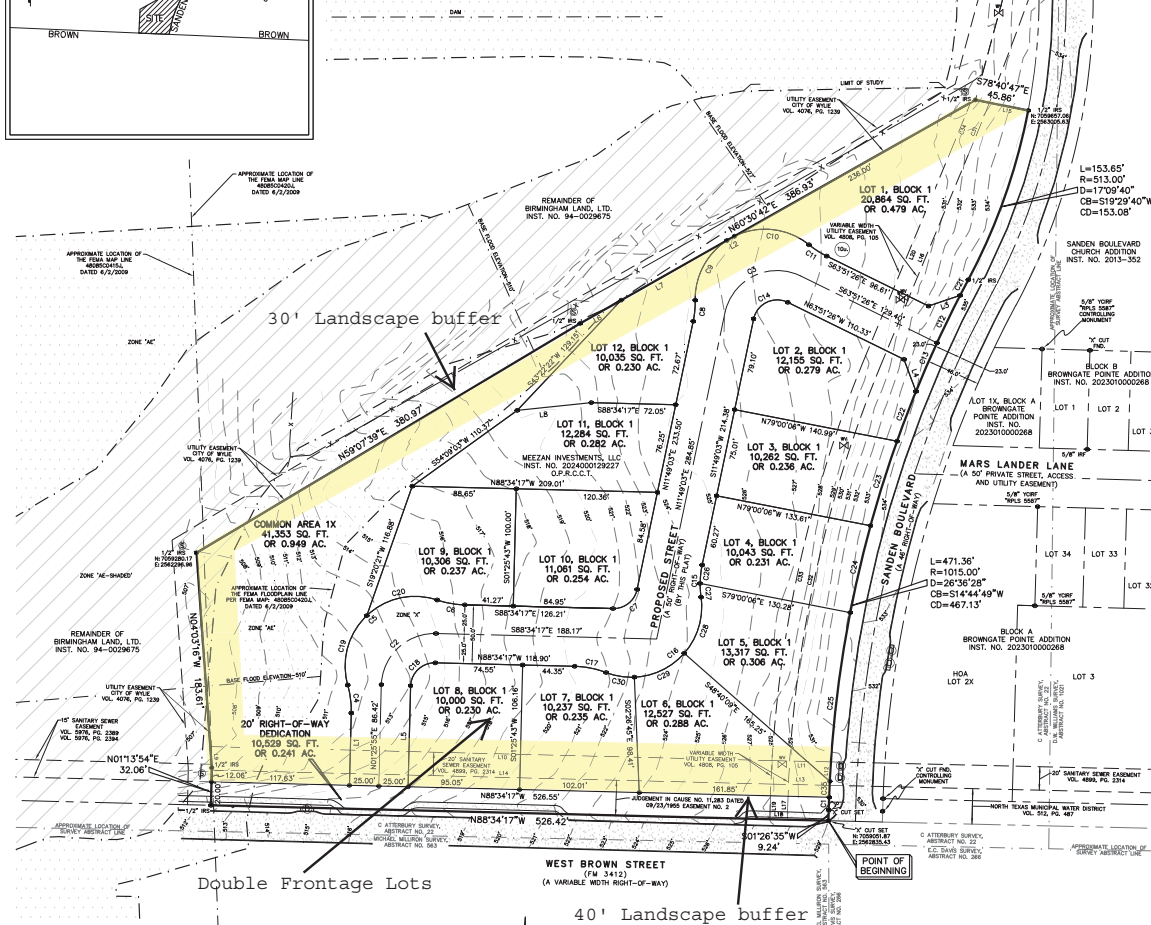


**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/2009 Community Panel No. 480850420U & 480850415J subject lot is located in Zone "X", "AE", & "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**

[Hatched Pattern]	ZONE X
[Hatched Pattern]	ZONE AE
[Hatched Pattern]	ZONE AE-SHADED



**LINE/TYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	SEWER LINE
---	EASEMENT LINE
---	BARB WIRE FENCE
---	STREET CENTERLINE
---	TEAM FLOODPLAIN LINE

**LEGEND**

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRF CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDestal	FUEL PORT	TELEPHONE MANHOLE	JUNCTION BOX
POWER POLE	WATER VALVE	SWB 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:

- IRF - Iron Red Found
- IRF - Iron Red Set w/ "PEISER & MANKIN SURVY" red plastic cap
- YGRF - Iron Red Found with yellow plastic cap
- Bank 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 derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00014880 was used to scale and coordinates and distances to surface.
- Bank of Elevation: Elevations shown herein refer to North American Vertical Datum of 1988 (NAVD83), as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. Tying to City of Wylie Controlling Monument #1 (primary) located in the northeast corner of Quail Meadow Park off of day and west of White Lake Way, elevation=562.912'. Tying 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=550.238'.
- This property has not been disturbed per the client's request, and this survey was performed without the benefit of a title commitment, as easements may not be shown.
- UTILITY WARNING: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- No structures on site.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mezan Investments, LLC, acting by and through its duly appointed officer, does hereby adopt this plat designating the herein shown described property as **LOTS 1-12 AND COMMON AREA 1X, BLOCK 1, 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 other 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 Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public 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 obstruct or interfere with, the construction, maintenance, or affluency 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 \_\_\_\_\_ known to me to be this person whose name is subscribed to this plat and to whom the foregoing instrument was acknowledged to me 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

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R. Mankin, Registered Professional Land Surveyor, known to me to be this person whose name is subscribed to this plat and to whom the foregoing instrument was acknowledged to me for the purpose and consideration therein expressed.

**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 \_\_\_\_\_ known to me to be this person whose name is subscribed to this plat and to whom the foregoing instrument was acknowledged to me 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 TABLE				CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	70.71	45.50	89.0743°	C17	12.54	80.00	118.5942°
C2	81.81	45.50	103.0030°	C18	31.69	20.50	88.3445°
C3	48.99	45.50	103.0030°	C19	64.53	20.50	88.3445°
C4	129.06	59.50	124.7411°	C20	64.53	20.50	88.3445°
C5	129.06	59.50	124.7411°	C21	12.54	80.00	118.5942°
C6	28.48	20.50	79.3840°	C22	12.54	80.00	118.5942°
C7	28.48	20.50	79.3840°	C23	12.54	80.00	118.5942°
C8	18.01	80.00	125.7177°	C24	12.54	80.00	118.5942°
C9	18.01	80.00	125.7177°	C25	12.54	80.00	118.5942°
C10	67.51	59.50	65.0043°	C26	12.54	80.00	118.5942°
C11	18.01	80.00	125.7177°	C27	12.54	80.00	118.5942°
C12	45.00	1015.00	0.2322°	C28	48.40	80.00	46.1233°
C13	45.00	1015.00	0.2322°	C29	60.24	80.00	46.1233°
C14	45.00	1015.00	0.2322°	C30	60.24	80.00	46.1233°
C15	45.00	1015.00	0.2322°	C31	48.38	2350.00	0.0562°
C16	27.53	80.00	194.308°	C32	39.40	1265.00	0.1109°
C17	12.54	80.00	118.5942°	C33	41.48	2350.00	0.0562°
C18	31.69	20.50	88.3445°	C34	41.48	2350.00	0.0562°
C19	64.53	20.50	88.3445°	C35	13.56	1015.00	0.0456°
C20	64.53	20.50	88.3445°				
C21	12.54	80.00	118.5942°				
C22	12.54	80.00	118.5942°				
C23	12.54	80.00	118.5942°				
C24	12.54	80.00	118.5942°				
C25	12.54	80.00	118.5942°				
C26	12.54	80.00	118.5942°				
C27	12.54	80.00	118.5942°				
C28	48.40	80.00	46.1233°				
C29	60.24	80.00	46.1233°				
C30	60.24	80.00	46.1233°				
C31	48.38	2350.00	0.0562°				
C32	39.40	1265.00	0.1109°				
C33	41.48	2350.00	0.0562°				
C34	41.48	2350.00	0.0562°				
C35	13.56	1015.00	0.0456°				

LINE TABLE			DISTANCE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 01°25'00" E	61.80	L1	N 01°25'00" E	61.80
L2	N 01°25'00" E	28.41	L2	N 01°25'00" E	28.41
L3	N 01°25'00" E	28.41	L3	N 01°25'00" E	28.41
L4	N 01°25'00" E	28.41	L4	N 01°25'00" E	28.41
L5	N 01°25'00" E	28.41	L5	N 01°25'00" E	28.41
L6	N 01°25'00" E	28.41	L6	N 01°25'00" E	28.41
L7	N 01°25'00" E	28.41	L7	N 01°25'00" E	28.41
L8	N 01°25'00" E	28.41	L8	N 01°25'00" E	28.41
L9	N 01°25'00" E	28.41	L9	N 01°25'00" E	28.41
L10	N 01°25'00" E	28.41	L10	N 01°25'00" E	28.41
L11	N 01°25'00" E	28.41	L11	N 01°25'00" E	28.41
L12	N 01°25'00" E	28.41	L12	N 01°25'00" E	28.41
L13	N 01°25'00" E	28.41	L13	N 01°25'00" E	28.41
L14	N 01°25'00" E	28.41	L14	N 01°25'00" E	28.41
L15	N 01°25'00" E	28.41	L15	N 01°25'00" E	28.41
L16	N 01°25'00" E	28.41	L16	N 01°25'00" E	28.41
L17	N 01°25'00" E	28.41	L17	N 01°25'00" E	28.41
L18	N 01°25'00" E	28.41	L18	N 01°25'00" E	28.41
L19	N 01°25'00" E	28.41	L19	N 01°25'00" E	28.41
L20	N 01°25'00" E	28.41	L20	N 01°25'00" E	28.41

OWNER:

MEZAN INVESTMENTS, LLC  
4901 ALABAMA DRIVE  
DALLAS, TEXAS 75246  
469-910-5830  
mezan@mezan.com

ENGINEER:

JANUARY CONSULTING ENGINEERS, INC.  
SUITE 200  
2121 N. JOSEY LANE, SUITE 200  
DALLAS, TEXAS 75208  
214-718-9489  
janu@janu.com

WHEREAS, MEZAN INVESTMENTS, LLC, is the sole owner of all that certain 5.522 acre tract of land situated in the C Attlebury Survey, Abstract No. 22, City of Wylie, Collin County, Texas, being all that certain tract of land conveyed to Mezan 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 34-0029675, 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 Mezan tract, same being in the south line of said Birmingham Land tract, same being the southwest corner of Sanden Boulevard (a 46 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 Mezan 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 Mezan tract;

THENCE northerly along said Mezan 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 04 deg. 03 min. 16 sec. East, a distance of 183.61 feet to a 1/2 inch iron rod set for the most westerly northwest corner of said Mezan tract;

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 Mezan 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 Mezan tract, same being in the west right-of-way line of aforesaid 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, 153.00 feet;

THENCE along the common line of said Mezan 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 Inverness Pharmacy Addition, a subdivision or addition to the City of Wylie was submitted to the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 and the Council, by formal action, then and there accepted the dedication of streets, alleys, easements, 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., 2025

City Secretary  
City of Wylie, Texas

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

CDR NO: 24-0002  
DATE: 03/21/2025  
FIELD DATE: 9/16/2024  
SCALE: 1" = 50'  
FIELD: A.R.M.  
DRAWN: J.B.M.  
CHECKED: T.R.M.

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

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SUITE 201  
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tman@peisersurveying.com  
FIRM NO. 100999-00  
Member Since 1977

1 SHEET  
OF