

NOTES:

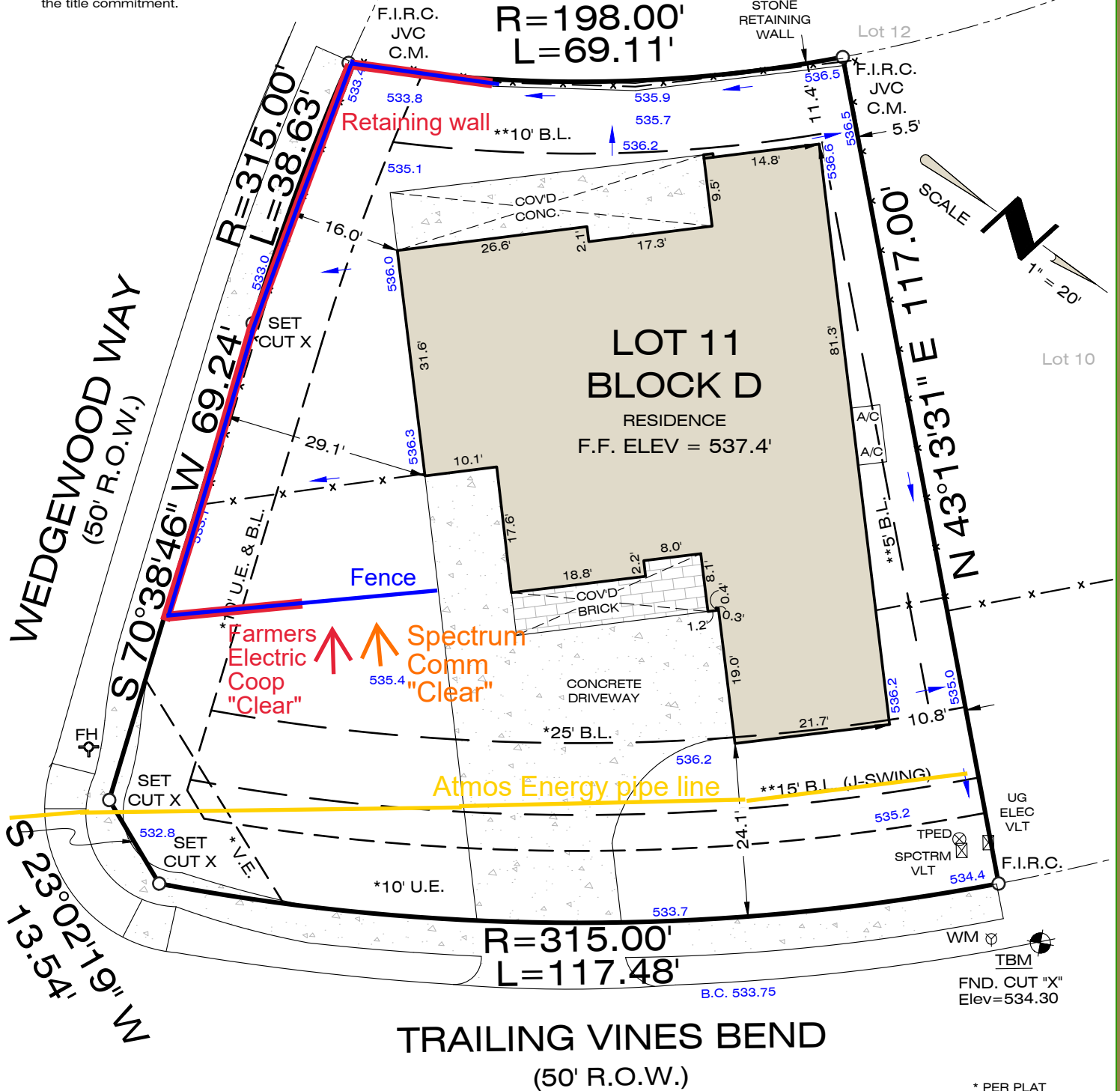
1. Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. 3138411-F-TX-RP-GL of FIRST AMERICAN Title Company, effective date of JANUARY 31, 2023, issued date of FEBRUARY 10, 2023, and is subject to the limitations of that commitment.
2. Subject to Item 1 on Schedule B of the title commitment.

NOTES:

3. Subject to easement(s) as recorded under Schedule B, Section 10.(c-p), of the title commitment.
4. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
5. C.M.'s shown hereon are the basis for directional control.
6. Elevation Datum is relative to a TBM approved by the City of WYLIE.

3201 TRAILING VINES BEND

WOODBRIIDGE PHASE 22B
WOODBRIIDGE XXII, LTD.
DOCUMENT NO. 20201102001920510
D.R.C.C.T.



REVISION	DATE	BY
ADD TITLE	3/08/2023	C.A.B.

* PER PLAT
** PER DOC. 2010-00428477
(I) INSIDE P.L.
(O) OUTSIDE P.L.

PROPERTY DESCRIPTION:

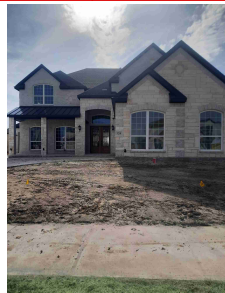
LOT 11, BLOCK D, OF WOODBRIDGE PHASE 22C, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 503, OF THE MAP AND/OR PLAT RECORDS, COLLIN COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.	Field Date :	2/23/2023	LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. (fence/post) — x — centerline ⊙ (overhead electric) — OHE — OHE —
	ASC No.	WBP2C-0D11-FIG	
	Buyer:		FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WYLIE, COMMUNITY NUMBER 480759, DATED 06/02/2009.
	Client	GALLERY CUSTOM HOMES	
	G.F. No.	3138411-F-TX-RP-GL	SURVEYORS CERTIFICATION: The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.
	Drafter/Field Crew	C.B. / J.A.	

ISSUE DATE: 3/9/2023

Gallery Custom
HOMES

GALLERY CUSTOM HOMES
500 CRESCENT COURT, SUITE 350
DALLAS, TEXAS 75201



3201 TRAILING VINES BEND
WYLIE, TEXAS 75098

EXACTA
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PLA