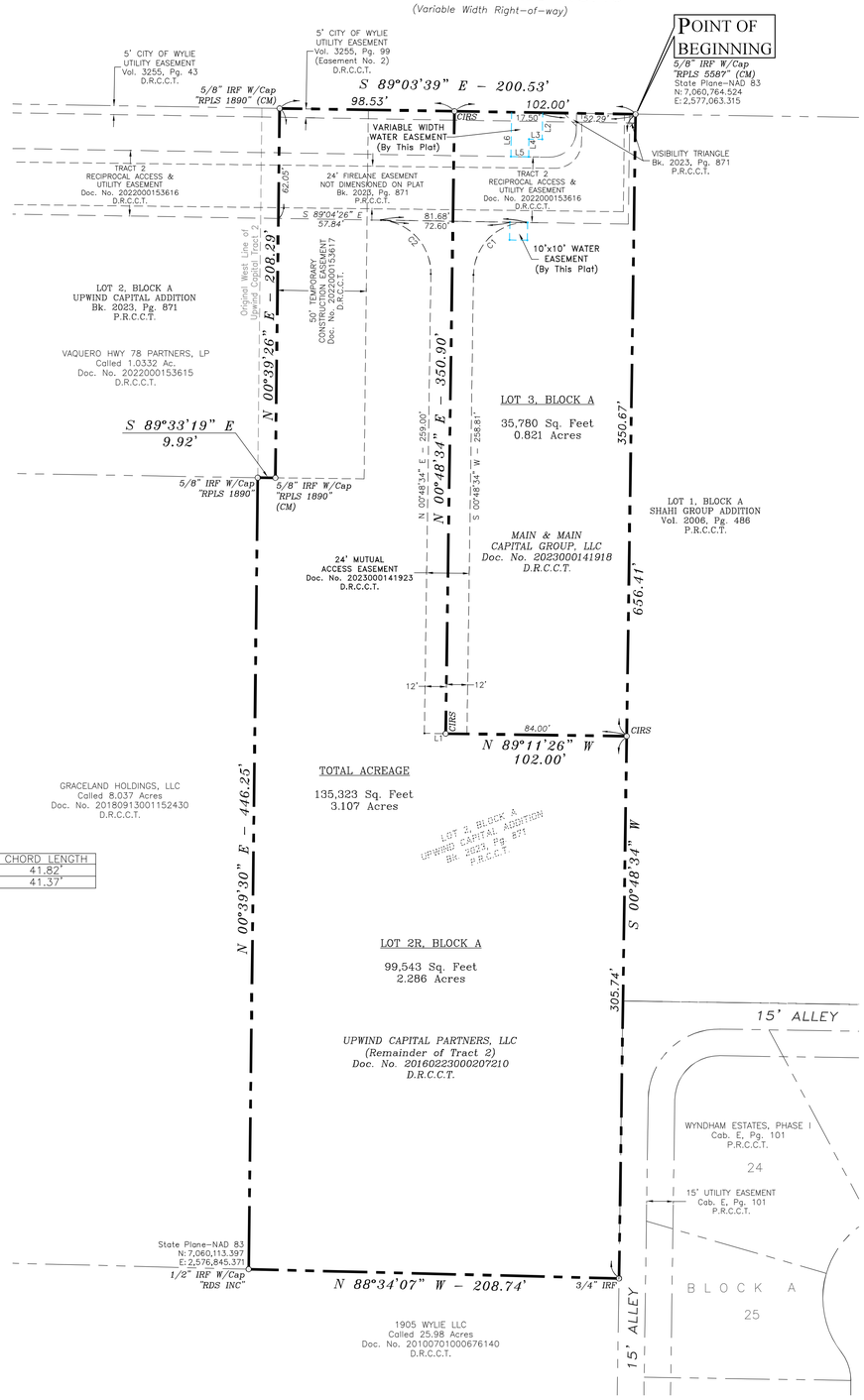


N

0' 40' 80' 120'

SCALE: 1" = 40'

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the StarNET RTK Network and is also referenced to City of Wylie Monument CM–1, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0420J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un–Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Replat is to subdivide the existing recorded Lot 2, Block A into 2 lots and add new easements.

SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and witholding of utilities and building permits.

TOTAL ACREAGE

135,323 Sq. Feet
3.107 Acres

LOT 2R, BLOCK A

99,543 Sq. Feet
2.286 Acres

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°22'36"	30.00'	46.27'	S 44°59'52" W	41.82'
C2	87°11'26"	30.00'	45.65'	N 42°47'09" W	41.37'

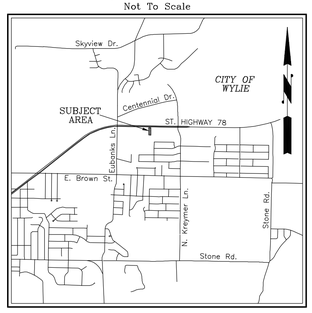
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°11'26" W	24.00'
L2	S 00°56'21" W	15.00'
L3	N 89°03'39" W	7.50'
L4	S 00°56'21" W	10.01'
L5	N 89°03'39" W	10.00'
L6	N 00°56'21" E	25.01'

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
W/Cap = Topped with a stamped plastic cap
4701 = The License Number for this Registered Professional Land Surveyor

VICINITY MAP
Not To Scale



OWNER: LOT 2R

UPWIND CAPITAL PARTNERS, LLC
3915 Elm Grove
Rowlett, Texas 75089
Contact: Steve Conkle
214–850–1338
theconkles@hotmail.com

OWNER: LOT 3

MAIN & MAIN CAPITAL GROUP LLC
5750 Genesis Court, Suite 103
Frisco, Texas 75034
Contact: Eric Reed
817–797–7701
Er@maincg.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
Contact: Lawrence Ringley
972–542–1266
LHR@Ringley.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, UPWIND CAPITAL PARTNERS, LLC and MAIN & MAIN CAPITAL GROUP, LLC are the owners of that certain tract of land situated in the City of Wylie, in the Francisco De La Pina Survey, Abstract No. 688 of Collin County, Texas and being all of Lot 2, Block A of Upwind Capital Addition, an addition to the City of Wylie, according to the Final Plat thereof, recorded in Book 2023, Page 871, Plat Records, Collin County, Texas (P.R.C.C.T.) and further described in a deed to Upwind Capital Partners, LLC, recorded in Document No. 20160223000207210, Deed Records, Collin County, Texas (D.R.C.C.T.) and in a deed to Main & Main Capital Group, LLC, recorded in Document No. 2023000141918, D.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5587", found on the south right–of–way line of State Highway 78 (a variable width right–of–way) for the northeast corner of the above described Lot 2, Block A and said Main & Main Capital Group tract and same being the northwest corner of Lot 1, Block A of Shahi Group Addition, an addition to the City of Wylie, according to the plat thereof, recorded in Volume 2006, Page 486, P.R.C.C.T.;

THENCE: South 00 deg. 48 min. 34 sec. West, departing from said State Highway 78, along the common line of said Lot 2, Block A and said Shahi Group Addition, at a distance of 500.0 feet, passing the southwest corner of said Lot 1, Block A of Shahi Group Addition and the northwest corner of Wyndham Estates, Phase I, an addition to the City of Wylie, according to the plat thereof, recorded in Cabinet E, Page 101, P.R.C.C.T. and continuing along the common line of said Lot 2, Block A and said Wyndham Estates, Phase I for a total distance of 656.41 feet to a 3/4 inch iron rod found at the southeast corner of said Lot 2, Block A and said point also being the easterly northeast corner of that certain called 25.98 acre tract of land described in a deed to 1905 Wylie LLC, recorded in Document No. 2010070100067614 0, D.R.C.C.T.;

THENCE: North 88 deg. 34 min. 07 sec. West, along the common line of said Lot 2, Block A and said 1905 Wylie LLC tract, a distance of 208.74 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped "RDS INC", found for the southwest corner of said Lot 2, Block A and same being the southeast corner of that certain called 8.037 acre tract of land described in a deed to Graceland Holdings, LLC, recorded in Document No. 2018091300115243 0, D.R.C.C.T.;

THENCE: North 00 deg. 39 min. 30 sec. East, along the common line of said Lot 2, Block A and said Graceland Holdings tract, a distance of 446.25 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 1890", found for the easterly northeast corner of said Graceland Holdings tract and the most westerly northwest corner of said Lot 2 and same being on the south line of Lot 1, Block A of the above described Upwind Capital Addition

THENCE: South 89 deg. 33 min. 19 sec. East, along the common line of said Lot 1 and Lot 2, Block A of Upwind Capital Addition, a distance of 9.92 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 1890", found for the southeast corner of said Lot 1 and an inside ell corner of said Lot 2, Block A;

THENCE: North 00 deg. 39 min. 26 sec. East, continuing along the common line of said Lot 1 and Lot 2, Block A, a distance of 208.29 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 1890", found on the south right–of–way line of the above described State Highway 78, for the northeast corner of said Lot 1 and the northwest corner of said Lot 2, Block A;

THENCE: South 89 deg. 03 min. 39 sec. East, along the common line of said Lot 2 and said State Highway 78, a distance of 200.53 feet to the POINT OF BEGINNING and containing 135,323 square feet or 3.107 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **UPWIND CAPITAL PARTNERS, LLC and MAIN & MAIN CAPITAL GROUP, LLC,** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **UPWIND CAPITAL ADDITION, LOTS 2R AND 3, BLOCK A,** an addition to the City of Wylie, Texas, being a Replat of LOT 2, OF UPWIND CAPITAL ADDITION, recorded in Book 2023, Page 871, Plat Records of Collin County, Texas, and as described in a deed to UPWIND CAPITAL PARTNERS, LLC, recorded in Document No. 20160223000207210 and in a deed to MAIN & MAIN CAPITAL GROUP, LLC, recorded in Document No. 2023000141918, of the Deed Records of Collin County, Texas, 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, as shown, 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 the 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 utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, 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 platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ , day of _____ , 2023.

BY: _____
Steve Conkle, Manager
Upwind Capital Partners, LLC

BY: _____
Eric Reed, Manager
Main & Main Capital Group, LLC

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 **STEVE CONKLE**, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2024.

_____
Notary Public, State of Texas

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 **ERIC REED**, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2024.

_____
Notary Public, State of Texas

SURVEYORS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, **Lawrence H. Ringley**, do hereby certify that I have 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 in accordance with the Subdivision Ordinance of the City of Wylie.

DATED this the_____ day of _____, 2024.

_____
Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

"RECOMMENDED FOR APPROVAL"

_____ _____
Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

"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 replat of the Lots 2R and 3, Block A, Upwind Capital Addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2023, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, 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 hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2024.

_____
City Secretary
City of Wylie, Texas

REPLAT

UPWIND CAPITAL ADDITION
LOTS 2R AND 3, BLOCK A
3.107 Acres

being a replat of Upwind Capital Addition, Lot 2, Block A, recorded in Book 2023, Page 871, Plat Records, Collin County Texas, and situated in the Francisco De La Pina, Abstract No. 688 City of Wylie, Collin County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stach	12/19/2023	1" = 40'	2023–018	2023–018–RP.DWG	1 of 1