

LEGEND
POB POINT OF BEGINNING
CM CONTROL MONUMENT
R.O.W. RIGHT OF WAY
VOL. VOLUME
PAGE PAGE
EASEMENT EASEMENT
IRON ROD FOUND IRON ROD FOUND
5/8" CAPPED IRON ROD WITH YELLOW CAP 5/8" CAPPED IRON ROD WITH YELLOW CAP
STAMPED "JONES CARTER" SET FOR CORNER STAMPED "JONES CARTER" SET FOR CORNER
CONCRETE MONUMENT CONCRETE MONUMENT
FOUND FOUND
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.T. REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
O.R.C.C.T. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
C.C.F. COUNTY CLERK FILE NUMBER
V.E. VISIBILITY EASEMENT

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Manors at Woodbridge subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2021, 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., 2021

City Secretary
City of Wylie, Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, 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 plotting rules and regulations of the City of Wylie, Texas.

FOR REVIEW ONLY.
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

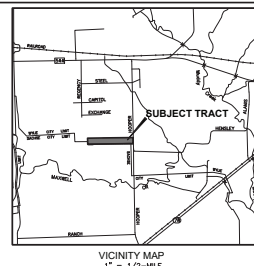
Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, 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 purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas



FIELD NOTES

BEING a 12.818 acre tract of land situated in the William Sachse Headright Survey, Abstract No. 605 and, City of Wylie, Collin County, Texas, and being the remainder of a called 13.041 acre tract of land described in deed to Timothy R. Johnson and Carol C. Johnson, recorded in Volume 3976, Page 862, Deed Records, Collin County, Texas, (D.R.C.C.T.), and more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 12.818 acre tract, same being the east right-of-way line of Woodbridge Parkway (variable width at this point);

THENCE Southeastly along a non-tangent curve to the left having a central angle of 05 Degrees 39 Minutes 37 Seconds, a radius of 934.50 feet, an arc distance of 92.32 feet and a chord bearing and distance of South 07 Degrees 13 Minutes 21 Seconds East, 92.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

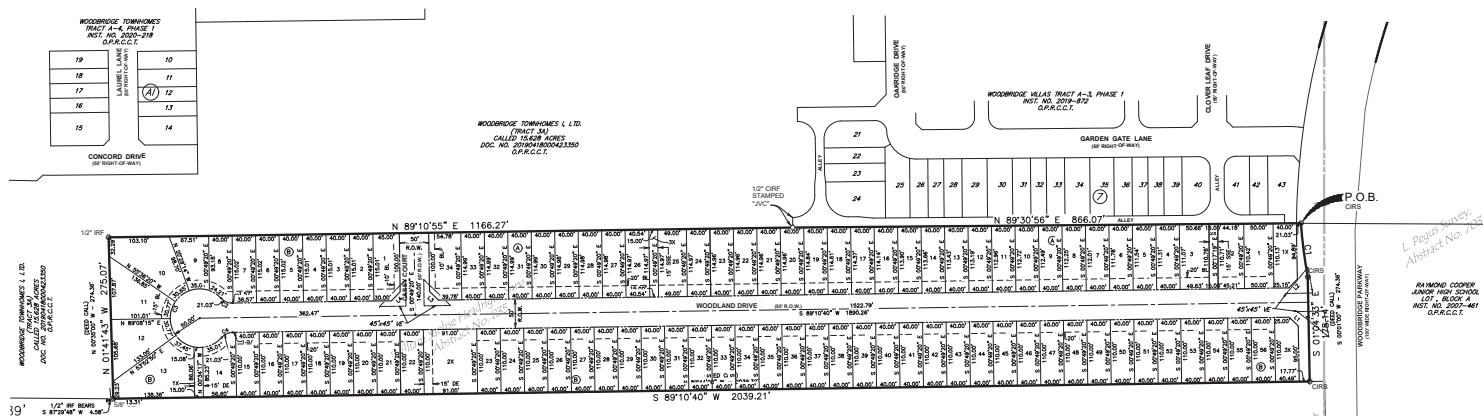
THENCE South 01 Degrees 04 Minutes 33 Seconds East, along the west right-of-way line of said Woodbridge Parkway and the east line of said 12.818 acre tract, a distance of 178.14 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of said 12.818 acre tract, being in the north line of a called 100.14 acre tract of land described in deed to North Texas Municipal Water District, recorded in Volume 1300, Page 809, D.R.C.C.T.;

THENCE South 89 Degrees 10 Minutes 40 Seconds West, along the common line between said 12.818 acre tract and said 100.14 acre tract, a distance of 2039.21 feet to a 1/2" iron rod found for corner, from which a 1/2" iron rod found bears South 87 Degrees 29 Minutes 48 Seconds West, a distance of 4.58 feet, and a southwest corner of Tract 3A, a called 15.628 acre tract of land as described in deed to Woodbridge Townhomes I, Ltd., recorded in Document No. 2019041800043330, Official Public Records, Collin County, Texas, (D.P.R.C.C.T.);

THENCE North 01 Degrees 41 Minutes 43 Seconds West, along the west line of said 12.818 acre tract, a distance of 275.07 feet to a 1/2" iron rod found for corner;

THENCE North 89 Degrees 10 Minutes 55 Seconds East, along the south line of said Tract 3A, a distance of 1166.27 feet to a 1/2" iron rod with cap stamped "JVC" found for the southwest corner of Woodbridge Villas Tract A-3, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Instrument No. 2019-872, O.P.R.C.C.T.;

THENCE North 89 Degrees 30 Minutes 56 Seconds East, along the south line of said Woodbridge Villas Tract A-3, Phase 1, passing at a distance of 858.53 the southeast corner of said Woodbridge Villas Tract A-3, Phase 1, and continuing for a total distance of 866.07 feet to the POINT OF BEGINNING and containing 558,364 square feet or 12.818 acres of land more or less.



NORTH TEXAS MUNICIPAL WATER DISTRICT
CALLED 100.14 ACRES
VOL. 1300, PAGE 809
D.R.C.C.T.

GENERAL 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.
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
- All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
- All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number all "X" lots are open space lots.
- All open space lots will be operated and maintained by the Home Owners Association.
- All corners marked with 5/8" iron rods with plastic caps stamped "Jones Carter" set, unless otherwise noted.
- No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
- All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48085C04151, Effective Date June 2, 2009 for Collin County, Texas, and LOMR No. 09-06-22709, Effective Date June 29, 2009 for Collin County, Texas. This property is within Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
- The City is not responsible for maintenance of any easements, but retain the rights to enter upon easements for public purposes.
- The maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

Lot Area Table

Block	Lot	Sq. Ft.	Acres
A	1	5,514	0.127
A	2	4,942	0.113
A	3	4,493	0.103
A	4	4,445	0.102
A	5	4,455	0.102
A	6	4,464	0.102
A	7	4,474	0.103
A	8	4,483	0.103
A	9	4,493	0.103
A	10	4,502	0.103
A	11	4,511	0.104
A	12	4,521	0.104
A	13	4,530	0.104
A	14	4,540	0.104
A	15	4,549	0.104
A	16	4,559	0.105
A	17	4,568	0.105
A	18	4,577	0.105
A	19	4,587	0.105
A	20	4,596	0.106
A	21	4,598	0.106
A	22	4,598	0.106
A	23	4,599	0.106
A	24	5,590	0.128
A	25	5,748	0.132
A	26	4,661	0.107
A	27	4,599	0.106
A	28	4,599	0.106
A	29	4,599	0.106
A	30	4,599	0.106
A	31	4,600	0.106
A	32	4,600	0.106
A	33	4,600	0.106
A	34	6,187	0.142

Lot Area Table

Block	Lot	Sq. Ft.	Acres
B	1	5,063	0.116
B	2	4,600	0.106
B	3	4,600	0.106
B	4	4,601	0.106
B	5	4,601	0.106
B	6	4,601	0.106
B	7	4,601	0.106
B	8	4,231	0.097
B	9	4,666	0.107
B	10	8,890	0.204
B	11	7,375	0.169
B	12	7,299	0.165
B	13	10,180	0.234
B	14	5,331	0.122
B	15	4,400	0.101
B	16	4,400	0.101
B	17	4,400	0.101
B	18	4,400	0.101
B	19	4,400	0.101
B	20	4,400	0.101
B	21	4,400	0.101
B	22	4,400	0.101
B	23	4,400	0.101
B	24	4,400	0.101
B	25	4,400	0.101
B	26	4,400	0.101
B	27	4,400	0.101
B	28	4,400	0.101
B	29	4,400	0.101
B	30	4,400	0.101
B	31	4,400	0.101
B	32	4,400	0.101
B	33	4,400	0.101
B	34	4,400	0.101

Lot Area Table

Block	Lot	Sq. Ft.	Acres
B	35	4,400	0.101
B	36	4,400	0.101
B	37	4,400	0.101
B	38	4,400	0.101
B	39	4,400	0.101
B	40	4,400	0.101
B	41	4,400	0.101
B	42	4,400	0.101
B	43	4,400	0.101
B	44	4,400	0.101
B	45	4,400	0.101
B	46	4,400	0.101
B	47	4,400	0.101
B	48	4,400	0.101
B	49	4,400	0.101
B	50	4,400	0.101
B	51	4,400	0.101
B	52	4,400	0.101
B	53	4,400	0.101
B	54	4,400	0.101
B	55	4,400	0.101
B	56	4,400	0.101

Open Space Area Table

Block	Lot	Sq. Ft.	Acres
A	1X	4,281	0.098
A	2X	1,661	0.038
A	3X	1,725	0.040
B	1X	1,279	0.029
B	2X	10,010	0.230
B	3X	4,311	0.099

LINE TABLE

LINE	BEARING	LENGTH
L1	N 40°49'20" E	21.27'
L2	N 44°50'30" E	21.17'
L3	N 40°49'20" E	21.27'
L4	N 44°50'30" E	21.17'

CURVE TABLE

CURVE #	CHORD	ARC LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	84.940'	90.32'	S 07°12'21" E	87°50'37"	46.907'
C2	25.00'	21.07'	N 86°43'38" W	48°17'32"	11.16'
C3	25.00'	24.17'	S 04°42'20" E	27°52'46"	44.72'
C4	25.00'	21.07'	N 86°43'38" E	48°17'32"	11.16'

PRELIMINARY PLAT OF MANORS AT WOODBRIDGE

LOT 1X, 2X, 3X, & 1-34, BLOCK A;
LOT 1X, 2X, 3X, & 1-56 BLOCK B

BEING 12.818 ACRES
SITUATED IN THE
WM. SACHSE SURVEY, ABSTRACT NO. 835
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
96 LOTS BY USE
(90 SINGLE FAMILY, 6 OPEN SPACE LOTS)

MARCH 2021

RECOMMENDED FOR APPROVAL:

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF WYLIE, TEXAS

APPROVED FOR CONSTRUCTION:

MAYOR,
CITY OF WYLIE, TEXAS

ACCEPTED:

MAYOR,
CITY OF WYLIE, TEXAS

DEVELOPER:
MANORS AT WOODBRIDGE, LTD.
8514 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
PHONE: (214) 988-8857

OWNER:
TIMOTHY & CAROL JOHNSON
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137
802 COOPER ROAD
WYLIE, TX 75098

ENGINEER / SURVEYOR:
JONES CARTER

Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 130461-03
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137
Texas Board of Professional Land Surveying Registration No. 150481-03
Central Express Varsity, 1201 West University Avenue, Suite 100 • Fort Worth, Texas 76102

JOB No. 05125-0006 JRP/JEM DWG No. 1807

SHEET 1 OF 1

MANORS AT WOODBRIDGE

JONES CARTER
FORT WORTH, TEXAS