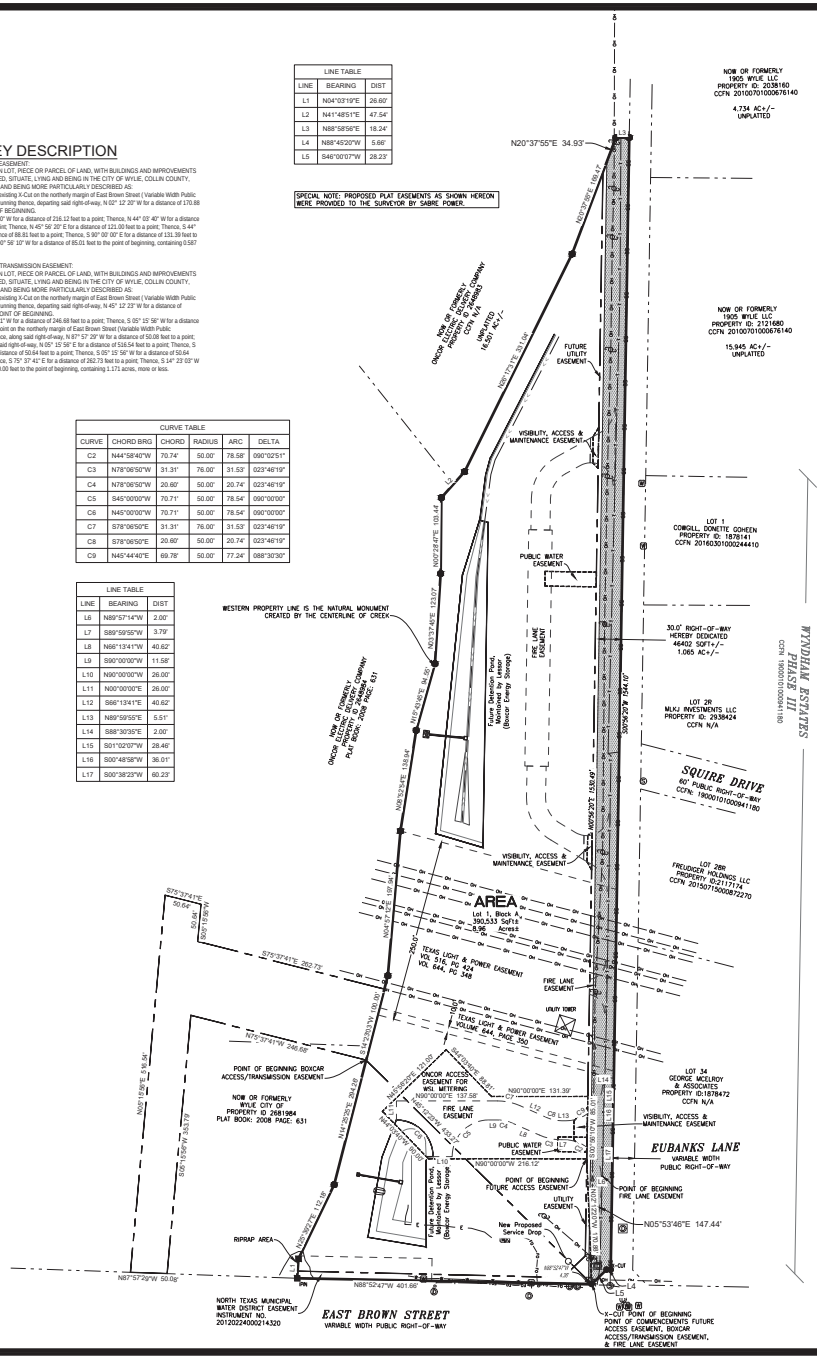
BOXCAR ACCESS/TRANSMISSION EASEMENT:
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF WYLIE, COLLIN COUNTY, STATE OF TEXAS, AND BEING MORE PARITICULARLY DESCRIBED AS:
Commencing at an existing X-Cut on the northerly margin of East Brown Street (Variable Width Public Right-of-Wray), and running thence, departing said right-of-way, N 45° 12' 23" W for a distance of 433.27 feet to the POINT OF BEGINNING.
Thence, N 75° 37' 41" W for a distance of 246.68 feet to a point; Thence, S 05° 15' 56" W for a distance of 353.79 feet to a point on the northerly margin of East Brown Street (Variable Width Public Right-of-Wray); Thence, along said right-of-way, N 87° 57' 20" W for a distance of 50.08 feet to a point; Thence, departing said right-of-way, N 05° 15' 56" E for a distance of 516.54 feet to a point; Thence, S 75° 37' 41" E for a distance of 50.84 feet to a point; Thence, S 05° 15' 56" W for a distance of 59.64 feet to a point; Thence, S 75° 37' 41" E for a distance of 262.75 feet to a point; Thence, S 14° 23' 03" W for a distance of 100.00 feet to the point of beginning, containing 1.171 acres, more or less.

LINE TABLE		
LINE	BEARING	DIST
L1	N04°03'19"E	26.60'
L2	N41°48'51"E	47.54'
L3	N88°58'56"E	18.24'
L4	N88°45'20"W	5.66'
L5	S46°00'07"W	28.23'

SPECIAL NOTE: PROPOSED PLAT EASEMENTS AS SHOWN HEREON WERE PROVIDED TO THE SURVEYOR BY SABRE POWER.

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C2	N44°58'40"W	70.74'	50.00'	78.58'	090°02'51"
C3	N78°06'50"W	31.31'	76.00'	31.53'	023°46'19"
C4	N78°06'50"W	20.60'	50.00'	20.74'	023°46'19"
C5	S45°00'00"W	70.71'	50.00'	78.54'	090°00'00"
C6	N45°00'00"W	70.71'	50.00'	78.54'	090°00'00"
C7	S78°06'50"E	31.31'	76.00'	31.53'	023°46'19"
C8	S78°06'50"E	20.60'	50.00'	20.74'	023°46'19"
C9	N45°44'40"E	69.78'	50.00'	77.24'	088°30'30"

LINE TABLE		
LINE	BEARING	DIST
L6	N89°57'14"W	2.00'
L7	S89°59'56"W	3.79'
L8	N66°13'41"W	40.62'
L9	S90°00'00"W	11.58'
L10	N90°00'00"W	26.00'
L11	N00°00'00"E	26.00'
L12	S66°13'41"E	40.62'
L13	N89°59'55"E	5.51'
L14	S88°30'35"E	2.00'
L15	S01°02'07"W	28.46'
L16	S00°48'58"W	36.01'
L17	S00°38'23"W	60.23'


NOW OR FORMERLY
1905 WYLIE LLC
PROPERTY ID: 2038160
CCFN 20100701000676140
4.734 AC+/-
UNPLATTED
N20°37'55"E 34.93'
NOW OR FORMERLY
1905 WYLIE LLC
PROPERTY ID: 2121680
CCFN 20100701000676140
15.945 AC+/-
UNPLATTED
FUTURE UTILITY EASEMENT
VISIBILITY, ACCESS & MAINTENANCE EASEMENT
LOT 1
CORGILL, DONETTE GOHEEN
PROPERTY ID: 1878141
CCFN 20160301000244410
PUBLIC WATER EASEMENT
WESTERN PROPERTY LINE IS THE NATURAL MONUMENT CREATED BY THE CENTERLINE OF CREEK
30.0' RIGHT-OF-WAY
HEREBY DEDICATED
46402 SQFT+/-
1.065 AC+/-
LOT 2R
MLKJ INVESTMENTS LLC
PROPERTY ID: 2938424
CCFN N/A
WYNDHAM ESTATES PHASE III
CCFN 1900010100094180
SQUIRE DRIVE
60' PUBLIC RIGHT-OF-WAY
CCFN: 1900010100094180
LOT 2BR
FREUDIGER HOLDINGS LLC
PROPERTY ID:2121174
CCFN 20150715000872270
AREA
Lot 1, Block A
390,533 SqFt
8.96 Acres
TEXAS LIGHT & POWER EASEMENT
VOL 516, PG 424
VOL 644, PG 348
FIRE LANE EASEMENT
UTILITY TOWER
TEXAS LIGHT & POWER EASEMENT
VOLUME 644, PAGE 350
POINT OF BEGINNING BOXCAR ACCESS/TRANSMISSION EASEMENT
NOW OR FORMERLY
WYLIE CITY OF
PROPERTY ID 2681964
PLAT BOOK: 2008 PAGE: 631
ONCOR ACCESS EASEMENT FOR WSU METERING
FIRE LANE EASEMENT
PUBLIC WATER EASEMENT
POINT OF BEGINNING FUTURE ACCESS EASEMENT
UTILITY EASEMENT
New Proposed Service Drop
LOT 34
GEORGE MCELROY & ASSOCIATES
PROPERTY ID:1878472
CCFN N/A
VISIBILITY, ACCESS & MAINTENANCE EASEMENT
EUBANKS LANE
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY
POINT OF BEGINNING FIRE LANE EASEMENT
N05°53'46"E 147.44'
RIPRAP AREA
NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT INSTRUMENT NO. 20120224000214320
EAST BROWN STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
X-CUT POINT OF BEGINNING
POINT OF COMMENCEMENTS FUTURE ACCESS EASEMENT, BOXCAR ACCESS/TRANSMISSION EASEMENT, & FIRE LANE EASEMENT
N87°57'20"W 50.08'
S75°37'41"E 262.75'
S75°37'41"E 50.84'
N87°57'20"W 50.08'
N75°37'41"W 246.68'
N05°15'56"E 516.54'
N05°15'56"W 353.79'
N05°15'56"E 59.64'
N05°15'56"E 516.54'
N05°15'56"W 353.79'
N05°15'56"E 516.54'
N05°15'56"W 353.79'
N05°15'56"E 516.54'
N05°15'56"W 353.79