

GRAPHIC SCALE IN FEET  
1" = 60' @ 24X36

# LEGEND

EASEMENTS
DE DRAINAGE
EFE EAST FORK SUD
PE PARKING
SSE SANITARY SEWER
SVT SIGHT VISIBILITY TRIANGLE
UE UTILITY
WE WATER
IRSC 50" IRON ROD WITH "HOA" CAP SET
IRSC IRON ROD WITH CAP FOUND
PKS PK NAIL SET
PKF PK NAIL FOUND
IRF IRON ROD FOUND
XS "X" CUT IN CONCRETE SET
XF "X" CUT IN CONCRETE FOUND
POB POINT OF BEGINNING
DRRC DIED RECORDS
RRRC ROCKWALL COUNTY, TEXAS
PRRC PLAT RECORDS
RRRC ROCKWALL COUNTY, TEXAS

SEE SHEET No. 2 FOR LINE/CURVE TABLES & DETAILS

P&Z 4/18/17  
CC 5/9/17

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

## PRELIMINARY PLAT LAKE PARK VILLAS

PHASE 1  
BLOCK B, LOTS 1-31, 79X;  
BLOCK C LOTS 15-49, 51X-52X;  
BLOCK D, LOTS 14-19

PHASE 2  
BLOCK A, LOTS 1-21X;  
BLOCK B, LOTS 32-78X;  
BLOCK C LOTS 1-14, 50X;  
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS  
8 HOA LOTS  
BEING 26.586 ACRES SITUATED IN THE  
ATTERBERRY SURVEY, ABSTRACT NO. 6  
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

# Kimley»Horn

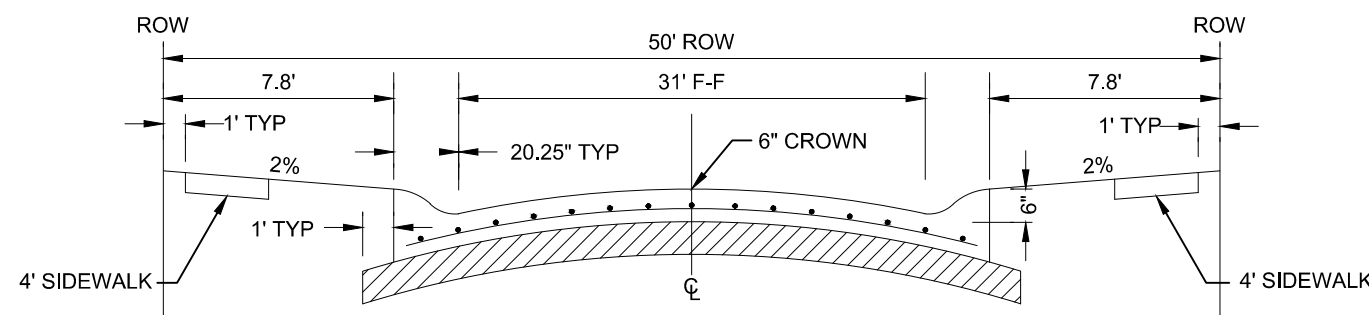
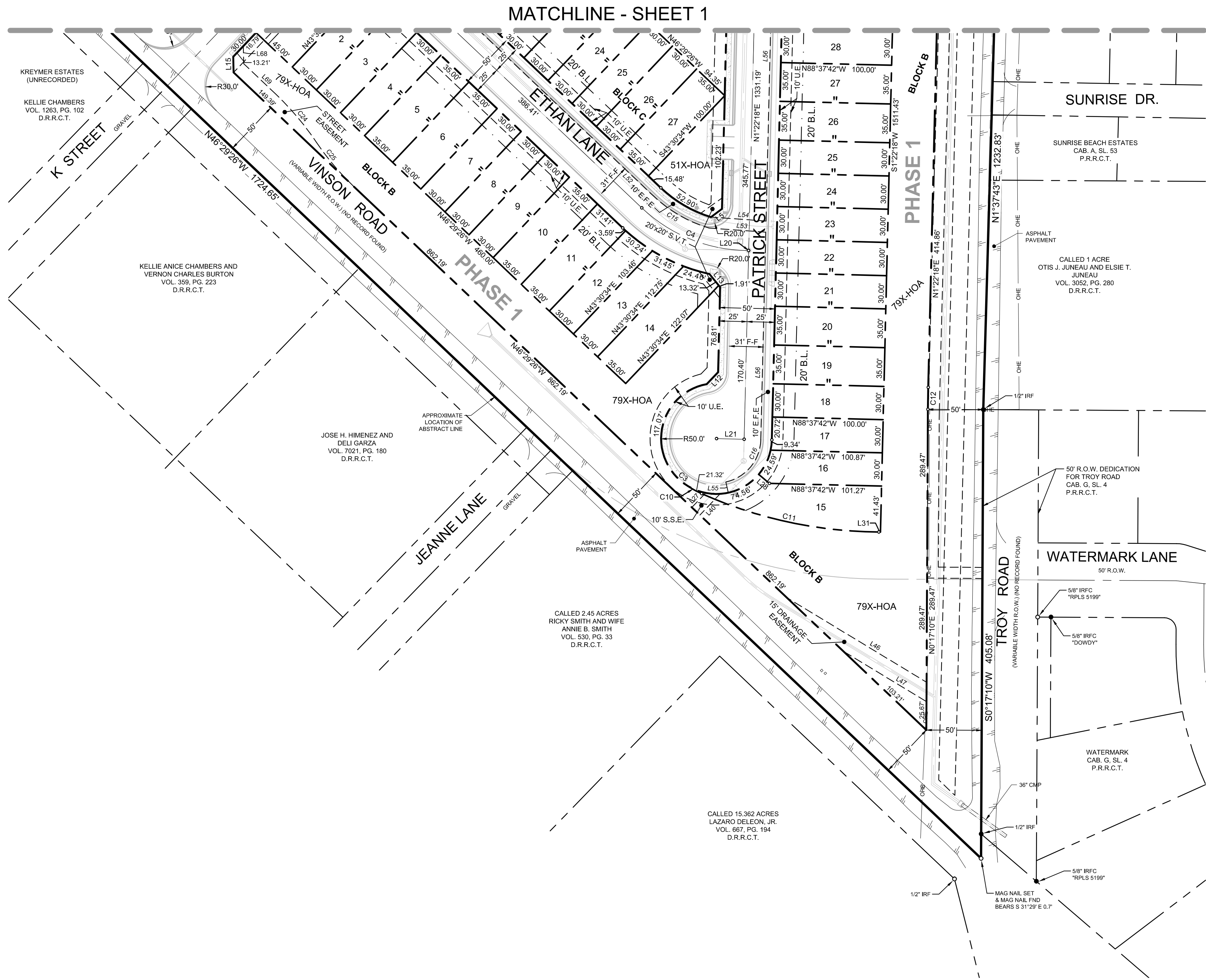
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	APR. 2017	063225200	1 OF 3

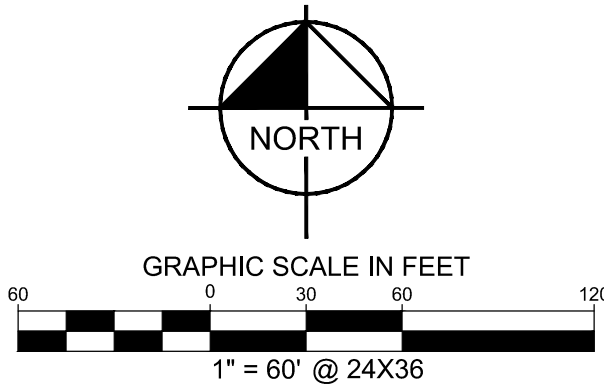
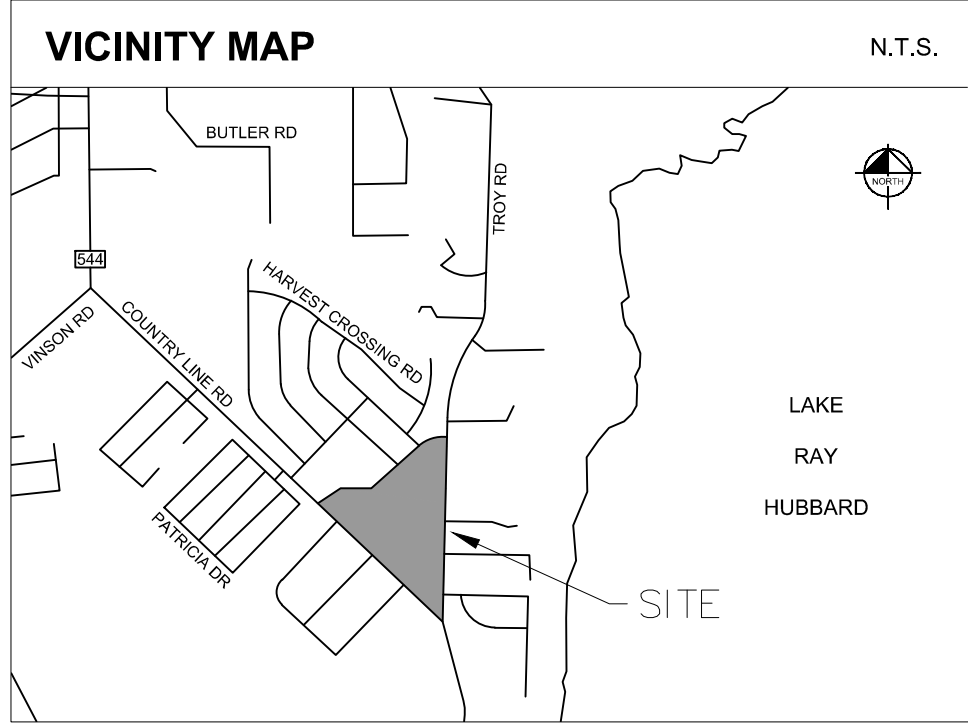
OWNER:  
Wylie Vinson Troy Holding, LLC  
14160 N Dallas Pkwy, Suite 760  
Dallas, TX 75254  
Phone: 972-965-5866  
Contact : Sam Fan

APPLICANT:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact : Jay Marsh, P.E.





PARABOLIC STREET SECTION  
NTS



- Notes :
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
  - 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.
  - Bearing system of this survey is based on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
  - FLOOD STATEMENT: According to Map No. 48397C0010L, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain). This flood statement shall not create liability on the part of the surveyor.
  - Approximate Density is 6.28 Dwelling Units / Acre.
  - All HOA lots will be owned and maintained by the HOA.
  - No apurtenance between the height of 2' and 9' may be placed in visibility triangles or easements.
  - Certificate of Occupancy will not be issued for the property until all the onsite and offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.

BENCH MARK LIST

BM 50 - CITY OF WYLIE MONUMENT No. 5 LOCATED NORTH OF THE NORTHEAST INTERSECTION OF TROY ROAD AND COUNTY ROAD 732 (BEAVER CREEK).

ELEV = 454.277'

BM 51 - CITY OF WYLIE MONUMENT No. 2 LOCATED NORTH OF STATE HIGHWAY No. 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 SOUTH BALLARD STREET.

ELEV = 550.238'

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT  
LAKE PARK VILLAS

PHASE 1  
BLOCK B, LOTS 1-31, 79X;  
BLOCK C LOTS 15-49, 51X-52X;  
BLOCK D, LOTS 14-19

PHASE 2  
BLOCK A, LOTS 1-21X;  
BLOCK B, LOTS 32-78X;  
BLOCK C LOTS 1-14, 50X;  
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS  
8 HOA LOTS  
BEING 26.586 ACRES SITUATED IN THE  
ATTERBERRY SURVEY, ABSTRACT NO. 6  
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	APR. 2017	063225200	2 OF 3

OWNER:  
Wylie Vinson Troy Holding, LLC  
14160 N Dallas Pkwy, Suite 760  
Dallas, TX 75254  
Phone: 972-965-5866  
Contact : Sam Fan

APPLICANT:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact : Jay Marsh, P.E.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°10'06"E	13.83'	L21	S88°37'42"E	25.00'	L41	S89°47'35"E	228.61'	L61	N43°30'37"E	396.02'
L2	S88°30'34"W	14.14'	L22	S88°37'41"E	25.00'	L42	S46°22'18"W	49.47'	L62	N01°22'18"E	645.37'
L3	S01°29'26"E	14.85'	L23	S88°37'42"E	4.02'	L43	S46°22'18"W	40.69'	L63	N01°22'18"E	133.10'
L4	S04°14'36"E	14.87'	L24	S88°37'42"E	11.69'	L44	N88°37'42"W	105.02'	L64	N43°37'42"W	21.22'
L5	N53°00'57"E	12.41'	L25	N10°53'47"W	10.00'	L45	N88°37'42"W	111.23'	L65	S01°29'26"E	24.98'
L6	S40°55'41"E	14.79'	L26	N66°39'39"E	23.34'	L46	S58°48'39"E	147.35'	L66	N46°29'26"W	78.62'
L7	S61°47'35"E	15.19'	L27	S43°30'34"W	18.09'	L47	S58°48'39"E	87.65'	L67	N00°39'24"E	13.60'
L8	S24°05'57"W	13.98'	L28	S49°45'23"E	12.59'	L48	S88°30'34"W	10.10'	L68	S01°29'26"E	15.86'
L9	N88°30'36"E	14.14'	L29	S60°05'35"W	16.51'	L49	S46°29'26"E	10.00'	L69	N46°29'26"W	38.29'
L10	S41°31'05"W	15.29'	L30	S41°50'43"W	26.46'	L50	S45°26'55"E	109.98'			
L11	S40°52'32"E	14.87'	L31	N89°40'31"W	1.45'	L51	S45°26'55"E	110.07'			
L12	N43°37'08"E	14.87'	L32	S01°29'26"E	30.35'	L52	S46°29'26"E	912.59'			
L13	S39°00'33"E	15.24'	L33	S46°29'26"E	11.66'	L53	S85°56'29"E	51.38'			
L14	N88°30'34"E	14.85'	L34	S46°29'26"E	20.09'	L54	S85°56'29"E	49.79'			
L15	S01°29'26"E	14.14'	L35	S53°14'58"W	25.45'	L55	N12°14'42"W	10.00'			
L16	N50°18'05"E	13.14'	L36	S53°14'58"W	16.66'	L56	N01°22'18"E	187.39'			
L17	N50°26'30"W	12.36'	L37	N40°37'36"W	17.00'	L57	S88°15'00"E	50.84'			
L18	S01°29'24"E	14.14'	L38	N40°37'36"W	48.99'	L58	S88°15'00"E	49.91'			
L19	S43°30'34"W	25.00'	L39	N89°47'35"W	227.55'	L59	N46°29'26"W	462.93'			
L20	N90°00'00"E	0.11'	L40	S43°30'34"W	26.40'	L60	S46°29'26"E	50.00'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	258°27'47"	50.00'	225.55'	S82°44'27"W	77.46'	C21	53°13'42"	165.00'	153.29'
C2	258°27'47"	50.00'	225.55'	S52°08'25"W	77.46'	C22	12°33'28"	236.36'	51.80'
C3	258°27'47"	50.00'	225.55'	S49°23'48"E	77.46'	C23	12°35'28"	263.71'	57.95'
C4	43°30'34"	140.00'	106.31'	S68°14'43"E	103.78'	C24	12°34'41"	264.00'	57.96'
C5	46°24'35"	150.27'	121.72'	S66°44'10"W	118.42'	C25	12°34'41"	236.00'	51.81'
C6	26°16'42"	280.00'	128.42'	S33°21'05"E	127.30'				
C7	43°25'26"	135.27'	102.52'	S68°13'29"E	100.09'				
C8	10°55'56"	400.00'	76.32'	S73°38'15"W	76.21'				
C9	60°21'15"	40.00'	42.14'	N28°48'19"W	40.21'				
C10	11°35'40"	90.00'	18.21'	S60°06'59"E	18.18'				
C11	23°45'42"	397.50'	164.85'	S77°47'40"E	163.67'				
C12	1°05'08"	1050.00'	19.89'	S00°49'44"W	19.89'				
C13	15°14'50"	400.00'	106.44'	S54°17'14"W	106.13'				
C14	19°37'03"	400.00'	136.96'	S58°21'45"W	136.29'				
C15	26°53'39"	125.00'	58.67'	S59°56'16"E	58.14'				
C16	76°23'00"	40.00'	53.33'	N39°33'48"E	49.46'				
C17	16°24'14"	175.00'	50.10'	S88°13'45"W	49.93'				
C18	32°06'12"	120.00'	67.24'	S62°32'33"E	66.36'				
C19	26°07'25"	265.00'	120.82'	S33°25'44"E	119.78'				
C20	2°14'54"	255.00'	10.01'	S21°32'41"E	10.01'				

STATE OF TEXAS §

COUNTY OF ROCKWALL §

CITY OF WYLIE §

WHEREAS WYLIE VINSON TROY HOLDING, LLC, are the sole owners of a tract of land situated in the Atterberry Survey, Abstract No. 6, City of Wylie, Rockwall County, Texas and being all of a called 26.586 acre tract of land described in Special Warranty Deed to Wylie Vinson Troy Holdings, LLC, as recorded in Instrument No. 20160000014754, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found for the northwest corner of said 26.586 acre tract, being at the intersection of the centerline of Vinson Road, a variable width right-of-way, with the southeasterly right-of-way line of Neva Lane, a 60 foot wide right-of-way;

**THENCE** departing the centerline of said Vinson Road, along the northwesterly line of said 26.586 acre tract and the southeasterly right-of-way line of said Neva Lane, the following courses:

North 44°04'02" East, a distance of 40.28 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 51°18'08", a radius of 410.00 feet, a chord bearing and distance of North 69°43'05" East, 354.97 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 367.11 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the left having a central angle of 51°51'33", a radius of 470.00 feet, a chord bearing and distance of North 69°26'23" East, 411.03 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 425.40 feet to an "X" cut in concrete found for corner at the end of said curve;

North 43°30'37" East, a distance of 349.84 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right having a central angle of 46°59'30", a radius of 410.00 feet, a chord bearing and distance of North 67°00'22" East, 326.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 336.27 feet to a mag nail set for the northeast corner of said 26.586 acre tract on the westerly line of a called 11.3668 acre tract of land described as Tract II in a deed to Shirley Ann Huffmeyer, as recorded in Volume 5174, Page 101, Deed Records, Rockwall County, Texas, same being in Troy Road, a variable width right-of-way, from which a mag nail found for witness bears South 87°20' East, 8.6 feet;

**THENCE** South 00°03'53" East, along the easterly line of said 26.586 acre tract, the westerly line of said Tract II, and crossing said Troy Road, a distance of 227.73 feet to a mag nail set for the southwest corner of said Tract II, being on the centerline of said Troy Road;

**THENCE** South 01°37'43" West, continuing along the easterly line of said 26.586 acre tract and along the centerline of said Troy Road, a distance of 1232.83 feet to a 1/2 inch iron rod found for the southwest corner of a called 1 acre tract of land described in a deed to Otis J. Juneau and Elsie T. Juneau, as recorded in Volume 3052, Page 280, said Deed Records, common to the northwest corner of Watermark, according to the plat thereof recorded in Cabinet G, Slide 4, Plat Records, Rockwall County, Texas;

**THENCE** South 00°17'10" West, continuing along the easterly line of said 26.586 acre tract and the centerline of said Troy Road, a distance of 405.08 feet to a mag nail set for the southerly corner of said 26.586 acre tract, being at the intersection of the centerline of said Troy Road with the centerline of aforesaid Vinson Road, from which a mag nail found for witness bears South 31°29' East, 0.7 feet;

**THENCE** North 46°29'26" West, departing the centerline of said Troy Road, along the southwesterly line of said 26.586 acre tract and the centerline of said Vinson Road, a distance of 1724.65 feet to the **POINT OF BEGINNING** and containing 26.586 acres (1,158,070 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WYLIE VINSON TROY HOLDING, LLC**, ACTING HEREIN BY AND THROUGH HIS (ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LAKE PARK VILLAS**, 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 ON 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 THE CITY 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. CITY OF WYLIE, TEXAS SUBDIVISION ORDINANCE ADOPTED 2-25-03, AMENDED 7-24-07.

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: **WYLIE VINSON TROY HOLDING, LLC**

By: \_\_\_\_\_  
Sam Fan - Title

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

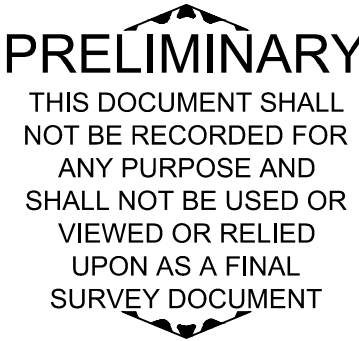
\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Wylie, Texas.

\_\_\_\_\_  
Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone 972-335-3580  
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of Wylie, Texas

\_\_\_\_\_  
Date

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 the **LAKESIDE ON TROY**, a subdivision or 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, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said pla 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  
LAKE PARK VILLAS

PHASE 1  
BLOCK B, LOTS 1-31, 79X;  
BLOCK C LOTS 15-49, 51X-52X;  
BLOCK D, LOTS 14-19

PHASE 2  
BLOCK A, LOTS 1-21X;  
BLOCK B, LOTS 32-78X;  
BLOCK C LOTS 1-14, 50X;  
BLOCK D, LOTS 1-13, 20X-21X

165 RESIDENTIAL LOTS  
8 HOA LOTS  
BEING 26.586 ACRES SITUATED IN THE  
ATTERBERRY SURVEY, ABSTRACT NO. 6  
CITY OF WYLIE, ROCKWALL COUNTY, TEXAS

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	APR. 2017	063225200	3 OF 3

OWNER:  
Wylie Vinson Troy Holding, LLC  
14160 N Dallas Pkwy, Suite 760  
Dallas, TX 75254  
Phone: 972-965-5866  
Contact : Sam Fan

APPLICANT:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact : Jay Marsh, P.E.