



VICINITY MAP
NOT TO SCALE

LEGEND

- CRS 1/2" IRON ROD WITH YELLOW CAP STAMPED
- CRP 1/2" IRON ROD WITH YELLOW CAP STAMPED
- CRW WESTWOOD PS SET
- IRF IRON ROD FOUND
- RR SPIRE FIND RAILROAD SPIRE FOUND
- (C.M.) POINT OF CURVATURE AND TANGENCY
- (C.M.) CONTROLLING MONUMENT
- D/E DRAINAGE EASEMENT
- P/D.E PRIVATE DRAINAGE EASEMENT
- VOL. PG VOLUME PAGE
- C.C. NO. COUNTY CLERK'S NUMBER
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- B.L. BUILDING LINE
- D.U.E. DRAINAGE & UTILITY EASEMENT
- E.F.S.U.D. EAST-FORM SPECIAL UTILITY DISTRICT
- U.E. UTILITY EASEMENT
- IRF IRON PIPE FOUND
- STREET NAME CHANGE SYMBOL

Line Table			Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	21.38	N44°37'54"W	L18	14.09	S46°04'34"E	C1	4.86	975.00	200°17'07"	N 89°18'31" W	4.86
L2	11.32	N16°42'17"W	L19	14.22	N45°15'20"E	C2	39.33	2,160.00	300°38'00"	S 72°44'11" E	39.32
L3	44.82	N80°11'55"W	L20	14.09	S46°04'34"E	C3	423.37	2,135.00	302°43'30"	N 49°10'31" W	421.41
L4	44.21	N07°40'58"W	L21	14.14	S45°13'22"E	C4	34.95	36.00	389°03'00"	N 32°04'07" E	34.99
L5	55.11	N40°37'01"W	L22	14.29	S44°25'56"E	C5	34.18	300.00	314°10'04"	N 89°17'12" E	34.99
L6	42.48	N21°14'19"W	L23	68.84	N80°08'15"E	C6	56.83	36.00	390°28'24"	S 44°04'34" E	51.11
L7	49.52	N03°14'40"W	L24	39.49	N84°00'29"E	C7	56.55	36.00	390°00'00"	S 43°15'22" E	50.91
L8	70.07	N89°17'46"W	L25	39.98	N88°56'42"E	C8	109.69	900.00	096°58'19"	S 87°12'45" W	109.62
L9	54.36	S87°02'36"W	L26	55.12	N88°35'53"E	C9	142.87	50.00	163°43'10"	S 32°10'52" W	98.99
L10	68.69	S88°41'50"W	L27	14.81	N42°30'45"W	C10	143.27	50.00	164°10'47"	N 44°04'34" W	99.05
L11	14.23	S49°35'35"E	L28	39.91	N49°03'39"W	C11	120.53	50.00	139°03'11"	S 69°39'58" E	93.40
L12	14.06	S45°32'38"W	L29	59.17	N02°02'30"W						
L13	14.24	N39°07'08"E	L30	14.81	N42°30'45"W						
L14	14.24	N51°40'37"W	L31	6.14	N09°02'30"W						
L15	14.24	N31°56'02"E	L32	5.00	S31°19'02"W						
L16	14.09	N44°04'34"W	L33	2.42	N83°31'03"E						
L17	14.20	N45°55'28"E	L34	5.01	N01°29'02"W						

- NOTES:**
- NO POND IS BEING PROPOSED WITH THIS LEWIS RANCH, PHASE 2.
 - APURTENANCE BETWEEN THE HEIGHT OF 2 FEET AND 9 FEET MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 - THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, NAD83 TEXAS NORTH CENTRAL ZONE (4002), GRID BEARINGS & TIES TO SHOWN CONTROL MONUMENTS.
 - ALL PERIMETER BOUNDARY CORNERS SET ARE MONUMENTED WITH A 1/2" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS". UNLESS OTHERWISE NOTED, ALL INTERIOR CORNERS SET ARE MONUMENTED WITH A 1/2" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - DRAINAGE EASEMENT ALONG THE SOUTH LINE OF BLOCK C TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FINAL PLAT
OF
LEWIS RANCH, PHASE 2
123 RESIDENTIAL LOTS/23.030 ACRES
OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT No. 688
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
Westwood
Professional Services, Inc.
Phone: (214) 413-4640 2801 Dallas Parkway, Suite 400
Toll Free: (888) 937-9150 Plano, TX 75093
www.westwood.com
Texas Professional Services, Inc.
REGISTRATION NO. 117274601

OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HIGHWAY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
(817) 416-1572

STATE OF TEXAS)
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS Bloomfield Homes, LP, is the sole owner of a 23.030 acre tract of land situated in the City of Wylie, Collin County, Texas, being a part of the Francisco De La Pina Survey, Abstract No. 648, and being part of the 32.030 acre tract of land conveyed to Bloomfield Homes, LP, by deed of record in Document No. 20161228001762560 of the Official Public Records, Collin County, Texas; said 23.030 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the north right-of-way line of Chadbourne Drive, a 50-foot right-of-way, at a southwest corner of Lot 1, Block A, Lewis Ranch, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 8, Map Records, Collin County, Texas; said point being in a curve to the right;

THENCE in an westerly direction, along said north line of Chadbourne Drive and along said curve to the right having a radius of 975.00 feet, a delta angle of 00 degrees 17 minutes 07 seconds, and an arc length of 4.86 feet (chord bears North 89 degrees 18 minutes 31 seconds West, 4.86 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the end of said curve;

THENCE North 89 degrees 09 minutes 58 seconds West, continuing along the said north line of Chadbourne Drive, a distance of 150.16 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the east end of a right-of-way corner clip at the intersection of the said north line of Chadbourne Drive with the east right-of-way line of Wylie East Drive, a 100-foot right-of-way;

THENCE North 44 degrees 37 minutes 54 seconds West, departing the said north line of Chadbourne Drive, along said right-of-way corner clip, a distance of 21.38 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the said east line of Wylie East Drive, at the north end of said right-of-way corner clip, and being in a non-tangent curve to the left;

THENCE departing said right-of-way corner clip, along said east line of Wylie East Drive, and along said non-tangent curve to the left having a central angle of 16 degrees 23 minutes 35 seconds, a radius of 2,000.00 feet, and an arc length of 572.22 feet (chord bears North 08 degrees 30 minutes 30 seconds West, 572.22 feet) to a 5/8" iron rod with a plastic cap stamped "ADAMS" found at the end of said curve;

THENCE North 16 degrees 42 minutes 17 seconds West, continuing along the said east line of Wylie East Drive, a distance of 11.54 feet to a TX-DOT right-of-way monument found for corner at the intersection of the said east line of Wylie East Drive with the said southerly line of State Highway 78, a variable width right-of-way, and being in a non-tangent curve to the right;

THENCE along said southerly line of State Highway 78 and along said non-tangent curve to the left having a central angle of 02 degrees 24 minutes 34 seconds, a radius of 5,707.00 feet, and an arc length of 443.77 feet (chord bears North 71 degrees 30 minutes 11 seconds East, 243.75 feet) to a TX-DOT right-of-way monument found at the west corner of a 0.772 acre tract of land described in Tract Two, conveyed to Alton W. Hensley and Jerry Lynn Hensley, by deed of record in Volume 4832, Page 598, of said Official Public Records;

THENCE South 89 degrees 11 minutes 07 seconds East, departing the said southerly line of State Highway 78, along the common line between said 0.772 acre tract and said 0.290 acre tract, a distance of 30.93 feet to a 1/2" iron rod found at the southeast corner of said 0.772 acre tract and being at the southwest corner of a 4.649 acre tract of land conveyed to Larry D. Parker, by deed of record in Instrument NO. 20121198001475570, of said Official Public Records;

THENCE South 89 degrees 17 minutes 46 seconds East, along the common line between said 52.769 acre tract and said 4.649 acre tract, a distance of 0.1030 feet to a pinhead cap found at the southeast corner of said 4.649 acre tract and being at the southwest corner of a called 5.5010 acre tract of land described in Third conveyed to W. A. Parker, Jr and wife, Geneva Alline Parker, by deed of record in Volume 1809, Page 826, of said Official Public Records;

THENCE South 88 degrees 44 minutes 31 seconds East, along the common line between the said 52.769 acre tract and said 5.5010 acre tract, a distance of 108.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said 52.769 acre tract and being at the northwest corner Lot 2, Block A, East Fork Springs, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 156, of said Map Records;

THENCE South 01 degrees 08 minutes 38 seconds West, departing said common line between the 52.769 acre tract and the 5.5010 acre tract, along the common line between said 52.769 acre tract and said Lot 2, Block A, at a distance of 435.07 feet passing the southwest corner of said Lot 2, Block A and the northeast corner of a tract of land conveyed to Donna C. Lewis (Trustee) The Bell Living Trust, by deed of record in Instrument No. 202300130312, of said Official Public Records, continuing along the common line between said 52.769 acre tract and in all a total distance of 1,036.49 feet to a 5/8" capped iron rod "ADAMS" found at the southwest corner of said 8.1574 acre tract and being at a re-entrant corner of said 52.769 acre tract;

THENCE South 88 degrees 51 minutes 22 seconds East, continuing along said common line between the 52.769 acre tract and the 8.1574 acre tract, a distance of 693.67 feet to a 5/8" capped iron rod "ADAMS" found for corner in the west right-of-way line of Bennett Road (County Road 434), a 30-foot right-of-way, at a northeast corner of said 52.769 acre tract;

THENCE South 00 degrees 02 minutes 30 seconds East, departing the said common line between the 52.769 acre tract and the 8.1574 acre tract, along the said west line of Bennett Road and the east line of said 52.769 acre tract, a distance of 160.03 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 26, Block C, of said Lewis Ranch, Phase 1;

THENCE departing the said west line of Bennett Road and the said east line of the 52.769 acre tract, along the northerly and the easterly lines of said Lewis Ranch, Phase 1, the following corners and distances:

North 88 degrees 51 minutes 22 seconds West, a distance of 833.68 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 11 and being the northwest corner of Lot 12, of said Block C;

North 80 degrees 11 minutes 55 seconds West, a distance of 44.82 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 10 and being the northwest corner of Lot 11, of said Block C;

North 57 degrees 40 minutes 58 seconds West, a distance of 44.21 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 8 and being the northwest corner of Lot 10, of said Block C;

North 40 degrees 37 minutes 01 seconds West, a distance of 55.11 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 8 and being the northwest corner of Lot 9, of said Block C;

North 21 degrees 14 minutes 19 seconds West, a distance of 42.48 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 7 and being the northwest corner of Lot 8, of said Block C;

North 03 degrees 46 minutes 40 seconds West, a distance of 49.92 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 6 and being the northwest corner of Lot 7, of said Block C;

North 01 degrees 08 minutes 38 seconds East, a distance of 335.69 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 1, of said Block C;

North 89 degrees 17 minutes 46 seconds West, a distance of 70.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the south end of the east terminus of said Chadbourne Drive;

North 01 degrees 08 minutes 38 seconds East, at a distance of 50.00 feet, passing the north end of the said east terminus of Chadbourne Drive and being at the southeast corner of Lot 13, Block A, continuing along the east line of said Lot 13, Block A, in all a total distance of 160.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 13, Block A;

North 89 degrees 17 minutes 46 seconds West, a distance of 511.25 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 4 and being the northwest corner of Lot 5, of said Block A;

South 87 degrees 02 minutes 36 seconds West, a distance of 54.36 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at an angle point;

South 83 degrees 35 minutes 03 seconds West, a distance of 111.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 1, of said Block A;

South 88 degrees 41 minutes 50 seconds West, a distance of 60.69 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 1, of said Block A, said point being in a non-tangent curve to the left;

Along the west line of said Lot 1, Block A, and said non-tangent curve to the right having a central angle of 02 degrees 38 minutes 05 seconds, a radius of 2,160.00 feet, and an arc length of 99.33 feet (chord bears South 01 degrees 24 minutes 43 seconds East, 99.32 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at a southwest corner of said Lot 1, Block A;

South 44 degrees 35 minutes 55 seconds East, a distance of 14.23 feet to the **POINT-OF-BEGINNING**, containing **1,001,185 square feet or 23.030 acres of land**;

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, BLOOMFIELD HOMES, LP., acting herein by and through its duly authorized officer, does hereby adopt this plat designated therein above described property as LEWIS RANCH, PHASE 2 an addition to the City of Wylie, Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same unless otherwise specified. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from, and upon the said utility easement for the purposes of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

WITNESS MY HAND this ___ day of _____, 2026.

BLOOMFIELD HOMES, LP.
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: DONALD J. DYKSTRA, President

THE STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority, on this day personally appeared Donald J. Dykstra whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said BLOOMFIELD HOMES LP, and that he executed the same as the act of such partnership for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this ___ day of _____, 2026.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, PS, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2015, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Wylie, Texas.

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

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this ___ day of _____, 2026.

Notary Public in and for the State of Texas

"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 Lewis Ranch, Phase 2 to the City of Wylie was submitted to the City Council on the ___ day of _____, 2026, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, 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 signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____ A.D., 2026.

City Secretary
City of Wylie, Texas

FINAL PLAT
OF
LEWIS RANCH, PHASE 2
123 RESIDENTIAL LOTS/23.030 ACRES
OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT No. 688
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
Westwood

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TULSA REGISTRATION NO. 11807401

OWNER
BLOOMFIELD HOMES, L.P.

1050 E. HIGHWAY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
(817) 416-1572

23.030 ACRES MAR. 16, 2026 JOB NO. 0000741.04 LEWIS RANCH 2