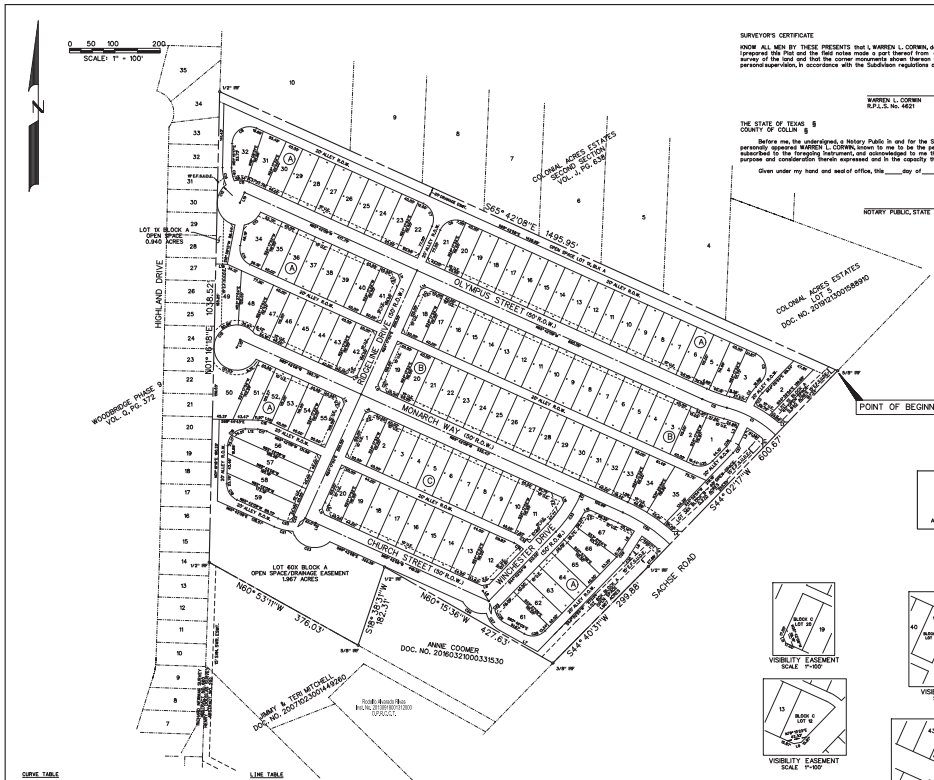

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this_____day of_____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

LEGAL DESCRIPTION

BEING, a tract of land situated in the Henry L. Douglas Survey, Abstract No. 292, being a 20.0362 acre tract and a 3.4909 acre tract, as described in Doc. No. 20201217000270040, in the Deed Records of Collin County, Texas, and being all of a 3.491 acre tract, as described in Vol. 2398, Pg. 292, in said Deed Records and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the northeast corner of said 20.0362 acre tract and being in the west line of Sachse Road;

THENCE, South 44°00'17" West, along the east line of said 20.0362 acre tract and the west line of said Sachse Road, for a distance of 600.97 feet, to a 1/2 inch iron rod found at the west line of Sachse Road;

THENCE, South 44° 40'37" West, along the east line of said 20.0362 acre tract and the west line of said Sachse Road, for a distance of 299.98 feet, to a 3/8 inch iron rod found at the southeast corner of said 3.4909 acre tracti

THENCE, North 60°15'36" West, along the south line of said 3.4909 acre tract, for a distance of 427.63 feet, to a 1/2 inch iron rod found at northwest corner of said 3.4909 acre tract and being in the east line of said 20.0362 acre tract;

THENCE, South 18° 38'31" West, along the east line of said 20.0362 acre tract, for a distance of 182.31 feet, to a 5/8 inch iron rod found at the southwest corner of said 20.0362 acre tract;

THENCE, North 60° 53'11" West, along the south line of said 20.0362 acre tract, for a distance of 376.03 feet, to a 1/2 inch iron rod found at the southwest corner of said 20.0362 acre tract and being in the east line of Woodbridge Phase 9, an addition to the City of Wylie, as described in Vol. Q, Pg. 372 in the Plat Records of Collin County, Texas;

THENCE, North 01° 18'18" East, along the east line of said 20.0362 acre tract and with the east line of said Woodbridge Phase 9, for a distance 1036.52 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the southwest corner of Colonial Acres Estates, an addition to the City of Wylie, as described in Vol. J, Pg. 638 in said Plat Records;

THENCE, South 65° 42'08" East, along the north line of said 20.0362 acre tract and the south line of said Colonial Acres Estates, for a distance of 1495.95 feet, to the POINT OF BEGINNING and containing 23.5226 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That MERITAGE HOMES OF TEXAS, LLC., acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein above described property as WYNDHAM RIDGE, an addition to Collin County, 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 operate in 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 the____day of_____, 2022.

Meritage Homes of Texas, LLC.

BY:_____
David Aughinbaugh
Vice President, Land

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 DAVID AUGHINBAUGH 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 consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the_____day of_____, 2022.

Notary Public, State of Texas

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 the WYNDHAM RIDGE subdivision or addition to Collin County, Texas was submitted to the City Council on the_____day of_____, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public spaces, 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., 2022.

City Secretary
City of Wylie, Texas

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	29°36'10"	241.05'	124.52'	123.14'	N80°45'48"W
2.	09°31'46"	335.05'	51.61'	51.56'	N10°38'06"E
3.	09°31'46"	335.05'	51.61'	51.56'	N10°38'06"E
4.	21°03'37"	110.00'	40.68'	40.38'	N33°38'08"E
5.	109°45'02"	38.00'	72.79'	62.16'	N10°49'37"W
6.	90°00'00"	38.00'	59.69'	53.74'	N69°11'52"E
7.	90°00'00"	38.00'	59.69'	53.74'	N20°48'08"W
8.	113°03'36"	38.00'	74.97'	63.39'	S57°46'35"W
9.	29°58'20"	65.00'	29.46'	29.21'	N11°43'53"W
10.	26°14'35"	65.00'	35.93'	35.59'	N11°52'01"E
11.	130°09'24"	50.00'	113.58'	90.49'	S12°23'18"E
12.	130°09'24"	50.00'	113.58'	90.49'	S12°23'18"E
13.	54°40'46"	50.00'	47.72'	45.93'	N51°38'16"E
14.	76°41'21"	38.00'	50.86'	47.15'	N27°31'27"W
15.	68°36'58"	50.00'	254.28'	56.36'	N03°11'33"W
16.	23°02'35"	70.00'	28.15'	27.95'	N77°13'28"W
17.	23°02'35"	50.00'	20.11'	19.97'	N77°13'28"W
18.	68°58'25"	50.00'	60.18'	56.67'	N03°13'28"W
19.	68°58'25"	38.00'	44.49'	41.93'	N03°13'28"W
20.	19°18'53"	95.00'	32.03'	31.87'	S70°21'34"E
21.	20°57'25"	115.00'	42.07'	41.83'	S78°10'58"E
22.	17°02'28"	55.00'	14.67'	14.62'	N15°46'38"E
23.	116°02'41"	55.00'	101.27'	84.83'	S74°06'05"E
24.	70°27'57"	55.00'	67.68'	64.03'	S64°03'55"E
25.	13°20'43"	55.00'	11.48'	11.46'	N60°45'16"E
26.	49°53'58"	45.00'	34.79'	33.63'	N35°54'34"E
27.	49°53'58"	45.00'	34.79'	33.63'	N35°54'34"E
28.	19°11'01"	38.00'	49.38'	49.38'	N81°38'25"E
29.	11°18'03"	110.00'	21.70'	21.66'	N39°23'53"E
30.	11°18'03"	125.00'	24.67'	24.63'	N39°23'53"E
31.	19°45'02"	70.00'	24.13'	24.01'	S55°49'37"E
32.	19°45'02"	90.00'	31.02'	30.87'	S55°49'37"E
33.	19°45'02"	275.00'	94.80'	94.33'	N34°10'23"E
34.	19°45'02"	325.00'	125.03'	124.39'	N34°10'23"E
35.	19°14'58"	95.00'	49.70'	49.16'	N70°49'23"W
36.	17°40'39"	50.00'	15.43'	15.37'	N39°12'35"E
37.	17°40'39"	70.00'	21.60'	21.51'	N39°12'35"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 88°14'25" W	21.83'
2.	N 01°45'35" W	20.00'
3.	S 88°14'25" E	21.79'
4.	N 88°28'54" E	21.42'
5.	N 01°31'05" W	20.00'
6.	S 88°28'54" W	21.42'
7.	S 60°46'05" E	26.32'
8.	N 30°23'25" W	29.85'
9.	S 79°10'23" E	16.36'
10.	S 54°17'52" E	5.77'
11.	S 54°17'52" E	5.77'
12.	S 88°44'43" E	27.67'
13.	S 24°17'52" E	19.06'
14.	N 69°13'53" E	14.14'
15.	N 19°32'33" W	14.14'
16.	N 19°32'33" W	14.66'
17.	S 24°17'52" E	6.50'
18.	S 88°44'43" E	25.47'
19.	S 24°17'52" E	23.00'

NOTES:

1. Bearings are referenced to a 20.04 acre tract, as described in Doc No. 2019-1018906, in the Deed Records of Collin County, Texas.

2. LEGEND
   U.E. - Utility Easement
   W.E. - Water Easement
   V.E. - Visibility Easement
   E.F.S.U.D.E. - East Fork Special Utility District Easement
   ( ) - Street Name Change

3. "Notice: 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 utility and building permits".

4. Lots 1X & 60X Blk A & Lot 36X Blk B are dedicated to and maintained by the H.O.A.

5. No lots are located within a Special Flood Hazard Area as shown on FEMA FIRM Panel 48085C0535J, Revised June 2, 2009.

6. HOA to maintain and repair sidewalks within the Public R.O.W.

7. All homes on all lots within this plat and development will be equipped with NFPA 13D Fire Sprinkler Systems.

8. No appurtenance between the height of 2' and 9' may be placed in the visibility easements along Sachse Road.

9. Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.

BENCHMARKS:

CITY OF WYLIE CONTROL MONUMENT CM 2

LOCATED NORTH OF STATE HIGHWAY 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 S. BALLARD STREET.

ELEV.=550.24

"X" CUT ON SOUTHWEST CORNER OF INLET ON WEST SIDE OF SACHSE ROAD APPROXIMATELY FEET 460' NORTH OF CENTER LINE OF LIVE OAK DRIVE.

ELEV. = 515.89

FINAL PLAT

WYNDHAM RIDGE

119 TOTAL SINGLE FAMILY LOTS
3 TOTAL OPEN SPACE LOTS
23.527 TOTAL ACRES
6.612 TOTAL R.O.W. DEDICATION

OUT OF THE
HENRY L. DOUGLAS SURVEY, ABSTRACT NO. 292
IN THE
COLLIN COUNTY, TEXAS

APPLICANT
MERITAGE HOMES OF TEXAS, LLC.
8840 CYPRESS WATERS BLVD., STE. 100
DALLAS, TEXAS 75019

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
MARCH 2021 SCALE 1"=100'