LEGEND	
P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	= DEED RECORDS COLLIN COUNTY TEXAS
VOL.	= VOLUME
PG	= PAGE
CM	= CONTROLLING MONUMENT
CIRF	= CAPPED IRON ROD FOUND
IRF	= IRON ROD FOUND
RCIRF	= 1/2" YELLOW "ROOME" CAPPED IRON ROD FOUND
GW	= GUY WIRE
GM	= GAS PIPELINE CATHODIC TEST STATION
PWP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
UTLHH	= UTILITY HANDHOLE
SSMH	= SANITARY SEWER MANHOLE
STMH	= STORM DRAIN MANHOLE
WV	= WATER VALVE
	= ASPHALT
	= CHAIN LINK FENCE
	= OVERHEAD LINES
	= GAS LINE
	= WATER LINE
	= SANITARY SEWER LINE
	= TRANSMISSION POWER LINE

0 30' 60' 90'

Scale: 1"=30

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this amended plat 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 of the City of Wylie.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

NOT FOR RECORDING

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, 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 _____, 202_.

Notary Public in and for
The State of Texas

"Recommended for Approval"

Chairman, Planning and Zoning Commission — Date
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas — Date

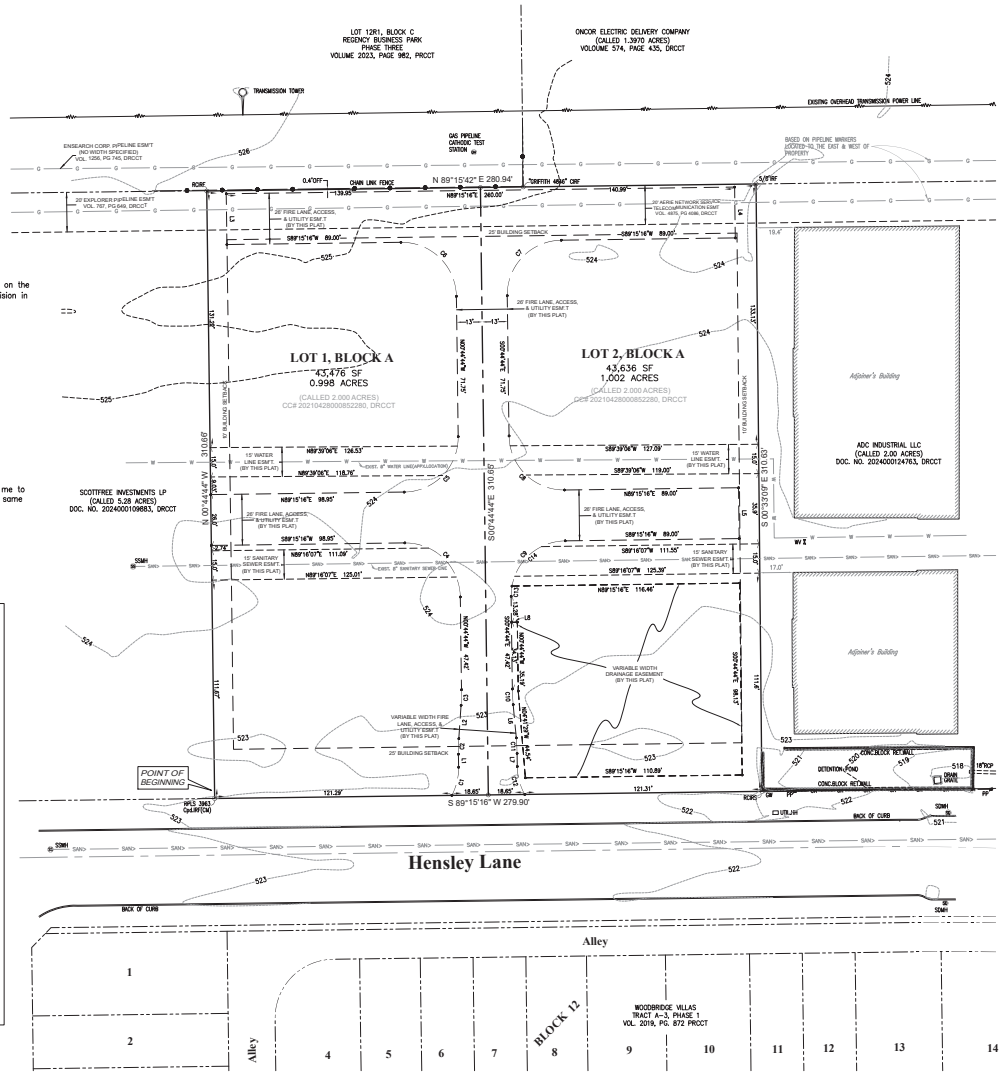
"Accepted"

Mayor, City of Wylie, Texas — Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Preliminary Plat of Fathullah Addition Lots 1 & 2, Block A, to the City of Wylie was submitted to the City Council on the _____ day of _____, 202_, 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., 202_.

City Secretary
City of Wylie, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Jalil H. Fathullah, the owner of a tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the William Sachse Survey, Abstract No. 835, being all of a called 2.000 acre tract of land as recorded under Clerk's File No. 20210428000852280 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a RPLS 3963 capped iron rod found in the north right-of-way line of Hensley Lane (65' R.O.W.), marking the southeast corner of a called 5.28 acre tract of land as recorded under Clerk's File No. 20240001109883 of the Deed Records of Collin County, Texas, the southwest corner of said 2.000 acre tract and the herein described premises;

THENCE departing said road, with the west line of said 2.000 acre tract and the east line of said 5.28 acre tract, North 00°44'44" West, 310.66 feet to a "Roome" capped iron rod found in the south line of Lot 12R1, Block C of Regency Business Park Phase Three as recorded in Volume 2023, Page 982 of the Plat Records of Collin County, Texas, marking the northeast corner of said 5.28 acre tract, the northwest corner of said 2.00 acre tract and said premises;

THENCE with the south line of Lot 12R1, the south line of a called 1.3970 acre tract of land as recorded in Volume 574, Page 435 of the Deed Records of Collin County, Texas, and the north line of said 2.000 acre tract, North 89°15'42" East, passing at 161.89 feet a "Griffith 4846" capped iron rod found marking the southeast corner of Lot 12R1 and the southwest corner of said 1.3970 acre tract, and continuing for a total distance of 280.94 feet to a 5/8" iron rod found, marking the northwest corner of a called 2.00 acre tract as recorded under Clerk's File No. 20240001124763 of the Deed Records of Collin County, Texas, the northeast corner of said 2.000 acre tract (CC#20210428000852280) and said premises;

THENCE with the west line of said 2.00 acre tract (CC#20240001124763) and the east line of said 2.000 acre tract (CC#20210428000852280), South 00°33'09" East, 310.63 feet to a "Roome" capped iron rod set in the north right-of-way line of said Hensley Lane, marking the southwest corner of said 2.00 acre tract (CC#20240001124763), the southeast corner of said 2.000 acre tract (CC#20210428000852280) and said premises;

THENCE with the north right-of-way line of Hensley Lane, and the south line of said 2.000 acre tract, South 89°15'16" West, 279.90 feet to the place of beginning and containing 87,112 square feet or 2.000 acres of land.

OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Jalil H. Fathullah, does hereby adopt this plat designated therein above described property as Fathullah Addition Lots 1 & 2, Block A, an addition to the City of Wylie, Texas, an 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 at any time procuring permission from anyone.

WITNESS, my hand, this the _____ day of _____, 202_.

Jalil H. Fathullah

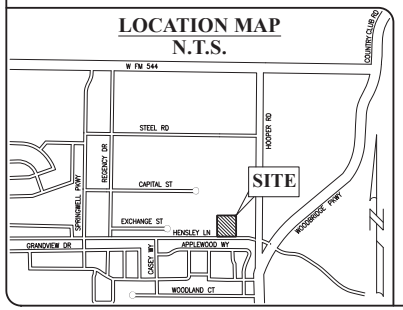
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Jalil H. Fathullah, 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 _____, 202_.

Notary Public in and for
The State of Texas



NOTES

1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

2) BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM;

3) ELEVATIONS ARE BASED ON SEA LEVEL DATUM (NAVD88), AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM;

4) NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0415J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE X);

5) ALL EASEMENTS THAT THE SURVEYOR IS AWARE OF ARE SHOWN.

Firelane Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.96'	30.00'	28°34'31"	N13°32'22" E	14.81'
C2	7.98'	100.00'	4°34'26"	N01°32'29" E	7.98'
C3	7.98'	100.00'	4°34'26"	N01°32'29" E	7.98'
C4	43.98'	28.00'	90°00'00"	N45°44'44" W	39.60'
C5	43.98'	28.00'	90°00'00"	N44°15'16" E	39.60'
C6	43.98'	28.00'	90°00'00"	N45°44'44" W	39.60'
C7	43.98'	28.00'	90°00'00"	S44°15'16" W	39.60'
C8	43.98'	28.00'	90°00'00"	S45°44'44" E	39.60'
C9	43.98'	28.00'	90°00'00"	S44°15'16" W	39.60'
C10	7.98'	100.00'	4°34'26"	S03°01'57" E	7.98'
C11	7.98'	100.00'	4°34'26"	S07°01'57" E	7.98'
C12	14.94'	30.00'	28°31'39"	S15°00'34" E	14.78'
C13	5.29'	28.00'	10°44'13"	N04°37'22" E	5.24'
C14	38.74'	28.00'	79°15'47"	N49°37'22" E	35.72'

Firelane Line Table

LINE	BEARING	DISTANCE
L1	N00°44'44" W	8.66'
L2	N87°49'21" E	17.09'
L3	N00°44'44" W	26.00'
L4	S00°44'44" E	26.00'
L5	S00°44'44" E	26.00'
L6	S05°18'10" E	17.09'
L7	S00°44'44" E	8.68'

Drainage Easement Line Table

LINE	BEARING	DISTANCE
L8	S89°15'16" W	3.00'

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Submittal: Dec. 8, 2025
Revised: Dec. 17, 2025
Revised: Dec. 29, 2025

Engineer:
MAS Consulting Engineers
101 Summit Ave, Suite 1030
Forth Worth, Tx 76102
(817) 708-2422
Attn: Anthony Torres
atorres@mas-civil.com

Owner:
Jalil Fathullah
3106 Silver Springs Ln
Richardson, Texas 75082
(P) 214-505-9731
Attn: Jalil Fathullah
Email: J_05_Fath@yahoo.com

Surveyor:
Roome Land Surveying
1255 W.15th St., Suite 100
Plano, Tx 75075
(972) 423-4372
Attn: Fred Bemenderfer
email: freds@roomeinc.com

Preliminary Plat

Fathullah Addition
Lots 1 & 2, Block A

2.000 Acres
2 Commercial Lots
Zoned Light Industrial
William Sachse Survey, Abstract No. 835
City of Wylie, Collin County, Texas
December 2025

P:\AC\202504\AC952787.dwg

Roome
Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100