



LEGAL DESCRIPTION
WOODBIDGE TOWNHOMES, TRACT A-4, PHASE 3
6.171 ACRES

BEING a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being part of those tracts of land described in Deed to Woodbridge Townhomes I, Ltd., as recorded in Document Nos. 20190418000423350 and 20190418000423360, 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 at the intersection of the south line of Hensley Lane, a 60 foot right-of-way, with the east line of Laurel Lane, an 80 foot right-of-way;

THENCE North 89 degrees 16 minutes 05 seconds East, with said south line, a distance of 415.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 45 degrees 41 minutes 55 seconds East, leaving said south line, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 41 minutes 55 seconds East, a distance of 541.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 43 degrees 04 minutes 10 seconds West, a distance of 14.04 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 02 degrees 04 minutes 50 seconds, a radius of 325.00 feet and a chord bearing and distance of South 86 degrees 35 minutes 50 seconds West, 11.80 feet;

THENCE Westerly, with said curve to the left, an arc distance of 11.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 04 degrees 26 minutes 30 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 degree 11 minutes 26 seconds, a radius of 275.00 feet and a chord bearing and distance of North 86 degrees 09 minutes 13 seconds East, 5.71 feet;

THENCE Easterly, with said curve to the right, an arc distance of 5.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 48 degrees 14 minutes 50 seconds East, 13.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 25 minutes 55 seconds East, a distance of 105.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of the above mentioned Woodbridge Townhomes I, Ltd. tract recorded in Document No. 20190418000423350;

THENCE South 89 degrees 34 minutes 05 seconds West, with said south line, a distance of 423.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 00 degrees 25 minutes 55 seconds West, leaving said south line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of WOODBRIDGE TOWNHOMES TRACT A-4, PHASE 1, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Document No. 20200334010011230 (Book 2020, Page 216), Map Records, Collin County, Texas;

THENCE North 89 degrees 34 minutes 05 seconds East, with said south line, a distance of 78.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the southeast corner of said Addition;

THENCE Northerly, with the east line of said Addition, the following five (5) courses and distances:

North 00 degrees 41 minutes 55 seconds West, a distance of 524.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 89 degrees 18 minutes 05 seconds West, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

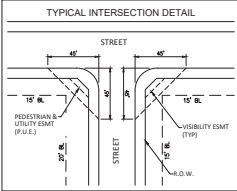
North 45 degrees 41 minutes 55 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 00 degrees 41 minutes 55 seconds West, a distance of 80.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 44 degrees 18 minutes 05 seconds East, a distance of 14.14 feet to the POINT OF BEGINNING and containing 6.171 acres of land, more or less.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easements are hereby given and granted to the City, its successors or assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest upon the owner. No building, fence, shrub, tree or other improvements or growths, which in any way may encroach or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any destruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WOODBRIDGE TOWNHOMES I, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as WOODBRIDGE TOWNHOMES TRACT A-4, PHASE 3, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, right-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 or shown, except that landscape improvements may be placed in frontage 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 subordinated 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 encroach or interfere with the construction, maintenance, or efficiency of the respective easements 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 at any time procuring permission from anyone.

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

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

WOODBIDGE TOWNHOMES I, LTD., a Texas Limited Partnership

By: HOC WOODBRIDGE, LLC, a Texas Limited Liability Company

Its: General Partner

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 date 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 TOWNHOMES TRACT A-4, PHASE 3 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 on heretofore subscribed.

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

City Secretary
City of Wylie, Texas

BENCHMARKS

CM 81: Located on the southwestern side of Wylie High School football stadium just West the northwest corner of Founders Park sports field, 31.5 feet south of S.C., 41.6 feet north of S.C. and 6.5 feet west of S.C. and approx. 111 feet north of chain link fence around Founders Park sports field.

N: 7053975.54 E: 2559122.00 ELEV: 519.77

CM 86: Located in the northeast corner of Quail Meadow Park south of alley and west of White Box Way, 14.5 feet south of the south line of alley concrete paving, 7.3 feet perpendicular to S.C. parking area.

N: 7056787.60 E: 2560972.93 ELEV: 562.88

Notes:

- Setting 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.
- Any other Center lot and Common Area lots shall be owned and maintained by the P.O.A.
- No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
- Proposed development lies outside the 100-year floodplain per FEMA Firm Map 48050C034 issued June 2, 2009.

FINAL PLAT

WOODBIDGE
TOWNHOMES
TRACT A-4, PHASE 3

6.171 ACRES

LOTS 36-50, BLOCK 3;

LOTS 1-46, BLOCK 6;

LOTS 51-28, BLOCK 7

75 TOWNHOME LOTS

OUT OF THE

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

ZONED: PD-TH 2018-29

18 April 2022

SHEET 2 OF 2

Owner/Applicant:
Woodbridge Townhomes I, LTD
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Daryl Herzog

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
972-201-3100
Contact: Jay Volk

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CONSULTING
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