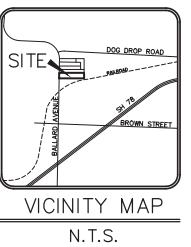
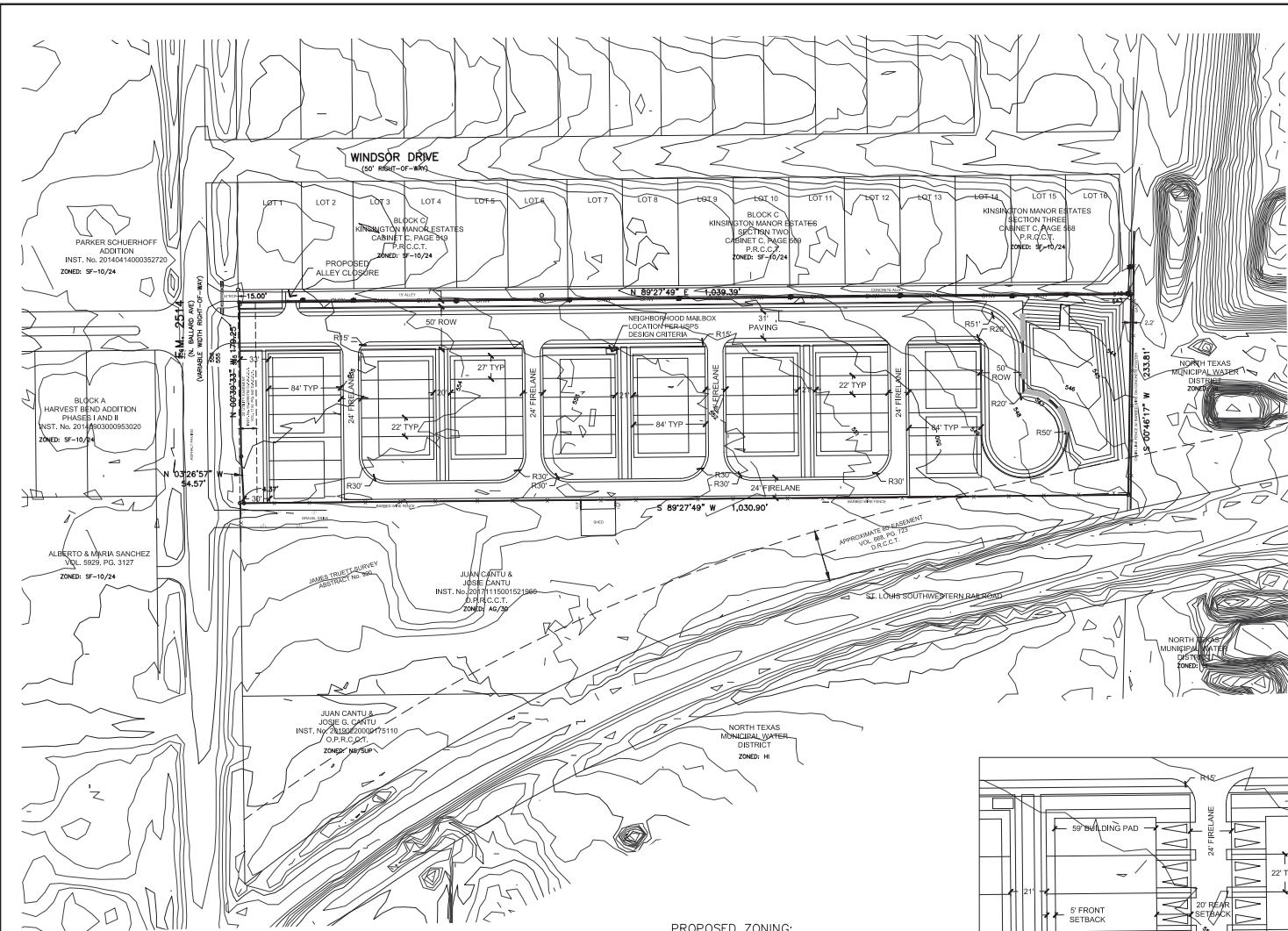




0 30 60 120 N MAY 3, 2022
1"=60' FA1003

VILLAS ON BALLARD

CONCEPT PLAN **JB**
WYLIE, TEXAS PARTNERS



LEGAL DESCRIPTION

BEING 5.560 acres located in the James Truett Survey, Abstract Number 920, City of Wylie, Collin County, Texas, being part of that tract of land described in General Warranty Deed to Keyremer Investments, LP, as recorded in Instrument No. 944090782, Official Public Records, Collin County, Texas (OPRCCCT), and being further described as follows:

BEGINNING at a point for corner in the east right-of-way line of F.M. 2514 (also known as N. Ballard Avenue, a variable width right-of-way), said point being the southeast corner of a certain tract of land described in Deed to TxDOT as recorded in Instrument Number 2019121800161040, OPRCCCT, from which said beginning point bears South 89 degrees 27 minutes 49 seconds West, a distance of 4.37 feet to the northwest corner of that tract of land described in General Warranty Deed to Juan Cantu and Jose Cantu as recorded in Instrument Number 201711150001521960, OPRCCCT;

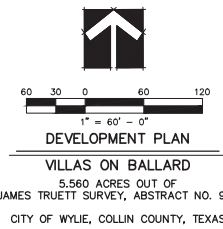
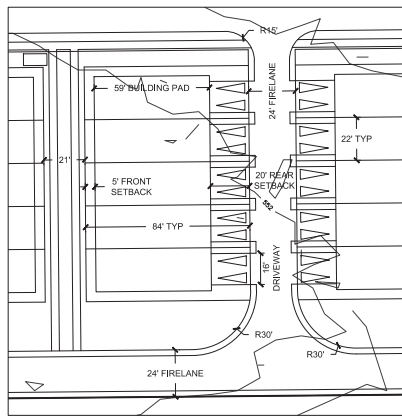
THENCE along the east right-of-way line of F.M. 2514 as follows:
North 03 degrees 26 minutes 57 seconds West, 54.57 feet to a point for corner;
North 00 degrees 39 minutes 33 seconds West, 179.25 feet to the northeast corner of said TxDOT tract;

THENCE North 89 degrees 27 minutes 49 seconds East, 1,039.39 feet along the north line of said Keyremer tract to a point for corner, said point being the southeast corner of Kingston Manor Estates, Section Three, an addition to the City of Wylie, Collin County, Texas as recorded in Cabinet C, Page 568, Plat Records Collin County, Texas (PRCCT), said point also being in the west line of a North Texas Municipal Water District tract;

THENCE South 00 degrees 46 minutes 17 seconds West, 233.81 feet along the east line of said Keyremer tract to a point for corner, said point also being the northeast corner of said Cantu tract;

THENCE South 89 degrees 27 minutes 49 seconds West, 1,030.90 feet along the common line of said Keyremer tract and said Cantu tract to the POINT OF BEGINNING, containing 5.560 acres (242,202 square feet) of land more or less.

This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



PROPOSED ZONING:
PD-TOWNHOME

EXISTING ZONING:
AG/30 (AGRICULTURAL DISTRICT)

NEIGHBORHOOD DATA

GROSS ACREAGE: 5.56 AC±
OPEN SPACE: 1.40 AC±

43 LOTS (22'X84' TYP)

NOTE:
INTERSECTION DESIGN SHALL COMPLY WITH SECTION VI, (A)(1) OF THE THOROUGHFARE DESIGN MANUAL.

FLOOD STATEMENT

According to Map No. 4808SC04204, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

KREYMER INVESTMENTS, LTD		OWNER
10 South Briar Hollow Lane, Unit 68 Houston, Texas 77027		
JORDAN REALTY ADVISORS		APPLICANT/DEVELOPER
16475 Dallas Parkway, Suite 540 Addison, Texas 75001 Contact: Shane Jordan Email: shane@jordanrealtyadvisors.com		(214) 535-7955
JBI PARTNERS, INC.		SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo Email: jsylo@jbipartners.com TSP# No. F-438 TSP# No. 100760000		(972) 248-7676
Resubmitted: May 31, 2022 Resubmitted: May 5, 2022 Resubmitted: April 20, 2022 Submitted: April 4, 2022		



4 HOME BUILDING



5 HOME BUILDING

CASE NO. _____

VILLAS ON BALLARD

CONCEPTUAL HOME ARCHITECTURE

WYLIE, TEXAS **JB**
PARTNERS