

# Wylie Planning and Zoning Commission Regular Meeting

July 01, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## ELECTION OF CHAIR AND VICE-CHAIR

Nominate and motion for Chair

Nominate and motion for Vice-Chair

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider and act upon approval of the meeting minutes from the June 17, 2025, Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of the Sanden Heaven Addition, establishing 12 single family residential and one open space lot on 2.394 acres, generally located at the northwest corner of Sanden Blvd and Brown St.

## REGULAR AGENDA

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

## ADJOURNMENT

**CERTIFICATION**

I certify that this Notice of Meeting was posted on June 27, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



# Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

### Subject

Consider, and act upon, approval of the meeting minutes from the June 17, 2025, Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the June 17, 2025, Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

June 17, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Franklin McMurrian, Commissioner Keith Scruggs and Commissioner Zewge Kagnew. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Joe Chandler and Commissioner Zeb Black.

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Chair Butler led the Pledge of Allegiance.

## COMMENTS ON NON-AGENDA ITEMS

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None approached the Commission.

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider, and act upon, approval of the meeting minutes from the May 20, 2025 Planning and Zoning Commission meeting.**

## BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a temporary batch plant use on Lot 4, Block A of Wylie Civic Center Addition. Property generally located at 2319 W FM 544.**

Chair Butler recused himself from the meeting due to a conflict of interest.

**BOARD ACTION**

A motion was made by Commissioner McMurrian and seconded by Commissioner Scruggs to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4 – 0.

2. **Consider, and act upon, a Site Plan for Lot 4, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 0.61 acres at 2215 N State Highway 78.**

**BOARD ACTION**

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to approve Regular Agenda Item 2 as presented. A vote was taken and carried 5 – 0.

3. **Consider, and act upon, a Site Plan for Lot 5, Block A of Wylie Retail Office Park for the development of a restaurant with a drive-thru. Property located on 0.97 acres at 2027 N State Highway 78.**

**BOARD ACTION**

A motion was made by Commissioner McMurrian and seconded by Vice-Chair Gouge to approve Regular Agenda Item 3 as presented. A vote was taken and carried 5 – 0.

4. **Hold a Public Hearing, consider and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail - Special Use (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road. (ZC2025-06).**

Chair Butler opened the public hearing at 6:36 PM. None approached the Commission. Chair Butler closed the public hearing at 6:36 PM.

**BOARD ACTION**

A motion was made by Chair Butler and seconded by Commissioner McMurrian to approve Regular Agenda Item 4 as presented. A vote was taken and carried 3 - 2 with Commissioner Scruggs and Vice-Chair Gouge in opposition.

## ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to adjourn the meeting at 6:42 PM. A vote was taken and carried 5 – 0.

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*Joshua Butler, Chair*

## ATTEST

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*Gabby Fernandez, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of the Sanden Heaven Addition, establishing 12 single family residential and one open space lot on 5.522 acres, generally located at the northwest corner of Sanden Blvd and Brown St.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Meezan Investments, LLC**

**APPLICANT: Mamunur Rashid**

The applicant has submitted a Preliminary Plat of the Sanden Heaven Addition on 5.522 acres, generally located at the northwest corner of Sanden Blvd and Brown St. The purpose of the Preliminary Plat is to establish 12 single family residential and one open space lot.

The property owner has plans to develop the site with single family homes. The property is zoned Single Family 10/24 that allows for the proposed use by-right.

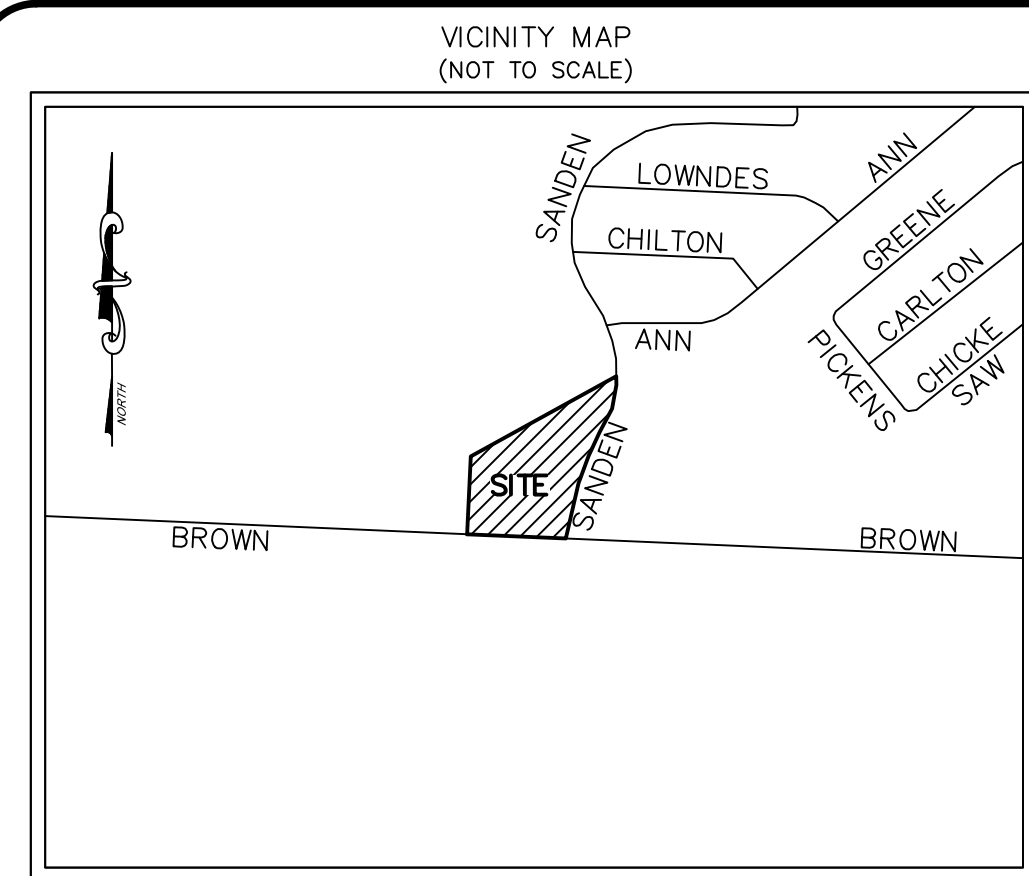
The residential development is the subject of variances that were approved by the Zoning Board of Adjustment in May 2025. The variances were requested to the unique shape of the lot and the desire to develop the property under the SF-10/24 zoning. Those variances were:

- To the 30' open space requirement when adjacent to a flood plain. This requirement is meant to allow for trail connections through open space, but in this case the adjacent Army Corps of Engineers managed reservoir makes a trail impractical.
- A 40' landscape buffer along a right-of-way wider than 100'. The purpose of this requirement is to provide a landscape buffer along six-lane higher speed roads. However, Brown Street is a variable width 4-lane street which happens to be 100' in just this area. It is 80' or less in other areas with structures set back the normally required 25'. Additionally, due to the 30' NTMWD easement, any meaningful landscaping is impossible.
- The rear setback and lot depth requirements for a "double front" lot, which is a lot that has a street (but not necessarily access) at both the front and rear property lines. This requirement is to maintain visibility and utility easements. The plat has maintained those with the reduced setbacks.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

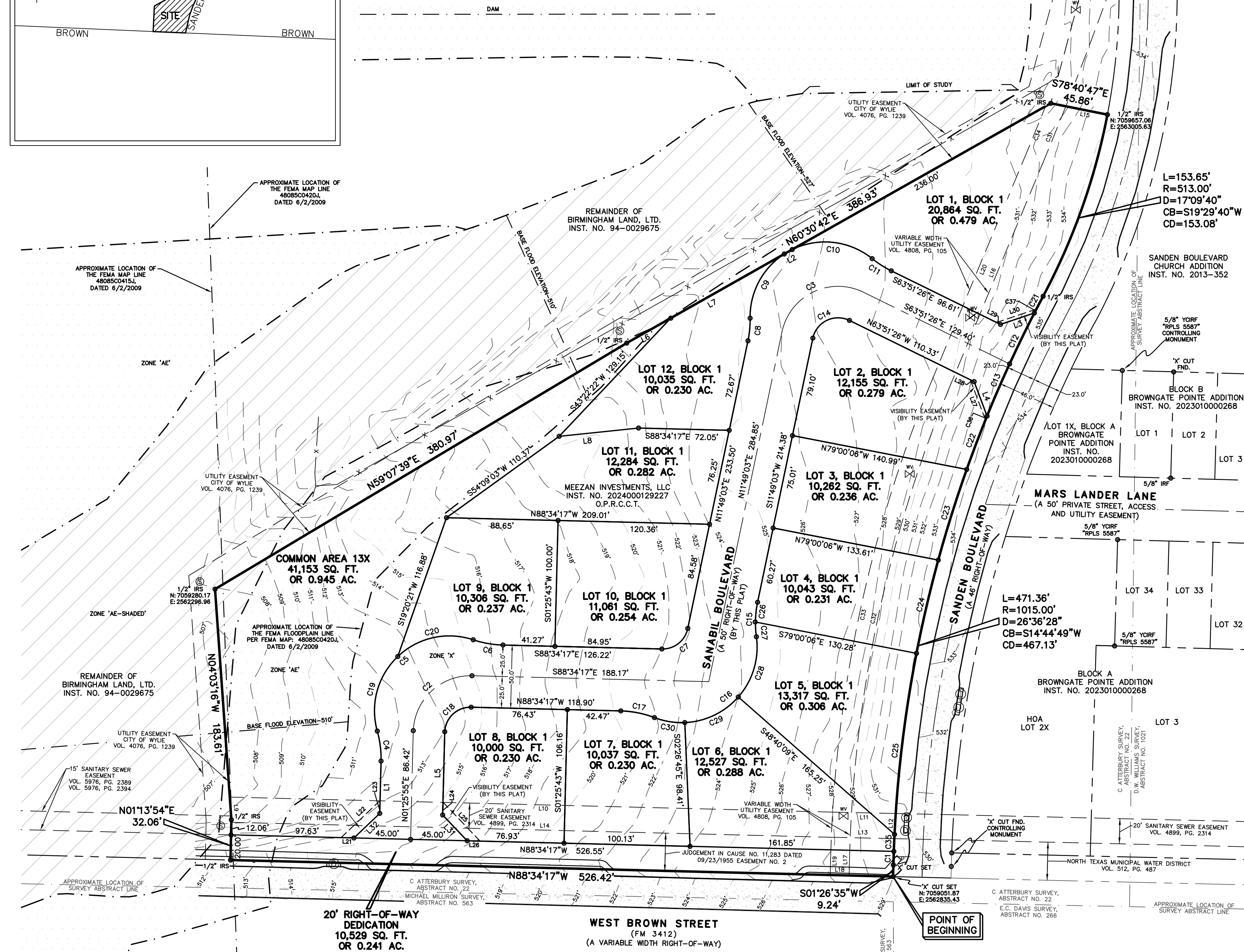




## FLOOD CERTIFICATE

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. 48085C0420J & 48085C0415J 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

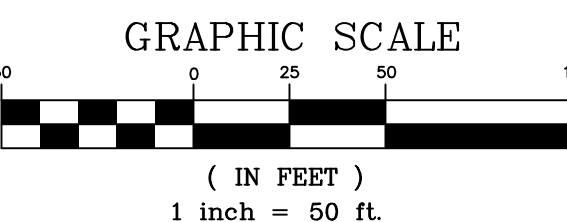


LINETYPE TABLE	
	BOUNDARY LINE
	ADJUNCTION LINE
	CONTOUR LINE
	WATER LINE
	SEWER LINE
	EASEMENT LINE
	BARB WIRE FENCE
	STREET CENTERLINE
	FEMA FLOODPLAIN LINE

NO APPURTENANCE 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 SURV" RED PLASTIC CAP AT ALL PROPOSED INTERNAL PROPERTY AND RIGHT-OF-WAY CORNERS



## 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		SWB MANHOLE		GAS MANHOLE		BOLLARD
	DOWN GUY		TRANSFORMER PAD		VAULT		COVERED AREA
	S.S. MANHOLE		ELECTRIC METER		HANDICAP SPACE		A/C PAD
	CLEAN OUT		STORM DRAIN MANHOLE				

## GENERAL NOTES:

- IRF - Iron Rod Found
- IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
- YORF - Iron Rod Found with yellow plastic cap
- Basis of Bearing - Bearings of lines shown hereon 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 1.0001434850 was used to scale grid coordinates and distances to surface.
- Basis of Elevations: Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), 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 #4 (primary) located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis 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 abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all 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 such 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 Meezan 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, shrub 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 desiring to use or using the same unless the easements limits the use to particularly 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 buildings, fences, trees, shrubs or other improvements or growth which may in any ways endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utilities 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, adding to or removing all or parts of their respective systems without the necessity at 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 the \_\_\_\_ day of \_\_\_\_\_, 2025  
Meezan Investments, LLC.

By: \_\_\_\_\_  
Mamunur 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 Mamunur Rashid, known to me to be this person whose name is subscribed to 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, 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 person 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	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.76'	1015.00'	00°36'27"	S 01°44'49" W	10.76'
C2	70.71'	45.50'	89°02'43"	S 46°54'22" W	63.81'
C3	81.87'	45.52'	103°03'08"	S 64°35'59" W	71.27'
C4	24.09'	80.50'	17°08'52"	N 07°08'31" W	24.00'
C5	129.06'	59.50'	124°16'31"	S 46°25'43" W	105.20'
C6	24.08'	80.50'	17°08'15"	S 80°00'09" E	23.99'
C7	28.48'	20.50'	79°36'40"	N 51°37'23" E	26.25'
C8	18.05'	80.50'	12°50'48"	N 05°23'39" E	18.01'
C9	60.31'	59.50'	58°04'20"	S 28°00'25" W	37.76'
C10	67.51'	59.50'	65°00'33"	N 83°30'55" W	63.95'
C11	18.05'	80.50'	12°50'48"	S 57°26'02" E	18.01'
C12	45.00'	1015.00'	02°32'26"	S 25°56'03" W	45.00'
C13	45.06'	1015.00'	02°32'36"	S 23°23'32" W	45.05'
C14	37.17'	20.50'	103°52'38"	S 64°12'12" W	32.28'
C15	27.53'	80.00'	19°43'08"	S 01°57'28" W	27.40'
C16	124.54'	60.00'	118°55'42"	N 51°33'54" E	103.36'
C17	27.37'	80.00'	19°36'02"	N 78°46'16" W	27.23'
C18	31.69'	20.50'	88°34'45"	S 47°08'21" W	28.63'
C19	64.54'	59.50'	62°08'39"	S 15°21'23" W	61.42'
C20	64.53'	59.50'	62°08'15"	S 77°29'51" W	61.41'
C21	14.99'	1015.00'	00°50'47"	S 27°37'39" W	14.99'
C22	45.42'	1015.00'	02°33'51"	S 20°50'19" W	45.42'
C23	75.49'	1015.00'	04°15'41"	S 17°25'33" W	75.47'
C24	76.07'	1015.00'	04°17'39"	S 13°08'53" W	76.05'
C25	145.00'	1015.00'	08°11'06"	S 06°54'30" W	144.87'
C26	15.82'	80.00'	11°19'55"	S 06°09'05" W	15.80'
C27	11.71'	80.00'	08°23'13"	S 03°42'29" E	11.70'
C28	51.55'	60.00'	49°13'48"	S 16°42'58" W	49.98'
C29	48.40'	60.00'	48°13'23"	S 64°26'33" W	47.10'
C30	24.58'	60.00'	23°28'51"	N 80°42'30" W	24.58'
C31	48.38'	2950.00'	00°56'23"	S 22°06'42" W	48.38'
C32	387.86'	1050.00'	21°09'53"	S 11°59'57" W	385.66'
C33	393.40'	1065.00'	21°09'53"	N 11°59'57" E	391.17'
C34	41.48'	2935.00'	00°48'35"	N 22°09'46" E	41.48'
C35	13.56'	1015.00'	00°45'56"	S 02°26'00" W	13.56'
C36	3.37'	1015.00'	00°01'26"	S 22°01'31" W	3.37'
C37	3.47'	1015.00'	00°01'45"	S 27°18'08" W	3.47'

## OWNER:

MEEZAN INVESTMENTS, LLC  
MAMUNUR RASHID  
4801 ALBATROSS DRIVE  
PLANO, TX 75074  
469-910-5836  
MAMUNUR@YAHOO.COM

## ENGINEER:

JAHVIAN CONSULTING ENGINEERS, INC.  
HOUSHANG JAHVANI  
2121 N. JOSEY LANE, SUITE 200  
CARROLLTON, TEXAS 75006  
214-718-9469  
JAHVANI@HOTMAIL.COM

WHEREAS, MEEZAN INVESTMENTS, LLC, is the sole owner 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 Meezan 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 94-0029675, 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 Meezan 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 Meezan 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 Meezan tract;

THENCE northerly along said Meezan 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. West, a distance of 183.61 feet to a 1/2 inch iron rod set for the most westerly northwest corner of said Meezan 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 Meezan 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 Meezan 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, 153.08 feet;

THENCE along the common line of said Meezan 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	Date _____
Mayor, City of Wylie, Texas	Date _____
Accepted	Date _____
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 Sanden Heaven Addition, a subdivision or addition to the City of Wylie was submitted to the City Council on \_\_\_\_\_ day of \_\_\_\_\_, 2025 and was submitted 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., 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.

JOB NO.: 24-0802	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>		SHEET
DATE: 03/31/2025	www.peisersurveying.com		1
FIELD DATE: 9/16/2024	1612 HART STREET SUITE 207 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		OF
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		1
FIELD: A.R.M.	FIRM No. 100999-00		
DRAWN: J.B.W.	Member Since 1977		
CHECKED: T.R.M.	tmankin@peisersurveying.com		