

LEGEND

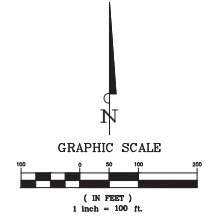
----- 200' BUFFER
 - - - - - SUBJECT PROPERTY

CC -
 COMMERCIAL
 CORRIDOR DISTRICT

MSD -
 MUNICIPAL
 SETTING DISTRICT

CC -
 COMMERCIAL
 CORRIDOR DISTRICT

Revised 10.28.25



WILD LAND
 DEVELOPMENT
 CONSULTING
 3899 Maple Ave., Suite 300
 Dallas, TX 75219
 Tel: 972.742.8545
 Certificate of Registration No. F-18512



THIS
 DRAWING IS TO
 BE
 USED FOR
 EXHIBIT
 PURPOSES
 ONLY

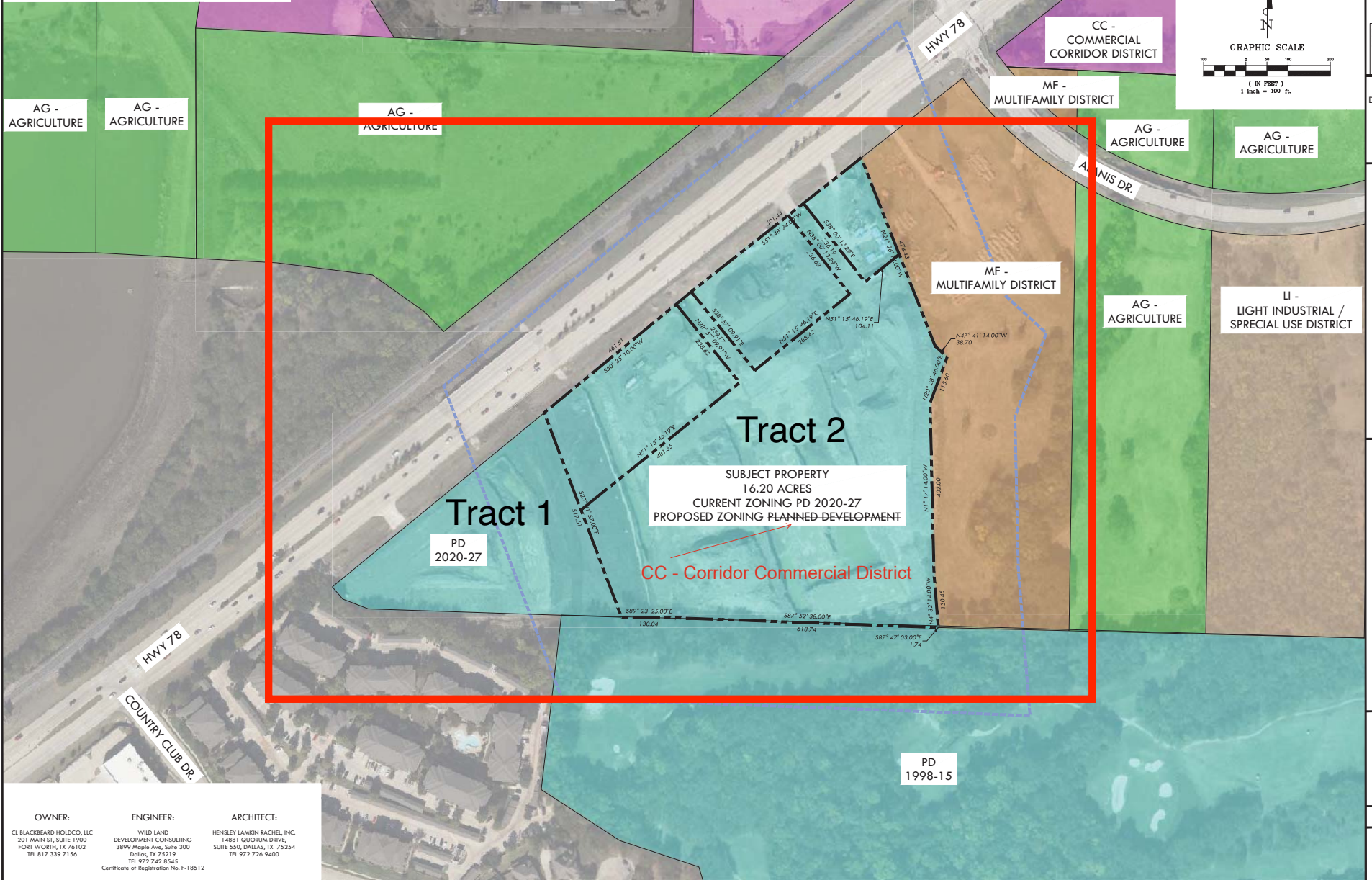
CRESTLINE

ZONING EXHIBIT

Project Number
 01014-001

Date: 12/13/2023

EXHIBIT



OWNER:

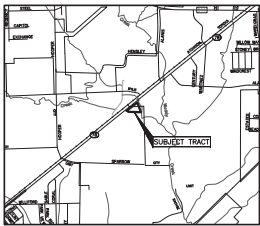
CL BLACKBEARD HOLDING, LLC
 201 MAIN ST, SUITE 1900
 FORT WORTH, TX 76102
 TEL 817 339 7156

ENGINEER:

WILD LAND
 DEVELOPMENT CONSULTING
 3899 Maple Ave., Suite 300
 Dallas, TX 75219
 TEL 972.742.8545
 Certificate of Registration No. F-18512

ARCHITECT:

HENSLEY LAMKIN RACHEL, INC.
 14881 QUORUM DRIVE,
 SUITE 550, DALLAS, TX 75254
 TEL 972.726.9400



KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
Signature: _____
Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____th day of _____, 20____.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Serene District Townhomes LLC, does hereby adopt this plat designating the herein above described property as the **DISTRICT TOWNHOMES ADDITION**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated in this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this _____day of _____, 20____.

By: _____
Name _____

STATE OF TEXAS
COUNTY OF _____

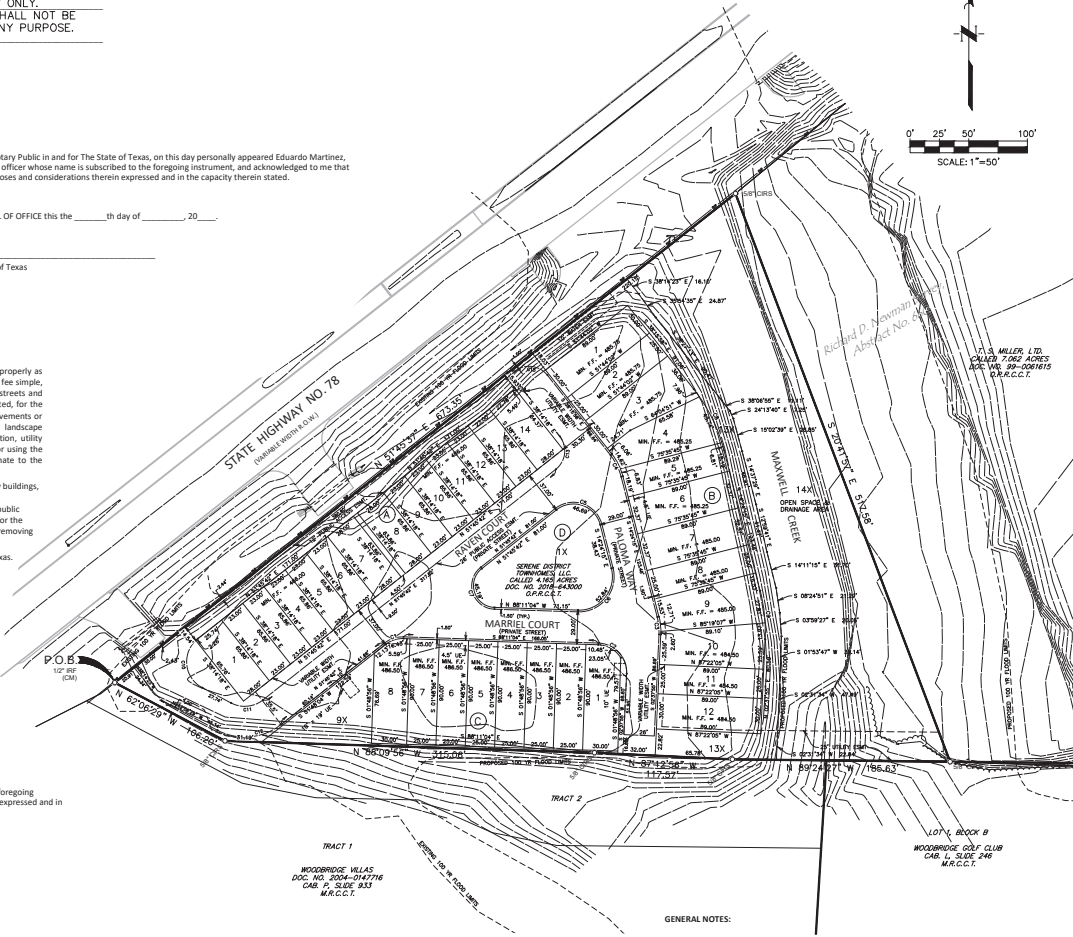
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____th day of _____, 20____.

Notary Public in and for the State of Texas

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	23.50'	16.43'	16.10'	S 71°47'19" W	40°31'14"
C2	23.50'	23.50'	22.14'	N 02°04'59" W	58°13'10"
C3	30.50'	15.31'	15.26'	N 05°53'10" W	17°02'10"
C4	31.50'	21.49'	21.30'	N 02°02'06" W	23°31'43"
C5	23.50'	46.69'	39.39'	S 71°19'19" E	113°50'03"
C6	28.50'	35.84'	45.59'	S 38°42'21" W	106°13'11"
C7	18.50'	45.15'	34.76'	N 18°27'41" W	135°06'46"
C8	140.50'	28.51'	28.09'	N 26°20'06" W	23°51'43"
C9	140.50'	47.78'	47.62'	N 05°53'10" W	17°02'10"
C10	25.00'	49.69'	41.90'	N 05°10'17" W	113°52'24"
C11	25.00'	38.59'	27.28'	N 84°49'33" W	66°07'48"
C12	50.00'	57.71'	54.58'	S 84°49'33" W	66°07'48"
C13	20.00'	31.43'	28.29'	N 08°44'52" E	80°01'40"
C14	10.00'	16.20'	14.14'	S 83°15'05" E	89°58'07"
C15	20.00'	31.40'	28.28'	S 83°15'02" E	89°58'07"

LEGEND		POINT OF BEGINNING
POB	CM	CONTROL MONUMENT
RD	CM	RIGHT OF WAY
VOL	CM	VOLUME
PAGE	CM	PAGE
EASEMENT	CM	EASEMENT
IRON	CM	IRON ROD FOUND
GRF	CM	CAPPED IRON ROD FOUND
GRS	CM	5/8" CAPPED IRON ROD WITH YELLOW CAP
BL	CM	STAMPED "JONES CARTER" SET FOR CORNER
UE	CM	BUILDING LINE
SE	CM	UTILITY EASEMENT
DE	CM	WATERLINE EASEMENT
DR	CM	DRAINAGE EASEMENT
NE	CM	DEED RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T	CM	REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T	CM	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
O.R.C.C.T	CM	COUNTY CLERK FILE NUMBER
C.C.F.	CM	
①	CM	BLOCK LETTER



GENERAL NOTES:

- Bearings are based on the Texas State Plain Coordinate System, NAD 83, North Central Zone 4202.
- All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48085C0351, Revised Dated June 02, 2009 for Collin County, Texas. This property is in Zone A-X, Areas determined to be outside the 0.2% annual chance floodplain.
- Set monuments are 5/8" iron rods with yellow plastic cap stamped "Jones Carter", unless noted otherwise.
- 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.
- Elevations are based on the City of Wylie Monument CM 3. Elevation = 520.31.
- Public Open space lots to be dedicated to the City of Wylie and maintained by the HOA.
- Private Streets to be owned and maintained by the HOA.
- Elevations are based on City of Wylie Monuments
CM 2. Elevation = 550.24
CM 3. Elevation = 520.31
- Minimum finish floor elevations shall be at least 2 feet above the SFHA WSE for the 100-year fully developed floodplain.

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF COLLIN :

WHEREAS, Serene District Townhomes, LLC, is the owner of a 4.165 acre tract of land situated in the Richard D. Newman Survey, Abstract No. 660, Collin County, Texas and being all of a called 4.165 Acre tract of Land described in deed to Serene District Townhomes LLC, as recorded in Instrument No. 2016-643000 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the existing southeast right-of-way line of State Highway No. 78, in the southwest line of said 4.165 acre tract and marking the northwest corner of Tract 2 of Woodbridge Villas, an addition to the City of Sachse, Collin County, Texas, according to the plat thereof Recorded in Cabinet P, Slide 933 of the Map Records of Collin, County, Texas (M.R.C.C.T.);

THENCE North 51 Degrees 45 Minutes 17 Seconds East, along the northerly line of said 4.165 acre tract and the southeast Right-of-Way line of said State Highway No. 78, a distance of 673.35 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 4.165 acre tract, also being the northwest corner of a called 7.062 acre tract of land described in deed to T. S. Miller, Ltd as recorded in Document No. 99-0061615 of the Deed of Records of Collin County, Texas;

THENCE South 20 Degrees 41 Minutes 57 Seconds East, along the common line between said 4.165 acre tract and said 7.062 acre tract, a distance of 517.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the north line of the Lot 1, Block 8 of Woodbridge Golf Club, an addition to the City of Sachse, Collin County, Texas, according to the plat thereof Recorded in Cabinet L, Slide 246, M.R.C.C.T.;

THENCE North 89 Degrees 24 Minutes 27 Seconds West, along the north line of said Lot 1, Block 8, a distance of 185.63 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the north line of said Tract 2 and the south line of said 4.165 acre tract;

THENCE with the north line of said Tract 2 and the south line of the said 4.165 acre tract, the following courses:

North 87 Degrees 12 Minutes 56 Seconds West, 117.57 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 88 Degrees 09 Minutes 56 Seconds West 315.06 feet to 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 62 Degrees 06 Minutes 29 Seconds West 106.20 feet to the **POINT OF BEGINNING** and containing 181,417 square feet or 4.165 acres of land more or less.

APPROVAL BLOCK

"Recommended for Approval"

Chairman, Planning & Zoning Commission Date:
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas Date:

"Accepted"

Mayor, City of Wylie, Texas Date:

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Woodbridge Addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____day of _____, A.D., 20____.

City Secretary
City of Wylie, Texas

PRELIMINARY PLAT
OF
DISTRICT TOWNHOMES ADDITION

34 RESIDENTIAL LOTS AND
4 OPEN SPACE LOTS
AN ADDITION TO THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
BEING 4.165 ACRES
SITUATED IN THE
RICHARD D. NEWMAN SURVEY, ABSTRACT NO. 660
COLLIN COUNTY, TEXAS

APRIL 2020

DEVELOPER / OWNER:
SERENE DISTRICT
TOWNHOMES, LLC
811 S. CENTRAL EXPRESS, SUITE 440
FLORENCE, TEXAS 75044
PHONE: (000) XXX-XXXX

ENGINEER / SURVEYOR:
J.C. JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
172.668.3500
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: E. Martinez, E-mail: emartinez@jonescarter.com

