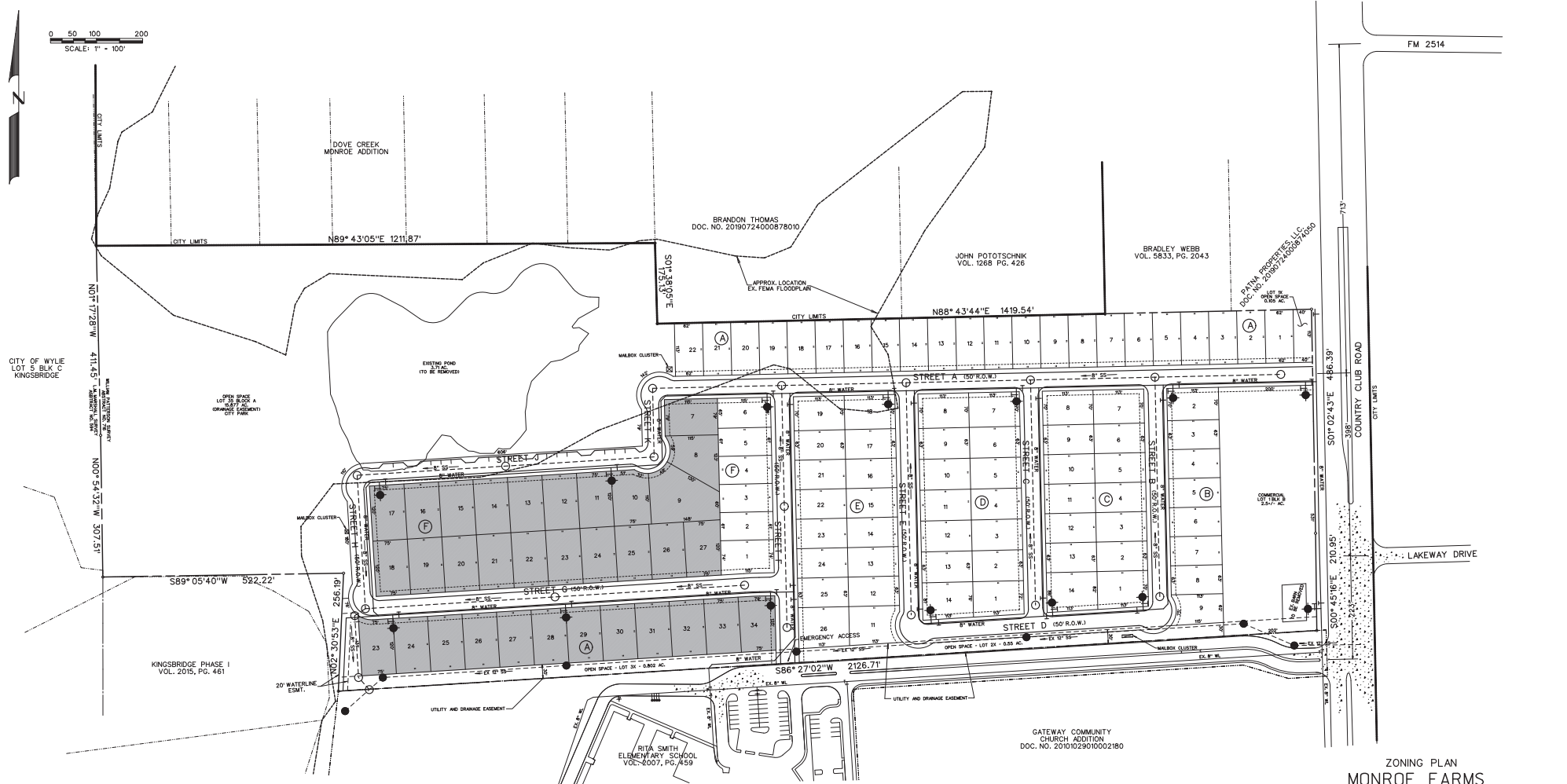




ZONING PLAN
MONROE FARMS

113 TOTAL SINGLE FAMILY LOTS
3 TOTAL OPEN SPACE LOTS
47.300 TOTAL ACRES
6.987 TOTAL R.O.W. DEDICATION

WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716

CITY OF WYLIE
COLLIN COUNTY, TEXAS

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

214-888-8857
OWNER
ESTATE OF NEEDE MONROE

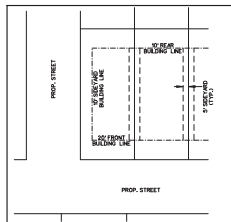
517 HIGHLAND BLVD.
RICHARDSON, TEXAS 75081
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

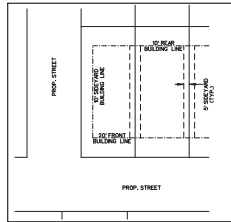
WARREN CORWIN
MARCH 2022 SCALE 1"=100'

LEGEND

- | | |
|---|-------------------------------|
|  | PROP. WATER LINE |
|  | PROP. FIRE HYDRANT AND VALVE |
|  | PROP. GATE VALVE |
|  | PROP. FLUSH VALVE |
|  | EXIST. WATER LINE |
|  | EXIST. FIRE HYDRANT AND VALVE |
|  | PROP. SANITARY SEWER |
|  | PROP. MANHOLE |
|  | PROP. CLEANOUT |
|  | EXIST. SANITARY SEWER |
|  | EXIST. MANHOLE |
|  | PROP. STORM SEWER |
|  | PROP. CURB INLETS |
|  | PROP. CONC. HEADWALL |
|  | FLOODPLAIN |



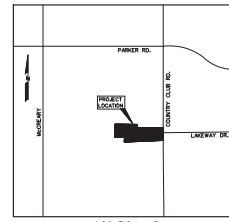
TYPICAL DETAIL
N.T.S.
(7,000 SF)
80 TOTAL LOTS



TYPICAL DETAIL
N.T.S.
(9,000 SF)
33 TOTAL LOTS



TYPICAL LOT/PAD
120' LOT DEPTH
75' LOT WIDTH
80' PAD DEPTH
65' PAD WIDTH



LOCATION MAP
N.T.S.

NOTE:
OPEN SPACE LOTS 1X, 2X & 3X WILL BE OWNED
AND MAINTAINED BY HOA.

EX. ZONING AG/30
PROPOSED ZONING PD