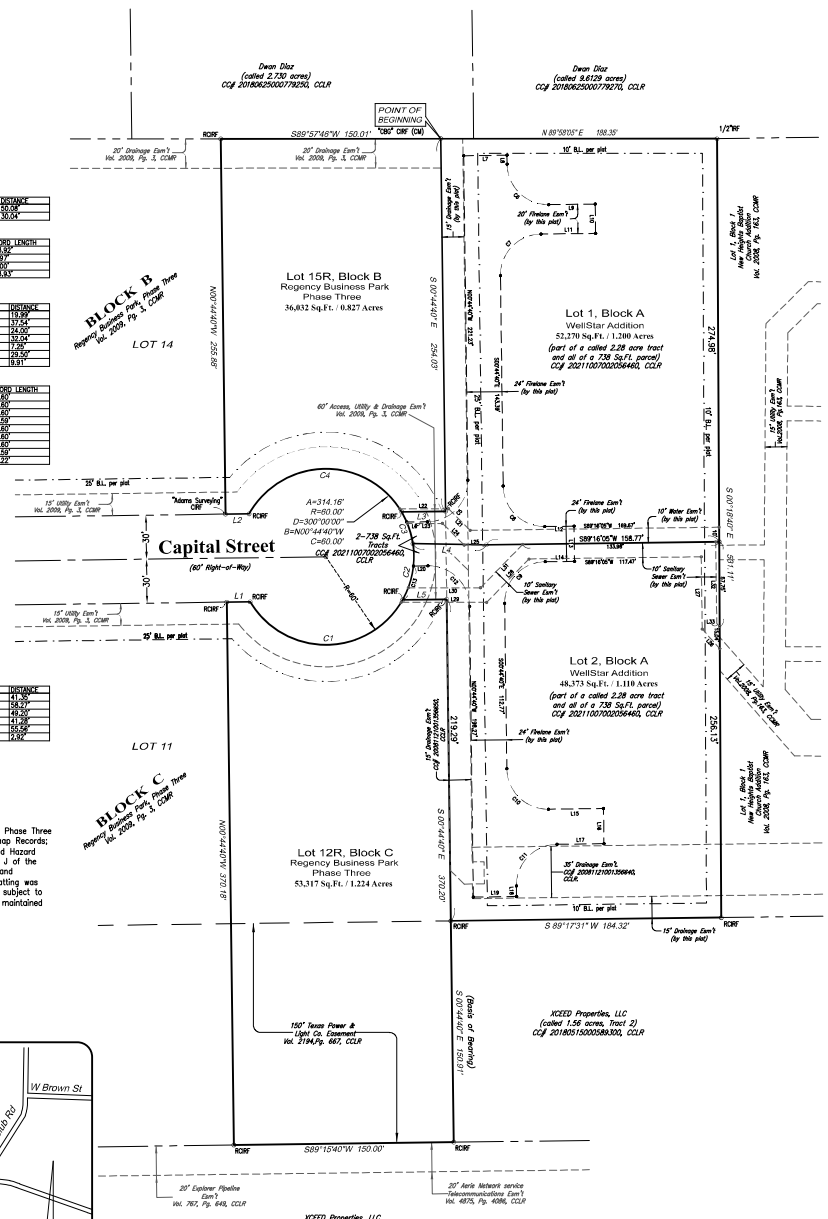


Boundary - Line & Curve Table

LINE	BEARING	DISTANCE
L1	N89°16'20"E	16.04'
L2	S89°16'20"W	16.04'
L3	S89°15'20"W	30.04'

LINE	BEARING	DISTANCE
L4	N89°01'18"W	50.08'
L5	S89°15'20"W	30.04'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.66'	60.00'	119°59'38"	N89°15'41"E	103.92'
C2	39.05'	60.00'	37°54'16"	N10°18'31"E	38.17'
C3	23.14'	60.00'	22°05'44"	N19°41'38"W	23.00'
C4	125.67'	60.00'	120°00'22"	S89°15'31"W	103.83'

Fire Lane Esm't - Line & Curve Table

LINE	BEARING	DISTANCE
L6	N89°16'05"E	14.08'
L7	N89°15'20"E	29.50'
L8	S00°44'40"E	6.09'
L9	N89°15'17"E	31.75'
L10	S00°44'40"E	20.00'
L11	S89°15'17"W	37.25'
L12	N89°16'05"E	20.01'
L13	S00°43'55"E	24.00'

LINE	BEARING	DISTANCE
L14	S89°16'05"W	19.99'
L15	N89°15'20"E	37.54'
L16	S00°44'40"E	24.00'
L17	S89°15'20"W	32.04'
L18	S00°44'40"E	7.25'
L19	S89°15'20"W	29.50'
L20	S89°16'05"W	9.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	47.09'	28.00'	96°20'42"	N44°15'42"E	41.72'
C6	43.98'	28.00'	90°00'00"	S45°44'40"E	39.60'
C7	43.98'	28.00'	89°59'17"	S44°16'18"W	39.60'
C8	43.98'	28.00'	89°59'15"	S45°44'18"E	39.59'
C9	43.98'	28.00'	90°00'43"	S44°15'42"W	39.60'
C10	43.98'	28.00'	90°00'00"	S45°44'40"E	39.60'
C11	43.98'	28.00'	90°00'00"	S44°15'20"W	39.60'
C12	43.98'	28.00'	89°59'15"	N45°44'18"W	39.59'
C13	24.38'	60.00'	23°17'05"	N11°37'09"E	24.22'

Sanitary Sewer & Water Easement Line & Curve Table

LINE	BEARING	DISTANCE
L21	N45°01'14"W	20.81'
L22	N89°00'00"W	33.34'
L23	N89°00'00"E	23.95'
L24	S45°01'14"E	20.08'
L25	N89°16'05"E	15.11'
L26	N41°58'21"W	17.93'
L27	N00°44'40"W	49.32'

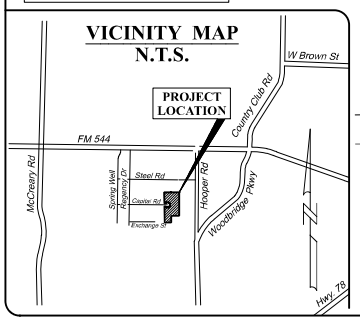
LINE	BEARING	DISTANCE
L28	S44°15'20"W	41.30'
L29	N89°00'00"W	58.27'
L30	N89°00'00"E	49.20'
L31	N44°15'20"E	41.28'
L32	S00°44'40"E	50.58'
L33	S41°58'21"E	24.92'

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 inundated by 100--year flood per Map No. 48085C0415 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 Title Commitment and may be subject to any and all easements of record; 4) All easements shall be maintained by the Private Property Owners.

The purpose of this Replat is to create 4 separate lots, and easements

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

VICINITY MAP N.T.S.



Legend

CCMR	Collin County Map Records
CCLR	Collin County Land Records
CRF	Capped Iron Rod Found
RCIRS	Roome capped iron rod set
IRF	Iron Rod Found
CM	Controlling Monument

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

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 No. 835, being all of Lot 15, Block B, Lot 12, Block C of Regency Business Park, Phase Three, as recorded in Volume 2009, Page 3 of the Collin County Map Records, including 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. 20211007002056460 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a "CBS" 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 northwest corner of a called 2.28 acre tract, being the remainder of a called 28.31 acre tract as recorded in Volume 5724, Page 2836 of the Collin County Land Records, and 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°58'05" East, 188.35 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 00°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, 184.32 feet to a Roome capped iron rod found marking the southwest corner of said 2.28 acre tract, the westerly most northwest corner of said 1.56 acre tract, and being in the east line of Lot 12, Block C of said Regency Business Park, Phase Three;

THENCE with the east line of Lot 12, and the west line of 1.56 acre tract, South 00°44'40" East, 150.91 feet (Basis of Bearing) to a Roome 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 of Lot 12, and the north line of said 5.28 acre tract, South 89°15'40" West, 150.00 feet to a Roome 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 00°44'40" West, 370.18 feet to a Roome capped iron rod found 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 Roome capped iron rod found marking the beginning of a non-tangent curve to the left;

THENCE along the south right-of-way line, the curving right-of-way of a cul-de-sac, same being the northerly line of Lot 12, the westerly line of said WellStar Properties LLC, and the southerly line of Lot 15, a curve to the left having a central angle of 300°00'00" with a radius of 60.00 feet, for an arc distance of 314.16 feet (chord=North 00°44 West, 60.00 feet) to a Roome capped iron rod found 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 Surveying" 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 Lots 14 and 15, North 00°44'40" West, 255.88 feet to a Roome capped iron rod set in the south line of the aforementioned 2.73 acre tract, marking the northwest 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°57'46" East, 150.01 feet to the place of beginning and containing 189,993 square feet or 4.312 acres of land.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §m

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 Final Plat of Lots 1& 2, Block A, WellStar Addition and a Replat of Regency Business Park, Phase Three, Lot 15R, Block B and Lot 12R, Block C, an addition to the City of Wylie, Texas, on 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, 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 utilities 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 in 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, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____day of _____, 202_.

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

John C. Ruckel, Owner Lot 15R, Block B

WellStar Properties LLC, Owner Lots 1 & 2, Block A (including (2) 738 Sq.Ft) parcels
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 John C. Ruckel, 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 HARRIS §

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENT:

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

NOT FOR RECORDING

F. E. Bemenderfer Jr.
R.P.L.S. No. 4051

STATE OF TEXAS
F. E. BEMENDERFER JR.
4051
REGISTERED
LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer 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 Final Plat of Lots 1 & 2, Block A, WellStar Addition and a Replat of Regency Business Park, Phase Three, Lots 15R, Block B and Lot 12R, Block C, to the City of Wylie was submitted to the City Council on the _____ day of _____, 202_, and the Council, by formal action, then and there accepted the dedication of streets, alleys, 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., 202_.

City Secretary
City of Wylie, Texas

Final Plat
Lots 1 & 2, Block A
WellStar Addition
100,643 Square Feet / 2.310 Acres (including (2) 738 SqFt parcels)
2 Lots - Commercial
& Replat
Lot 12R, Block C & Lot 15R, Block B
Regency Business Park, Phase Three
being part of Lot 12, Block C & Lot 15, Block B Regency Business Park, Phase Three
89,349 Square Feet / 2.051 Acres
2 Lots - Commercial
William Sachse Survey, Abstract 835
City of Wylie, Collin County, Texas
January 3, 2023

P:/AC/202204/AC201100.dwg

Submittal: 1.03.2023

Applicant:
Bryan Rogers
P.O. Box 1454
Wylie, Texas 75098
(P) 214--773--6480
Attn: Bryan Rogers
Email: bryan@BetterDesignResources.com

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2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423--4372
Attn: Fred Bemenderfer
Email:fred@roomeinc.com

Owner: WellStar Properties LLC
15119 Memorial Drive Suite 201
Houston, Texas 77079
Attn: Chris de la Mora
(P) 800--392--3829
Email: cdelamora@wellstarproperties.com

Owner: Lot 15R
John C. Ruckel
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Lucas, Texas 75002
(P) 469--441--6673
Email: chip_regina@yahoo.com

Owner: Lot 12R
Cardinal Strategies Holdings, LLC
2770 Capital Street
Wylie, Texas 75098
Attn: Kim Anderson
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Email: info@cardinalstrategies.com

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