

REVISION	DATE	BY
ADD TITLE	3/23/2023	C A B

3201 WEDGEWOOD WAY

8x25 gable, pine wood, painted

Posts 6x6

Ridge 2x8

Rafters 2x6

T-11 decking

7/16 OSB sheathing

Synthetic felt

30 years shingles

6x9, flat roof, pine wood, painted

Posts 6x6

Rafters 2x6

T-11 decking

7/16 OSB sheathing

Synthetic felt

30 years shingles

TRAILING NES BEND (5' O.W.)

1" E 107'

**10' B.L.

**10' B.L.

**5' B.L.

**5' B.L.

LOT 12
BLOCK F
RESIDENCE
ELEV = 536.2'

9ft

6ft

25ft

8ft

25' B.L.

*10' U.E.

CONCRETE DRIVEWAY

COVD BRICK

IBM X TOP OF CURB

ELEV = 533.0'

WEDGEWOOD WAY

(50' R.O.W.)

N 70°38'46" E 62.00'

B.C. 532.7

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

533.0

- NOTES:
1. Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. 3138424-F-TX-RP-GL of FIRST AMERICAN TITLE COMPANY, effective date of JANUARY 30, 2023, issued date of FEBRUARY 10, 2023, and is subject to the limitations of that commitment.
 2. Subject to Item 1 on Schedule B of the title commitment.
 3. Subject to easement(s) as recorded under Schedule B, Section 10.(c)-(d), of the title commitment.
 4. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
 5. C.M.'s shown hereon are the basis for directional control.
 6. Elevation Datum per Grading Plan.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°21'14" E	14.14'

PROPERTY DESCRIPTION:
 LOT 12 IN BLOCK F, OF WOODBRIDGE PHASE 22B, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 501 OF THE MAP AND/OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned has received and reviewed a copy of this survey.	Field Date :	2/10/2023	LEGEND - C.M. - Controlling Monument; Fnd. - Found; I.R. - Iron Rod; I.P. - Iron Pipe O.H. - Overhead Electric; I.R.S. - Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company" All found iron rods are 1/2" diameter unless otherwise noted. (Intersect) — — — — — centerline — — — — — (in-ohed electric) — — — — —
	ASC No.:	WBP2B-0F12-FIG	
	Buyer:		
	Client:	GALLERY CUSTOM HOMES	
	G.F. No.:	3138424-F-TX-RP-GL	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WYLIE, PANEL NUMBER 48R5C04152, DATED 06/02/2009.
	Drafting/Field Crew:	C B / J A	
Date:			SURVEYORS CERTIFICATION: The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Gallery Custom
HOMES
 GALLERY CUSTOM HOMES
 500 CRESCENT COURT, SUITE 350
 DALLAS, TEXAS 75201

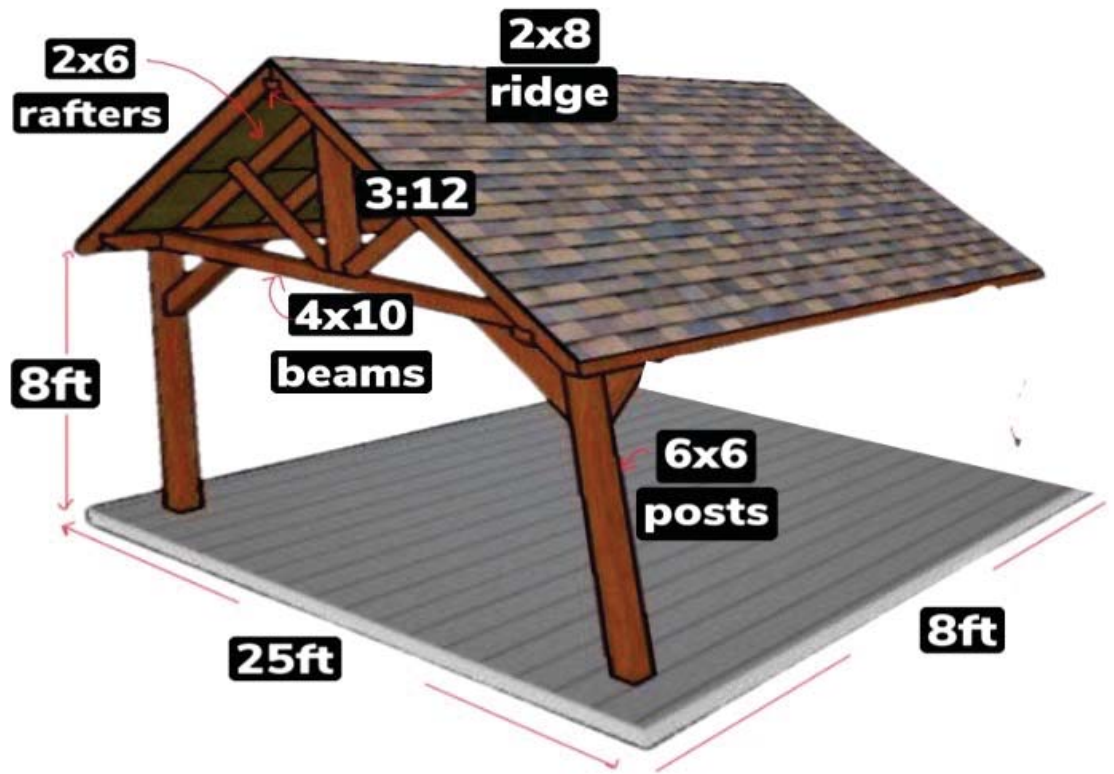


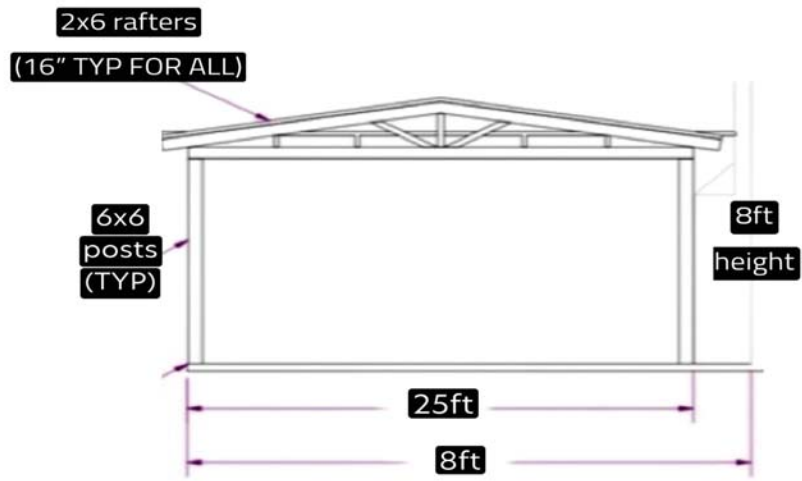
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 WYLIE, TEXAS 75098



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ELEVATION VIEW
SIDE VIEW

