

LEGAL DESCRIPTION WOODBRIDGE TOWNHOMES, TRACT A-4, PHASE 2 5.868 ACRES

BBING a tract of land situated in the MILIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wijk. Collin County, Texas and being part of that tract of land described in Deed to Woodbridge Teachmense L. Ltd., are recorded in De

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of said Woodbridge Townhomes I, Ltd. tract;

THENCE North 00 degrees 27 minutes 11 seconds East, with the west line of sold Woodbridge Townhomes I, Ltd. tract, a distance of 386.61 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JVC" found for corner;

with a yellow jestic cop stomped VVC load for colonia;
MINOL North OD Genes 220 millused 100 scools likes, a distance of 120.05 feet to a 1/2 linch hor rad with a yellow plottic cop stomped VVC est for corner in the south line of MOCORPEDIC PROMINISEES TRACT A PHASE, in a Addition to the City of Wyles, Colin County, Tesus according to the Plot thereof recorded in Decement No. 2000002490/001200 feet 2020, Page 216, Now Reviews, Colin County, Tesus the County of the Plot thereof recorded in Decement No. 1000002490/001200 feet 2020, Page 216, Now Reviews, Colin County, Tesus; Tesus; Tesus; Tesus and County of the County of the

North 86 degrees 04 minutes 32 seconds East, a distance of 76.95 feet to a 1/2 inch iron rad with a yellow plostic ap stamped "AC" found for corner at the beginning of a curve to the right knowing a central angle of 05 degrees 32 minutes 48 seconds, a radius of 200.00 feet and a chard bearing and distance of South 67 degrees 39 minutes 04 seconds. 201. 28.75 feet,

Easterly, with sold curve to the right, an arc distance of 38.78 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "UVC" found for corner;

South 33 degrees 49 minutes 05 seconds East, a distance of 13.34 feet to a 1/2 inch fron rod with a yellow plostic cap stemped "NC" found for corner at the beginning of a non-temperal curve to the left howing a central capital of 00 degrees 09 minutes 07 seconds, a radius of 35.00 feet and a chord bearing and distance of South 13 degrees 59 minutes 04 seconds West, 19.59 feet;

Southerly, with sold curve to the left, an arc distance of 0.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 74 degrees 58 minutes 02 seconds East, a distance of 50.01 feet to a 1/2 inch iron rad with a yellow pleatic cap stemped "NO" found for corner at the beginning of a non-temperal curve to the right having a central angle of 00 degrees 17 minutes 32 seconds, or radius of 300.00 feet and a chord bearing and distance of North 13 degrees 50 minutes 19 seconds East. 15.5 feet;

Northerly, with said curve to the right, an arc distance of 1.53 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JVC" found for corner;

North 62 degrees 58 minutes 45 seconds East, a distance of 13.43 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "AVC" found for corner at the beginning of a non-trangent curve to the right having a central angle of 20 degrees 14 minutes 24 seconds, or radius of 280.00 feet and a chard bearing and distance of South 57 degrees 46 minutes 35 seconds East, 91.97 feet;

Southeasterly, with sold curve to the right, on orc distance of 91.85 feet to a 1/2 linch from rod with a yellow plostic cap stomped "AN" found for corner at the beginning of a remere curve to the left having a central angle of 27 degrees 23 count of degrees 21 minutes 19 seconds East, 144.41 feet; when the South of degrees 22 minutes 19 seconds East, 144.41 feet; when the South of degrees 22 minutes 19 seconds East, 144.41 feet; when the South of degrees 21 minutes 19 seconds East, 144.41 feet; when the South of degrees 21 minutes 19 seconds East, 144.41 feet; when the South of degrees 21 minutes 19 seconds East, 144.41 feet; when the South of degrees 21 minutes 19 seconds East, 144.41 feet; when the South of degrees 21 minutes 19 seconds East, 144.41 feet; when the South of degrees 22 minutes 19 seconds East, 144.41 feet; when the South of degrees 22 minutes 19 seconds East, 144.41 feet; when the South of degrees 22 minutes 19 seconds East, 144.41 feet; when the South of degrees 22 minutes 19 seconds East, 144.41 feet; when the South of degrees 23 minutes 19 seconds East, 144.41 feet; when the South of degrees 23 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 19 seconds East, 144.41 feet; when the South of degrees 24 minutes 144.4

Southeasterly, with sold curve to the left, an arc distance of 145.79 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JNC" found for corner;

South 35 degrees 24 minutes 54 seconds East, a distance of 15.33 feet to a 1/2 inch iron rad with a yellow plostic cap stomped "AC" found for corner at the beginning of a non-tarapert curve to the left having a central radie of 02 degrees 02 minutes 14 seconds, a radius of 175.00 feet and a chord bearing and distance of South 02 degrees 24 minutes 25 seconds feet, 62.5 feet;

Southerly, with sold curve to the left, an arc distance of 6.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 88 degrees 35 minutes 42 seconds East, a distance of 50.00 feet to a 1/2 inch iron rad with a yellow plostic cap stomped "AC" found for corner at the beginning of a non-fragent curve to the right having a central range of 00 degrees 00 minutes 31 seconds, a radius of 125.00 feet and a chard bearing and distance of Neth 01 degrees 25 minutes 33 seconds 125.00 feet and a chard bearing and distance of Neth 01 degrees 25 minutes 33 seconds 125.00 feet and a chard bearing and distance of Neth 01 degrees 25 minutes 33 seconds 125.00 feet and

Northerly, with said curve to the right, an arc distance of 0.24 feet to a 1/2 inch fron rod with a yellow plastic cap stamped "NO" found for corner;

North 48 degrees 18 minutes 08 seconds East, a distance of 14.29 feet to a 1/2 inch iron rad with a yellow plastic cop stemped "AVC" found for corner at the beginning of a non-tempent curve to the left having a central angle of 02 degrees 11 minutes 57 seconds, a radius of 305.00 feet and a chard bearing and distance of South 80 degrees 18 minutes 75 seconds East, 11.71 feet;

Easterly, with soid curve to the left, on arc distance of 11.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 89 degrees 34 minutes 05 seconds East, a distance of 173.49 feet to a 1/2 inch Iron rad with a yellow plastic cap stamped "JNC" found for corner;

THENCE South 00 degrees 25 minutes 55 seconds, leaving sold south line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JNC" set for corner in the south line of the above mentioned Woodbridge Townhomes I, Ltd. tract;

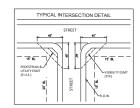
THENCE South 89 degrees 34 minutes 05 seconds West, with said south line, a distance of 73.12 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JVC" found for an interior ell corner of said Woodbridge Townhomes 1, Ltd. tract;

THENCE South 00 degrees 17 minutes 48 seconds East, a distance of 265.73 feet to a 5/8 linch iron rod with a red plastic cap found for the most southerly southeast corner of said Woodbridge Townhomes I, Ltd. tract;

THENCE North 89 degrees 42 minutes 20 seconds West, a distance of 573.25 feet to the POINT OF BEGINNING and containing 5.809 acres of land, more or less.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

area or areas shown on the plot as "VAM" (Visis mments are hereby given and granted to the City, its ement to provide visibility, right of access for mainten ement. The City shall have the right but not the ob-iscaping within the VAM Easement. Should the City estement to provide visibility, right of occess for ministeness uses and across comment. The City and two the first pilot to the adaption to ministion on the control of the companion of the city and t



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

NAW INSERTIONS, NOW ALL BACK OF TIMES, PRESIDENT AND OFFICE THE ADVISORY CONTROLLED TO THE ADVISORY CONTROLLED TO THE ADVISORY CONTROLLED TO THE ADVISORY CONTROLLED TO THE ADVISORY CONTROLLED THE ADVISORY CONTROLLED TO THE ADVISORY CONTROLLED THE

The City of Write and public utility entities shall have the right to remove and keep removed of one year, entitings of statement of the control of the cont

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

WOODBRIDGE TOWNHOMES I LTD, a Texas Limited Partnership

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

Its: General Partner

By: _____ Daryl F. Herzog, Member

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 thresh expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ doy of _____ Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE: MOVEL AND MALE PRESENTS: That I, Ryon S. Reynolds, do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner moruments shown thereon as set were properly blood under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylle.

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

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

BECORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally openared Kyon S. Repridos, Lond 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 _____ doy of _____

Notary Public in and for the State of Texas

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas "APPROVED FOR CONSTRUCTION" Mayor City of Wylie Texas Mayor City of Wylie, Texas The undersigned, the CIty Secretary of the City of Illylia, Texas, hereby certifies that the trenging find plot of the WIDDERDOX TOWNHOUSE TRACT A-4, PMASZ 2 solubilities to the CIty of Illylia are submitted to the CIty of Illylia and CITY, and the CITY of Illylia and CITY, and Illylia and Illylia and CITY, and Illylia and WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of City Secretary City of Wylie, Texas

or chair time retries editors to extensive years spectro stude.

N°. 7053978.54 E. 2559912.00 E. EUF, 519.17

CM 84: Located in the northwact corner of Quali Meadow Park south of alley and west of White Biss Way. 14.3 feet south of the south line of alley concrete paving. 7.3 New preprindicular to b., parking area.

N: 7065787.60 E: 2560972.93 ELEV: 562.88

- Notes:

 J. Salling 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.

 J. Amenin/Center lot and Common Area lots shall be owned and maintained by the H.O.A.

 J. No appurtenance between the height of 2' and 9' may be placed in visibility triangles.

- triangles.
 4. Proposed development lies outside the 100-yr floodplain per FEMA Firm Map. 48085C0415J dated June 2, 2009.

FINAL PLAT

WOODBRIDGE **TOWNHOMES** TRACT A-4, PHASE 2

S. 568 ACRES

CITS 1-18 & 20-35, BLOCK 2;

LOTS 1-18 & 20-35, BLOCK 2;

LO

ZONED: PD-TH 2018-29

