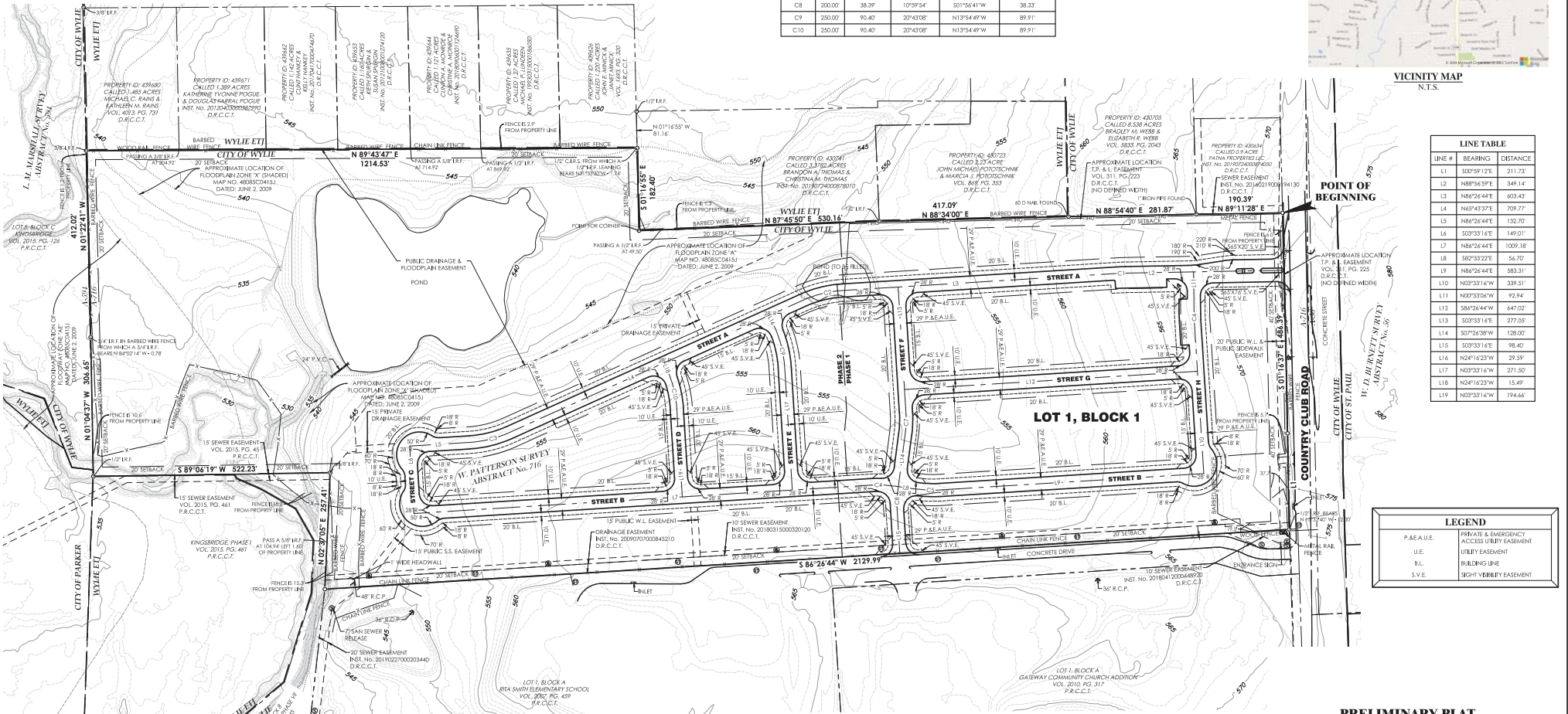
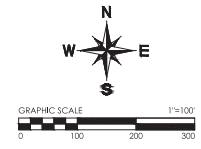
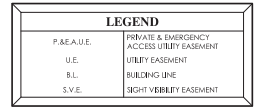


CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00	21.85	2°30'15"	N87°41'32"E	21.85
C2	250.00	90.40	20°43'08"	N78°05'11"E	89.91
C3	250.00	90.40	20°43'08"	N78°05'11"E	89.91
C4	250.00	47.99	10°59'54"	S88°03'19"E	47.92
C5	250.00	47.99	10°59'54"	S88°03'19"E	47.92
C6	250.00	13.10	3°00'10"	N02°03'11"W	13.10
C7	250.00	47.99	10°59'54"	S01°56'41"W	47.92
C8	200.00	38.39	10°59'54"	S01°56'41"W	38.33
C9	250.00	90.40	20°43'08"	N13°54'49"W	89.91
C10	250.00	90.40	20°43'08"	N13°54'49"W	89.91



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°59'12"E	211.73
L2	N88°56'59"E	349.14
L3	N86°56'44"E	653.43
L4	N86°56'44"E	799.77
L5	N86°56'44"E	132.70
L6	S03°53'16"E	149.01
L7	N86°56'44"E	1009.18
L8	S82°53'22"E	56.70
L9	N86°56'44"E	583.31
L10	N03°53'16"W	339.51
L11	N03°53'16"W	92.94
L12	S86°24'44"E	447.02
L13	S03°53'16"E	277.05
L14	S07°23'38"W	128.00
L15	S03°53'16"E	98.40
L16	N24°14'23"W	27.59
L17	N03°53'16"W	271.50
L18	N24°14'23"W	15.49
L19	N03°53'16"W	194.66



DEVELOPED BY:

Ladera
active adult life.

361 W BYRON NELSON BLVD STE 104
ADDICKS, TX 75001
EMAIL: JOHN@LADERAGROUPS.COM
PHONE: 817-235-4281

PREPARED BY:

GMcivil
Engineering & Surveying

2339 SW Grapevine Pkwy, Grapevine, Texas 76041
817-509-0393
Tel: 817-294-4111 | Fax: 817-509-0393

PRELIMINARY PLAT
LADERA WYLIE
OF
47.374 ACRES
1 HOA LOT
SITUATED IN THE
W. PATTERSON SURVEY, ABSTRACT No. 716
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF _____ §
WHEREAS, Alfred Edm Monroe is the owner of all that certain lot, tract, or parcel of land, situated in a portion of the W. Patterson Survey, Abstract No. 716, City of Wylie, Collin County, Texas, being part of that certain called 9.61 acre tract described as Tract 1, a called 26.46 acre tract described as Tract 2 and a called 43 acre tract described as Tract 3 in a deed to Alfred Edm Monroe recorded in Volume 1569, Page 328 of the Deed Records of Collin County, Texas (DRCCCT), and being more completely described as follows, to-wit:

BEGINNING at a XCOD monument found for the Southeast corner of a called 89 acre tract described in a deed to Palma Properties LLC recorded in Instrument No. 2019072400874000 (DRCCCT), being in the North line of said 8.61 acre tract, and being in the West right-of-way line of Country Club Road (variable width right-of-way) recorded in Instrument No. 2009070200845190 and Inst. No. 20081217001425490 (DRCCCT);

THENCE South 01 deg. 16 min. 37 sec. East departing said North line and continue along the said West right-of-way line, a distance of 486.39 feet to a 1/2" capped iron rod set stamped "GM/Civil", hereinafter referred to as 1/2" Capped iron rod set;

THENCE South 00 deg. 59 min. 12 sec. East along said West right-of-way line, a distance of 211.73 feet to a 1/2" capped iron rod set in both the lot 1, Block A of Rita Smith Elementary School recorded in Volume 2001, Page 49 of the Plat Records of Collin County, Texas (PRCCCT), from which a 1/2" iron rod found bears North 13 deg. 32 min. 40 sec. West - 12.00 feet;

THENCE South 86 deg. 26 min. 44 sec. West departing said West right-of-way line and continue along said North line, a distance of 2,129.99 feet to a 1/2" capped iron rod set for the Northwest corner of said lot 1, Block A, being in the West line of said 43 acre tract and being in the East line of Lot 20, Block 8 of Creekview Estates, Phase III recorded in Volume 2015, Page 43 (PRCCCT);

THENCE North 02 deg. 37 min. 03 sec. East along said East and West lines, of 104.74 feet pass a 5/8" iron rod found 1.60 feet left of the property line, continue a total distance of 557.41 feet to a 5/8" iron rod found for an 8' corner of said 43 acre tract and being the Northeast corner of said Lot 20, Block 8;

THENCE South 89 deg. 06 min. 19 sec. West along the South line of said 43 acre tract, the North line of said Lot 20, Block 8 and the North line of Kingsbridge, Phase I recorded in Volume 2015, Page 43 (PRCCCT), a distance of 522.23 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 43 acre tract, and an 8' corner of said Kingsbridge, Phase I;

THENCE North 01 deg. 04 min. 37 sec. West along an East line of said Kingsbridge, Phase I, the East line of Lot 5, Block C of Kingsbridge recorded in Volume 2015, Page 126 (PRCCCT), and the West line of said 43 acre tract, a distance of 336.65 feet to a 3/4" iron rod found in a barbed wire fence, from which another 3/4" iron rod found bears North 84 deg. 02 min. 14 sec. West - 0.78 feet;

THENCE North 01 deg. 22 min. 41 sec. West along the East line of said Lot 5, Block C, the West line of said 43 acre tract, and the West line of said 9.61 acre tract, a distance of 412.02 feet to a 3/8" iron rod found for the Northwest corner of said 9.61 acre tract and the Southwest corner of a called 1.45 acre tract described in a deed to Michael C. Rans & Kathleen M. Rans recorded in Volume 4013, Page 731 (DRCCCT);

THENCE North 89 deg. 43 min. 47 sec. East departing said East line and continue along the North line of said 9.61 acre tract and the South line of said 1.45 acre tract, of 234.92 feet pass a 3/8" iron rod found for the Southeast corner of said 1.45 acre tract and the Southwest corner of a called 1.389 acre tract described in a deed to Katherine Yvonne Pogue & Douglas Ford (Page recorded in Instrument No. 2012040300308790 (DRCCCT), continue along said North line and the South line of said 1.389 acre tract, continue along said North line, of 714.92 feet pass a 5/8" iron rod found for the Southeast corner of a called 1.160 acre tract described in a deed to Keith Spurgin & Susan Spurgin recorded in Instrument No. 20121008001274120 (DRCCCT) and the Southwest corner of a called 1.121 acre tract described in a deed to Gilroy A. Monroe & Christine A. Monroe recorded in Instrument No. 2018090600124690 (DRCCCT), continue along said North line and the South line of said 1.121 acre tract, of 687.95 feet to a 1/2" iron rod found for the Southeast corner of said 1.121 acre tract and the Southwest corner of a called 1.127 acre tract described in a deed to Michael P. Lundeen recorded in Instrument No. 19920315000184950 (DRCCCT), continue along said North line and the South line of said 1.127 acre tract a total distance of 124.53 feet to a 1/2" capped iron rod set for the most northerly Northeast corner of said 9.61 acre tract, the Southeast corner of a called 1.222 acre tract described in a deed to John E. Minick & Janet Minick recorded in Volume 1693, Page 320 (DRCCCT) and being in the West line of a called 3.3762 acre tract described in a deed to Brandon A. Thomas & Christine M. Thomas recorded in Instrument No. 2019072400878010 (DRCCCT), from which a 1/2" iron rod found (bearing) bears North 31 deg. 53 min. 30 sec. West - 1.74 feet and from which a 1/2" iron rod found for the Northwest corner of said 3.3762 acre tract bears North 01 deg. 16 min. 55 sec. West - 81.16 feet;

THENCE South 01 deg. 16 min. 55 sec. East along the East line of said 9.61 acre tract and said West line, a distance of 182.40 feet to a point for corner for an 8' corner of said 9.61 acre tract and the Southwest corner of said 3.3762 acre tract;

THENCE North 87 deg. 45 min. 50 sec. East along the North line of said 9.61 acre tract and the South line of said 3.3762 acre tract, of 49.50 feet pass a 1/2" iron rod found for reference to the previously mentioned point for corner, continue a total distance of 530.16 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 3.3762 acre tract and the Southwest corner of a called 2.23 acre tract described in a deed to John Michael Polotschinsk & Jaraco J. Polotschinsk recorded in Volume 869, Page 353 (DRCCCT);

THENCE North 88 deg. 34 min. 00 sec. East along said North line and the South line of said 2.23 acre tract, a distance of 417.09 feet to a 600' rod found for the Southwest corner of said 2.23 acre tract and the Southwest corner of a called 8.538 acre tract described in a deed to Bradley A. Webb & Elizabeth K. Webb recorded in Volume 8933, Page 2043 (DRCCCT);

THENCE North 88 deg. 54 min. 40 sec. East along said North line and the South line of said 8.538 acre tract, a distance of 281.87 feet to a 1" iron pipe found for the Southeast corner of said 8.538 acre tract;

THENCE North 89 deg. 11 min. 28 sec. East along said North line, a distance of 190.39 feet to the POINT OF BEGINNING, containing 2,063,613 square feet or 47.374 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That _____, acting herein by and through his [his] duly authorized officers, does hereby adopt this plat designating the herein above described property as _____ an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and ways, 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 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, the easements may also be used for the 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 and City of Wylie's use thereof. The City of Wylie and public utilities shall have the right to remove and keep removed all or parts of any buildings, 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 utilities 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 of any time procuring permission from anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 20____.

Authorized Signature of Owner _____

Printed Name and Title _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

NOTES

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202). North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.9998307. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown thereon were derived from GPS observation and correlated to City of Wylie Monument CM 4 having a published elevation of 562.912 feet (NAVD88).
- 2. The surveyed property is located within an area having Flood Zone Classification "X" (shaded), as shown by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48063C0413, with a date of identification of June 2, 2009, for Community No. 480739, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the survey.
- 3. All 1/2" iron rod set with yellow plastic cap stamped "GM/Civil" unless otherwise noted.
- 4. Owner or Owner's representative responsible for maintenance of all easement areas.

SURVEYOR CERTIFICATION:

I, _____, 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 personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

John N. Rogert Registered Professional Land Surveyor No. 6372 GM/Civil 2559 SW Grapevine Pkwy. Grapevine, TX 76051 Metro (817) 329-4373

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, issued for review of 9/19/2024 11:12 PM.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for this purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

Chairman, Planning & Zoning Commission City of Wylie, Texas

APPROVED FOR CONSTRUCTION Mayor, City of Wylie, Texas

ACCEPTED Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 20____ and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public, electric, 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. 20____.

City Secretary City of Wylie, Texas

DEVELOPED BY: Ladera active adult 55+. 361 W BYRON NELSON BLVD STE 104 IRVING, TX 75039 EMAIL: JCHWALY@GTYGROUPS.COM PHONE: 817-235-4281

PREPARED BY: GMcivil Engineering & Surveying 2559 SW Grapevine Pkwy, Grapevine, Texas 76051 (817) 329-4373 Tel: (817) 329-4344 | Fax: (817) 329-4370

PRELIMINARY PLAT LADERA WYLIE OF 47.374 ACRES 1 HOA LOT SITUATED IN THE W. PATTERSON SURVEY, ABSTRACT No. 716 CITY OF WYLIE, COLLIN COUNTY, TEXAS

1: LADERA - LADERA WYLIE, COLLIN COUNTY, TEXAS - 47.374 ACRES - 1 HOA LOT