

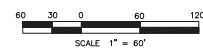
VICINITY MAP
N.T.S.

- 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.O.E. Positive Overflow Easement
 - P.U.E. Pedestrian & Utility Easement
 - SF Square Feet
 - UE Utility Easement
 - VE 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.
 - Basis 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 48050C04151 dated June 2, 2009.
- Building Line Note:**
- Front yard building lines shall be as shown/labeled except for side and I-swing inline garages which shall have a minimum front yard depth of 15'.

BENCHMARKS:

- CM #3: Located on the southwesterly side of Wylie 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 5.5 feet west of b.c. and approx. 111 feet north of chain link fence around Founders Park sports field.
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 Iris Way. 14.5 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



FINAL PLAT

WOODBRIDGE PHASE 22A
23.993 ACRES

LOTS 4-23, BLOCK I; LOTS 1-12, BLOCK J;
LOTS 24-40, BLOCK K; LOTS 1-15, BLOCK N;
86 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLIE,
COLLIN COUNTY, TEXAS
15 March 2021
SHEET 1 OF 2

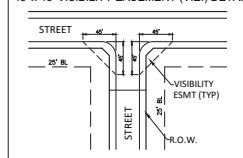


J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:
Woodbridge XXI, LTO,
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
Plano, Texas 75074
Phone: 972-201-3100
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com
TBPLS FIRM NO.: 10194033

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	7.84	545.00	000°49'28"	7.84	N04° 00' 22" W
C2	6.14	495.00	000°42'37"	6.14	S04° 03' 48" E
C3	126.05	767.50	000°24'36"	125.91	N87° 13' 10" W
C4	11.41	814.01	000°48'11"	11.41	N88° 28' 43" E
C5	39.28	280.00	008°02'12"	39.24	S87° 54' 21" W
C6	39.28	280.00	008°02'12"	39.24	N87° 54' 21" W
C7	123.64	50.00	141°41'02"	94.46	S46° 55' 28" E
C8	55.76	35.50	080°00'00"	50.20	S46° 55' 28" E
C9	39.28	280.00	008°02'12"	39.24	N84° 03' 26" E
C10	39.28	280.00	008°02'12"	39.24	S84° 03' 26" W
C11	39.28	280.00	008°02'12"	39.24	N87° 54' 21" W
C12	39.28	280.00	008°02'12"	39.24	S87° 54' 21" E
C13	121.01	50.00	180°45'22"	93.57	N46° 56' 19" W
C14	55.10	35.50	080°55'37"	49.73	N46° 23' 16" W
C15	82.19	285.00	016°31'26"	81.91	S80° 35' 13" W
C16	53.80	35.50	086°30'07"	48.80	S39° 12' 26" W
C17	131.42	50.00	150°25'40"	96.73	S27° 55' 01" W
C18	88.87	520.00	009°47'31"	86.76	N16° 16' 52" W

Line	Length	Direction
L1	14.14	N46° 55' 28" W
L2	21.20	N47° 04' 37" E
L3	5.67	N88° 04' 52" E
L4	49.00	N2° 28' 53" W
L5	5.02	S88° 04' 52" W
L6	21.55	N46° 55' 28" W
L7	50.00	S88° 34' 54" W
L8	20.87	S43° 04' 32" W
L9	9.05	S88° 04' 32" W
L10	20.99	S44° 07' 26" W
L11	3.13	S88° 20' 16" W

Line	Length	Direction
L12	45.50	S1° 15' 32" E
L13	0.20	N88° 04' 37" E
L14	21.43	S46° 47' 44" E
L15	14.33	S43° 51' 13" W
L16	2.15	S88° 04' 32" W
L17	50.00	S1° 55' 28" E
L18	0.79	N88° 04' 32" E
L19	13.95	S46° 08' 47" E
L20	14.33	S43° 51' 13" W
L21	0.22	S88° 04' 32" W
L22	50.00	S1° 55' 28" E

Line	Length	Direction
L23	58.89	N88° 04' 32" E
L24	14.14	N46° 55' 28" W
L25	14.14	N43° 04' 32" E
L26	14.14	S46° 55' 28" E
L27	14.64	N28° 20' 47" E
L28	14.01	S46° 23' 16" E
L29	21.21	S43° 04' 42" W
L30	21.21	N46° 55' 19" W
L31	422.29	S88° 17' 31" W

LEGAL DESCRIPTION
WOODBIDGE PHASE 22A
23.993 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 22A in Deed to Woodbridge XXII, Ltd., as recorded in Document No. 2020102001920510, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at the 1/2 Inch Iron rod with a yellow plastic cap stamped 'JVC' found for the common southeast corner of WOODBRIDGE PHASE 21A, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Document No. 20190726010003240 (Book 2019, Page 514), Map Records, Collin County, Texas and southwest corner of said Woodbridge Phase 22A tract;

THENCE Northerly, with the common east line of said Addition and west line of said Woodbridge Phase 22A tract, the following sixteen (16) courses and distances:

North 01 degrees 55 minutes 28 seconds West, a distance of 454.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the north line of Grandview Drive, a 50 foot right-of-way;

South 88 degrees 04 minutes 32 seconds West, with said north line, a distance of 109.06 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped 'JVC' found for corner at the south end of a corner clip;

North 46 degrees 55 minutes 28 seconds West, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the east line of Cherry Tree Lane, a 50 foot right-of-way, at the north end of said corner clip;

North 01 degrees 55 minutes 28 seconds West, with said east line, a distance of 109.65 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped 'JVC' found for corner at the south end of a corner clip;

North 43 degrees 04 minutes 32 seconds East, with said corner clip, a distance of 21.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the south line of Hensley Lane, a 65 foot right-of-way, at the north end of said corner clip;

North 88 degrees 04 minutes 52 seconds East, with said south line, a distance of 5.67 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 02 degrees 28 minutes 53 seconds West, leaving said south line, a distance of 65.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the north line of said Hensley Lane;

South 88 degrees 04 minutes 52 seconds West, with said north line, a distance of 5.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the south end of a corner clip;

North 46 degrees 55 minutes 28 seconds West, with said corner clip, a distance of 21.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the east line of the above mentioned Cherry Tree Lane at the north end of said corner clip, said point being at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 49 minutes 28 seconds, a radius of 545.00 feet and a chord bearing and distance of North 04 degrees 00 minutes 22 seconds West, 7.84 feet;

Northerly, with said east line and said curve to the left, an arc distance of 7.84 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 85 degrees 34 minutes 54 seconds West, leaving said east line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the west line of said Cherry Tree Lane at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 42 minutes 37 seconds, a radius of 495.00 feet, and a chord bearing and distance of South 04 degrees 03 minutes 48 seconds East, 6.14 feet;

Southerly, with said west line and said curve to the right, an arc distance of 6.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the north end of a corner clip;

South 43 degrees 04 minutes 32 seconds West, with said corner clip, a distance of 20.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the north line of the above mentioned Hensley Lane at the south end of said corner clip;

South 88 degrees 04 minutes 32 seconds West, with said north line, a distance of 9.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a curve to the right having a central angle of 09 degrees 24 minutes 35 seconds, a radius of 767.50 feet and a chord bearing and distance of North 87 degrees 13 minutes 10 seconds West, 125.91 feet;

Westerly, continuing with said north line and with said curve to the right, an arc distance of 126.05 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 00 degrees 22 minutes 30 seconds West, leaving said north line, a distance of 315.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the common northwest corner of said Woodbridge Phase 22A tract and the most northerly northeast corner of said Addition;

THENCE North 89 degrees 50 minutes 27 seconds East, leaving said common line, a distance of 1,280.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found in the west line of Springwell Parkway, a variable width right-of-way, for the northeast corner of said Woodbridge Phase 22A tract;

THENCE South 00 degrees 22 minutes 13 seconds East, with said west line, a distance of 271.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 44 degrees 07 minutes 26 seconds West, leaving said west line, a distance of 20.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 88 degrees 20 minutes 18 seconds West, a distance of 3.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 01 degrees 13 minutes 53 seconds East, a distance of 65.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 88 degrees 04 minutes 37 seconds East, a distance of 0.20 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 00 degrees 48 minutes 11 seconds, a radius of 814.01 feet and a chord bearing and distance of North 88 degrees 28 minutes 43 seconds East, 11.41 feet;

THENCE Easterly, with said curve to the right, an arc distance of 11.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 45 degrees 47 minutes 44 seconds East, a distance of 21.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 22 minutes 07 seconds East, a distance of 109.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 43 degrees 51 minutes 13 seconds West, a distance of 14.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 88 degrees 04 minutes 32 seconds West, a distance of 2.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 01 degrees 55 minutes 28 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;

THENCE North 88 degrees 04 minutes 32 seconds East, a distance of 0.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 46 degrees 08 minutes 47 seconds East, a distance of 13.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 22 minutes 07 seconds East, a distance of 220.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 43 degrees 51 minutes 13 seconds West, a distance of 14.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 88 degrees 04 minutes 32 seconds West, a distance of 0.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 01 degrees 55 minutes 28 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;

THENCE North 88 degrees 04 minutes 32 seconds East, a distance of 58.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the east line of the above mentioned Woodbridge Phase 22A tract;

THENCE South 00 degrees 22 minutes 06 seconds East, with said east line, a distance of 114.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the southeast corner of said Woodbridge Phase 22A tract;

THENCE South 88 degrees 05 minutes 57 seconds West, with the south line of said Woodbridge Phase 22A tract, a distance of 1,004.61 feet to the POINT OF BEGINNING and containing 23.993 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 22A, 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 uses 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: _____

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
TBLPS FIRM NO.: 10194033



J. VOLK
consulting
830 Central Parkway East, Suite 300
Piano, Texas 75074
972.201.3100 Texas Registration No. F-11962

"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 22A, 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 22A

23.993 ACRES

LOTS 4-23, BLOCK I; LOTS 1-12, BLOCK J;
LOTS 24-40, BLOCK K; LOTS 1-15, BLOCK N;
LOTS 1-22, BLOCK P

86 SINGLE FAMILY LOTS

2 OPEN SPACES/COMMON AREAS

OUT OF THE

WILLIAM SACHSE SURVEY, ABSTRACT NO. 835

CITY OF WYLIE

COLLIN COUNTY, TEXAS

15 March 2021

SHEET 2 OF 2