WHEREAS Pace Group, LLC are the owners of a 1.162 acre tract of land situated in the Moses Sparks Survey, Abstract Number 849, being all of Lot 28, Block A of Alai Wylie Addition, an addition to the City of Wylie, as recorded in Colbinet 2021, Page 88, Plant Records, Collin County, Isaas, same being all of a trot of land desiribed to Pace Group, LLC by deed recorded in Instrument Number 2023000079157, Deed Records, Collin County, Texas and being more particularly described by metas and bounds as follows: DALLAS AREA RAPID TRANSIT BEGINNING at a 5/8 inch rebar capped "RPLS1890" found for the northwest corner of said Lot 2B, same being (100' RIGHT-OF-WAY) VOL. 3424, PG. 126 D.R.C.C.T. the northeast corner of Lot 1, Block 1 of Children's Lighthouse Addition, an addition to the City of Wyle, as recorded in Volume 2007, Page 107, Plat Records, Collin County, Texas and lying on the south right-of-way; line of Dallas Area Rapid Transit (100 foot right-of-way): THENCE South 84 degrees 32 minutes 00 seconds East, with the south line of sold Dollas Area Rapid Transit, a distance of 329.4.2 feet to a 5/8 inch rebor copped "TRAVERSE LS PROP COR" set for the northeast corner of sold to 28, some being the northwest corner of to 10 t2 A, Block 4 or sold Add Myline Addition; POINT OF BEGINNING 5/8" IRON ROD W/CAP "RPLS 1890" FOUND (C.M.) THENCE South Of degrees 01 minutes 25 seconds East, departing the south fine of said balter Area Replications, with the contraction of the contract of the con NOT TO SCALE S84°32'00"E 329.42" SBF32'01'E 280.94' THENCE South 89 degrees 28 minutes 11 seconds West, with the north right-of-way line of said Farm to Market Road 544, a distance of 15.00 feet to an "X" Cut set for the southeast corner of Lot 1, Block A of Ald liftyle Addition, an addition to the City of Wylle, as recorded in Cabinet 2011, Page 154, Plot Records, Collin County, Teaus; 10" BUILDING SETBACK T VOL. 2007, PG. 107 AND UTILITY EASEMENT -THENCE North 00 degrees 00 minutes 35 seconds West, deporting the north right-of-way line of said Form to Market Road 544, with the east line of said Lot 1 of Aldi Wylle Addition, a distance of 293.70 feet to an " χ " Cut found for corner; S84'32'00'E 10.00 15" UTILITY EASEMENT VOL. 4539, PG. 1094 D.R.C.C.T. VOL. 5563, PG. 1088 D.R.C.C.T. WATER EASEMENT VOL. 2011, PG. 154 \$05'28'00'W L=41.01", R=28.13" ==083'32'00"-N42'31'54'W~37.47" THENCE South 89 degrees 28 minutes 11 seconds West, with the north line of said Lot 1 of Aldi Wylie Addition, a distance of 132.00 feet to a 5/8 inch rebar capped "LL" found for corner; MATER EASEMENT PER THIS PLAT THENCE South 00 degrees 31 minutes 49 seconds East, with a west line of said Lot 1 of Aldi Wylie Addition, a distance of 18.76 feet to a 5/8 inch rebar capped "RPLS1890" found for corner; LOT 2B1, BLOCK A 50,621 SF 1.162 Acres THENCE South 89 degrees 28 minutes 11 seconds West, with a north line of said Lot 1 of Aldi Wylle Addition, a distance of 185.29 feet to a 5/8 inch rebor capped RPLS1890° found for the northwest corner of said Lot 1 of Aldi Wylle Addition and being a point on the east line of said Lot 1 of Indirense Lighthouse Addition; LOT 24, BLOCK A ALD! WYLLE ADDITE CAR 2021, PG. 88-8 O.P.R.C.C.T. THENCE North 01 degrees 26 minutes 33 seconds East, with the east line of said Lot 1 of Childrens Lighthouse Addition, a distance of 165.59 feet to THE POINT OF BEGINNING and containing 50,621 square feet or 1.162 acres of land, more or less. 26.02* GENERAL NOTES The Boals of Bearings is from the Texas State Plane Coordinate System, 10° BULDING STBACK, NADBS, North Central Zone is derived from OPS Observations using the Alitera RTK Network and adjusted to surface using a scale factor of 1,00015271. S89*28'11"W 132.00 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS NOM, INCREMENT, NOW ALL MEN BY ITELS TROSCHIS
THAT Pace Group, LLC, the owner, do hereby adolpt this plot designated therein above described property as ALDI
Wylie Addition, an addition to the City of Wylie, Izoxa, an does hereby dedicate, in fee simple, to the public use
forever, the street, rights—of—way, and other public improvements shown thereon. The atreets and allays, if any,
forever, for the purposes indicated on this plot. No buildings, fences, trees, shrubs, or other improvements
growths shall be constructed or placed upon, over or coress the essements as shown, except that landscape
improvements may be placed in landscape assements, if approved by the City Council of the City of Wylie, in
distinct places are all the purposes of the control of the City of Wylie, in
which is a subordinate to the public of ord City of Wylies are therefore
common the common of the commo S00"31'49"F 18.76 5/8" IRON ROD W/CAP TRPLS 1890" 11 1 1 33.67 FIRELANE, ACCESS & UTILITY EASEMENT VOL. 2011, PG. 154 P.R.G.C.T. $\parallel \parallel \parallel \parallel \parallel$ $\parallel \parallel \parallel \parallel \parallel$ The City of Wyke and public stiffs existing existing the center of the c $\parallel \parallel \parallel \parallel \parallel$ 30" ACCESS & UTILITY EASEMEN SURVEYOR'S CERTIFICATION FARMER'S ELECTRIC COOPERATIVE EASEMENT This plat approved subject to all platting ordinances, rules, regulations, resolutions of The City of Wyle, Texas, KNOW ALL MEN BY THESE PRESENTS: MOSES SPARKS SURVEY ABSTRACT No. 849 That I, David F. McCullah, 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. 293.70 Signature - Pace Group, LLC Representative David F. McCullah REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4023 DATE: STATE OF TEXAS \$
COUNTY OF DALLAS \$ BEFORE ME, the undersigned outhority, a notary public in and for the State of Texas, on this day personally appeared <u>David F. McCullah</u>, 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. STATE OF TEXAS § STORM SEWER EASEMENT INST. NO. 20090605000694490 D.R.C.C.T COLINTY OF EFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared.

known to me to be personally appeared to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expresses. GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______doy of Notary Public in and for the State of Texas Notary Public in and for the State of Texas 15' WATERLINE EASEMENT CAB. H. PC. 583 P.R.C.C.T. REPLAT LOT 2B1, BLOCK A APPROVED FOR CONSTRUCTION WEST FARM TO MARKET ROAD 544 S89'28'11 W MAYOR, CITY OF WYLIE, TEXAS ALDI WYLIE (120' RIGHT-OF-WAY) CONCRETE CURB & GUTTER ACCEPTED ADDITION BEING 1 162 ACRES THE MISSISSION OF SCIENCES OF THE TY OF MUE. TICK, A PART OF THE TOTAL SITUATED IN THE MOSES SPARKS SURVEY ARSTRACT NUMBER 849 BEING A REPLAT OF LOT 2B, BLOCK A
ALDI WYLIE ADDITION, AN ADDITION TO THE CITY OF WYLIF AS RECORDED IN FLOOD NOTES INST. NO. 2021–88, P.R.C.C.T.
CITY OF WYLIE, COLLIN COUNTY, TEXAS No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rote Map, Community Panel No. 480850415J, dated June 2, 2005. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). OWNER/DEVELOPER ENGINEER Triangle Engineering 1782 W McDermott Drive Allen, Texas 75013 Surveying | Construction Staking | Platting DECEMBER 2023 ber 14, 2023 1 of 1