





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.
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 THE _____ 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 file this plat describing the herein above described property as the CITY OF TOWNHOMES ADDITION, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public the following 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 planted or placed upon, over or across the easements as shown, except that landscape improvements may be planted or placed upon the easements if approved by the City of Wylie, Texas. Utility easements may also be used for the mutual use and accommodation of all public utilities deemed to use or utilize 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 encroach or interfere with the construction, maintenance, or efficient operation of any public improvements or 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 plating ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the _____ 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 THE _____ 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°17' W	40°23'10"
C2	24.00'	17.00'	16.70'	N 71°17' W	40°23'10"
C3	51.50'	15.31'	15.26'	N 05°31'0" W	170°21'0"
C4	51.50'	21.40'	21.29'	N 26°20'0" W	237°04'0"
C5	51.50'	17.00'	16.70'	S 71°17' E	109°03'0"
C6	28.50'	52.84'	45.59'	S 38°42'21" W	106°33'11"
C7	140.50'	58.07'	58.02'	N 18°15'46" W	235°14'46"
C8	140.50'	58.31'	58.29'	N 18°15'46" W	235°14'46"
C9	140.50'	41.78'	41.62'	N 05°31'0" W	170°21'0"
C10	25.00'	4.47'	4.42'	N 71°17' W	40°23'10"
C11	25.00'	28.85'	27.29'	N 84°49'5" E	66°07'48"
C12	50.00'	57.71'	54.56'	S 84°49'5" W	66°07'48"
C13	50.00'	24.50'	24.25'	N 71°17' W	40°23'10"
C14	10.00'	15.70'	14.14'	S 83°19'0" E	89°58'07"
C15	20.00'	31.40'	26.28'	S 83°19'0" E	89°58'07"

LEGEND

POB	PONT OF BEGINNING
CM	CONTROL MONUMENT
CMR	RIGHT OF WAY
VOL	VOLUME
POA	PARCEL
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPED IRON ROD
CIRS	5/8" CAPED IRON ROD WITH YELLOW CAP
CMR	STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UL	UTILITY LOCATIONS
HE	HAZARD LOCATIONS
SE	SEWER
SSSE	SANITARY SEWER EASEMENT
DE	DRIVEWAY
WL	WATERLINE EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.R.C.C.T.	OPEN RECORDS, COLLIN COUNTY, TEXAS
O.C.F.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
C.O.F.	COUNTY CLERK FILE NUMBER
(A)	BLOCK LETTER

GENERAL NOTES:

1. Bearings are based on the Texas State Plain Coordinate System, NAD 83, North Central Zone 4202.
2. All floodplain information on this plat is for graphical display only, as scaled off of Firm Panel Map #48085C05351, Revised Dated June 02, 2009 for Collin County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
3. Set monuments are 5/8" iron rods with yellow plastic cap stamped "Jones Carter", unless noted otherwise.
4. 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.
5. Elevations are based on the City of Wylie Monument CM 3. Elevation = 520.31
6. Public open space lots to be dedicated to the City of Wylie and maintained by the HOA.
7. Private Streets to be owned and maintained by the HOA.
8. Elevations are based on City of Wylie Monuments
- CM 2. Elevation = 550.24
- CM 3. Elevation = 520.31
9. Minimum finish floor elevations shall be 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 Subdivision, located in Collin County, Texas, and is in a called 4.165 Acre tract of land described in deed to Serene District Townhomes LLC, as recorded in Instrument No. 2018-00300 of the Official Property Records of Collin County, Texas (O.P.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the 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 northwesterly 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 corner in the northwesterly 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 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 4.165 acre tract and said 7.062 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 a 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 addition accepted and the dedicated streets, alley, 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 hereinafter 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

ENGINEER / SURVEYOR:

JONES CARTER
SERENE DISTRICT
TOWNHOMES, LLC
6059 Windcrest Drive, Suite 600 • Plano, Texas 75024
PHONE: (972) 488-3880
Texas Board of Professional Engineers Registration No. F-429
Texas Board of Professional Land Surveyors Registration No. 10461-03
Contact: Emartinez, E-mail: emartinez@jonescarter.com



