



LINE	BEARING	DISTANCE
L1	S47°30'0"E	13.92
L2	S43°08'2"W	14.00
L3	N42°08'1"W	14.00
L4	S42°23'0"W	14.77
L5	S43°21'1"E	21.15
L6	S48°38'2"E	14.18
L7	N42°08'1"E	14.00
L8	N43°03'2"E	14.01
L9	S48°38'1"E	14.27
L10	N42°08'1"E	14.00
L11	N47°55'5"W	14.34
L12	N42°26'0"E	13.92
L13	N42°08'1"E	14.00
L14	N42°33'0"E	13.93
L15	S48°38'1"E	14.27
L16	N42°08'1"E	14.00
L17	S03°25'0"E	12.84
L18	N40°15'1"E	16.19
L19	S47°30'0"E	13.92
L20	N42°08'1"E	14.00
L21	S47°15'2"E	16.70
L22	N42°33'0"E	13.92
L23	N42°08'1"E	14.00
L24	S48°38'2"E	14.29
L25	S48°38'1"E	14.27
L26	N42°08'1"E	14.00
L27	S48°38'1"E	14.34
L28	S48°38'1"E	14.34
L29	S47°30'0"E	13.92
L30	S42°23'0"W	14.77

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	180°30'31"	157.52'	S46°51'32"E	100.00'
C2	50.00'	182°00'02"	158.83'	S42°58'26"W	99.98'
C3	50.00'	184°06'20"	160.66'	N42°36'15"E	99.94'
C4	500.00'	7°51'15"	68.54'	N84°05'51"E	68.49'
C5	500.00'	8°00'43"	69.92'	N84°10'35"E	69.86'

- (1) CM is controlling monument;
- (2) No part of subject property lies within a Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA) 48085C0420 of F.E.M.A. Flood Insurance Rate Maps for Collins County, Texas and Incorporated Areas dated June 2, 2009 [Zone X];
- (3) Source listing per the plat of Addition of Section 9 recorded in Volume 1006, Page 10 of the Collins County Records;
- (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not conduct a title search.
- (5) The current zoning for this property is S10/24 - Single Family;
- (6) No encroachments between the height of '2' and '9' may be placed in this plat.
- (7) All HOA "X's" lots are to be owned and maintained by the HOA;
- (8) Block A, Lot 11-14 are owners are responsible for maintaining storm sewer easement.
- (9) Improvements and utilities shown on this plat were located in 2016.

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.

City Secretary  
City of Wylie, Texas

*Preliminary Plat*  
***Serene Villas***  
*21.910 Acres*  
*67 Residential Lots & 5 HOA Lots*  
***Francisco De La Pina Survey, Abstract No. 688***  
*City of Wylie, Collin County, Texas*

*Preliminary Plat*  
***Serene Villas***  
*21.910 Acres*

**67 Residential Lots & 5 HOA Lots**  
**Francisco De La Pina Survey, Abstract No. 688**  
**City of Wylie, Collin County, Texas**

**Surveyor:**  
Roome Land Surveying  
2000 Avenue G, #810  
Plano, Texas 75074  
972-423-4372

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