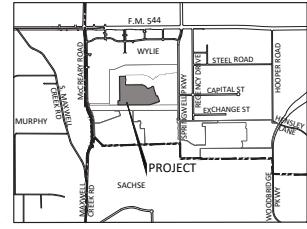
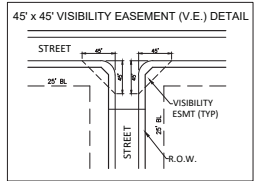


POINT OF BEGINNING

Line Table	
Line #	Length Direction
L1	53.00 N89° 31' 02"E
L2	72.10 S0° 28' 58"E
L3	14.14 S45° 28' 58"E
L4	1.00 N89° 31' 02"E
L5	50.00 S21° 38' 58"E
L6	1.00 S89° 31' 02"W
L7	14.14 S44° 31' 02"W
L8	69.24 N70° 38' 46"E
L9	13.54 N23° 02' 19"E
L10	50.00 N64° 17' 24"E
L11	14.72 S66° 32' 36"E
L12	1.22 N70° 38' 46"E

Line Table	
Line #	Length Direction
L13	50.00 S19° 21' 14"E
L14	0.50 S70° 38' 46"W
L15	14.14 S25° 38' 46"W
L16	14.14 S44° 21' 14"E
L17	25.07 N70° 38' 46"E
L18	14.14 N45° 28' 58"W
L19	14.14 N44° 31' 02"E
L20	14.14 S44° 21' 14"E
L21	14.14 S25° 38' 46"W
L22	14.14 N45° 28' 58"W
L23	14.14 S44° 31' 02"E
L24	36.00 N89° 31' 02"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	220.16	198.00	68.74° 22'	208.99
C2	38.63	315.00	00° 01' 58"	38.61
C3	1.67	315.00	00° 01' 58"	1.67
C4	7.23	365.00	00° 10' 08"	7.23
C5	111.98	340.00	01° 52' 16"	111.48
C6	58.64	482.00	00° 58' 16"	58.61
C7	111.98	340.00	01° 52' 16"	111.48
C8	37.72	340.00	00° 21' 22"	37.70



- VICINITY MAP**
N.T.S.
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 4-Inch Steel Fence Post Found
 - Denotes street name change
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - ESMT Easement
 - L1 Line No.
 - P.U.E. Pedestrian & Utility Easement
 - SF Square Feet
 - UE Utility Easement
 - V.E. Visibility Easement
 - W.M.E. Wall Maintenance Easement
 - D.R.C.C.T. = Deed Records of Collin County, Texas
 - M.R.C.C.T. = Map Records of Collin County, Texas
- 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.
 - Open space lots shall be owned and maintained by the H.O.A.
 - No appearance between the height of 2' and 9' may be placed in visibility triangles.
 - All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
 - Base of Bearings, derived from the Texas State Plane Coordinate System, NAD83, North Central Zone.
 - None of this property is within the Special Flood Hazard Area According to the Flood Insurance Rate Map, Map Number 4805C04151 dated June 2, 2009.
- Building Line Note:
- Front yard building lines shall be as shown/labeled except for side and J-swing entry garages which shall have a minimum front yard depth of 15'.

BENCHMARKS:

CM #3: Located on the southeasterly side of Wyllie High School (football) stadium and near the northwest corner of Founders Park sports fields. 31.5 feet south of b.c., 41.6 feet north of b.c. and 6.5 feet west of b.c. and approx. 111 feet north of chain link fence around Founders Park sports fields.

N: 7053976.54 E: 2559122.00 ELEV: 519.77

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Bis Way. 34.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560972.93 ELEV: 562.88

SCALE: 1" = 60'

FINAL PLAT

WOODBRIDGE PHASE 22B

14.149 ACRES

LOTS 12-21, BLOCK B; LOTS 12-19, BLOCK D;
LOTS 1-25, BLOCK F; LOTS 2-19 & 21, BLOCK G
62 SINGLE FAMILY LOTS
1 OPEN SPACE/Common Area
OUT OF THE
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLLIE
COLLIN COUNTY, TEXAS

15 March 2021
SHEET 1 OF 2

Owner/Applicant:
Woodbridge XXII, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Daryl Herzog
Email: daryl@herzogdevelopment.com

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Piano, Texas 75074
Phone: 972-201-3100
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com
TBPLS FIRM NO.: 10194033

LEGAL DESCRIPTION
WOODBIDGE PHASE 22B
14.149 ACRES

BEING a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being all of that tract of land described as Woodbridge Phase 22B in Deed to Woodbridge XXI, Ltd., as recorded in Document No. 20201102001920510, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the common southeast corner of Lot 1, Block G of WOODBRIDGE PHASE 21B, an Addition to the City of Wylie, Collin County, Texas, as recorded in Document No. 20201102001920510, Deed Records, Collin County, Texas and southwest corner of said Woodbridge Phase 22B tract;

THENCE Northerly, with the east line of said Addition, the following four (4) courses and distances:

North 00 degrees 28 minutes 57 seconds West, leaving said south line, a distance of 117.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found in the south line of Emerald Edge Drive, a 50 foot right-of-way, for the northeast corner of said Lot 1;

North 89 degrees 31 minutes 02 seconds East, with said south line, a distance of 53.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 00 degrees 28 minutes 58 seconds West, leaving said south line, a distance of 700.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the southwest corner of Lot 22, Block B of said Addition;

North 89 degrees 31 minutes 02 seconds East, a distance of 168.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found in the east line of Arbor Hill Lane, a 50 foot right-of-way, for an exterior ell corner of said Woodbridge Phase 22B tract;

THENCE Southeasterly, with the east line of said Woodbridge Phase 22B tract, the following twenty-five (25) courses and distances:

South 00 degrees 28 minutes 58 seconds East, a distance of 72.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 45 degrees 28 minutes 58 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 00 degrees 28 minutes 58 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 89 degrees 31 minutes 02 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 44 degrees 31 minutes 02 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 00 degrees 28 minutes 58 seconds East, a distance of 107.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 89 degrees 31 minutes 02 seconds East, a distance of 449.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 63 degrees 42 minutes 25 seconds, a radius of 198.00 feet and a chord bearing and distance of South 58 degrees 37 minutes 45 seconds East, 208.99 feet;

Southeasterly, with said curve to the right, an arc distance of 220.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 07 degrees 01 minutes 36 seconds, a radius of 315.00 feet and a chord bearing and distance of North 74 degrees 09 minutes 34 seconds East, 38.61 feet;

Easterly, with said curve to the left, an arc distance of 38.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 70 degrees 38 minutes 46 seconds East, a distance of 69.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 23 degrees 02 minutes 19 seconds East, a distance of 13.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 18 minutes 15 seconds, a radius of 315.00 feet and a chord bearing and distance of North 25 degrees 33 minutes 29 seconds West, 1.67 feet;

Northerly, with said curve to the left, an arc distance of 1.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 64 degrees 17 minutes 24 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 08 minutes 08 seconds, a radius of 365.00 feet and a chord bearing and distance of South 25 degrees 08 minutes 32 seconds East, 7.23 feet;

Southerly, with said curve to the right, an arc distance of 7.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 66 degrees 32 minutes 36 seconds East, a distance of 14.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 70 degrees 38 minutes 46 seconds East, a distance of 1.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 19 degrees 21 minutes 14 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 70 degrees 38 minutes 46 seconds West, a distance of 0.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 25 degrees 38 minutes 46 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 19 degrees 21 minutes 14 seconds East, a distance of 214.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 64 degrees 21 minutes 14 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 70 degrees 38 minutes 46 seconds East, a distance of 25.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 19 degrees 21 minutes 14 seconds East, a distance of 170.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 70 degrees 38 minutes 46 seconds West, a distance of 301.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the most southerly southeast corner of said Woodbridge Phase 22B tract;

THENCE South 89 degrees 50 minutes 17 seconds West, a distance of 903.40 feet to the POINT OF BEGINNING and containing 14.149 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Woodbridge XXII, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as WOODBRIDGE PHASE 22B, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS MY HAND this _____ day of _____, 20____.

Woodbridge XXII, LTD.
A Texas Limited Partnership

By: HDC WOODBRIDGE, LLC
A Texas Limited Liability Company
It's: General Partner
By: HDC MANAGEMENT, LLC
A Texas Limited Liability Company
It's: Manager

By: _____
Daryl F. Herzog, Member

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, 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 Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"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 the WOODBRIDGE PHASE 22B subdivision to the City of Wylie was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of the 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 signing his name as hereinabove subscribed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D. 20____.

City Secretary
City of Wylie, Texas

FINAL PLAT

WOODBIDGE
PHASE 22B

14.149 ACRES

LOTS 12-21, BLOCK B; LOTS 12-19, BLOCK D;
LOTS 1-25, BLOCK F; LOTS 2-19 & 21, BLOCK G
62 SINGLE FAMILY LOTS
1 OPEN SPACE/COMMON AREA

OUT OF THE
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLIE
COLLIN COUNTY, TEXAS

15 March 2021
SHEET 2 OF 2



J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962