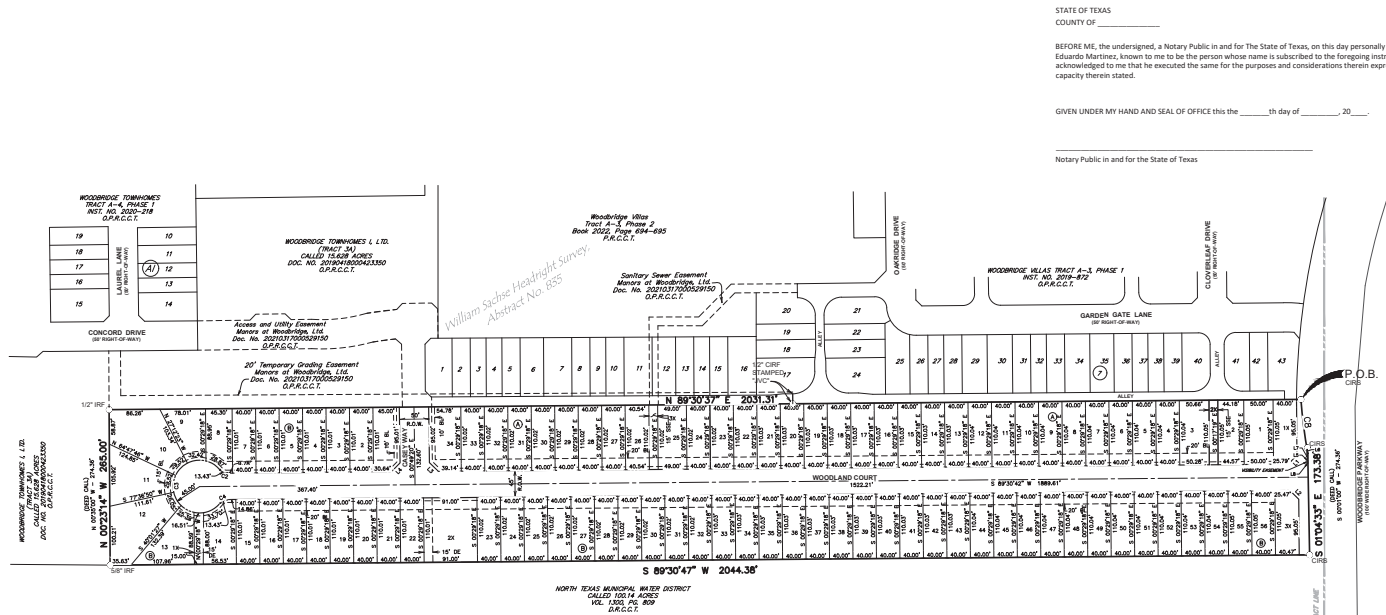


LEGEND  
POB POINT OF BEGINNING  
CM CONTROL MONUMENT  
R.O.W. RIGHT OF WAY  
VOL. VOLUME  
PAGE PAGE  
EASMT EASEMENT  
SSE SANITARY SEWER EASEMENT  
DE DRAINAGE EASEMENT  
BFF BRON ROD FOUND  
CERS 5/8" CAPPED IRON ROD WITH YELLOW CAP  
STAMPED "JONES CARTER" SET FOR CORNER  
CONCRETE MONUMENT  
FND FOUND  
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
O.R.C.C.T. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS  
C.C.F. COUNTY CLERK FILE NUMBER



Lot Area Table				
Block	Lot	Sq. Ft.	Acres	
A	1	5499	0.126	
A	2	4881	0.112	
A	3	3551	0.127	
A	4	4400	0.101	
A	5	4400	0.101	
A	6	4400	0.101	
A	7	4400	0.101	
A	8	4400	0.101	
A	9	4400	0.101	
A	10	4400	0.101	
A	11	4401	0.101	
A	12	4401	0.101	
A	13	4401	0.101	
A	14	4401	0.101	
A	15	4401	0.101	
A	16	4401	0.101	
A	17	4401	0.101	
A	18	4401	0.101	
A	19	4401	0.101	
A	20	4401	0.101	
A	21	4401	0.101	
A	22	4401	0.101	
A	23	4401	0.101	
A	24	4401	0.101	
A	25	5391	0.124	
A	26	4461	0.102	
A	27	4401	0.101	
A	28	4401	0.101	
A	29	4401	0.101	
A	30	4401	0.101	
A	31	4401	0.101	
A	32	4401	0.101	
A	33	4401	0.101	
A	34	5879	0.135	

Lot Area Table				
Block	Lot	Sq. Ft.	Acres	
B	1	4873	0.112	
B	2	4401	0.101	
B	3	4400	0.101	
B	4	4400	0.101	
B	5	4400	0.101	
B	6	4400	0.101	
B	7	4400	0.101	
B	8	4400	0.101	
B	9	4942	0.113	
B	10	3559	0.219	
B	11	7448	0.171	
B	12	9220	0.212	
B	13	6376	0.146	
B	14	5642	0.130	
B	15	4400	0.101	
B	16	4400	0.101	
B	17	4400	0.101	
B	18	4400	0.101	
B	19	4400	0.101	
B	20	4401	0.101	
B	21	4401	0.101	
B	22	4401	0.101	
B	23	4401	0.101	
B	24	4401	0.101	
B	25	4401	0.101	
B	26	4401	0.101	
B	27	4401	0.101	
B	28	4401	0.101	
B	29	4401	0.101	
B	30	4401	0.101	
B	31	4401	0.101	
B	32	4401	0.101	
B	33	4401	0.101	
B	34	4401	0.101	

Lot Area Table				
Block	Lot	Sq. Ft.	Acres	
B	35	4401	0.101	
B	36	4401	0.101	
B	37	4401	0.101	
B	38	4401	0.101	
B	39	4401	0.101	
B	40	4401	0.101	
B	41	4401	0.101	
B	42	4401	0.101	
B	43	4401	0.101	
B	44	4402	0.101	
B	45	4402	0.101	
B	46	4402	0.101	
B	47	4402	0.101	
B	48	4402	0.101	
B	49	4402	0.101	
B	50	4402	0.101	
B	51	4402	0.101	
B	52	4402	0.101	
B	53	4402	0.101	
B	54	4402	0.101	
B	55	4402	0.101	
B	56	4402	0.101	

Open Space Area Table				
Block	Lot	Sq. Ft.	Acres	
A	1X	4367	0.098	
A	2X	1650	0.038	
A	3X	1650	0.038	
B	1X	1379	0.032	
B	2X	10012	0.230	
B	3X	4341	0.100	

- GENERAL NOTES:
- 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.
  - Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
  - All side lot lines are perpendicular or radial to street frontage unless otherwise noted. Not Radial (NR).
  - All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number all "X" lots are open space lots.
  - All open space lots will be operated and maintained by the Home Owners Association.
  - All corners marked with 5/8" iron rods with plastic caps stamped "Jones Carter" set, unless otherwise noted.
  - No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
  - All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48085C(0415), Effective Date June 2, 2009 for Collin County, Texas, and LOMR No. 09-06-12709, Effective Date June 29, 2009 for Collin County, Texas. This property is within Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
  - The City is not responsible for maintenance of any easements, but retain the rights to enter upon easements for public purposes.
  - The maintenance responsibility of all private easements and appurtenances is the property owner on which the easement is located.

LINE TABLE				
LINE	BEARING	LENGTH	DELTA	TANGENT
L1	N 47°50'42" E	21.20'		
L2	N 47°50'42" E	21.20'		
L3	N 47°50'42" E	21.20'		
L4	N 47°50'42" E	21.20'		
L5	N 47°50'42" E	21.20'		
L6	N 47°50'42" E	21.20'		
L7	N 47°50'42" E	21.20'		
L8	N 47°50'42" E	21.20'		

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.47'	13.47'	13.47'	S 64°46'46" E
C2	15.47'	13.47'	13.47'	S 64°46'46" E
C3	15.47'	13.47'	13.47'	S 64°46'46" E
C4	15.47'	13.47'	13.47'	S 64°46'46" E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.47'	13.47'	13.47'	S 64°46'46" E
C2	15.47'	13.47'	13.47'	S 64°46'46" E
C3	15.47'	13.47'	13.47'	S 64°46'46" E
C4	15.47'	13.47'	13.47'	S 64°46'46" E

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Wylie, Texas.

FOR REVIEW ONLY.  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

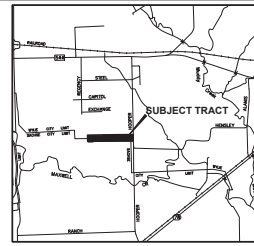
Eduardo Martinez,  
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Notary Public in and for the State of Texas



FIELD NOTES

BEING a 12.418 acre tract of land situated in the William Sachse Headright Survey, Abstract No. 605, and City of Wylie, Collin County, Texas, and being the tracts of land described in deed to Manors at Woodbridge, Ltd., recorded in Document No. 2021016000317940, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), and in Document No. 2021025000310070, O.P.R.C.C.T., and more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 12.418 acre tract, same being the east right-of-way line of Woodbridge Parkway (variable width at this point);

THENCE Southeastly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutes 54 Seconds, a radius of 934.50 feet, an arc distance of 92.40 feet and a chord bearing and distance of South 07 Degrees 13 Minutes 12 Seconds East, 92.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 03 Degrees 04 Minutes 32 Seconds East, along the west right-of-way line of said Woodbridge Parkway and the east line of said 12.418 acre tract, a distance of 173.38 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of said 12.418 acre tract, being in the north line of a called 100.14 acre tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1350, Page 809, O.P.R.C.T.;

THENCE South 89 Degrees 30 Minutes 47 Seconds West, along the common line between said 12.418 acre tract and said 100.14 acre tract, a distance of 2044.38 feet to a 5/8" iron rod (with red cap) found for the southwest corner of said 12.418 acre tract, being the southerly southeast corner of Tract 3A, a called 13.628 acre tract of land as described in deed to Woodbridge Townhomes I, Ltd., recorded in Document No. 2010041800043355, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), from which a 5/8" iron rod found bears South 17 Degrees 57 Minutes 21 Seconds East, a distance of 17.50 feet, a 1/2" iron rod found bears South 18 Degrees 08 Minutes 10 Seconds East, a distance of 17.86 feet and a 1/2" iron rod found bears South 02 Degrees 47 Minutes 33 Seconds East, a distance of 16.87;

THENCE North 00 Degrees 23 Minutes 14 Seconds West, along the west line of said 12.418 acre tract and southerly east line of said Tract 3A a distance of 265.00 feet to a 1/2" iron rod with yellow cap stamped "VNC" found for corner in the southerly line of said Tract 3A;

THENCE North 89 Degrees 30 Minutes 37 Seconds East, along the south line of said Tract 3A, passing at 1165.24 feet a 1/2" iron rod with cap stamped "VNC" found for the southwest corner of Woodbridge Vilas Tract A-3, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in instrument No. 2019-872, O.P.R.C.C.T., and continuing for a total distance of 2051.51 feet to the POINT OF BEGINNING and containing 12.418 acres of land.

FINAL PLAT  
OF  
MANORS AT WOODBRIDGE

LOT 1X, 2X, 3X, and 1-34, BLOCK A;  
LOT 1X, 2X, 3X, and 1-56 BLOCK B

BEING 12.418 ACRES  
SITUATED IN THE  
WM. SACHSE SURVEY, ABSTRACT NO. 835  
IN THE  
CITY OF WYLIE, COLLIN COUNTY, TEXAS  
96 LOTS BY USE  
(90 SINGLE FAMILY, 6 OPEN SPACE LOTS)

OCTOBER 2022

DEVELOPER/OWNER:  
MANORS AT WOODBRIDGE, LTD.  
2514 WOODBRIDGE DRIVE, SUITE 600  
WYLIE, TEXAS 75085  
PHONE (214) 588-0887

ENGINEER / SURVEYOR:



100% Board of Professional Engineers and Land Surveyors  
Registration No. 7-23200 & 1046320  
2805 Dallas Parkway, Suite 600 Plano, TX 75081 972-488-8880

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE MANORS AT WOODBRIDGE 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 THEREAFTER ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, 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 ISSUING HIS NAME AS HEREINAFTER SUBSCRIBED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CITY SECRETARY OF THE CITY OF WYLIE, TEXAS

JOB NO. 05125-0006 JBP/JM DWG NO. 1807

SHEET 1 OF 1