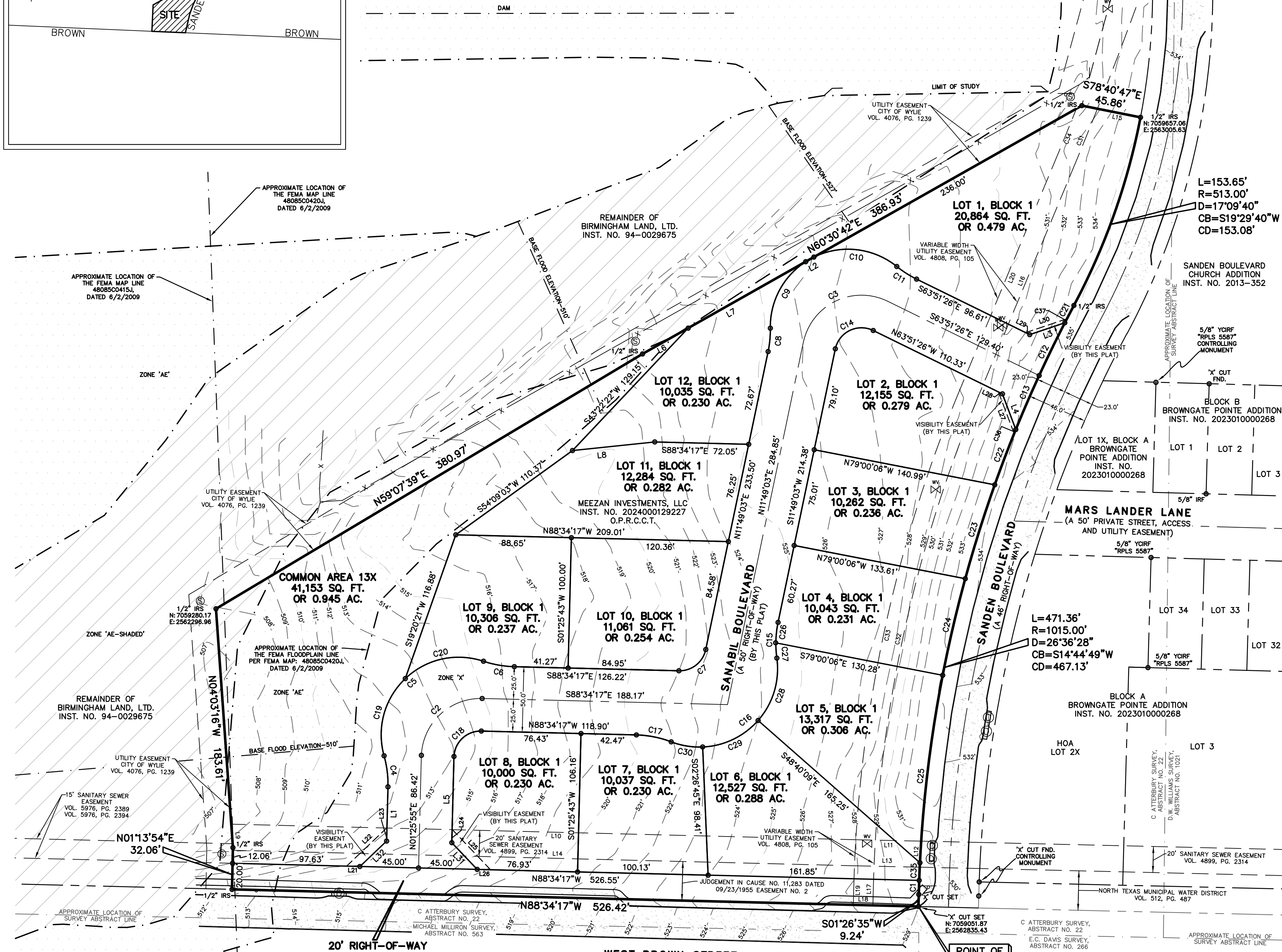


**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 48085C0420J & 48085C0415J subject lot is located in Zone 'X', 'AE', & 'AE-Shaded'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

FEMA HATCHING TABLE	
	ZONE X
	ZONE AE
	ZONE AE-SHADED

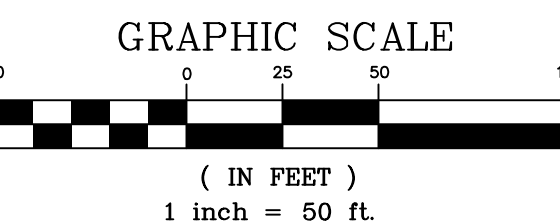


LINETYPE TABLE	
	BOUNDARY LINE
	ADJUNCTION LINE
	CONTOUR LINE
	WATER LINE
	SEWER LINE
	EASEMENT LINE
	BARB WIRE FENCE
	STREET CENTERLINE
	FEMA FLOODPLAIN LINE

NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS AND A COMMON AREA FROM A TRACT OF LAND

1/2 INCH IRON ROD SET W/ "PEISER & MANKIN SURV" RED PLASTIC CAP AT ALL PROPOSED INTERNAL PROPERTY AND RIGHT-OF-WAY CORNERS



## LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		JUNCTION BOX
	POWER POLE		SWB MANHOLE		GAS MANHOLE		BOLLARD
	DOWN GUY		TRANSFORMER PAD		VAULT		COVERED AREA
	S.S. MANHOLE		ELECTRIC METER		HANDICAP SPACE		A/C PAD
	CLEAN OUT		STORM DRAIN MANHOLE				

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Meezan Investments, LLC, acting by and through its duly appointed officer, does hereby adopt this plat designating the herein above described property as  
**LOTS 1-12 AND COMMON AREA 13X, BLOCK 1, SANDEN HEAVEN ADDITION.**  
on addition to the City of Wylie, Texas, and do 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, shrub 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 easements 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 growth which may in any ways endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utilities 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, adding to or removing all or parts of their respective systems without the necessity at anytime procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Wylie, Texas

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2025  
Meezan Investments, LLC.

By: \_\_\_\_\_  
Mamunur Rashid, Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mamunur Rashid, known to me to be this person whose name is subscribed to and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for The State of Texas

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:  
That I, Timothy R. Mankin, 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 person supervision in accordance with the Subdivision Ordinance of the City of Wylie.

**PRELIMINARY-NOT TO BE RECORDED**

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R. Mankin, Registered Professional Land Surveyor, known to me to be this person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for The State of Texas

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.76'	1015.00'	00°36'27"	S 01°44'49" W	10.76'
C2	70.71'	45.50'	89°02'43"	S 46°54'22" W	63.81'
C3	81.87'	45.52'	103°03'08"	S 64°35'59" W	71.27'
C4	24.09'	80.50'	17°08'52"	N 07°08'31" W	24.00'
C5	129.06'	59.50'	124°16'31"	S 46°25'43" W	105.20'
C6	24.08'	80.50'	17°08'15"	S 80°00'09" E	23.99'
C7	28.48'	20.50'	79°36'40"	N 51°37'23" E	26.25'
C8	18.05'	80.50'	12°50'48"	N 05°23'39" E	18.01'
C9	60.31'	59.50'	58°04'20"	S 28°00'25" W	37.76'
C10	67.51'	59.50'	65°00'33"	N 83°30'55" W	63.95'
C11	18.05'	80.50'	12°50'48"	S 57°26'02" E	18.01'
C12	45.00'	1015.00'	02°32'26"	S 25°56'03" W	45.00'
C13	45.06'	1015.00'	02°32'36"	S 23°23'32" W	45.05'
C14	37.17'	20.50'	103°52'38"	S 64°12'12" W	32.28'
C15	27.53'	80.00'	19°43'08"	S 01°57'28" W	27.40'
C16	124.54'	60.00'	118°55'42"	N 51°33'54" E	103.36'
C17	27.37'	80.00'	19°36'02"	N 78°46'16" W	27.23'
C18	31.69'	20.50'	88°34'45"	S 47°08'21" W	28.63'
C19	64.54'	59.50'	62°08'39"	S 15°21'23" W	61.42'
C20	64.53'	59.50'	62°08'15"	S 77°29'51" W	61.41'
C21	14.99'	1015.00'	00°50'47"	S 27°37'39" W	14.99'
C22	45.42'	1015.00'	02°33'51"	S 20°50'19" W	45.42'
C23	75.49'	1015.00'	04°15'41"	S 17°25'33" W	75.47'
C24	76.07'	1015.00'	04°17'39"	S 13°08'53" W	76.05'
C25	145.00'	1015.00'	08°11'06"	S 06°54'30" W	144.87'
C26	15.82'	80.00'	11°19'55"	S 06°09'05" W	15.80'
C27	11.71'	80.00'	08°23'13"	S 03°42'29" E	11.70'
C28	51.55'	60.00'	49°13'48"	S 16°42'58" W	49.98'
C29	48.40'	60.00'	48°13'23"	S 64°26'33" W	47.10'
C30	24.58'	60.00'	23°28'51"	N 80°42'30" W	24.58'
C31	48.38'	2950.00'	00°56'23"	S 22°06'42" W	48.38'
C32	387.86'	1050.00'	21°09'53"	S 11°59'57" W	385.66'
C33	393.40'	1065.00'	21°09'53"	N 11°59'57" E	391.17'
C34	41.48'	2935.00'	00°48'35"	N 22°09'46" E	41.48'
C35	13.56'	1015.00'	00°45'56"	S 02°26'00" W	13.56'
C36	3.37'	1015.00'	00°01'26"	S 22°01'31" W	3.37'
C37	3.47'	1015.00'	00°01'45"	S 27°18'08" W	3.47'

OWNER:

MEEZAN INVESTMENTS, LLC  
MAMUNUR RASHID  
4801 ALBATROSS DRIVE  
PLANO, TX 75074  
469-910-5836  
MAMUNUR@YAHOO.COM

ENGINEER:

JAHVIAN CONSULTING ENGINEERS, INC.  
HOUSHANG JAHVANI  
2121 N. JOSEY LANE, SUITE 200  
CARROLLTON, TEXAS 75006  
214-718-9469  
JAHVIAN@HOTMAIL.COM

WHEREAS, MEEZAN INVESTMENTS, LLC, is the sole owner all that certain 5.522 acre tract of land situated in the C Atterbury Survey, Abstract No. 22, City of Wylie, Collin County, Texas, being all that certain tract of land conveyed to Meezan Investments, LLC, by Special Warranty Deed recorded in Instrument Number 2024000129227, Official Public Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Birmingham Land, Ltd., by Special Warranty Deed recorded in Instrument Number 94-0029675, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut set for the southeast corner of said Meezan tract, same being in the south line of said Birmingham Land tract, same being the southwest corner of Sanden Boulevard (a 46 foot right-of-way per Cabinet N, Page 887, Map Records, Collin County, Texas), same being in the north right-of-way line of West Brown Street (a variable width right-of-way);

THENCE North 88 deg. 34 min. 17 sec. West, along the common line of said Meezan tract, said Birmingham Land tract, and said West Brown Street, a distance of 526.42 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of said Meezan tract;

THENCE northerly along said Meezan tract and through the interior of said Birmingham Land tract as follows:

North 01 deg. 13 min. 54 sec. East, a distance of 32.06 feet to a 1/2 inch iron rod set for angle point;

North 04 deg. 03 min. 16 sec. West, a distance of 183.61 feet to a 1/2 inch iron rod set for the most westerly northwest corner of said Meezan tract;

North 59 deg. 07 min. 39 sec. East, a distance of 380.97 feet to a 1/2 inch iron rod set for angle point;

North 60 deg. 30 min. 42 sec. East, a distance of 386.93 feet to a 1/2 inch iron rod set for the most northerly northwest corner of said Meezan tract;

South 78 deg. 40 min. 47 sec. East, a distance of 45.86 feet to a 1/2 inch iron rod set for the northeast corner of said Meezan tract, same being in the west right-of-way line of aforesaid Sanden Boulevard, same being the beginning of a non-tangent curve to the right, having a radius of 513.00 feet, a delta angle of 17 deg. 09 min. 40 sec., and a chord bearing and distance of South 19 deg. 29 min. 40 sec. West, 153.08 feet;

THENCE along the common line of said Meezan tract and said Sanden Boulevard, and continuing through the interior of said Birmingham Land tract and as follows:

Along said non-tangent curve to the right, an arc distance of 153.65 feet to a 1/2 inch iron rod set for the beginning of a reverse curve to the left, having a radius of 1015.00 feet, a delta angle of 26 deg. 36 min. 28 sec., and a chord bearing and distance of South 14 deg. 44 min. 49 sec. West, 467.13 feet;

Along said reverse curve to the left, an arc distance of 471.36 feet to an 'X' cut set for angle point;

South 01 deg. 26 min. 35 sec. West, a distance of 9.24 feet to the POINT OF BEGINNING and containing 240,548 square feet or 5.522 acres of computed land, more or less.

Recommended for Approval	
Chairman, Planning & Zoning Commission	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 Sanden Heaven Addition, a subdivision or addition to the City of Wylie was submitted to the City Council on \_\_\_\_\_ day of \_\_\_\_\_, 2025 and was submitted to the City Council on \_\_\_\_\_ day of \_\_\_\_\_, 2025 and was approved by 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., 2025

City Secretary  
City of Wylie, Texas

PRELIMINARY PLAT  
SANDEN HEAVEN ADDITION  
LOTS 1-12 AND  
COMMON AREA 13X, BLOCK 1  
BEING AN PLAT OF 5.522 ACRE TRACT OF LAND SITUATED  
IN THE C ATTERBURY SURVEY, ABSTRACT NO. 22, CITY OF  
WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL THAT  
CERTAIN TRACT OF LAND CONVEYED TO MEEZAN  
INVESTMENTS, LLC, BY DEED RECORDED IN INSTRUMENT  
NUMBER 2024000129227, OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS.

JOB NO.: 24-0802  
DATE: 03/31/2025  
FIELD DATE: 9/16/2024  
SCALE: 1" = 50'  
FIELD: A.R.M.  
DRAWN: J.B.W.  
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com

1612 HART STREET  
SUITE 201  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (O)  
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