

## FIELD NOTES

BEING a 12.418 core tract of land situated in the William Sochse Headright Survey, Abstract No. 605 and, City of Wylle, Coilin County, Texas, and being the remainder of a coiled 15.041 core tract of land described in deed to Timothy R. Johnson and Carol C. Johnson, recorded in Volume 3976, Page 862, Deed Records, Coilin 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 sold 12.418 acre tract, same being the east right-of way line of Woodbridge Parkway (variable width at this point);

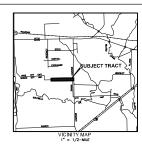
THENCE Southeasterly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutes 54 Seconds, a radius of 934.50 feet, an arc distance of 92.40 feet and a chard bearing and distance of South 07 Degrees 13 Minutes 12 Seconds East, 92.36 feet to a 5/8"iron rad with cap stamped "Jones Carter"set for corner;

THENCE South 01 Degrees 04 Minutes 33 Seconds East, along the west right-of-way line of sold Woodbridge Parkway and the east line of sold 12.418 acre tract, a distance of 173.38 effect to a 5/6 five rod with ope stemper "Jones Carter" set for the southeast corner of sold 12.418 acre tract, being in the north line of a called 100.14 acre tract of land described in deed to North 'Exess Municipa Mater District, recorded in Volume 1500, Tage 850, SR.C.C.T.

THENCE South 89 Degrees 30 Minutes 47 Seconds West, along the common line between sold 12.418 acre troat and sold 100.14 acre tract, a distance of 2044.35 feet to a 5/8 "fron rod (with red cap) found for the southwest corner of sold 12.418 acre tract being the southerly southest 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. 201941800042350, Official Public Records, Collin County, Texas, (D.P.R.C.C.T.), from which a 5/8" iron rod found bears South 17 Degrees 57 Minutes 21 Seconds East, a distance of 17.50 feet and a 1/2" ron rod found bears South 18 Degrees 08 Minutes 10 Seconds East, a distance of 17.50 feet and a 1/2" ron rod found bears South 20 Begrees 47 Minutes 30 Seconds East, a distance of 16.75.

THENCE North 00 Degrees 23 Minutes 14 Seconds West, along the west line of soid 12.418 ore tract and southerly east line of soid Tract 3A a distance of 265,00 feet to a 1/2° iron rod with yellow cop stamped "VC" found for comer in the southerly line of soid Tract 3A.

THENCE North 89 Degrees 30 Minutes 37 Seconds East, along the south line of sold Tract 34, possing at 1185.24 feet a 1/2 "iron rod with cap stamped "NC" found for the southwest corner of Wacobridge Williss Tract A-3, Phase 1, on addition to the City of Wijel, Collin 1996, Colli

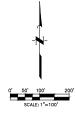


CURVE # RADIUS ARC LENGTH CHORD LENGTH CHORD GEARNO DELTA ANGLE TANGENT
C1 934.50 92.40 92.36 S.071312 E 57954 46.24

MANORS AT WOODBRIDGE -BOUNDARY

LEGEND

LOT LINE RIGHT OF WAY LINE ROADWAY CENTERLINE



10/15/2021

CITY OF WYLIE COLLIN COUNTY, TEXAS

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