



OLD BOUNDARY LEGAL:

FIFI D NOTES

BBING a 12.818 acre tract of land situated in the William Sachse Headright Survey, Abstract No. 605 and, City of Wylie, Collin County, Texas, and being the remainder of a called 13.041 acre tract of land described in deed to Timothy R. Johnson and Carol C. Johnson, recorded in Volume 3976, Page 862, Deed Records, Collin County, Texas, (D.R.C.C.T.), and more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 12.818 acre tract, same being the east right-of way line of Woodbridge Parkway (variable width at this point);

THENCE Southeasterly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutos 37 Seconds, a radius of 934.50 feet, an arc distance of 93.23 feet and a chord bearing and distance of 5outh 07 Degrees 13 Minutes 21 Seconds East, 92.26 feet to a 5/9* iron rod with cap stamped "jones Carter" set for corner;

THENCE South 01 Degrees 04 Minutes 33 Seconds East, along the west right-of-way line of said Woodbridge Parkway and the east line of said 12.818 arce tract, a distance of 178.14 feet to a 5/8" into nod with cap stamped "Jones Carter" yet for the southeast corner of said 12.818 arc retact, being in the north line of a called 10.14 acre tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1300, Page 809, D.R.C.C.T;

THENCE South 89 Degrees 10 Minutes 40 Seconds West, along the common line between said 12.818 are tract and said 3.00.14 are: tract, a distance of 2039.2.1 feet to a 1/2" from rod found for corner, from which a 1/2" from rod found bears South 87 Degrees 29 Minutes 48 Seconds West, is distance of 4.358 feet, and a southwest corner of Tract 3A, a called 15.628 acre tract of land as described in deed to Woodbridge Townhomes I, Ltd., recorded in Document No. 210941800203330, Official Public Records, Collin County, Texas, IQ.P.R.C.C.T., Texas, IV. (12.C.C.T.).

THENCE North 01 Degrees 41 Minutes 43 Seconds West, along the west line of said 12.818 acre tract, a distance of

THEKE North 80 Degrees 10 Minutes 55 Seconds East, along the south line of sald Tract 34.9 distance of 1166.92 retet to 1/2? From rod with can stamped YVC found for the southwest carrier of Woodbrighty Wills Tract 4.3, 18.42 i.a. addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in instrument No. 2019-872, O.P.R.C.C.T;

THEMCE North 89 Degrees 30 Minutes 56 Seconds East, along the south line of sald Woodbridge Villas Tract A-3, Phase 1, passing at a distance of 886.33 the southeast corner of said Woodbridge Villas Tract A-3, Phase 1, and continuing for a total distance of 866.07 feet to the POINT OF BEGINNING and containing 558,364 square feet or 12.818 acres of land more or less.

NEW BOUNDARY LEGAL:

FIELD NOTES

REMG 1,2148 zero rezu o land disturció in the William serios Hendigde Surve, Alstare 16: 655 and, Cry of Wyde, Colin. County, Trous, and being the remaided of a Callett 1304 serios resured file distoration for each of Timed Trous Colin. Colin. recorded in Volume 3976, Page 862, Deed Records, Collin County, Texas, ID.R.C.C.T., and more particularly described as follows:

THENCE Southeasterly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutes 54 Seconds, a radius of 934.50 feet, an air distance of 93.40 feet and a chord bearing and distance of South 07 Degrees 13 Minutes 12 Seconds East, 92.36 feet to 8.5% iron rod with cap stamped 'Jones Carter' set for corner;

THEMCE South 01 Degrees 04 Minutes 33 Seconds East, along the west right-of-way line of said Woodbridge Parkway and the east line of said 12.418 are tract, a distance of 17.38 feet to 3.5% ino rod with op stamped "lones Carter" set for the southeast corner of said 12.418 are tract being in the north line of a called 100.14 are tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1300, Page 809, D.R.C.C.T;

THEMCE South 89 Degrees 30 Minutes 47 Seconds West, along the common line between said 12.418 acre tract and said 100.14 acre tract, a distance of 2044.38 feet to a 5/8" into not (with red cap) bound for the southwest connect of said 12.418 acre tract, being the southwest southeast corner of Tract Alp. a citilled 15.628 acre tract of land as described in deed to Woodsdrige Townhores 1, Ltd., recorded in Document No. 2015/01/000422550, Official Public Records, Collin County, Teas, 10.79.C.C.T.1, from which a 5/8" to root forourd bears 500.011 Togerees 57 Minutes 21 Seconds 524, a distance 10.73.016 at 37.2" into root bound bears 500.011 at 300.011 at 10.001.011 at 10.

THENCE North 00 Degrees 23 Minutes 14 Seconds West, along the west line of said 12.418 acre tract and southerly east line of said Tract 3A a distance of 265.00 feet to a 1/2" iron rod with yellow cap stamped "JVC" found for corner in the southerly line of

THEMEC Bloth 80 Degrees 30 Minutes 37 Seconds East, along the worth line of sold Tract 3A, proving at 1565-35 feet a 3/2" iron root with cps at sensine YTM. Found for the southwest comment of Vindording's Willia Tott. A.P. Deast a land addition to the Vindording's Willia Tott. A.P. Deast a land addition to the Vindording's Willia Tott. A.P. Deast a land addition to the Vindording Vindording A.P. Deast a land addition to the Vindording Vindording A.P. Deast a land addition to the Vindording Vindording

BENCH MARK CM #3

MONUMENT LOCATED ON THE SOUTHWESTERLY SIDE OF WILLE HIGH SCHOOL FOOTBALL STADIUM AND NEAR THE MORTHWEST CONNER OF FOUNDESS PARK SPORTS FIELDS. APPROXIMATELY 31.5 \$\frac{1}{2}} SOUTH OF B.C., 41.6 \$\frac{1}{2}} NORTH OF CAND. LINK, FENCE AROUND FOUNDERS PARK SPORTS FIELDS. ELEVATION = 520.307

LEGEND:

NEW BOUNDARY OLD BOUNDARY





!!CAUTION!! Contractor to Verify
Exact Location &
Depth of Exist
Facilities Prior to any
Construction Activities

CAUTION!!! DIAL 811 48 HOURS PRIOR TO CONSTRUCTION

MANORS AT WOODBRIDGE, LTD. CITY OF WYLIE COLLIN COUNTY, TEXAS

MANORS AT WOODBRIDGE

MANOR OF WOODBRIDGE **BOUNDARY EXHIBIT**



SCALE: __1"=40" DGN. BY: SAS DATE: SEPTEMBER 2021 DWN. BY: JBP JOB NO. 05125-0006-00 DWG. NO.

SUBMITTED: SURV. BY: F.B. NO. _

> SHEET NO. 2

IX/05/125/05/125-0008-00 Manors of Wooderidgs 12 Design Phase (CADI/Exhibits/20211018 - Old vs New Boundary Exhibit/Wanors of Booderidgs - Old vs New Boundary Exhibit.dag Oct 18,2021 - 3:34pm sos2