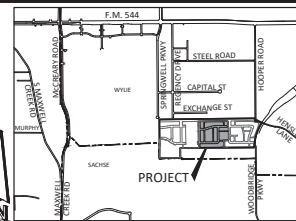


NEW HEIGHTS BAPTIST CHURCH  
VOL. 5724, PG. 836  
D.R.C.C.T.

Line Table			Line Table		
Line	Length	Direction	Line	Length	Direction
L1	14.14	S45° 41' 55"E	L23	14.18	N45° 33' 55"W
L2	14.14	S44° 18' 05"W	L24	14.14	N44° 34' 05"E
L3	0.50	S89° 18' 05"W	L25	14.14	N45° 25' 55"W
L4	50.00	S0° 41' 55"E	L26	15.38	N0° 00' 43"E
L5	16.00	N89° 18' 05"E	L27	11.70	N0° 41' 55"W
L6	14.14	S45° 41' 55"E	L28	17.00	N89° 18' 05"E
L7	90.00	S0° 41' 55"E	L29	20.10	N83° 35' 27"E
L8	5.00	S89° 18' 05"W	L30	15.28	S84° 59' 17"E
L9	15.00	S0° 41' 55"E	L31	11.80	N89° 18' 05"E
L10	5.00	N89° 18' 05"E	L32	17.00	S0° 41' 55"E
L11	24.00	S0° 41' 55"E	L33	20.10	S6° 34' 33"E
L12	58.67	S0° 41' 55"E	L34	14.14	N44° 18' 05"E
L13	20.10	S5° 00' 43"W	L35	14.14	S45° 41' 55"E
L14	16.78	S0° 41' 55"E	L36	14.18	S44° 28' 05"W
L15	17.00	S0° 25' 55"E	L37	15.00	S37° 48' 53"E
L16	13.49	N48° 14' 59"W	L38	20.10	S83° 51' 27"W
L17	50.00	N4° 26' 30"W	L39	17.00	S89° 34' 05"W
L18	14.00	N43° 04' 10"E	L40	25.04	S89° 34' 05"W
L19	14.14	N45° 41' 55"W	L41	54.28	N45° 28' 03"W
L20	9.80	N44° 18' 05"E	L42	86.28	S0° 41' 55"E
L21	14.14	N45° 41' 55"W	L43	42.45	N30° 25' 55"W
L22	14.14	N44° 18' 05"E			



VICINITY MAP  
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "VOC" (unless otherwise noted)
  - 1/2" IRF
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - M.A.D.E. Mutual Access & Drainage Easement
  - Emt Easement
  - LI Line No.
  - P.U.E. Pedestrian & Utility Easement
  - SF Square Feet
  - UE Utility Easement
  - V.E. Visibility Easement
- D.R.C.C.T. = Deed Records of Collin County, Texas  
M.R.C.C.T. = Map Records of Collin County, Texas

**BENCHMARKS:**

**CM #1:** Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields. 31.5 feet south of b.c., 41.6 feet north of b.c. and 6.5 feet west of b.c. and approx. 111 feet north of chain link fence around Founders Park sports field.

**N: 7053976.54 E: 2559122.00 ELEV: 519.77**

**CM #4:** Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

**N: 7055787.60 E: 2560972.93 ELEV: 562.88**

**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.
- Amenity Center lot and Common Area lots shall be owned and maintained by the H.O.A.
- No appearance 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 48055C0415J dated June 2, 2009.

**FINAL PLAT**  
**WOODBIDGE VILLAS**  
**TRACT A-3, PHASE 2**  
**13.125 ACRES**  
**LOTS 1-24 & 25X, BLOCK 8;**  
**LOTS 1-18, 19X & 20-40, BLOCK 9;**  
**LOTS 1-20, BLOCK 10;**  
**LOTS 1-14, 15X & 16-22, BLOCK 11;**  
**104 TOWNHOME LOTS**  
**3 COMMON AREA 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 1 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

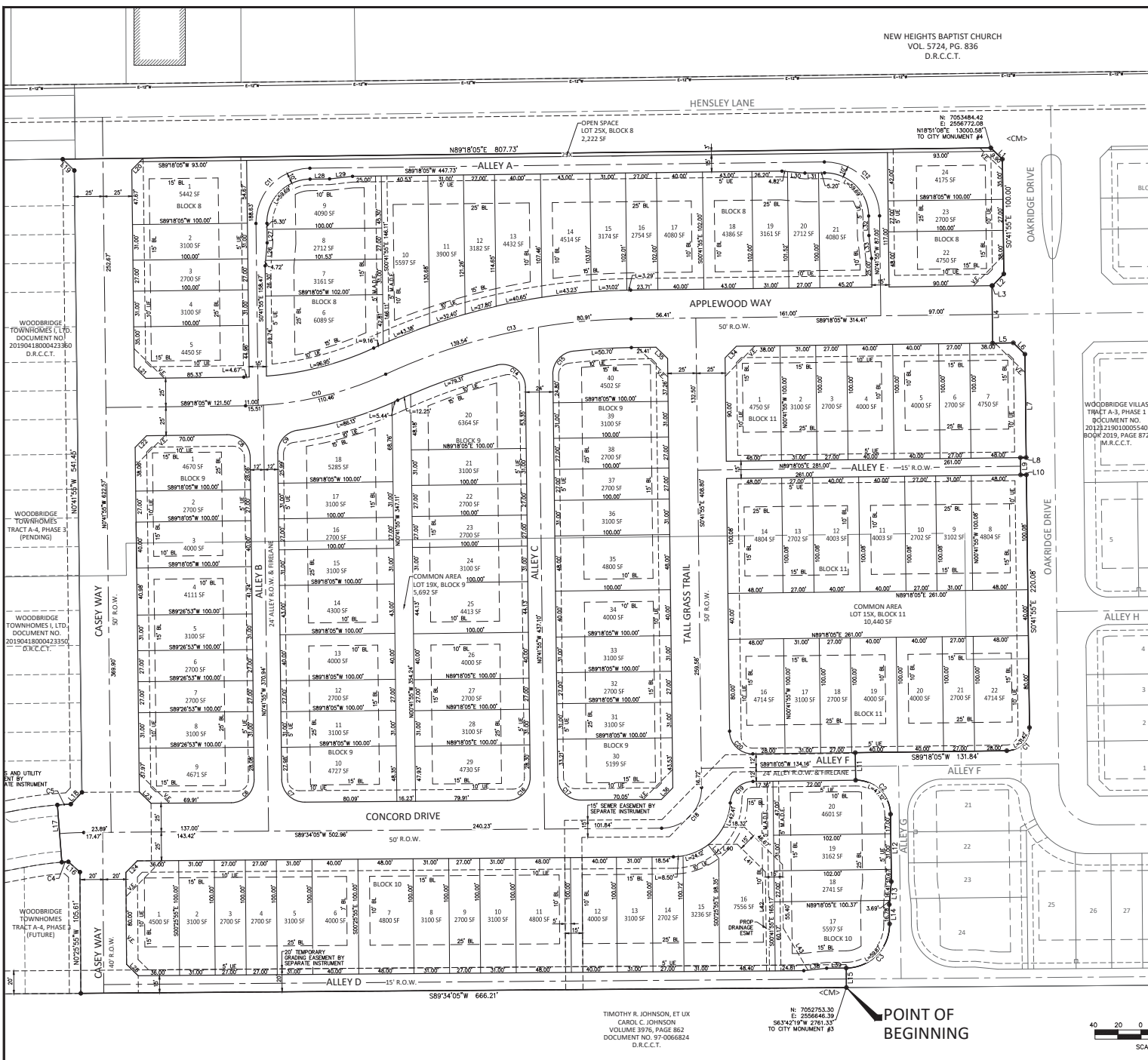
**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
972-201-3100  
Contact: Jay Volk

**SCALE 1" = 40'**

**POINT OF BEGINNING**

TIMOTHY R. JOHNSON, ET UX  
CAROL C. JOHNSON  
VOLUME 5076, PAGE 862  
DOCUMENT NO. 97-0066824  
D.R.C.C.T.

N: 7052753.30  
E: 2556464.39  
S83°42'19"W 2761.33'  
TO CITY MONUMENT #3



LEGAL DESCRIPTION

WOODBIDGE VILLAS, TRACT A-3, PHASE 2  
13.125 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 in the south line of said Woodbridge Townhomes I, Ltd. tract recorded in Document No. 20190418000423350 at 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 Document No. 20191219010005540 (Book 2019, Page 872), Map Records, Collin County, Texas;

THENCE South 89 degrees 34 minutes 05 seconds West, with said south line, a distance of 666.21 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 105.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 48 degrees 14 minutes 59 seconds West, a distance of 13.49 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 01 degrees 11 minutes 26 seconds, a radius of 275.00 feet and a chord bearing and distance of South 86 degrees 09 minutes 13 seconds West, 5.71 feet;

THENCE Westerly, with said curve to the left, 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 North 04 degrees 28 minutes 30 seconds West, 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 02 degrees 04 minutes 51 seconds, a radius of 325.00 feet and a chord bearing and distance of North 86 degrees 35 minutes 55 seconds East, 11.80 feet;

THENCE Easterly, with said 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;

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 'JVC' set for corner in the south line of Hensley Lane, a 65 foot right-of-way, and the west line of the above mentioned Addition;

THENCE Southerly, with said 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 feet 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 said 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 said 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 corner;

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 rod 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 rod with a yellow plastic cap stamped 'JVC' 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 corner;

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 East, a distance of 220.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet and a chord bearing and distance of South 44 degrees 18 minutes 06 seconds West, 28.28 feet;

Southwesterly, with said 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;

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 cap stamped 'JVC' found for corner at the beginning of a non-tangent 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 South 45 degrees 41 minutes 55 seconds East, 42.43 feet;

Southeasterly, with said 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;

South 00 degrees 41 minutes 55 seconds East, a distance of 58.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' 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 cap stamped 'JVC' found for corner at the beginning of a curve to the right having a central angle of 90 degrees 00 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 said 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.

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 hereinabove described property as WOODBRIDGE VILLAS TRACT A-3, PHASE 2, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-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 as shown, except that landscape improvements may be placed in landscape 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 endanger or interfere with the construction, maintenance, or efficiency of their respective systems 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 platting 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: HDC 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 VILLAS TRACT A-3, PHASE 2 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 as hereinabove subscribed.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Secretary  
City of Wylie, Texas

BENCHMARKS:

CM #3: Located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields. 31.5 feet south of b.c., 41.5 feet north of l.c. and 5.5 feet west of b.c. and approx. 111 feet north of chain link fence around Founders Park sports field.

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FINAL PLAT

WOODBIDGE VILLAS  
TRACT A-3, PHASE 2

13.125 ACRES

LOTS 1-24 & 25X, BLOCK 8;

LOTS 1-18, 19X & 20-40, BLOCK 9;

LOTS 1-20, BLOCK 10;

LOTS 1-14, 15X & 16-22 BLOCK 11;

104 TOWNHOME LOTS

3 COMMON AREA 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

