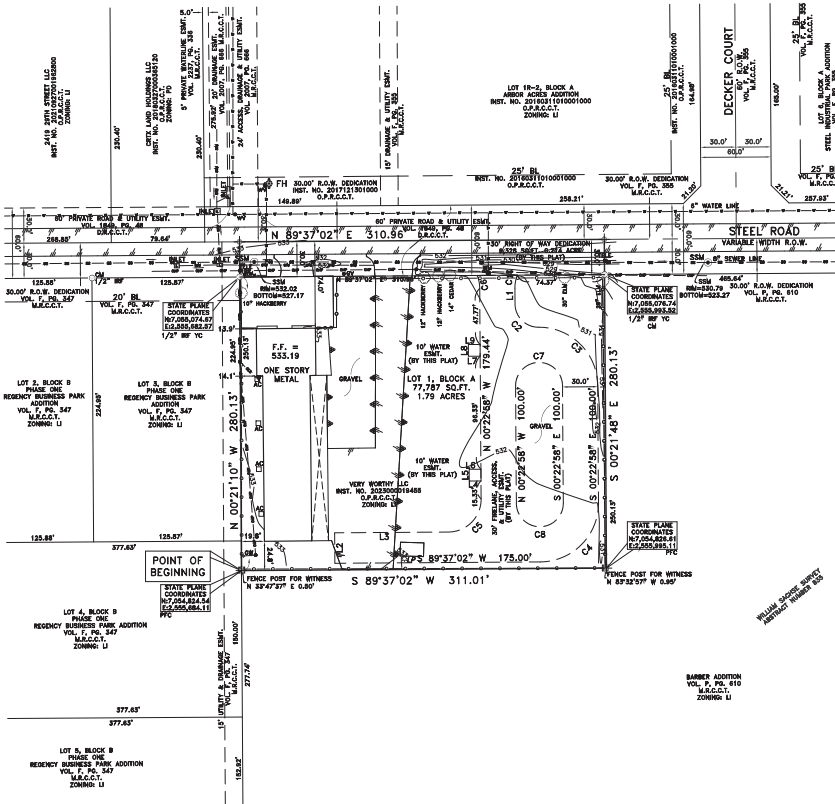


VICINITY MAP
NOT TO SCALE

SCALE: 1" = 50'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°22'58" W	13.46'
L2	S 00°22'58" E	26.00'
L3	S 89°37'02" W	97.00'
L4	S 89°37'02" W	10.00'
L5	N 00°22'58" W	10.00'
L6	N 89°37'02" E	10.00'
L7	S 89°37'02" W	10.00'
L8	N 00°22'58" W	10.00'
L9	N 89°37'02" E	10.00'

EASEMENT CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	11.30'	30.00'	21°35'08"	N 10°24'36" E
C2	31.42'	20.00'	89°59'56"	S 45°22'56" E
C3	78.54'	50.00'	89°59'56"	N 45°22'58" W
C4	78.54'	50.00'	90°00'00"	N 44°57'02" E
C5	43.98'	28.00'	90°00'00"	S 44°37'02" W
C6	11.33'	30.00'	21°37'59"	N 11°11'58" W
C7	62.83'	20.00'	180°00'00"	S 89°37'02" W
C8	62.83'	20.00'	180°00'00"	N 89°37'02" E

LEGEND
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL./PG. = VOLUME, PAGE
CAB./S.D. = CABINET / SLIDE
ESMT. = EASEMENT
T.P. & L. = TEXAS POWER AND LIGHT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
BRF = IRON ROD FOUND
WM = WATER METER
WV = WATER VALVE
GV = GAS VALVE
SSM = SANITARY SEWER MANHOLE

GENERAL NOTES
1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND FOR DEVELOPMENT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK IS CITY OF WYLLIE MONUMENT NAME "CM 2", ELEVATION = 550.61'.
7) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8) ACCORDING TO THE F.I.R.M. IN MAP NO. 48083C0A15A, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

The undersigned, the City Secretary of the City of Wyllie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to Collin County 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. 20__.

City Secretary City of Wyllie, Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wyllie, Texas

Date

APPROVED FOR CONSTRUCTION

Mayor, City of Wyllie, Texas

Date

ACCEPTED

Mayor, City of Wyllie, Texas

Date

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Very Worthy LLC is the owner of a 2.00 acre tract of land situated in the William Sachse Survey, Abstract Number 835, Collin County, Texas, same being a tract of that land conveyed to Very Worthy, LLC, a Texas Limited Liability Company by Special Warranty Deed recorded in Instrument Number 202300019455, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Point for corner, said corner lying along the East line of Lot 4, Block B, Phase One Regency Business Park Addition, an addition to the City of Wyllie, Collin County, Texas, as recorded by Volume F, Page 347, Map Records, Collin County, Texas, same being the Northwest corner of Barber Addition, an addition to the City of Wyllie, Collin County, Texas, as recorded in Volume P, Page 610, by Map Records, Collin County, Texas, from which a fence post found for witness, bears North 33 degrees 47 minutes 57 seconds East, a distance of 0.50 feet;

THENCE North 00 degrees 21 minutes 10 seconds West, a distance of 250.13 feet passing a 1/2 inch iron rod found with a plastic yellow cap stamped "Burns Surveying" for Reference, said reference being the Northeast corner of lot 5, block B, of said Regency Business Park Addition, continuing a total distance of 280.13 feet to a point for corner, said corner being near the centerline of Steel Road (variable width Right Of Way);

THENCE North 89 degrees 37 minutes 02 seconds East, along the centerline of said Steel Road, a distance of 310.96 feet to a point for corner;

THENCE South 00 degrees 21 minutes 48 seconds East, leaving Steel Road, a distance of 30.00 feet passing a 1/2 inch iron rod found with a plastic yellow cap stamped "Burns Surveying" for reference, said reference being the Most Northern, Northwest corner of said Barber Addition, continuing a total distance of 280.13 feet to a point for corner, from which a fence post for witness bears North 53 degrees 32 minutes 57 seconds West a distance of 0.95 feet;

THENCE South 89 degrees 37 minutes 02 seconds West, along the north line of said Barber addition, a distance of 311.01 feet to the POINT OF BEGINNING and containing 87,115 square feet or 2.00 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Very Worthy, LLC, acting herein by and through their duly authorized agent, Qinfeng Su, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, WORTHY ADDITION, an addition to Collin County, Texas, and 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, as shown, 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 of Wyllie. 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 easement limits the use to particular utilities, sold use by public utilities being subordinate to the public's City of Wyllie use thereof. The 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 growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The 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.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Wyllie, Texas.

WITNESS, my hand, this _____ day of _____, 2026.

Very Worthy LLC, Owner

By: _____
Qinfeng Su, President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Qinfeng Su 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

That I, Bryan Connolly, 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 Wyllie.
RELEASED FOR REVIEW 08/24/2026 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

"RECOMMENDED FOR APPROVAL"

Commissioner's Court

Date

PRELIMINARY PLAT
WORTHY ADDITION
LOT 1, BLOCK A
87,115 SQ. FT. OR 2.00 ACRES
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLLIE, COLLIN COUNTY, TEXAS

OWNER: VERY WORTHY LLC
PRESIDENT: QINFENG SU
8220 MONTAGE DRIVE,
WYLLIE, TEXAS, 75091
PHONE: 469-439-0549
EMAIL: ANDREW@WORTHYLLC.COM



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www.cbgtllc.com

FILED IN INSTRUMENT NO. _____

SCALE: 1"=50' / DATE: 08/24/2026 / JOB NO. 18085 / DRAWN BY: CP