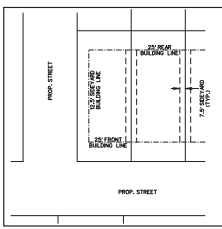
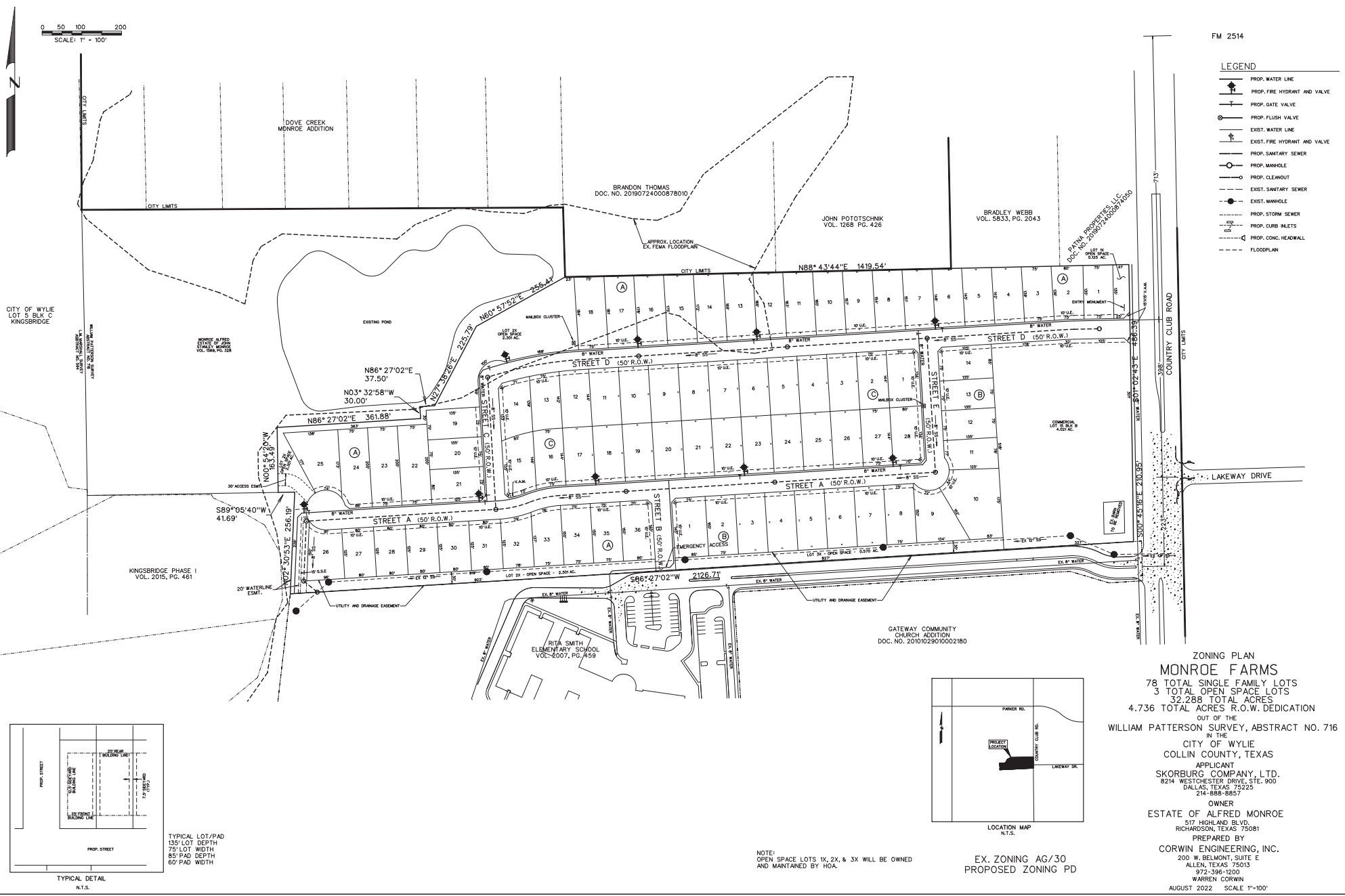
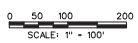


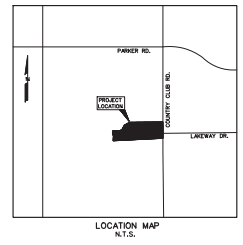
LEGEND

- 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
- - - FLOODPLAN



TYPICAL LOT/PAD  
 135' LOT DEPTH  
 75' LOT WIDTH  
 85' PAD DEPTH  
 60' PAD WIDTH

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



EX. ZONING AG/30  
 PROPOSED ZONING PD

ZONING PLAN  
**MONROE FARMS**  
 78 TOTAL SINGLE FAMILY LOTS  
 3 TOTAL OPEN SPACE LOTS  
 32.288 TOTAL ACRES  
 4.736 TOTAL ACRES R.O.W. DEDICATION  
 OUT OF THE  
 WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716  
 IN THE  
 CITY OF WYLIE  
 COLLIN COUNTY, TEXAS  
 APPLICANT  
 SKORBURG COMPANY L.T.D.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225  
 214-888-6857  
 OWNER  
 ESTATE OF ALFRED MONROE  
 517 HIGHLAND BLVD.  
 RICHARDSON, TEXAS 75081  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-398-1200  
 WARREN CORWIN  
 AUGUST 2022 SCALE 1"=100'