

THENCE 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 "UV"set for corner in the south line of Hensley Lane, a 65 foot right-of-way, and the west line of the above mentioned THENCE Southerly, with sold west line, the following twenty-two (22) courses and distances: North 89 degrees 18 minutes 05 seconds East, with said south line, a distance of 807.73 feat to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the north end of a corner clip; South 45 degrees 41 minutes 55 seconds East, with sold 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 at the south end of sold corner clip; South 00 degrees 41 minutes 55 seconds East, a distance of 100,00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner; South 44 degrees 18 minutes 05 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; South 89 degrees 18 minutes 05 seconds West, a distance of 0.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for conner; South 00 degrees 41 minutes 55 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner; North 89 degrees 18 minutes 05 seconds East, a distance of 18.00 feet to a 1/2 inch iron rad with a yellow plastic cap stamped 'JVC' found for corner; South 45 degrees 41 minutes 55 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner; South 00 degrees 41 minutes 55 seconds East, a distance of 90.00 feet to a 1/2 inch iron rad with a velow plastic cap stamped UNC found for corner: South 89 degrees 18 minutes 05 seconds West, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner; South 00 degrees 41 minutes 55 seconds East, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for conner; North 89 degrees 18 minutes 05 seconds East, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner; South 00 degrees 41 minutes 55 seconds Eat, a distance of 22.005 feet to 1/2 inch iron rod with a yellow plastic cap stamped 'NC' found for correr at the beginning of a curve to the right horing a central angle of 90 degrees 00 minutes 00 seconds, a rodue of 23.005 feet and a chorad bearing and distance of South 44 degrees 16 minutes 00 seconds with 23.55 feet Southwesterly, with solid curve to the right, an arc distance of 31.42 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 131.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

LEGAL DESCRIPTION WOODRIDGE VILLAS, TRACT A-3, PHASE 2 13.125 ACRES

BEING a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. of Wylie, Collin County, Texas and being part of those tracts of land describ-to Woodbridge Townhomes I, Ltd., as recorded in Document Nos. 20190418 and 2019041800423360. Dead Records, Collin County, Texas and being more

EECINING of a 1/2 Inch inon rod with a yellow plastic cap stamped 'WC'found in be south line of sald Woodhridge Teamhomes I, Lik (noct recorded in Document Mc 2019/MIR/0022325 of the southwest common of WOOMBOOL VLAS IMULT A-3. Paulo Teamhomest Ino. 2019/210010002540 (Rock 2019, Page 872), Map Records, Caffo Courty, Team

THENCE South 89 degrees 34 minutes 05 seconds West, with sold south line, a distance of 666.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC"set for

THENCE North 00 degrees 25 minutes 55 seconds West, leaving sold south line, a distance of 105.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped UVC set for corner,

TENDEX North 48 degrees 14 minutes 59 seconds West, a distance of 13.49 feet to a 1/2 inchi ron rod with a yallow plastic cop stamped VVC set for corner at the beginning of a non-tiongheat lower to the throwing a central angle of 01 degrees 11 minutes 28 seconds, a radius of 275.00 feet and a chord bearing and distance of South 86 degrees 09 minutes 13 seconds West, 371 feet;

THENCE Westerly, with solid curve to the left, on arc distance of 5.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC"set for corner;

THENCE North 64 degrees 28 minutes 30 seconds West, a distance of 50.00 feet to a 1/2 inch inor rod with a yellow plastic cap stamped 'U/C set for corner at the beginning of non-tangent curve to the right having a central range of C2 degrees 04 minutes 51 seconds, a radius of 25:00 feet and a chord bearing and distance of North 86 degrees 35 minutes 55 seconds Each 1,150 feet;

THENCE Easterly, with sold curve to the right, 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 North 43 degrees 04 minutes 10 seconds East, a distance of 14.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC"set for corner;

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

South 00 degrees 41 minutes 55 seconds East, a distance of 24.00 feet to a 1/2 Inch iron rod with a yellow plastic cop stamped VVC found for corner at the beginning of a non-trangent curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet and a chord bearing and distance of 5outh 45 degrees 41 minutes 35 seconds East, 42.43 feet;

Southeasterly, with sold curve to the right, an arc distance of 47.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC found for corner;

easement to p Easement. Th landscaping will then it shall improvements, fixtures. The ultimate maint No building, fe

South 00 degrees 41 minutes 55 seconds East, a distance of 58.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'UVC' found for corner;

South 05 degrees 00 minutes 43 seconds West, a distance of 20.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 00 degrees 41 minutes 55 seconds East, a distance of 16.78 feet to a 1/2, inch iron rod with a yellow plastic cop stamped VVC found for corner at the beginning of a curve to the right howing a central carge of 90 degrees 16 minutes 00 seconds, a radius of 38.00 feet and a chord bearing and distance of South 44 degrees 26 minutes 05 seconds West, 53.87 feet.

Southwesterly, with sold curve to the right, an arc distance of 59.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC'found for corner;

South 00 degrees 25 minutes 55 seconds East, a distance of 17.00 feet to the POINT OF BEGINNING and containing 13.125 acres of land, more or less.

area or areas shown on the plat as "VAM" (Visibility, Access a ments are hereby given and growted to the City, its successors and enter to provide shafty, right of cacess for minimizeness upon and caping within the VAM Easement. Should the City exercise this multi and be permitted to remove and dispose of any and overnents, including without limitation, any trees, shrubs, flowers, a distribution of the case of the VAM Framework and the the term of maintenance reconstitution for the VAM Framework and the shore the maintenance reconstitution for the VAM Framework and the shore the maintenance reconstitution for the VAM Framework and the shore the maintenance shore the VAM Framework and the VAM Framework and the shore the maintenance shore the VAM Framework and t

CE EASEMENTS

Notary Public in and for the State of Texas My Commission Expires: ____ SURVEYORS CERTIFICATE: KNOW ALL MON BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I propored this plat from an actual and accurate survey of the land and that the corner moruments thore on thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wyle.

OWNER'S DEDICATION:

limits the use to particular utili and City of Weis's use thereof

WITNESS MY HAND this _____ doy of ____

Its: General Partner By: _____ Daryl F. Herzog, Member

WOODBRIDGE TOWNHOMES I LTD, a Texas Limited Partnership

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS & COUNTY OF COLLIN &

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

BEFORE ME, the undersigned outhority, a Natary Public in and for the State of Texas on this day personality operand Ryan S. Reynida, Lond Surveyor income 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 subrace and considerations therein expressed.

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 achronizedged to me that he executed the same for the purpose and considerations there expressed.

STATE OF TEXAS & COUNTY OF COLLIN &

Not interplay, the next interplay the previous of the set into the set of the

The City of Bigs and subject calls well as and here the right to recover and keep second of the optical of system and the right of the recovers of optical system and the right of the control of the right of the r

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

City Secretary City of Wyle, Texas BENCHMARKS: approx. 111 fe field.

ys, parks, set forth

7053976.54 E: 2559122.00 ELEV: 519.77

CM III: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis 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

Note: 1. city regularies and state law wind's subject to fines and withholding of utilities and building permits. 2. Amenity: Centrel for and Common Area lots shall be owned and maintailed by the IO.A. 3. No apputennice between the height of 2' and 7' may be placed in ucinhin vitaging and the regularies of the

maintained by the HU.A. 3. No apportance between the height of 2' and 9' may be placed in visibility triangles. A Proposed development lies outside the 100yr floodplain per FEMA Firm Map 48085C0415J dated June 2, 2009.

FINAL PLAT

WOODBRIDGE VILLAS TRACT A-3, PHASE 2

COLLIN COUNTY, TEXAS

ZONED: PD-TH 2018-29 18 April 2022

SHEET 2 OF 2

JOHNSON VOLK CONSULTING THE A forget of the 1980 I have to 1980 I state of the second state of the 1980 I have to 1980 I state of the second state

ral Parkway East, Plano, Texas 7507 972-201-3100 Contact: Jay Volk

TYPICAL INTERSECTION DETAIL 15' BL -5 6 15" BL PEDESTRIAN & --UTILITY ESMT (P.U.E.) STREET , B

20' BL

ACCEPTED Mayor City of Wylie, Texas Date The undersigned, the City Secretary of the City of Wyle, Texos, hereby certifies that the foregoing find pilot of the WODDRROCK VILLAS TRACI-PINSE 2 addition to the City of Wile was administed to the City of output the control of the City of Wile was administed by the City of coton, then and there accepted the dedication of the streets, alleys, assements, public places, and water and sever lines as shown and set in and upon said plat and said Council further authorized the Wayer to the acceptance thereof by signing his name as hereindows wasbardles. WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of

Date

RECOMMENDED FOR APPROVAL

"APPROVED FOR CONSTRUCTION"

Mayor City of While Texas

Chairman, Planning & Zoning Commission City of Wylie, Texas