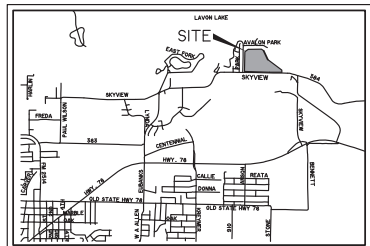
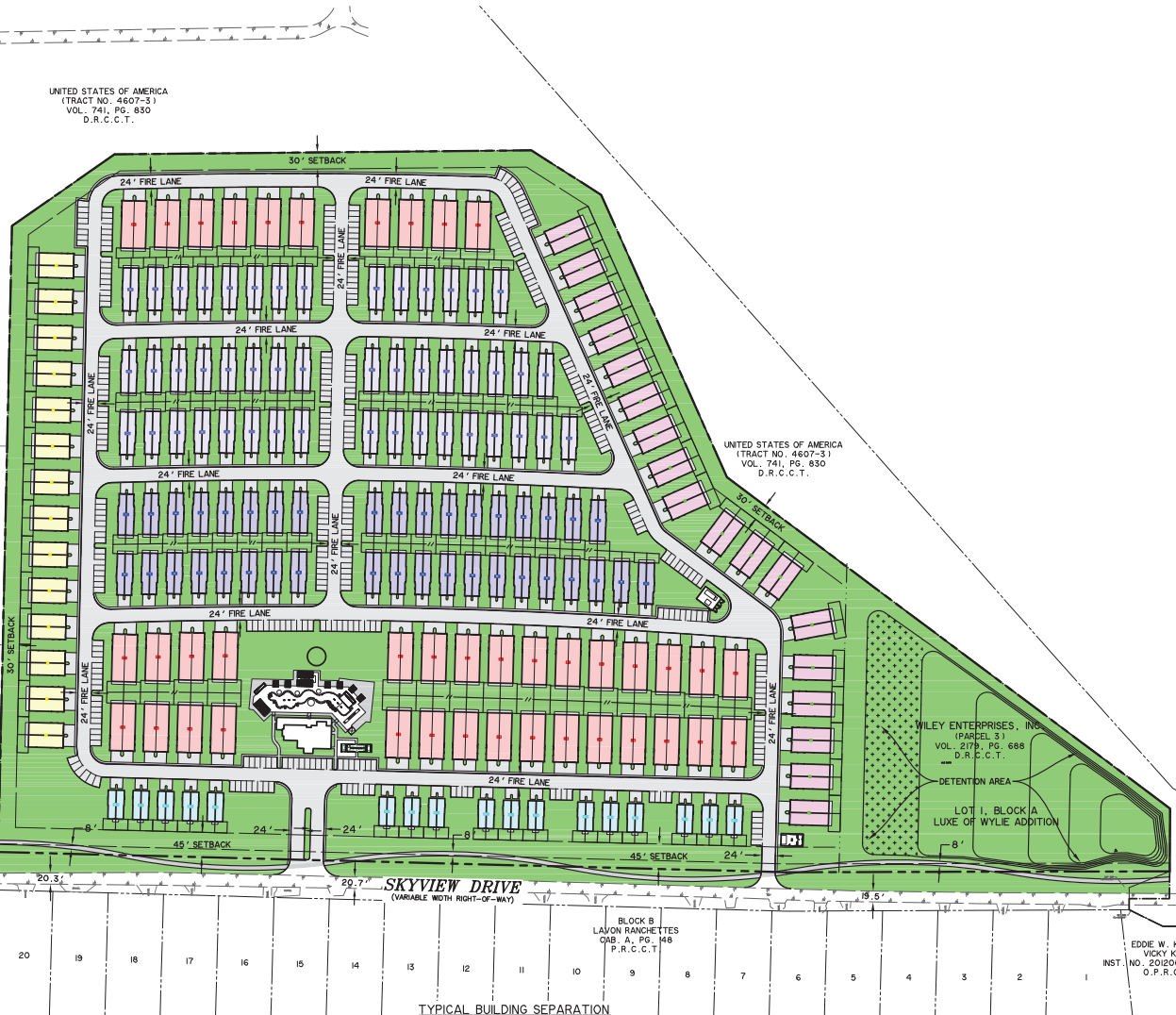


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6	1	2	3	4	5	6	7
5	1	2	3	4	5	6	7
4	1	2	3	4	5	6	7
3	1	2	3	4	5	6	7
2	1	2	3	4	5	6	7
1	1	2	3	4	5	6	7

UNITED STATES OF AMERICA
(TRACT NO. 4607-3)
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D.R.C.C.T.



VICINITY MAP
NOT TO SCALE

UNIT COUNT	ACTUAL PERCENTAGE	DESIRED PERCENTAGE
A-1	34	10%
A-2	76	22%
A-3	94	27%
B	80	23%
C	28	8%
D	36	10%
TOTAL	348	

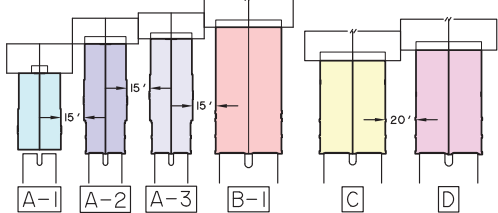
PARKING	
Garage Spaces	348
Tandem Spaces	348
Surface Spaces	345
Total	1041
Required per MF/SF	696

SITE SUMMARY TABLE						
LOT SIZE	43.81 AC					
CURRENT ZONING	ETJ					
PROPOSED ZONING	PD(SFR)					
CURRENT USE	VACANT					
PROPOSED USE	SINGLE FAMILY RENTAL					
LOT COVERAGE	46.15%					
UNIT SQUARE FOOTAGE	A-1	A-2	A-3	B	C	D
BUILDING HEIGHT	763	765	815	1419	2294	2619
# OF STORIES	10'-1"	10'-1"	10'-1"	10'-1"	21'-10"	21'-10"
EXTERIOR BUILDING MATERIALS	STUCCO W/STONE ACCENTS					

NOTE: ALL PARKING STALLS ARE
10'X20' UNLESS SPECIFIED OTHERWISE.



TYPICAL BUILDING SEPARATION



DEVELOPER
LIVE W3
2505 N STATE HWY 360, SUITE 800
GRAND PRairie, TEXAS 75050
CONTACT: MATTHEW HILES
PH: (972) 471-8700

OWNER
WILEY ENTERPRISES, INC.
7539 MIDBURY DR
DALLAS, TX 75230

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76010
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

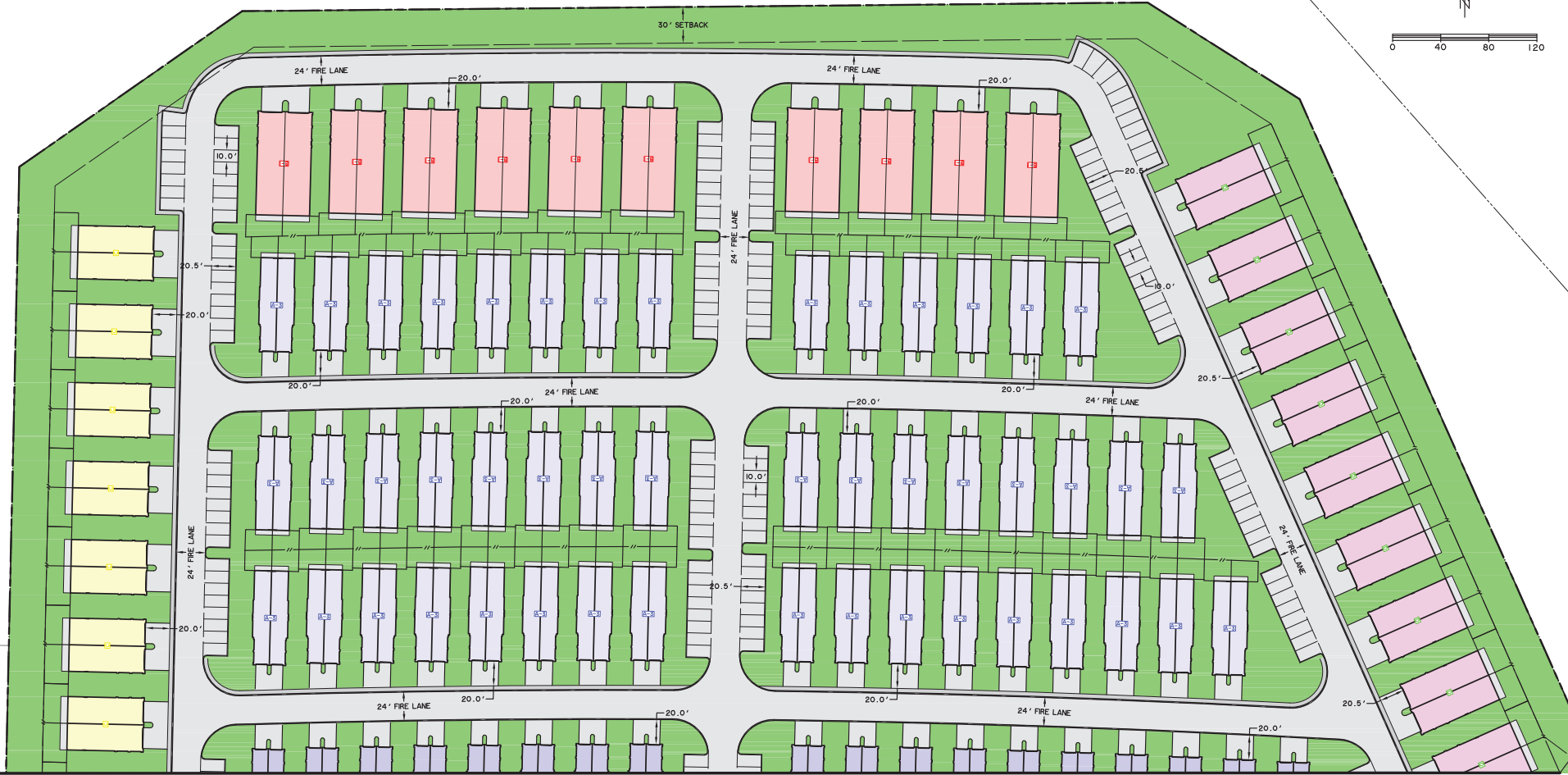
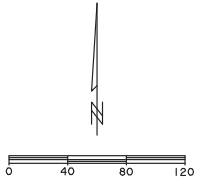
**LUXE OF WYLLIE
SITE PLAN
LUXE OF WYLLIE**
AN ADDITION TO THE CITY OF WYLLIE, COLLIN COUNTY, TEXAS
BEING 43.808 ACRES OF LAND LOCATED IN THE
LENMEL HILL SURVEY, ABSTRACT NO. 433, COLLIN COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
Texas Fire Registration No. F-2776 www.WierAssociates.com
Texas Survey or Professional Land Surveying Registration No. 00303900

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UNITED STATES OF AMERICA
(TRACT NO. 4607-3)
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D.R.C.C.T.



MATCH LINE - SHEET 3

DEVELOPER

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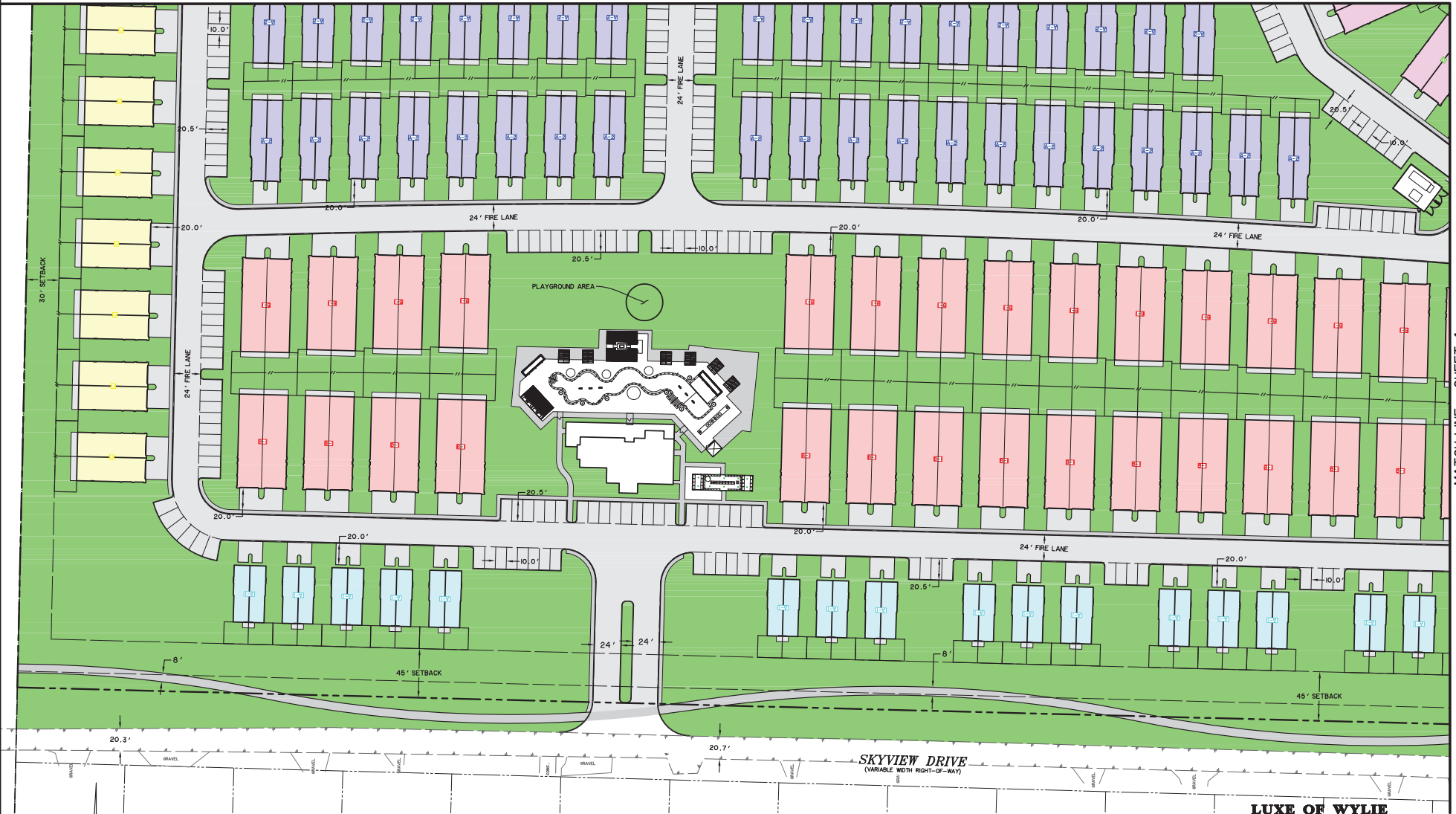
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Texas Surveyor License No. 5033500

SHEET 2 OF 4

DATE: 8/2/2021
W.A. No. 20125

MATCH LINE - SHEET 2

MATCH LINE - SHEET 4



DEVELOPER

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2505 N STATE HWY 360, SUITE 800
GRAND PRairie, TEXAS 75050
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OWNER

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SHEET 3 OF 4

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MATCH LINE - SHEET 3



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