

OWNER'S CERTIFICATE

STATE OF TEXAS § COUNTY OF COLLIN §

WHERAS, Sanden International (USA) Inc., is the owner of a tract of land situated in the State of Texas, County of Collin and City of Wyle, being a part of the Duke Strickland Survey, Abstract No. 841, being all of Lat IR, Block, a of Sanden Addition as recorded under Volume 2022, Page 559, of the Col County Map Records, with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set in the south right-of-way line of West F.M. 544 foble width right-of-way), marking the northwest corner of Lot 1, Block A of Westgate Center Phase or recorded in Volume L. Page 659, of the Collin County Map Records, the northeast corner of Lot and the herein described premises;

THENCE with the west line of Lot 1 of Westgote Center Phase One, the west line of Lot 2A, Block A of Westgote Center Phase One on recorded in Volume M, Page 632, of the Colin County May Records, the west line of Lot IF, Boock A of Sewright & Westgote Addition are recorded in Norman 2021, Page 568, of Roome capped from rod set improve the Page 568, of Roome capped from rod set marking the northeast corner of Lot 2 of said Sanden Addition, the southeast corner of Lot 12 of said Sanden Addition, the southeast

THENCE with the north line of Lot 2 of said Sanden Addition and the south line of Lot 1R of said Sanden Addition, North 89'56'17' West, 1,427.36 feet to a Roome capped iron rod set in the east right-of-way line of Sanden Boulevard, marking the northwest corner of Lot 2, the southwest corner of Lot 1R and said premises;

THENCE with the east right-of-way line of Sanden Boulevard and the west line of Lot 1R as follows: MINION. with the east right-of-way line of Sonder Boluevard and the west line of Lot It as solicities. North 032731²⁴ East, 11,670 feet to 8 forms capped into not set marking the beginning of a curve to the left, northwesterly dions and curve to the left, honing a central onley of 072315, for an arc distance of 506.26 feet, with or adds of 47,019.5 feet (Lorder – lowth 017015) West, 565.54 feet) to a Roome capped iron not set marking the end of said curve, North 0329142" West, 565.54 feet) to a Roome capped iron not set marking the end of said curve, North 0329142" West, 595.54 feet marking the southwest corner of a corner city, on exterior curren of Lot It Rod said of premises;

THEMCE along sold corner clip, North 56°55'17" East, 24.20 feet to a Roome capped iron the south right-of-way line of West F.M. 544, marking the northwest corner of sold corner clip exterior corner of Lot 1R and solid premises;

THENCE with the south right-of-way line of West F.M. 544 and the north line of Lot 1R as follows: southeasterly along a curve to the left having a central angle of 0978597, for an arc distance of 975.08 feet, with a rodus of 5,789.58 feet (Lond = South R2577) Teast, 973.39 feet) to be token Lindon Concrete Morument found morthing the end of soid curve; South 872448° East, 466.21 feet to the place of beginning and centrollining 3,5855 cores of lands.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this amending plot from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances the City of Wiylie.



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bernenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of ______, 2025.

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission

APPROVAL FOR CONSTRUCTION

Mayor, City of Wylie, Texas

he undergrand, the City Secretary of the City of Mile. Towa, hereby pertilise that the foregoing people I, the Solden Addition Lots 1R-1, 1R-2, 1R-3, 0. R-4, Block A, subdission or addition to the City of Wile was shamilted to the City Council or the Grand Council, by form all colors, the and there accepted the described point of settled to the City of Council, by form all colors, the most there accepted the described point of settled key, ports, exerement, public places, and water and sever lines as shown and set forth in and upon said plat and said Council further authorities the Negley's increase the reschools subscribed.

Witness my hand this ____ day of ___ _, A.D., 202_.

THE PURPOSE OF THIS REPLAT



OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF COLLIN &

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Sanden International (USA) in rices energy ooth this plot designated therein above described property as Sanden Addition Lots 18-1, 1R-2, 1R-3 de 18-4, Block A, and oddition 1 the 18-1 the 18-4 de 18-

The City of Wyle and public utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrives or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in soid ecesiments. In City of Wyle and public city the respective systems in soid the construction, maintenance, or efficiency of their respective systems in soid purpose of construction, reconstruction, inspecting, portfolia, maintaining, reconstruction, and colding to removing all or part of their respective systems without their necessity of any time processing permission from transpective systems without the recessity of any time processing permission from transpective systems without their constructions.

WITNESS, my hand, this the ____ day of _____, 2025.

Sanden International (USA) Inc.

Daniel Kleiss (Facilities Manager)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Kleiss, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of ___

Notary Public in and for The State of Texas

Replat Sanden Addition Lots 1R-1, 1R-2. 1R-3 & 1R-4, Block A

33.665 Acres Being a replat of Sanden Addition recorded in Volume 2022, Page 559, CCMR 4 Industrial Lots Zoned Light Industrial

Duke Strickland Survey, Abstract No. 841 City of Wylie, Collin County, Texas April 2025