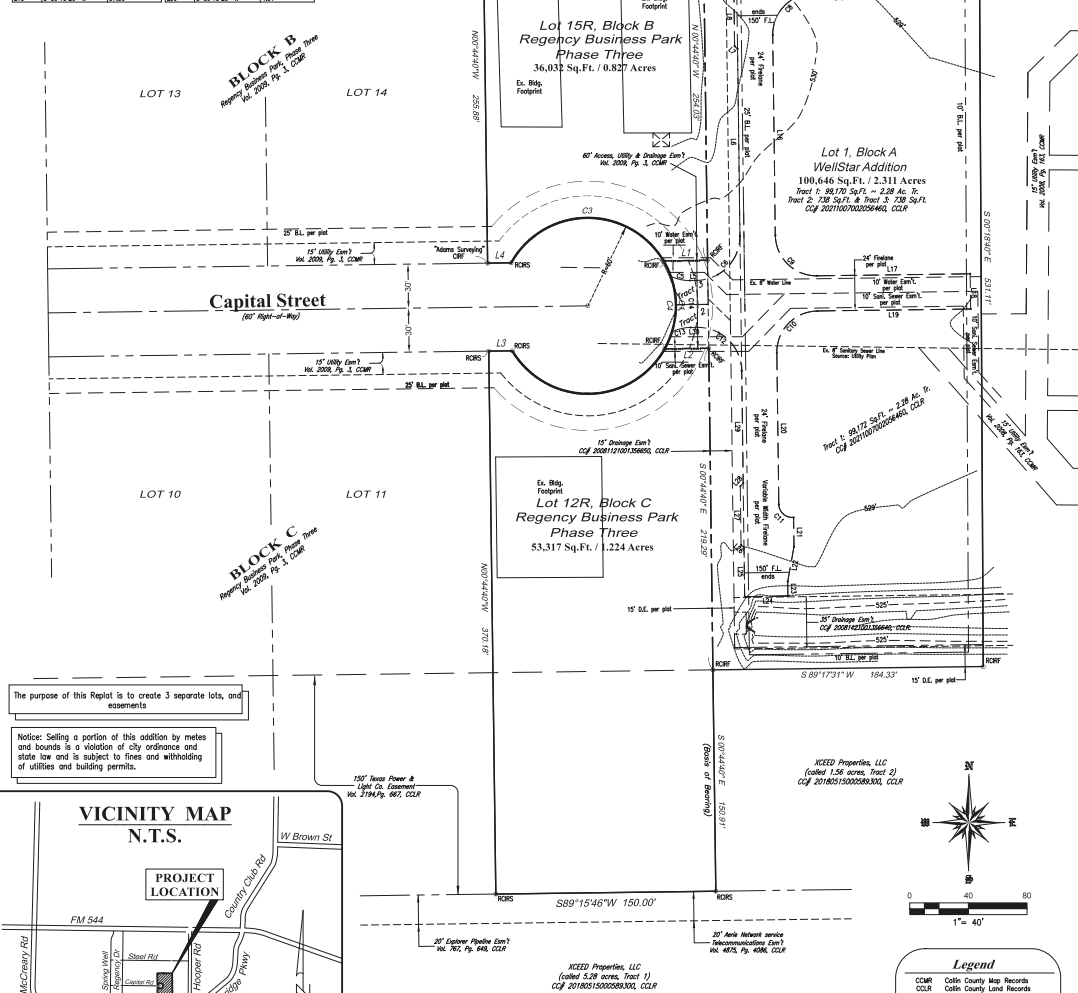


LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	DETAILED
1	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
2	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
3	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
4	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
5	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
6	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
7	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
8	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
9	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
10	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
11	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
12	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
13	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
14	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
15	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
16	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
17	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
18	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
19	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
20	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
21	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
22	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
23	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
24	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
25	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
26	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
27	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
28	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
29	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
30	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
31	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
32	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
33	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
34	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
35	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
36	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
37	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
38	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
39	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
40	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
41	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
42	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
43	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
44	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
45	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
46	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
47	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
48	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
49	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
50	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
51	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
52	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
53	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
54	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
55	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
56	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
57	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
58	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
59	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
60	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
61	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
62	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
63	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
64	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
65	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
66	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
67	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
68	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
69	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
70	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
71	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
72	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
73	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
74	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
75	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
76	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
77	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
78	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
79	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
80	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
81	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
82	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
83	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
84	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
85	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
86	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
87	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
88	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
89	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
90	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
91	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
92	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
93	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
94	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
95	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
96	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
97	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
98	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000
99	N 89° 15' 46" E	150.01'	N 89° 15' 46" E	150.01'	0.00000000
100	S 89° 15' 46" W	150.01'	S 89° 15' 46" W	150.01'	0.00000000



NOTES: Notes: 1) Bearings Based on Regency Business Park, Phase Three as recorded in Volume 2009, Page 3 of the Collin County map Records; 2) No part of the subject property lies within a Special Flood Hazard Area indicated by 100-year flood per Map No. 480620415 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X); 3) This platting was performed without the benefit of a title commitment and may be subject to any and all easements of record.

THE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER'S DEDICATION AND ACKNOWLEDGEMENT

WHEREAS John C. Ruckel, Cardinal Strategies Holdings, LLC and WellStar Properties LLC, are the owners of five parcels of land situated in the State of Texas, County of Collin and City of Wylie, being part of the William Sachse Survey, Abstract 835, Block 12, Block C, Lot 12, Block C of the Regency Business Park, Phase Three, as recorded in Volume 2009, Page 3 of the Collin County Map Records, being two separate 738 square foot parcels of land out of said Lots 12 and 15, and a 2.28 acre tract as recorded under County Clerk No. 20211001002056460 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a "CRS" capped iron rod found in the south line of a called 2.730 acre tract as recorded under County Clerk No. 20180625000779250 of the Collin County Land Records, same marking the southwest corner of a called 2.28 acre tract, being the remainder of a called 26.31 acre tract as recorded in Volume 5724, Page 2836 of the Collin County Land Records, the northeast corner of said Lot 15 and said premises;

THENCE with the north line of said 2.28 acre tract, the south line of said 2.730 acre tract, and partway with the south line of a called 9.6129 acre tract as recorded in Volume 2453, Page 536 of the Collin County Land Records, North 89°15'46" East, 150.01 feet to a 1/2" iron rod found marking the northeast corner of said 2.28 acre tract, and the northwest corner of New Heights Baptist Church Addition as recorded in Volume 2008, page 163 of the Collin County Land Records;

THENCE with the east line of said 2.28 acre tract, and the west line of said New Heights Baptist Church Addition, South 07°18'40" East, 531.11 feet to a 1/2" iron rod found marking the southeast corner of said 2.28 acre tract, the southwest corner of said New Heights Baptist Church Addition, and being in the north line of a called 1.56 acre tract as recorded under County Clerk No. 20180515000589300 of the Collin County Land Records;

THENCE with the south line of said 2.28 acre tract, and the north line of said 1.56 acre tract, South 89°17'31" West, 184.33 feet to a Room capped iron rod found marking the southwest corner of said 2.28 acre tract, the westernmost northwest corner of said 1.56 acre tract, and being in the east line of Lot 12, Block C of Regency Business Park, Phase Three as recorded in Volume 2009, Page 3 of the Collin County Map Records;

THENCE with the east line of Lot 12, and the west line of 1.56 acre tract, South 07°44'40" East, 150.01 feet (Basis of Bearing) to a Room capped iron rod found marking the southeast corner of Lot 12, the southwest corner of said 1.56 acre tract, and being in the north line of a called 5.28 acre (Tract 1) as recorded under County Clerk No. 20180515000589300 of the Collin County Land Records;

THENCE with the south line of Lot 12, and the north line of said 5.28 acre tract, South 89°15'46" West, 150.00 feet to a Room capped iron rod found marking the southwest corner of Lot 12, and the southeast corner of Lot 11, Block C, of said Regency Business Park, Phase Three;

THENCE with a common line between Lot 11 and Lot 12, North 07°44'40" West, 370.18 feet to a Room capped iron rod set in the south right-of-way line of Capital Drive (60' Right-of-Way) and marking a common corner between Lots 11 and 12;

THENCE with the south right-of-way line of Capital Street, same being a north line of Lot 12, North 89°15'20" East, 16.04 feet to a Room capped iron rod set marking the beginning of a curve to the left;

THENCE in a northeasterly direction along the curving right-of-way of a cul-de-sac, same being the northerly line of Lot 12, and the southerly line of Lot 15, a curve to the left having a central angle of 300°00' with a radius of 60.00 feet, for an arc distance of 314.16 feet (chord-North 07°44'40" West, 60.00 feet) to a Room capped iron rod set marking the end of said cul-de-sac, being on the south line of Lot 15, and the north right-of-way line of Capital Street;

THENCE continuing with the south line of Lot 15, and the north right-of-way line of Capital Street, South 89°15'20" West, 16.04 feet to an "Adams Survey" capped iron rod found marking the southwest corner of Lot 15, and the southeast corner of Lot 14, Block B of said Addition;

THENCE with the common line between Lot 14 and 15, North 07°44'40" West, 255.88 feet to a Room capped iron rod set in the south line of the aforementioned 2.73 acre tract, marking the northeast corner of Lot 14, the northwest corner of Lot 15, and said premises;

THENCE with the south line of said 2.73 acre tract, and the north line of Lot 15, North 89°15'46" East, 150.01 feet to the place of beginning and containing 189,997 square feet or 4.362 acres of land.

### OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

Now, therefore, KNOW ALL MEN BY THESE PRESENTS:

That John C. Ruckel, Cardinal Strategies Holdings, LLC and WellStar Properties LLC, the owners, do hereby adopt this plat designated therein above described property as a Preliminary Plat of Lot 1, Block A, WellStar Addition and a Replat of Regency Business Park, Phase Three, Lots 15R, Block B and Lot 12R, Block C, an addition to the City of Wylie, Texas, on 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, 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 mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said 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 building, 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 to said easements. The City of Wylie and 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, repairing 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 plotting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Cardinal Strategies Holdings, LLC, Owner Lot 12R, Block C  
(Kim Anderson, Manager)

John C. Ruckel, Owner Lot 15R, Block B  
(Chris de la Mora)

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Kim Anderson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

Printed Name

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Chris de la Mora, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

Printed Name

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Chris de la Mora, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

Printed Name

**Approved:**  
Notary Public  
P.O. Box 1424  
Heath, Texas 75041  
(972) 214-7735-4460  
Attn: Fred Bendermacher  
Email: bendermacher@notarypublic.com

**Surveyor:**  
Roome Land Surveying  
10119 Memorial Drive Suite 201  
Heath, Texas 75041  
(972) 214-7735-4460  
Attn: Fred Bendermacher  
Email: bendermacher@roomeproperties.com

**Owner:**  
John C. Ruckel  
345 Strawn Road  
Lubbock, Texas 79402  
Email:

**Owner:**  
Lot 12R  
Cardinal Strategies Holdings, LLC  
1401 N Central Express Ste. 220  
Richardson, Texas 75080  
Attn: Kim Anderson (Manager)  
(972) 214-7735-4460  
Email:

**Owner:**  
Lot 15R  
Cardinal Strategies Holdings, LLC  
1401 N Central Express Ste. 220  
Richardson, Texas 75080  
Attn: Kim Anderson (Manager)  
(972) 214-7735-4460  
Email:

### SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bendermacher Jr., do hereby certify that I prepared this overriding plat from an actual survey on the land and that the corner monuments shown thereon were found and/or property placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

**NOT FOR RECORDING**  
F. E. Bendermacher Jr.  
R.F.L.S. No. 4001

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bendermacher Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

Printed Name

"Recommended for Approval"

Chairman, Planning and Zoning Commission Date  
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas Date

"Accepted"

Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Preliminary Plat of Lot 1, Block A, WellStar Addition and