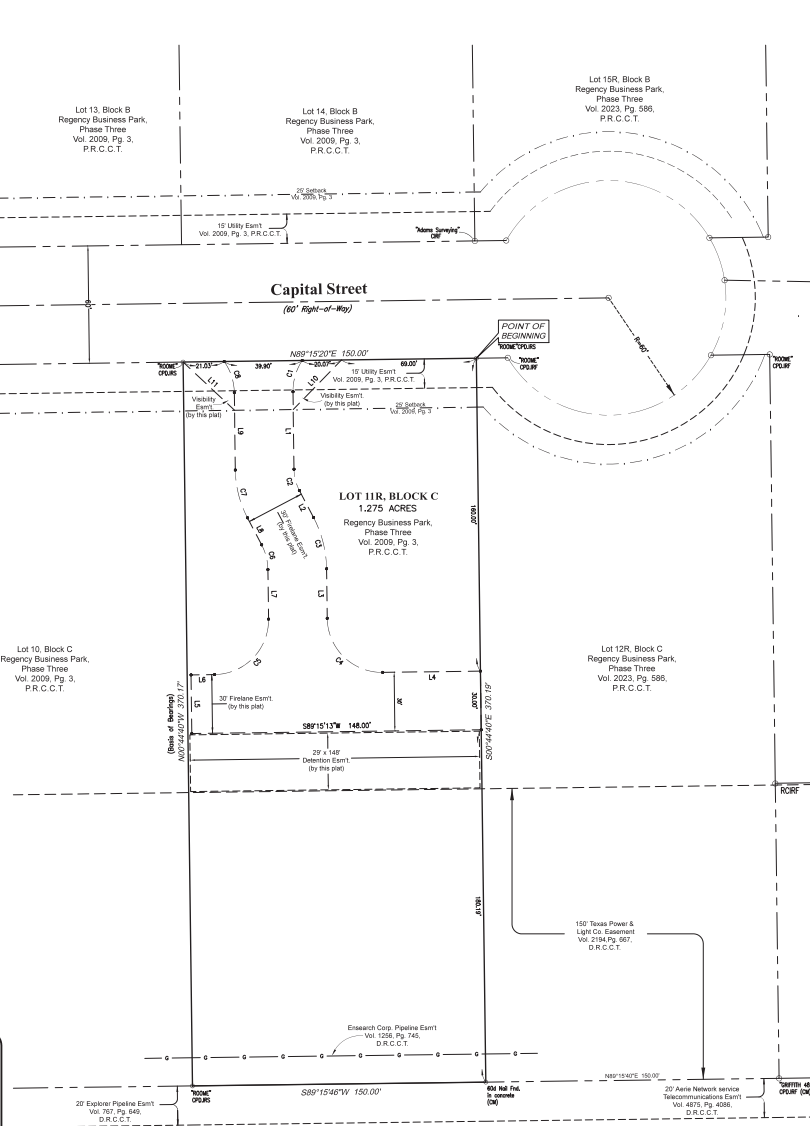
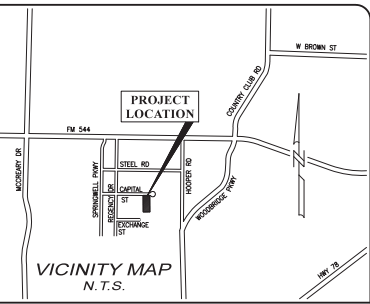


THE PURPOSE OF THIS REPLAT IS TO CREATE EASEMENTS

NOTICE: 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.

NOTES:

- 1) Bearings Based on Regency Business Park, Phase Three as recorded in Volume 2009, Page 3 of the Collin County Map Records;
- 2) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48082C0415 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X);
- 3) This plat was performed without the benefit Title Commitment and may be subject to any and all easements of record;



Line Table

LINE	BEARING	DISTANCE
L1	S02°44'40"E	39.68
L2	S27°43'12"E	15.60
L3	S02°44'47"E	25.35
L4	N89°15'13"E	49.99
L5	N02°44'40"W	30.00
L6	N89°15'13"E	12.00
L7	N02°44'47"W	25.35
L8	N27°43'21"W	15.60
L9	N02°44'40"W	39.62
L10	S44°52'14"E	35.35
L11	S45°52'14"E	36.07

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00	16.87	16.87	S15°10'50"E	34°11'09"
C2	24.00	11.30	11.30	S14°14'01"E	25°28'41"
C3	58.00	27.31	27.06	S14°14'04"E	26°58'35"
C4	28.00	13.98	13.60	S45°44'47"E	90°00'00"
C5	28.00	13.98	13.60	N44°15'13"E	90°00'00"
C6	28.00	13.18	13.06	N14°14'04"W	26°58'35"
C7	54.00	26.45	25.19	N14°14'01"W	26°58'41"
C8	28.00	16.94	16.68	N18°04'21"W	34°39'22"

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Sekhon Carrier LLC and Shaminder Sekhon, owners, do hereby adopt this plat designating the herein above described property as Replat of Regency Business Park, Phase Three Lot 11R, Block C, an addition to the City of Wylie, Texas, as 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, 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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 of any time procuring permission from anyone.

WITNESS MY HAND, this ____ day of _____, 2023.

Sekhon Carrier LLC (Owner)
Narinder Sekhon (President)

Shaminder Sekhon (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Narinder Sekhon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Shaminder Sekhon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

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 Replat of Regency Business Park, Phase Three Lot 11R, Block C, a subdivision or 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, alleys, 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 take the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, A.D., 2023.

City Secretary
City of Wylie, Texas

OWNER'S DEDICATION & ACKNOWLEDGMENT

OWNER'S CERTIFICATE

WHEREAS Sekhon Carrier LLC & Shaminder Sekhon are the owners of a tract of land situated in the State of Texas, County of Collin, City of Wylie, being part of the William Sachse Survey, Abstract 835, being all of Lot 11, Block C of Regency Business Park, Phase Three as recorded in Volume 2009, Page 3 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a Room capped iron rod set in the south right-of-way line of Capital Street, marking the northwest corner of Lot 12R, Block C of Regency Business Park, Phase Three as recorded in Volume 2023, Page 586 of the Plat Records of Collin County, Texas, the northeast corner of Lot 11 and the herein described premises;

THENCE with the west line of Lot 12R and the east line of Lot 11, South 02°44'40" East, 370.19 feet to a 600 nml found in concrete in the north line of a called 5.28 acre Tract 1, as recorded under County Clerk's No. 20180515000589300 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 12R, the southeast corner of Lot 11 and said premises, from which a "Griffith 4848" capped iron rod found bears North 89°15'40" East, 150.00 feet marking the southeast corner of Lot 12R;

THENCE with the north line of said 5.28 acre Tract 1 and the south line of Lot 11, South 89°15'40" West, 150.00 feet to a Room capped iron rod set marking the southeast corner of Lot 10, Block C of said Regency Business Park, Phase Three as recorded in Volume 2009, Page 3 of the Plat Records of Collin County, Texas, the southwest corner of Lot 11 and said premises;

THENCE with the east line of Lot 10 and the west line of Lot 11, North 02°44'40" West, 370.17 feet to a Room capped iron rod set in the south right-of-way line of Capital Street, marking the northeast corner of Lot 10, the northwest corner of Lot 11 and said premises;

THENCE with the south right-of-way line of Capital Street and the north line of Lot 11, North 89°15'20" East, 150.00 feet to the place of beginning and containing 55,525 square feet or 1.275 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this ____ day of _____, 2023.

NOT FOR RECORDING
F. E. Bemenderfer, Jr.
Registered Professional Land
Surveyor No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

Replat
Regency Business Park, Phase Three
Lot 11R, Block C
55,525 Square Feet / 1.275 Acres
1 Commercial Lot
William Sachse Survey, Abstract 835
City of Wylie, Collin County, Texas
December 2023

P:\AC\202304\A2015981.DWG

Submitted: Dec. 18, 2023
Revised: Jan. 4, 2023

Engineer:
Steve Heinberger
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Wylie, TX 75098
(972) 492-7465
Attn: Steve Heinberger
Steveheinberger@earthlink.net

Owner:
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(972) 998-1574
Attn: Shaminder Sekhon
shamindersekar@outlook.com

Owner:
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Murphy, TX 75084
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Surveyor:
Roome Land Surveying
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(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomehl.com

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