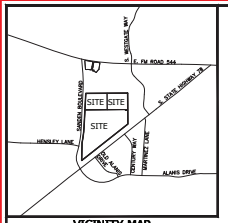


VICINITY MAP
NOT TO SCALE

0 100 200 Feet

N

SCALE
1" = 100'

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

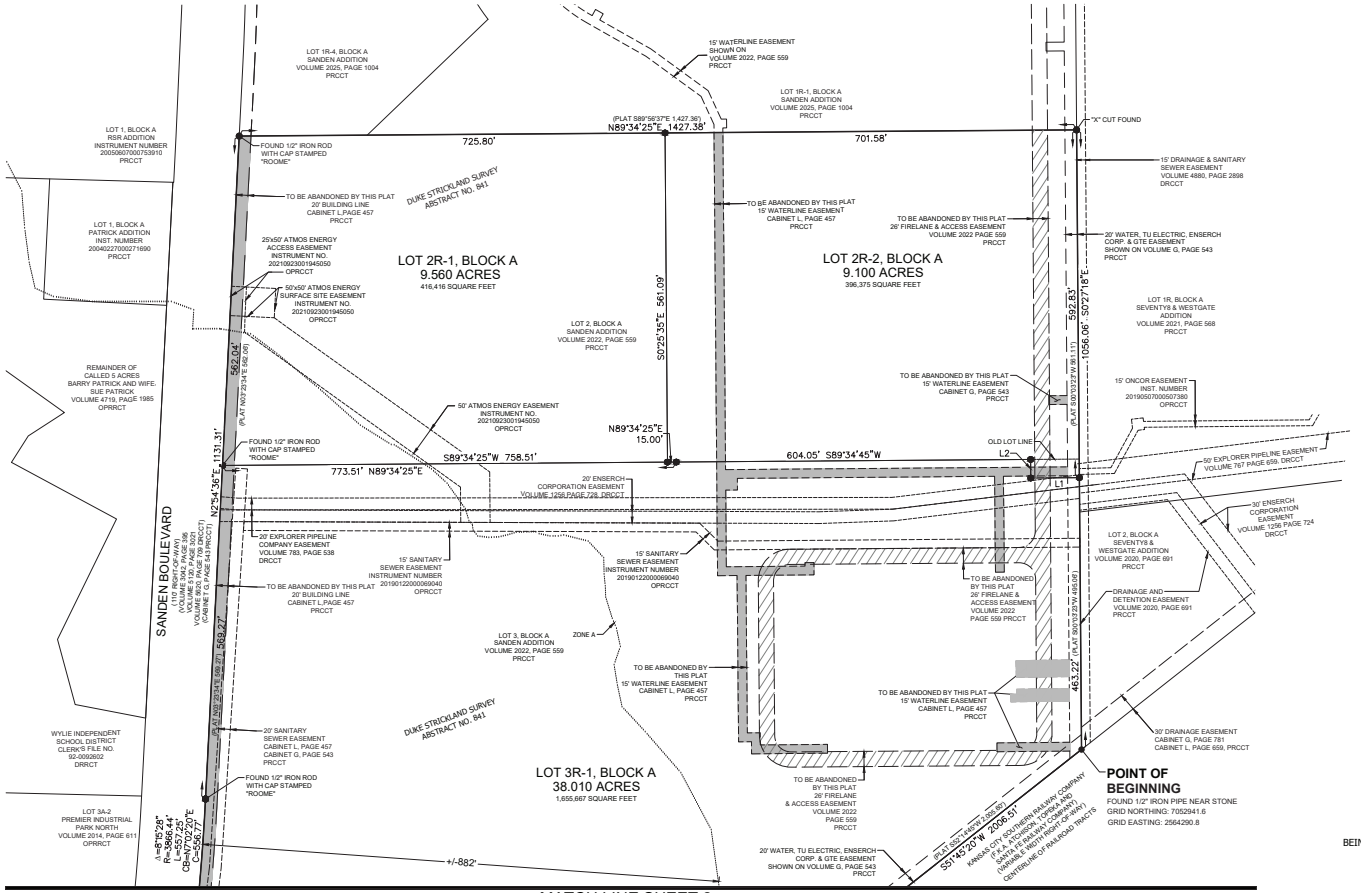
2. According to graphical plotting of the Flood Insurance Rate Map for COLLIN County, Texas, Incorporated Areas, Panel 420 of 600, Map Number 48085C0420J, Effective Date June 2, 2009 and Panel 535 of 600, Map Number 48085C0535J, Effective Date June 2, 2009, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain and Zone "A" defined as - Area of Special Flood Hazard (the area subject to flooding by the 1% annual chance flood) No base flood elevations determined.

This statement does not reflect any type of flood study by this firm.

3. The purpose of the Plat is to split two lots into three lots and to abandon several easements and a building line.

4. Notice - selling a portion of this addition by metes and bounds is a violation of City ordinances and State Law and is subject to fines and withholding of utilities and building permits.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°34'26"W	82.81'
L2	N00°27'18"W	31.68'



FINAL PLAT
LOTS 2R-1, 2R-2, 3R-1
BLOCK A
SANDEN ADDITION
56.67 ACRES

BEING A CONVEYANCE PLAT OF BLOCK A, LOTS 2 AND 3 OF THE SANDEN ADDITION, RECORDED IN VOLUME 2022, PAGE 559, OPRCCT
DUKE STRICKLAND SURVEY ABSTRACT 841
CITY OF WYLIE, COLLIN COUNTY, TEXAS

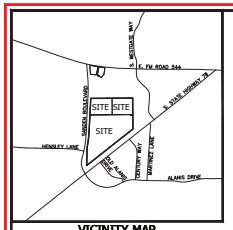
LEGEND

	BOUNDARY LINE
	EASEMENT LINE
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
DRCCT	DEED PUBLIC RECORDS COLLIN COUNTY TEXAS
PRCCT	PLAT RECORDS COLLIN COUNTY TEXAS
⬟	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
	AREA OF EASEMENT ABANDONED
	AREA OF EASEMENT ABANDONED

YAZEL PEEBLES & ASSOCIATES LLC
817.268.3316

2025-261-001 May 28, 2026 PAGE 1 OF 2

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.



VICINITY MAP
NOT TO SCALE

0 100 200 Feet

N

SCALE
1" = 100'

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for COLLIN County, Texas, Incorporated Areas, Panel 420 of 600, Map Number 48085C0420J, Effective Date June 2, 2009 and Panel 535 of 600, Map Number 48085C0535J, Effective Date June 2, 2009, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain and Zone "A" defined as - Area of Special Flood Hazard (the area subject to flooding by the 1% annual chance flood) No base flood elevations determined.

This statement does not reflect any type of flood study by this firm.

3. The purpose of the Plat is to split two lots into three lots and to abandon several easements and a building line.

4. Notice - selling a portion of this addition by metes and bounds is a violation of City ordinances and State Law and is subject to fines and withholding of utilities and building permits.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That _____, acting herein by and through his (its) duly authorized officers, does hereby adopt this conveyance plat designating the herein above described property as SANDEN ADDITION, BLOCK A, LOTS 2R-1, 2R-2, 3R-1, an addition to the City of Wylie, Texas.

THIS PLAT IS APPROVED SOLELY FOR THE PURPOSE OF DEFINING LOTS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL SHALL BE ISSUED OR IS HEREBY INTENDED, NOR SHALL PERMANENT PUBLIC UTILITY SERVICE BE PROVIDED TO ANY LOT DESCRIBED ON THIS PLAT UNTIL A FINAL REPLAT IS APPROVED, FILED OF RECORD, AND THE PUBLIC IMPROVEMENTS SHOWN THEREON HAVE BEEN ACCEPTED IN CONJUNCTION WITH, BUT NOT LIMITED TO, AN APPROVED SET OF ENGINEERING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCES OF THE CITY OF WYLIE, TEXAS.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.
WITNESS, my hand at _____ this the ___ day of _____, 20____.

BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

Before Me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.
Given under my hand and seal of office this the _____day of _____, 20____.

_____
Notary Public in an for the State of Texas

APPROVED AND ACCEPTED

"RECOMMENDED FOR APPROVAL"

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

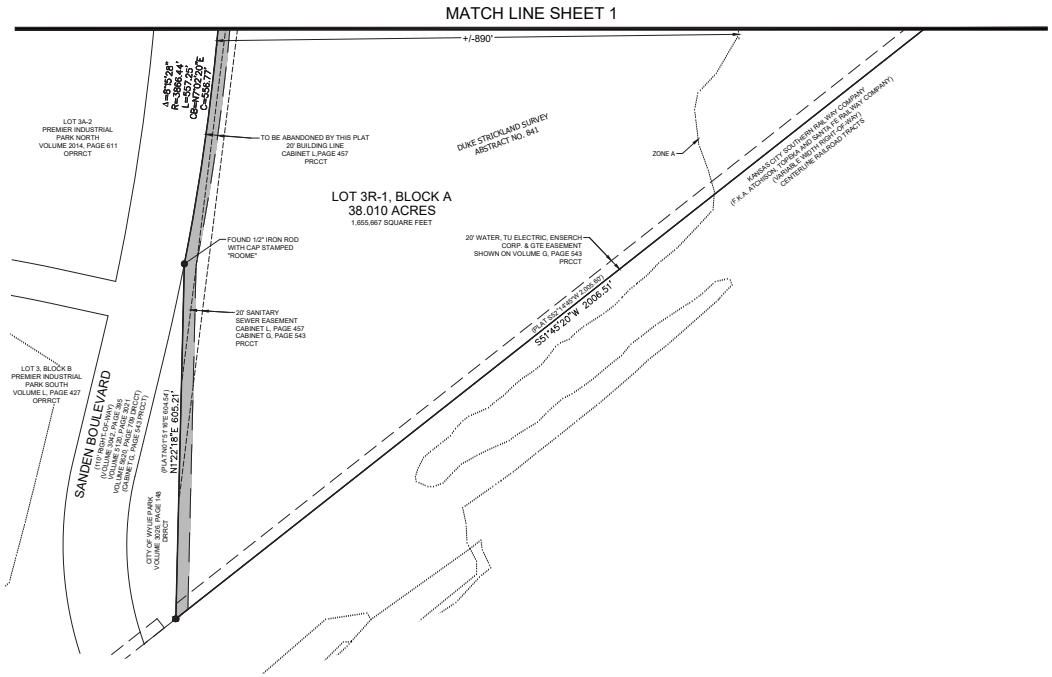
"ACCEPTED"

_____ _____
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 the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2026, 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., 2026.

_____
City Secretary
City of Wylie, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Sanden International (USA) Inc. is the owner of a 56.67 acre tract of land situated in the Duke Strickland Survey, Abstract No. 841, being all of Lots 2 and 3, Block A, Sanden Addition, recorded in Volume 2022, Page 559, Plat Records, Collin County, Texas (PRCCT), and being more particularly described as follows:

BEGINNING at a found 1/2" iron pipe near a stone, in the north right-of-way of the Kansas City Southern Railway Company, at the southwest corner of Lot 2, Block A of Seventy8 & Westgate Addition recorded in Volume 2020, Page 691 Plat Records, Collin County, Texas (PRCCT), the southeast corner of said Lot 3 and having Texas Coordinates System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7052941.6 and Easting 2564290.8;

THENCE South 51 degrees 45 minutes 20 seconds West, with the north right-of-way of the Kansas City Southern Railway Company and with the south line of said Lot 3, a distance of 2006.51 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at the southeast corner of a tract of land to City Of Wylie, recorded in Volume 3036, Page 148 Deed Records, Collin County, Texas (DRCCT) and the southwest corner of said Lot 3;

THENCE North 01 degrees 22 minutes 18 seconds East, with the west line of said Lot 3 and with the east line of the City of Wylie Tract, 605.21 feet to a found 1/2" iron rod with cap stamped "ROOME", on the west line of Lot 3 Block A Sanden Addition, the northern most point of the City Of Wylie tract, and in the east right-of-way line of Sanden Boulevard (110' Right-Of-Way, Volume 3942, Page 395, Volume 5120, Page 3021 Volume 5620, Page 709 DRCCT, and Cabinet G, Page 543 PRCCT) at the beginning of a curve to the left having a radius of 3866.44 feet and whose chord bears north 07 degrees 02 minutes 20 seconds East, a distance of 556.77 feet;

THENCE Northeasterly with the curve to the left and through a central angle of 08 degrees 15 minutes 28 seconds an arc distance of 557.25 feet to a found 1/2" iron rod with cap stamped "ROOME" on the west line of Lot 3 Block A Sanden Addition;

THENCE North 02 degrees 54 minutes 36 seconds East, with the east right-of-way line of Sanden Boulevard and with the west line of Lot 3 and Lot 2 Block A of the Sanden Addition, a distance of 1,131.31 feet to a found 1/2" iron rod with cap stamped "ROOME" at the northeast corner of said Lot 2 Block A of Sanden Addition and at the southwest corner of Lot 1R-4 Block A of the Sanden Addition recorded in Volume 2025, Page 1004 recorded in Plat Records, Collin County, Texas (PRCCT);

THENCE North 89 degrees 34 minutes 25 seconds East, with the north line of said Lot 2 and Lot 3 Block A of the Sanden Addition, with the south line of said Lot 1R-4 and Lot 1R-1 Block A of the Sanden Addition, a distance of 1427.38 feet to a found "X" cut at the southeast corner of said Lot 1R-1 and the northeast corner of said Lot 4;

THENCE South 00 degrees 27 minutes 16 seconds East, with the east line of said Lot 3 and 4 Block A of Sanden Addition, with the west line of Lot 1R, Block A of the Seventy8 & Westgate Addition, recorded in Volume 2021, Page 568 (PRCCT) and with the west line of said Lot 2, Block A of Seventy8 & Westgate Addition, a distance of 1,056.06 feet to the POINT OF BEGINNING and containing 56.67 acres.

FINAL PLAT
LOTS 2R-1, 2R-2, 3R-1
BLOCK A
SANDEN ADDITION
56.67 ACRES

BEING A CONVEYANCE PLAT OF BLOCK A, LOTS 2 AND 3 OF
THE SANDEN ADDITION, RECORDED IN
VOLUME 2022, PAGE 559, OPRCCT
DUKE STRICKLAND SURVEY ABSTRACT 841
CITY OF WYLIE, COLLIN COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

That I, Desireé L. Hurst , 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 personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

_____ _____
Desireé L. Hurst Date
Registered Professional Land Surveyor No. 6230

STATE OF TEXAS ~
COUNTY OF TARRANT~

Before Me, the undersigned authority, on this day personally appeared Desireé L. Hurst known to me to be the 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, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2026.

_____
Notary Public in an for the State of Texas

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.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
DRCCT	DEED PUBLIC RECORDS COLLIN COUNTY TEXAS
PRCCT	PLAT RECORDS COLLIN COUNTY TEXAS
●	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
	AREA OF EASEMENT ABANDONED
	AREA OF EASEMENT ABANDONED

OWNER:
SANDEN INTERNATIONAL (USA) INC.
601 SANDEN BLVD
WYLIE, TEXAS 75098

DEVELOPER:
ST. JOHN PROPERTIES
7250 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75024

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817-268-3316

YAZEL PEEBLES & ASSOCIATES LLC
817.268.3316