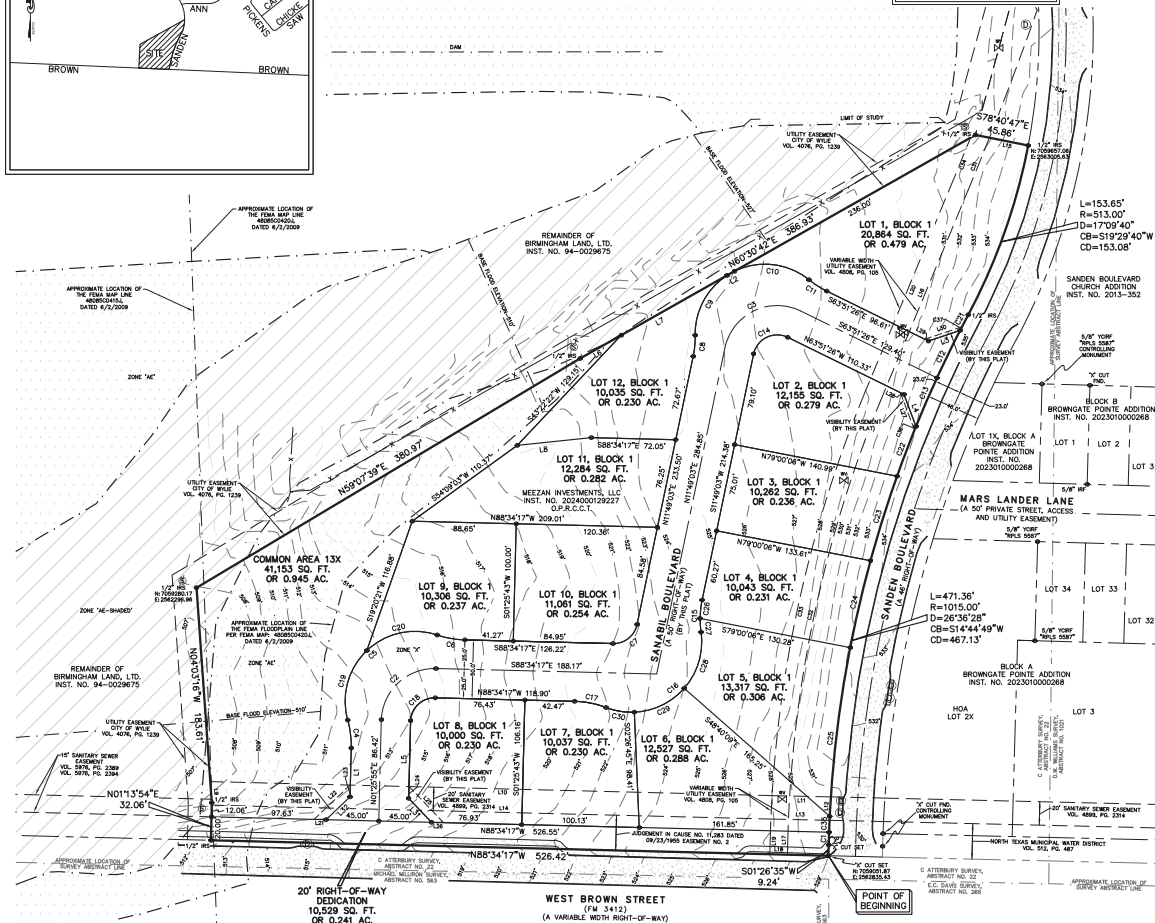


# FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 480500420U & 480500415J subject lot is located in Zone "X", "AE", & "AE-Shaded". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

## FEMA HATCHING TABLE

	ZONE X
	ZONE AE
	ZONE AE-SHADED



NO APPROPRIATION BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS AND A COMMON AREA FROM A TRACT OF LAND

1/2 INCH IRON ROD SET W/ "PEISER & MANKIN SURVEY RED PLASTIC CAP AT ALL INTERIOR INTERSECTION PROPERTY AND RIGHT-OF-WAY CORNERS

GRAPHIC SCALE  
1" = 50.0'

### LINE/TYPE TABLE

	BOUNDARY LINE
	ADJOINING LINE
	CONTOUR LINE
	WATER LINE
	SEWER LINE
	EASTMENT LINE
	BARBED WIRE FENCE
	STREET CENTERLINE
	FEMA FLOODPLAIN LINE

### LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		JUNCTION BOX
	POWER POLE		WATER VALVE		SEWER MANHOLE		CONCRETE
	DOWN CITY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

### GENERAL NOTES

1. IRR - Iron Rod Found
2. IRR - Iron Rod Set w/ "PEISER & MANKIN SURVEY" red plastic cap
3. CRIP - Iron Rod Found with yellow plastic cap
4. Basis of Bearing - Bearings of lines shown herein refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as defined locally from Alterra Center's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000154850 was used to state grid coordinates and distances to surface.
5. Basis of Elevation - Elevations shown herein refer to North American Vertical Datum of 1988 (NAVD83), as derived locally from Alterra Center's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. Ties to City of Wylie Controlling Monument #6 (primary) located in the northeast corner of Quail Meade from south of alley and west of White Star Way, elevation=562.912', lying to City of Wylie Controlling Monument #2 (secondary) located north of State Highway No. 78 and west of South Ballard Street, near the southeast corner of the building located at 104 South Ballard Street, elevation=560.235'
6. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
7. UTILITY WARNINGS: The underground utilities shown have been located from field survey. The accuracy and existing condition that survey made is guaranteed. The underground utilities shown comprise all such utilities in the area, either in service or abandoned. The location and existing condition that survey made is guaranteed. The surveyor is not responsible for location indicated otherwise that he certifies that they are located as accurately as possible under the information available. The surveyor has not physically located the underground utilities.
8. No structures on site.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 67°55'25" E	28.40	L1	S 70°12'00" W	19.11
L2	N 67°55'25" E	28.40	L2	S 70°12'00" W	19.11
L3	N 71°25'00" E	41.41	L3	S 67°12'00" W	15.00
L4	N 71°25'00" E	41.41	L4	S 67°12'00" W	15.00
L5	S 01°25'00" E	66.17	L5	N 72°44'33" E	191.84
L6	N 67°55'25" E	103.21	L6	N 45°25'00" E	10.42
L7	N 67°55'25" E	103.21	L7	N 45°25'00" E	10.42
L8	N 84°00'45" E	63.41	L8	S 01°25'00" E	10.21
L9	N 84°00'45" E	18.02	L9	N 01°25'00" E	42.72
L10	S 88°34'17" E	47.83	L10	S 88°34'17" E	10.21
L11	S 88°34'17" E	50.75	L11	N 01°25'00" E	42.72
L12	S 01°25'00" E	20.01	L12	N 01°25'00" E	34.16
L13	N 88°44'50" E	50.10	L13	S 83°35'26" E	3.44
L14	N 88°44'50" E	47.84	L14	N 63°12'00" E	3.47
L15	N 78°40'47" E	33.69	L15	N 43°44'11" E	28.28
			L32	N 45°25'00" E	28.28

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mezean Investments, LLC, acting by and through its duly appointed officer, does hereby adopt this plat designating the herein above described property as **LOTS 1-12 AND COMMON AREA 13X, BLOCK 1, SANDEN HEAVEN ADDITION**, on addition to the City of Wylie, Texas, and do 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 growth 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 the mutual use and accommodation of all public utilities deeded to or using the same unless the easements limit the use to particular utilities, and use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and 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 growth which may in any way interfere with or obstruct 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, adding to or removing all or parts of their respective systems without the necessity of anytime procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Wylie, Texas

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_

Munir Rashid, Owner

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Munir Rashid, known to me to be this person whose name is subscribed to this plat, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for the State of Texas

Know all men by these presents:

That I, Timothy R. Mankin, 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 upon my own personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

PRELIMINARY- NOT TO BE RECORDED

Timothy R. Mankin

Registered Professional Land Surveyor No. 6122

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R. Mankin, Registered Professional Land Surveyor, known to me to be this 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.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for the State of Texas

CURVE	ARC LENGTH	RADIUS	CURVE DATA	CHORD BEARING	CHORD LENGTH
C1	10.30'	1015.00'	0°35'25" E	S 45°42'28" W	0.76'
C2	70.71'	45.50'	89°02'43" E	S 45°42'28" W	63.81'
C3	10.30'	1015.00'	0°35'25" E	S 45°42'28" W	0.76'
C4	24.09'	80.00'	17°08'55" E	N 07°08'55" E	24.00'
C5	129.00'	59.50'	124°16'01" E	S 45°42'28" W	105.10'
C6	24.09'	80.00'	17°08'55" E	N 07°08'55" E	24.00'
C7	28.48'	20.00'	78°40'47" E	N 01°25'00" E	26.25'
C8	13.31'	1015.00'	0°35'25" E	S 45°42'28" W	10.21'
C9	60.31'	59.50'	124°16'01" E	S 45°42'28" W	57.76'
C10	18.42'	72.00'	67°51'30" E	N 83°05'55" W	18.01'
C11	18.42'	72.00'	67°51'30" E	N 83°05'55" W	18.01'
C12	45.00'	1015.00'	0°35'25" E	S 45°42'28" W	45.00'
C13	45.00'	1015.00'	0°35'25" E	S 45°42'28" W	45.00'
C14	45.00'	1015.00'	0°35'25" E	S 45°42'28" W	45.00'
C15	27.53'	80.00'	19°34'08" E	S 01°25'00" E	27.40'
C16	24.54'	60.00'	18°55'44" E	N 51°55'44" E	103.36'
C17	27.37'	80.00'	19°36'02" E	N 78°46'16" W	27.23'
C18	31.89'	20.00'	88°34'45" E	S 47°02'11" W	28.83'
C19	64.53'	59.50'	124°16'01" E	S 45°42'28" W	61.42'
C20	64.53'	59.50'	124°16'01" E	S 45°42'28" W	61.42'
C21	14.50'	1015.00'	0°35'25" E	S 45°42'28" W	14.50'
C22	45.42'	1015.00'	0°35'25" E	S 45°42'28" W	45.42'
C23	75.49'	1015.00'	0°35'25" E	S 45°42'28" W	75.49'
C24	14.50'	1015.00'	0°35'25" E	S 45°42'28" W	14.50'
C25	145.00'	1015.00'	0°35'25" E	S 45°42'28" W	144.87'
C26	15.84'	80.00'	0°35'25" E	S 45°42'28" W	15.80'
C27	15.84'	80.00'	0°35'25" E	S 45°42'28" W	15.80'
C28	51.53'	60.00'	49°14'48" E	S 18°42'58" W	49.98'
C29	51.53'	60.00'	49°14'48" E	S 18°42'58" W	49.98'
C30	48.38'	2250.00'	0°35'25" E	S 45°42'28" W	48.38'
C31	48.38'	2250.00'	0°35'25" E	S 45°42'28" W	48.38'
C32	393.40'	1065.00'	0°35'25" E	N 11°59'51" E	391.17'
C33	41.48'	2335.00'	0°35'25" E	N 22°08'40" E	41.48'
C34	41.48'	2335.00'	0°35'25" E	N 22°08'40" E	41.48'
C35	3.37'	1015.00'	0°00'11'26" E	S 22°01'31" W	3.37'
C36	3.37'	1015.00'	0°00'11'26" E	S 22°01'31" W	3.37'
C37	3.47'	1015.00'	0°00'11'45" E	S 27°18'08" W	3.47'

WHEREAS, MEEZAN INVESTMENTS, LLC, is the sole owner of all that certain 5.522 acre tract of land situated in the C Atterbury Survey, Abstract No. 22, City of Wylie, Collin County, Texas, being all that certain tract of land conveyed to Mezean Investments, LLC, by Special Warranty Deed recorded in Instrument Number 2024000129227, Official Public Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Birmingham Land, Ltd., by Special Warranty Deed recorded in Instrument Number 34-002987-5, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut set for the southeast corner of said Mezean tract, same being in the south line of said Birmingham Land tract, same being the southwest corner of Sanden Boulevard (a 48 foot right-of-way per Cabinet N, Page 887, Map Records, Collin County, Texas), same being in the north right-of-way line of West Brown Street (a variable width right-of-way);

THENCE North 88 deg. 34 min. 17 sec. West, along the common line of said Mezean tract, said Birmingham Land tract, and said West Brown Street, a distance of 526.42 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of said Mezean tract;

THENCE northerly along said Mezean tract and through the interior of said Birmingham Land tract as follows:

North 01 deg. 13 min. 54 sec. East, a distance of 32.06 feet to a 1/2 inch iron rod set for angle point;

North 59 deg. 07 min. 39 sec. East, a distance of 380.97 feet to a 1/2 inch iron rod set for angle point;

North 59 deg. 07 min. 39 sec. East, a distance of 380.97 feet to a 1/2 inch iron rod set for angle point;

North 60 deg. 30 min. 42 sec. East, a distance of 386.93 feet to a 1/2 inch iron rod set for the most northerly northwest corner of said Mezean tract;

South 78 deg. 40 min. 47 sec. East, a distance of 45.86 feet to a 1/2 inch iron rod set for the northeast corner of said Mezean tract, same being in the west right-of-way line of aforementioned Sanden Boulevard, same being the beginning of a non-tangent curve to the right, having a radius of 513.00 feet, a delta angle of 17 deg. 09 min. 40 sec., and a chord bearing and distance of South 19 deg. 29 min. 40 sec. West, 153.08 feet;

THENCE along the common line of said Mezean tract and said Sanden Boulevard, and continuing through the interior of said Birmingham Land tract and as follows:

Along said non-tangent curve to the right, an arc distance of 153.65 feet to a 1/2 inch iron rod set for the beginning of a reverse curve to the left, having a radius of 1015.00 feet, a delta angle of 26 deg. 36 min. 28 sec., and a chord bearing and distance of South 14 deg. 44 min. 49 sec. West, 467.13 feet;

Along said reverse curve to the left, an arc distance of 471.36 feet to an "X" cut set for angle point;

South 01 deg. 26 min. 35 sec. West, a distance of 9.24 feet to the POINT OF BEGINNING and containing 240,548 square feet or 5.522 acres of computed land, more or less.

Recommended for Approval

Chairman, Planning & Zoning Commission

Date

Approved for Construction

Mayer, City of Wylie, Texas

Date

Accepted

Mayer, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Sanden Heaven Addition, a subdivision or addition to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and the Council, by formal action, then and there accepted the dedication of streets, dikes, ponds, 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 hereinafter subscribed.

Witness my hand this day \_\_\_\_\_ of \_\_\_\_\_, A.D., 2025

City Secretary

City of Wylie, Texas

PRELIMINARY PLAT  
SANDEN HEAVEN ADDITION  
LOTS 1-12 AND  
COMMON AREA 13X, BLOCK 1  
BEING AN PLAT OF 5.522 ACRE TRACT OF LAND SITUATED  
IN THE C ATTERBURY SURVEY, ABSTRACT NO. 22, CITY OF  
WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL THAT  
CERTAIN TRACT OF LAND CONVEYED TO MEEZAN  
INVESTMENTS, LLC, BY DEED RECORDED IN INSTRUMENT  
NUMBER 2024000129227, OFFICIAL PUBLIC RECORDS, COLLIN  
COUNTY, TEXAS.

OWNER:

MEEZAN INVESTMENTS, LLC  
4901 ALABASTRO DRIVE  
PLANO, TX 75074  
469-910-5636  
MANKIN@PEISER.COM

ENGINEER:

JAHAN CONSULTING ENGINEERS, INC.  
HOUSTON, TEXAS  
2121 N. JOSEY LANE, SUITE 200  
HOUSTON, TEXAS 77060  
214-718-9489  
JAHAN@JCEMAIL.COM

COR NO: 24-0023

DATE: 03/27/2025

FIELD DATE: 9/16/2024

SCALE: 1" = 50.0'

FIELD: A.R.M.

DRAWN: J.B.W.

CHECKED: T.R.W.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

1612 HART STREET  
SUITE 201  
SOUTH LAKE, TEXAS 76082  
817-661-1006 (O)  
1612 HART STREET  
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