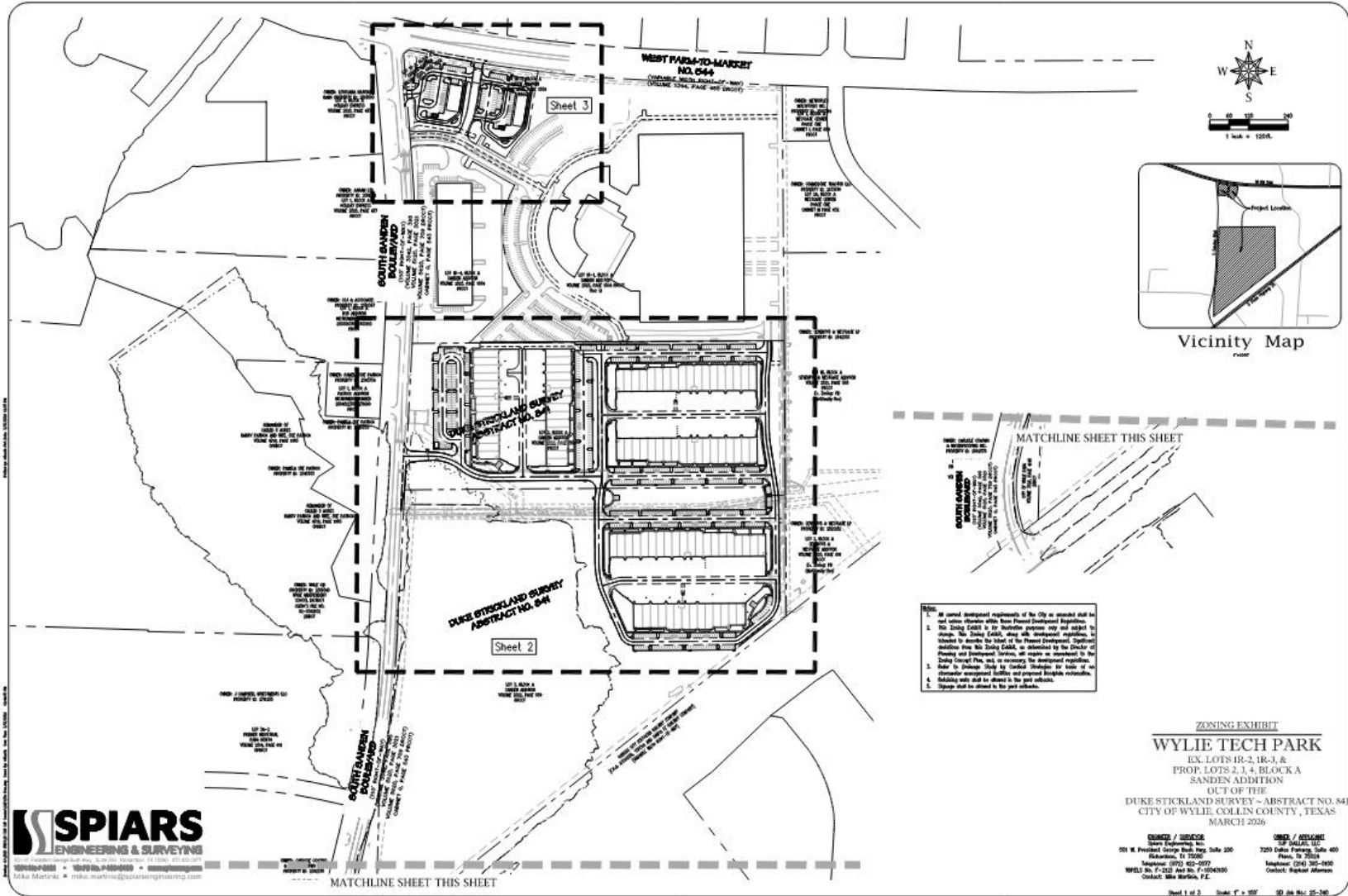


EXHIBIT "B"
ZONING EXHIBITS

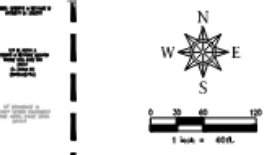
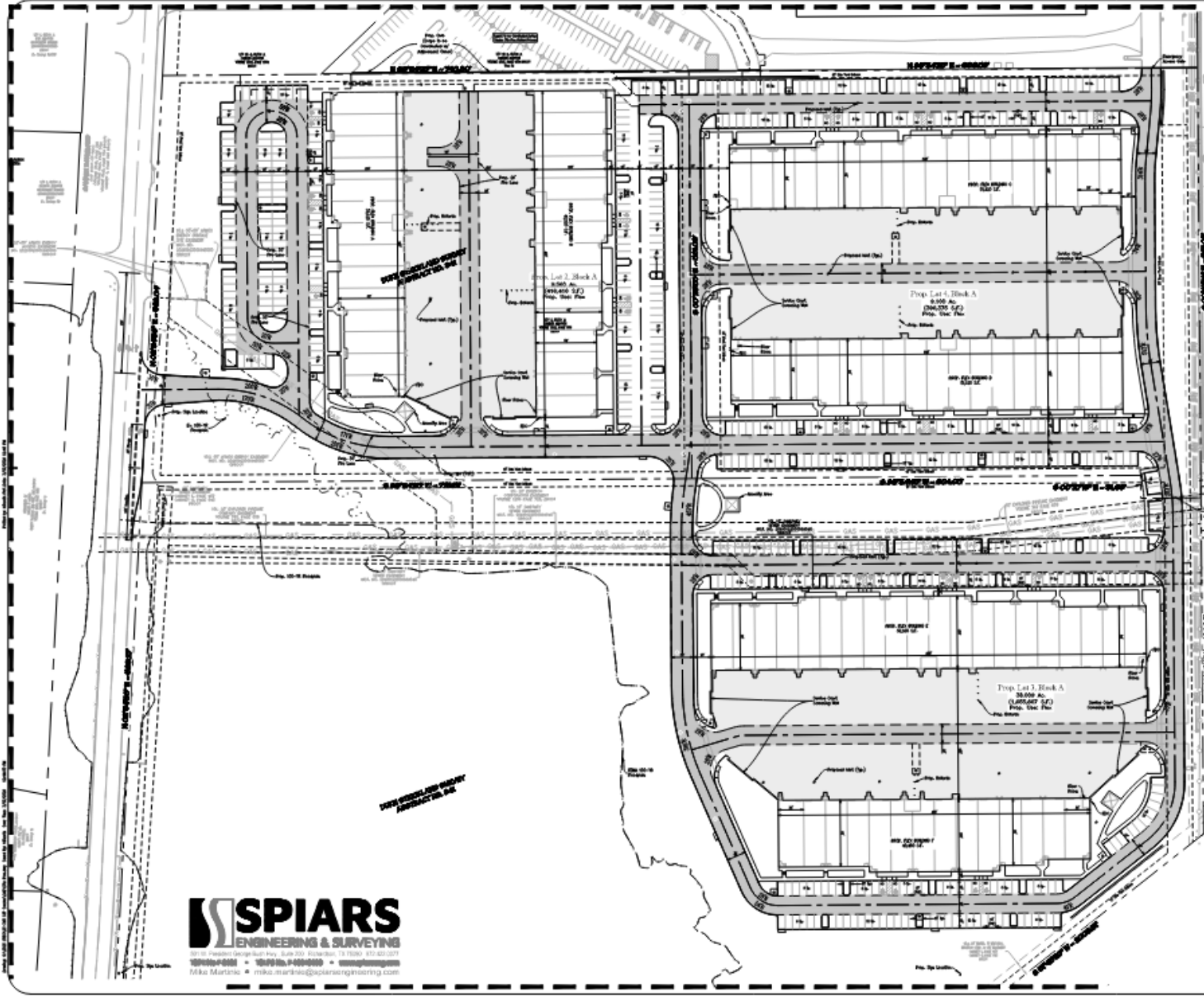


1. All current development requirements of the City as amended shall be met unless otherwise noted herein. These Planned Development Regulations, the Zoning Code, or the Subordinate provisions may not apply to design. The Zoning Code, along with development regulations, is intended to provide the intent of the Planned Development. Additional conditions from the Zoning Code, as established by the Director of Planning and Development Services, will require an amendment to the Zoning Ordinance Plan, and, as necessary, the development regulations. Refer to Ordinance 2016-03 (Zoning Ordinance) for details of all subordinate management standards and proposed findings requirements. Additional standards shall be subject to the past editions.
2. _____
3. _____
4. _____
5. _____

ZONING EXHIBIT
WYLIE TECH PARK
EX. LOTS 1R-2, 1R-3, &
PROP. LOTS 2, 3, 4, BLOCK A
SANDEN ADDITION
OUT OF THE
DUKE STICKLAND SURVEY - ABSTRACT NO. 84
CITY OF WYLIE, COLLIN COUNTY, TEXAS
MARCH 2026

OWNER / SURVEYOR Squires Engineering, Inc. 901 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 622-0577 WFLS: 8th Fl-2022 And 9th Fl-15040000 Contact: Mike Marston, P.E.	OWNER / ARCHITECT SOF CONSULTING 7229 Dallas Parkway, Suite 400 Plano, TX 75024 Telephone: (214) 312-0930 Contact: Reginald Alvarado
--	--

SPIARS
ENGINEERING & SURVEYING
2010 W. President George Bush Hwy, Suite 200 Richardson, TX 75080
75080-4000 • 972.622.0577 • 800.451.0577
Mike Marston • mike.marston@squiresengineering.com



Site Data Table	Lot 2	Lot 3	Lot 4
Lot Area (sq. ft.)	9,960	30,000	8,100
Lot Area (Ac.)	0.228	0.693	0.186
Proposed Building	12	12	12
Proposed Building Height	10	10	10
Use	Office	Office	Office
Proposed Building Height	20 (1 story)	20 (1 story)	20 (1 story)
Parking Ratio	1.50 per 100 sq. ft.	1.50 per 100 sq. ft.	1.50 per 100 sq. ft.
Required Parking (sq. ft.)	300	700	300
Proposed Parking (sq. ft.)	200	700	700
Handicap Required (sq. ft.)	0	0	7
Handicap Provided (sq. ft.)	0	0	30
Total Building Coverage (sq. ft.)	81,300	90,000	100,000
Footprint Coverage	2%	0%	20%

*Parking provided includes handicap spaces.

- Notes:**
- All current development easements of the City as required shall be met when identical with the Planned Development Regulations.
 - No Zoning Code is to be applicable unless specifically noted and subject to change. The Zoning Code, along with associated regulations, is intended to describe the intent of the Planned Development. Conflicts exist between the Zoning Code, as amended by the Director of Planning and Development Services, all rights as mentioned in the Zoning Code, and, as necessary, the development regulations. Refer to Planning Study by Central Strategies for details of all applicable development codes and proposed handbook modifications. Existing rules that are shown in the past editions.
 - Signage shall be allowed in the past editions.

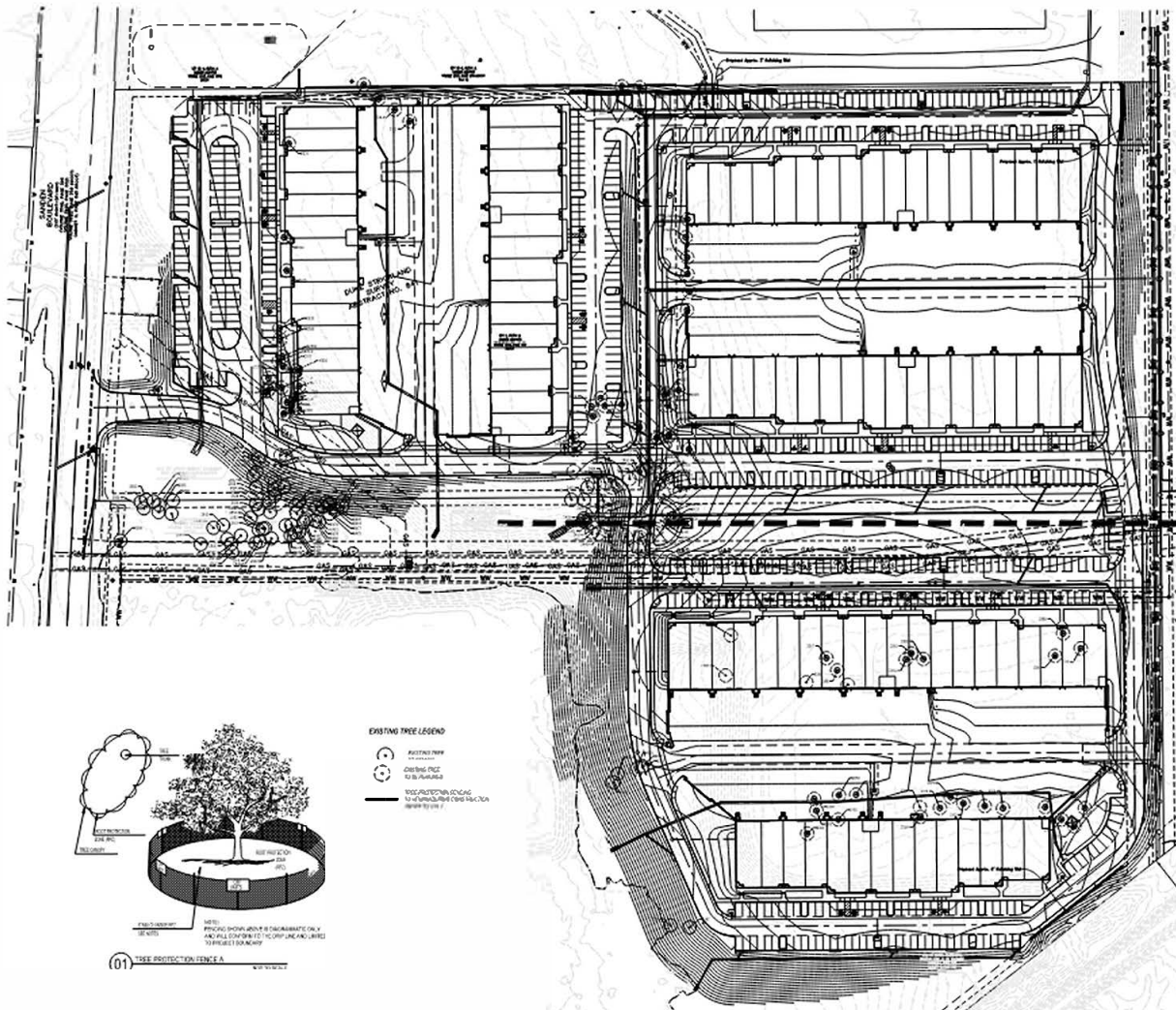
- LEGEND:**
- Finishes, Access, & Utility Easement (FAUE)
 - Ex. Fire Hydrant
 - Prop. Sign Location
 - Prop. Fire Hydrant
 - Future Potential Parking (above the required minimum)

ZONING EXHIBIT
WYLIE TECH PARK
 EX. LOTS 1R-2, 1R-3, &
 PROP. LOTS 2, 3, 4, BLOCK A
 SANDEN ADDITION
 OUT OF THE
 DUKE STICKLAND SURVEY - ABSTRACT NO. 84
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 MARCH 2026

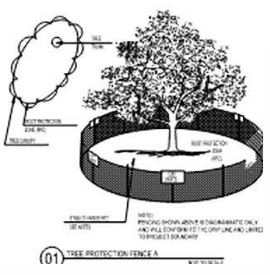
OWNER / SURVEYOR
 Spiars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0577
 WFLY No. F-1212, Area No. F-1204000
 Contact: Mike Martin

OWNER / APPLICANT
 SP DALLAS, LLC
 7220 Dallas Parkway, Suite 400
 Plano, TX 75024
 Telephone: (214) 343-0500
 Contact: Raphael Alvarez

SPIARS
 ENGINEERING & SURVEYING
 501 W. President George Bush Hwy, Suite 200, Richardson, TX 75080, 972.422.0577
 10000000000 • 10000000000 • 10000000000
 Mike Martin • mike.martin@spiarsengineering.com



- EXISTING TREE NOTICE**
1. EXISTING TREES TO REMAIN SHALL BE PROTECTIVELY COVERED FROM THE TIME OF COMMENCEMENT OF CONSTRUCTION OF THE PROJECT AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES TO REMAIN THROUGHOUT THE PROJECT.
 2. IF ANY TREE STRUCTURE IS DAMAGED OR REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE TREE WITH A TREE OF EQUAL OR GREATER SIZE AND SPECIES AS THE TREE DAMAGED OR REMOVED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES TO REMAIN THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES TO REMAIN THROUGHOUT THE PROJECT.
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 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES TO REMAIN THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES TO REMAIN THROUGHOUT THE PROJECT.



EXISTING TREE LEGEND

- PROTECTIVE ZONE
- EXISTING TREE
- PROTECTIVE ZONE TO BE MAINTAINED
- PROTECTIVE ZONE TO BE REMOVED UPON TREE REMOVAL

TREE PRESERVATION PLAN

ST. JOHN'S INDUSTRIAL
SANDEN BLVD

DATE: 11/11/11
SHEET NAME: TREE PRESERVATION PLAN
SHEET NUMBER: L1.01

ARCHITECTURAL CHARACTER IMAGES

Flex/R&D Product Examples



Tilt Up Character Image



Brick & Block Character Image



Brick & Block Character Image

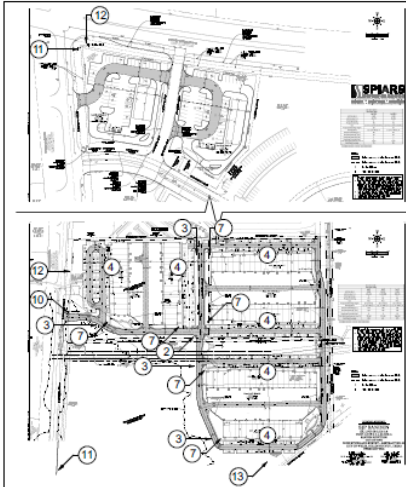


Brick & Block Character Image



Brick & Block Character Image

SIGNAGE PLAN



GENERAL NOTES

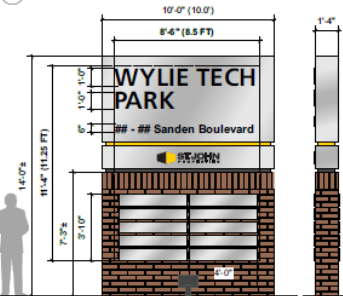
- Proposed Signage Plan is not intended to restrict signage or uses typically allowed by the local sign code.
- Any tenant in the development can be advertised on sign 10 -- regardless of lot.

1 SITE PLAN
Scale: Not to Scale

TENANT MONUMENT SIGNS

- Sign Area: 75 SF Max
- Quantity: 2 Signs per building
- Sign Height: 8' Max
- Sign materials will be the same or complement the main entry sign for a unified appearance.
- Signs should be located proximate to building entrance as shown on plan.
- Signs may be single or double-sided.
- Signs to be non-illuminated.

7 TENANT MONUMENT SIGN
Scale: 3/8" = 1'-0"

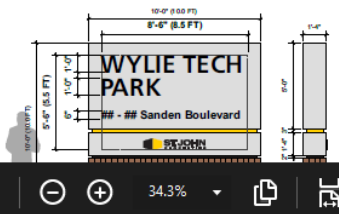


10 MAIN ENTRY SIGN
Scale: 3/8" = 1'-0"

MAIN ENTRY SIGN

- Sign Area: 100 SF Max
- Quantity: 1 Sign per vehicular entrance.
- Sign Height: 18' Max
- Signs to be double-sided and located at the main entrances to the development identifying the park name.
- Sign materials will be the same as, or complement the directional signs for a unified appearance.
- Signs to be either internally illuminated or externally ground illuminated with flood lighting.
- Tenant panels can be either internally illuminated or externally ground illuminated with flood lighting.
- All address identification signs must meet requirements of the 2021 FDOT Local regarding monument size, background, numbers or letters, etc.

11 MONUMENT SIGN
Scale: 3/8" = 1'-0"



TEMPORARY LEASE SIGNAGE

- Quantity: 1 Sign per building and per parcel
- Temporary Lease signage is a non-illuminated sign and/or banner used to advertise space for rent or lease until 100% occupancy is achieved.
- Ground lease signs shall be a maximum of 50 square feet and shall not have retention requirements. The sign height shall not exceed 15 feet.
- Building lease banners shall be a maximum of 200 square feet.



12 TEMPORARY LEASE SIGNAGE
Scale: Not to Scale

BUILDING ADDRESS

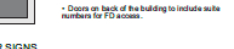
- Location to be on front, side or rear corner as necessary. See elevation for details.
- Logo and address to be non-illuminated or illuminated.
- Building address numbers to be visible facing the lanes on all sides of building. Have a contrasting background color and match number as required by GSD.



6 BUILDING ADDRESS
Scale: 3/8" = 1'-0"

DOOR SIGNS

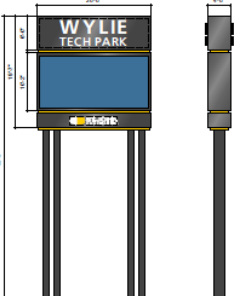
- Door signs identify the locations of tenant entrances and shall include suite #.
- Door sign content to be vinyl die-cut applied directly to the door glass, and may not exceed a total area of 20" x 20".
- Door sign text is permitted in white lettering only. Logos on door signs may be in color.
- No door signs are permitted on non-operable doors or emergency-exit-only doors.
- Non-operable doors (sign plan approval) must have sign displayed to either left or right (in a non-operable door).
- Doors on back of the building to include suite numbers for FO access.



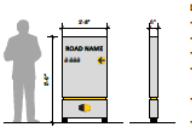
9 DOOR SIGNS
Scale: Not to Scale

LANDMARK SIGN

- Sign Area: 300 SF Max
- Quantity: 1 Sign
- Sign Height: 60' Max. allowed for park identification adjacent to a Major Highway.
- Sign to be double-sided. Identify the park name and include an electronic message center (EMC).
- Sign materials to complement business park signs for a unified appearance.
- Signs to be illuminated internally.
- 10' x 20" Digital EMC, 10mm - 16mm
- Any tenant in the development can be advertised on the EMC.



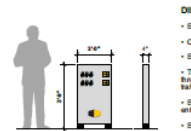
13 LANDMARK SIGN
Scale: 1/2" = 1'-0"



2 DIRECTIONAL SIGN - TYPE 1
Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 1

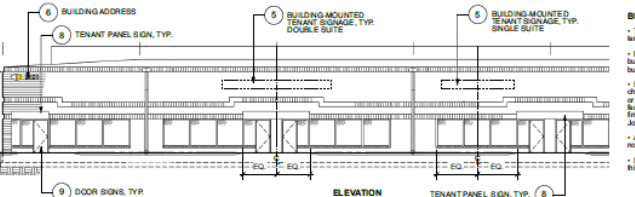
- Sign Area: 11 SF Max
- Quantity: As Needed
- Sign Height: 8' Max
- Type 1 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage. Content to shall not include suite numbers.
- Sign materials will be the same or complement the main entry sign for a unified appearance.
- Signs may be internally illuminated or non-illuminated.
- Signs may be single or double-sided.



3 DIRECTIONAL SIGN - TYPE 2
Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 2

- Sign Area: 8 SF Max
- Quantity: As Needed
- Sign Height: 4' Max
- Type 2 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage.
- Sign materials will be the same or complement the main entry sign for a unified appearance.
- Signs may be internally illuminated or non-illuminated.
- Signs may be single or double-sided.



4 BUILDING SIGNS
Not to Scale

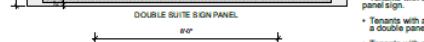
TYPICAL AREA: 2'-0" X 24'-0"
DOUBLE SUITE SIGN AREA

TYPICAL AREA: 2'-0" X 16'-0"
SINGLE SUITE SIGN AREA

BUILDING-MOUNTED TENANT SIGNS

- One building mounted sign per tenant is permitted in place of tenant panel signs.
- Building mounted tenant signs can be illuminated or non-illuminated.
- Building mounted tenant signs are located above the tenant's main entrance, on the brick facade.
- Building mounted sign to be face-illuminated channel letters with a canopy mount. Color, type, outline signs to be allowed where necessary and approved by St. John Properties.
- No illuminated sign boxes to be allowed.
- Tenants with one suite entrance are permitted a single suite sign area.
- Tenants with two or more entrances are permitted a double suite sign area.
- Typical image area may be exceeded with SJP approval.

5 BUILDING-MOUNTED TENANT SIGNS
Scale: 3/8" = 1'-0"

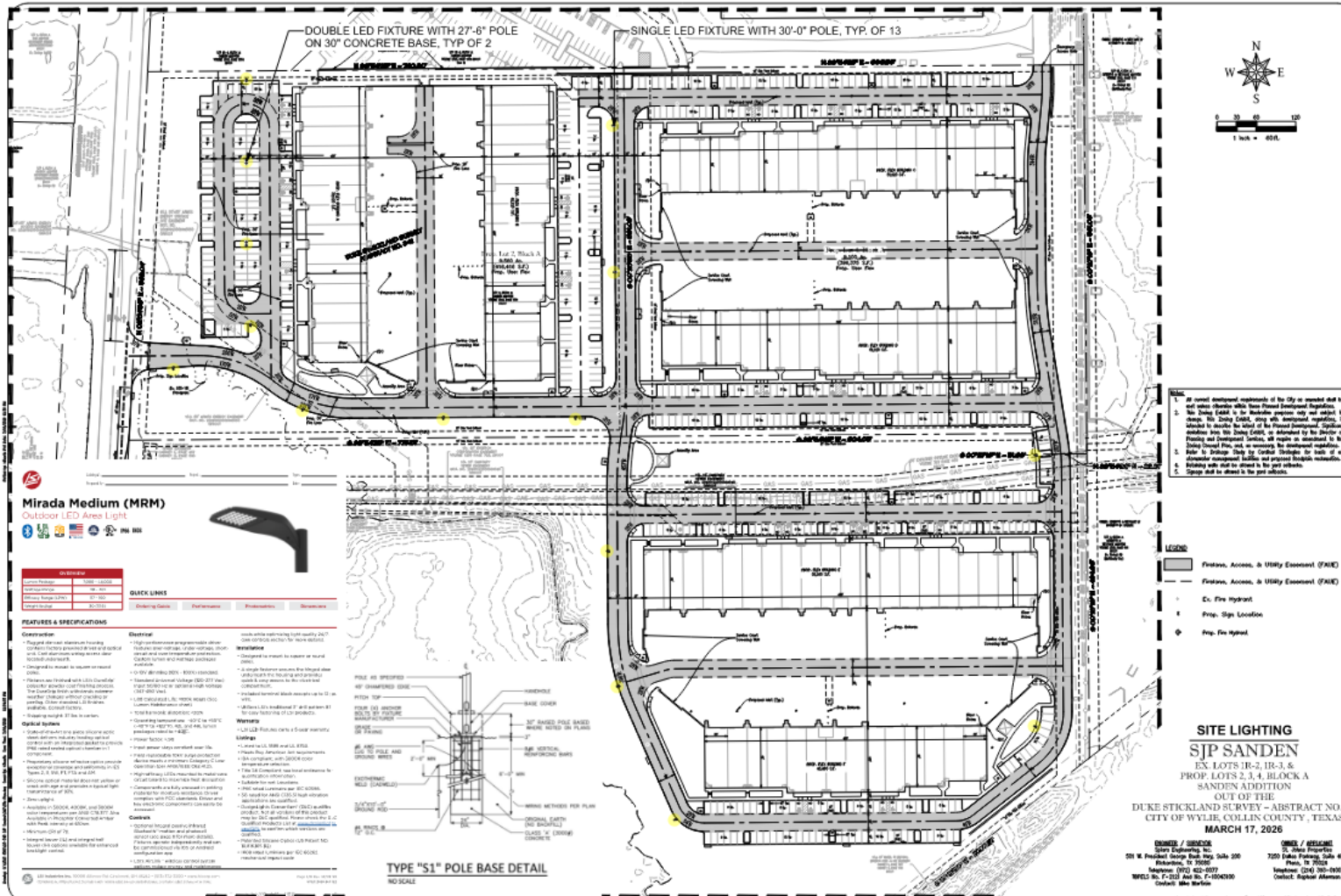


8 TENANT PANEL SIGNS
Scale: 1/2" = 1'-0"

TENANT PANEL SIGNS

- Tenant panel sign locations are incorporated into the architecture of all buildings at tenant entrances.
- Tenants with a single suite entrance are permitted a single panel sign.
- Tenants with a double suite entrance are permitted a double panel sign if they occupy both a differing suites.
- Tenants with main entrance on a corner can have second sign on side of building.
- Tenants are allowed one tenant panel sign at rear of building.
- Tenant panel signs are non-illuminated.

EXTERIOR LIGHTING PLAN



Mirada Medium (MRM)
Outdoor LED Area Light

Model	Power	Height	Weight
MRM-100	100W	10' - 0"	150 lbs
MRM-150	150W	10' - 0"	180 lbs
MRM-200	200W	10' - 0"	220 lbs

QUICK LINKS

Link Name	Performance	Features	Specs
Product Page	High	Adjustable	10' - 0"
Technical Data	High	Adjustable	10' - 0"
Installation	High	Adjustable	10' - 0"

FEATURES & SPECIFICATIONS

Construction

- High dielectric material housing
- Corrosion resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish

Electrical

- High dielectric material housing
- Corrosion resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish

Optical System

- High dielectric material housing
- Corrosion resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish

Warranty

- High dielectric material housing
- Corrosion resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish
- Weather resistant powder coat finish

- All civil development requirements of the City as stipulated shall be met and approved by the City Council.
- The City Council is for the purpose of this plan only and shall not be construed as a final approval of the project.
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TENTATIVE DEVELOPMENT SCHEDULE

SCHEDULE:

- Zoning:
 - Submit: 2/16/2026
 - Planning & Zoning: 4/7/2026
 - City Council: 4/28/2026
- Site Plan/Plat*:
 - Submit: 5/04/2026
 - Planning & Zoning: 6/02/2026
 - City Council: 6/23/2026
- Construction Plan Preparation and City Review**:
- Release Building Permit: 7/6/2026-8/25/2026
- Construction: 8/26/2026
- Construction: 9/6/2026-9/6/2027
- File Plat and C.O.: 10/6/2027

*Please note this schedule is for the rezoning of all phases of the development. The Site Plan phases and beyond are for Phase I of the flex addition and supporting infrastructure. Future flex phases will be processed with future Site Plan/Construction Plan submittals not reflected on this calendar.

**Civil Plans will be submitted after first round of Site Plan Comments.