

903 Alfred Drive - Survey

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 903 ALFRED DRIVE, in the city of WYLLIE, Texas, Lot No. 20, Block No. 1 of COLLINS ESTATES on addition to the City of WYLLIE, COLLIN COUNTY, Texas, according to the PLAT THEREOF recorded in VOLUME 2006 of PAGE 554 of the MAP Records of COLLIN County, Texas. As amended by Ratification and Correction of Plat recorded under Clerk's File No. 20081016001232100, official Public Records, Collin County, Texas.

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND ESSENTIALS
CONTAINED IN INSTRUMENT RECORDED IN
CC# 2007102901421270
VOL. 538, PG. 37, VOL. 767, PG. 667
VOL. 1256, PG. 715, VOL. 2258, PG. 901
VOL. 4875, PG. 4088, VOL. 5106, PG. 482
VOL. 5106, PG. 471, VOL. 5857, PG. 2265
VOL. 4866, PG. 2183

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THESE ABOVE DESCRIBED PROPERTY

VOL. 638, PG. 37, VOL. 767, PG. 667
VOL. 1256, PG. 715, VOL. 2358, PG. 901
VOL. 4875, PG. 4069, VOL. 5106, PG. 482
VOL. 5106, PG. 471, VOL. 5857, PG. 2283
VOL. 4866, PG. 2183

PAUL TAYLOR

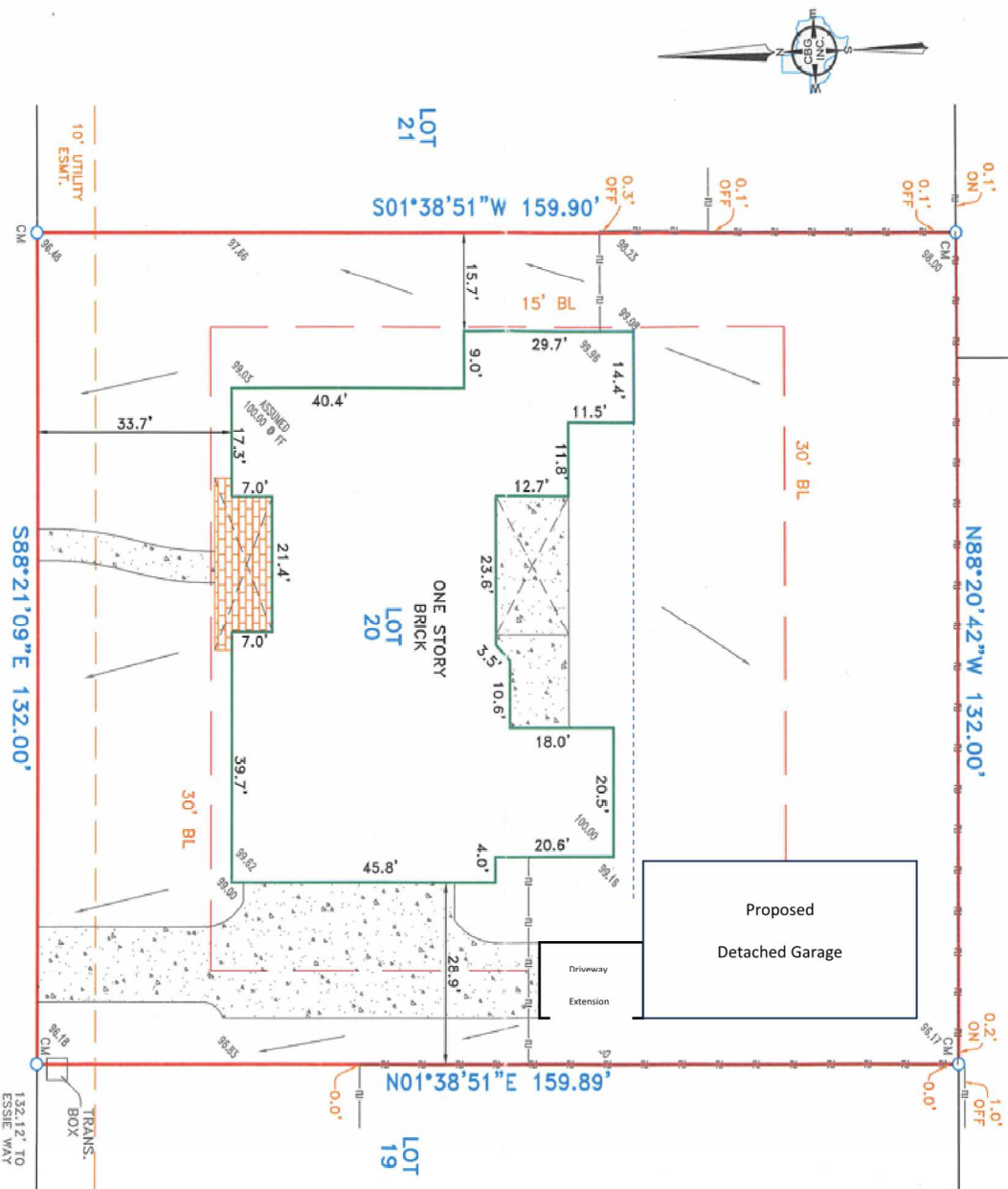
Howes



ROBERTSON

BROWN
VOL. 1948 PG. 974

**BENCHMARK TITLE
SERVICES, LLC**



NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
NOTE: According to the F.I.R.M. No. 460935C0420 J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by BENCHMARK TITLE SERVICES, LLC. In connection with the transaction described in G.F. PL11-09854, Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY:

SIGNATURE

DATE _____

SIGNATURE

DATE _____

Drawn By: RR

RR

Scale: 1"=20'

20'

Date: 2/18/11

8/11

Bottomer:

OWENS

Job No. 1002844-3

144-3

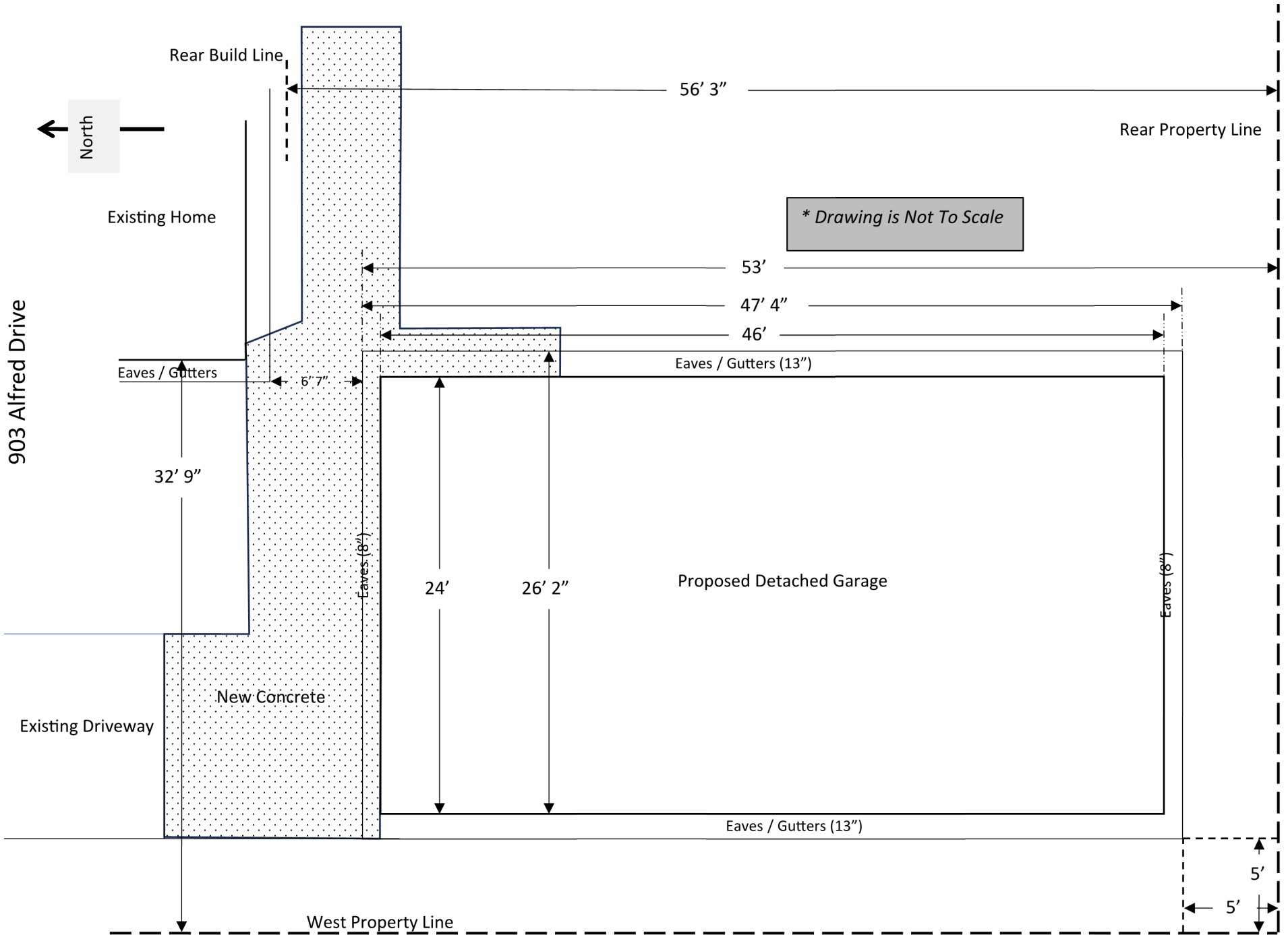
LEGEND

CONTROL/NO. MOUNTMENT 1/2" IRON ROD TOUND 1/2" IRON ROD SET 1" IRON PIPE TOUND FENCE POST CORNER FENCE POST COBBER "x" TOUND/SET UNDERGROUND ELECTRIC OVERHEAD ELECTRIC ASPHALT PAVING GRAVEL/ROCK ROAD OR DRIVE COVERED PORCH, DECK OR CARPORT OVERHEAD ELECTRIC SERVICE OVERHEAD POWER LINE CONCRETE PAVING	LEGEND POWER POLE BRICK COLUMN A/C AIR CONDITIONING CHAIN LINK FENCE WOOD FENCE 0.5" WIDE TYPICAL BARBED WIRE IRON FENCE PIPE FENCE CONCRETE PAVING
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Barbara Cor

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PROFESSIONAL
LAND SURVEYOR
5513
STATE OF TEXAS
REGISTERED
BRYAN CONNALL
R.P.L.S. NO. 5513



Overview of
Proposed Detached
Garage Location
903 Alfred Drive



From City of Wylie Ordinance 2005-22 Planned Development
Zoning Case 2005 – 09 Collins Estates

Yard Requirements – Accessory Structures	
Front Yards (feet)	Behind Rear Building Line of Main Structure
Side Yards (feet)	5
Rear Yards (feet)	10
Rear Yards Double Front Lots (feet)	25
Side Yards Corner Lots (feet)	30
Minimum Distance From Main Building (feet)	5
Area of Building	Maximum cumulative building size 2,500 square feet; or
Lots 2 Acres or Less (square feet)	10% of lot area

903 Alfred Drive
Total Square Feet: 21,120

Planned Distance: 5'0"

Requesting Variance of 5 feet

Planned Distance: 6'7"

Planned Area: 1240 (5.9%)

Approval received from the Architectural Review Committee – Collins Estates HOA

My Items > XN 12838785

ARC Decision - Approved 

ARC Request

Messages

Homeowner

Randall R. Owens

Account

CEH52684

Property Address

903 Alfred

ARC Type

Antennas/Satellite Dishes



Type a message

08/15/2025 9:30 AM

[Email](#)

This item has been automatically advanced

 08/15/2025 9:19 AM

[Email](#)

A new ARC Request item has been created.

Homeowner

Randall R. Owens

Account

CEH52684

Property Address

903 Alfred