

P B S & J DALLAS, TEXAS

That WOODBRIDGE IV, LTD., do hereby adopt this plat designating the herein described property as WOODBRIDGE PHASE 4B, an addition to the City of Sachse, Texas and do hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage, and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. Property owners must maintain easements. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time or procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.) Water main and waste water easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas. (Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.)

WITNESS OUR HANDS AT Dallas, TEXAS, this 20th day of July, 2001.

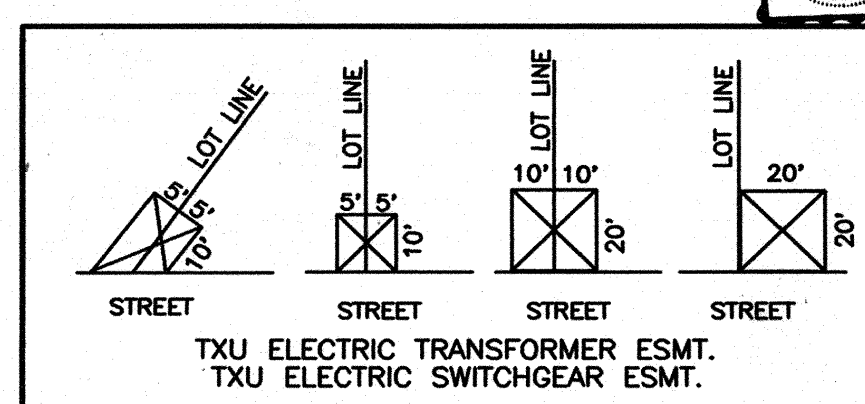
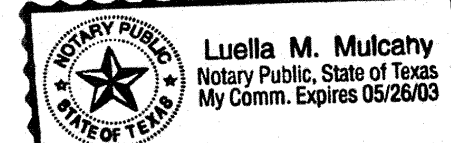
WOODBRIDGE IV, LTD., a Texas limited partnership
By: HDC Woodbridge, LLC, a Texas limited liability company
Its: General Partner

By: Donald P. Herzog
Donald P. Herzog, Member

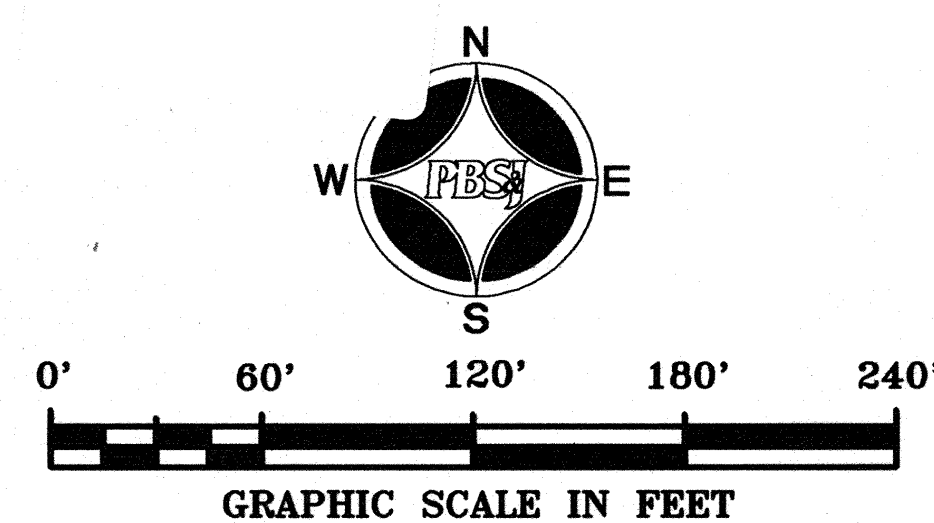
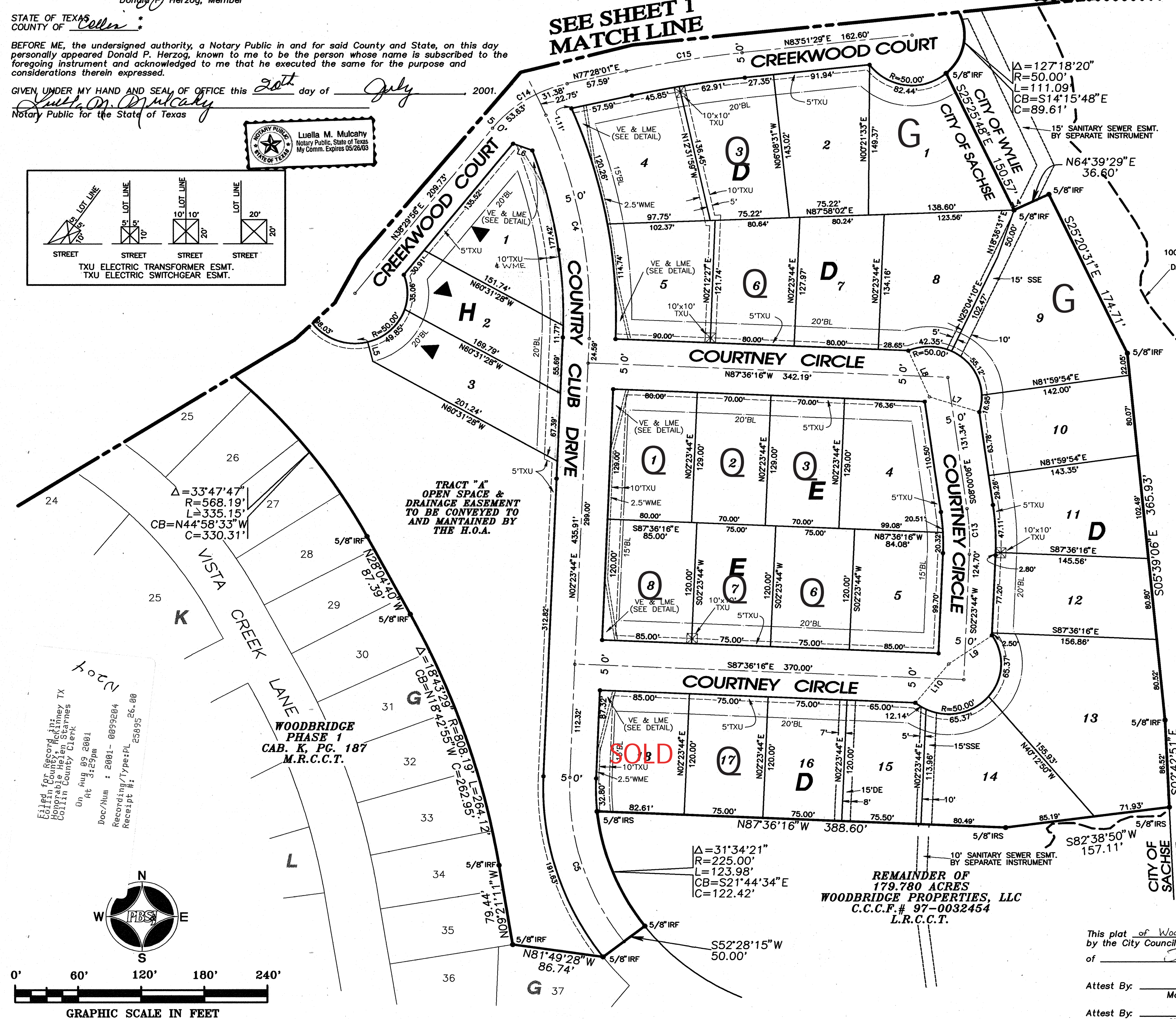
STATE OF TEXAS
COUNTY OF Collin

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Donald P. Herzog, 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 20th day of July, 2001.
Notary Public for the State of Texas



SEE SHEET 1
MATCH LINE



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, George Stuyck, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the City of Sachse.

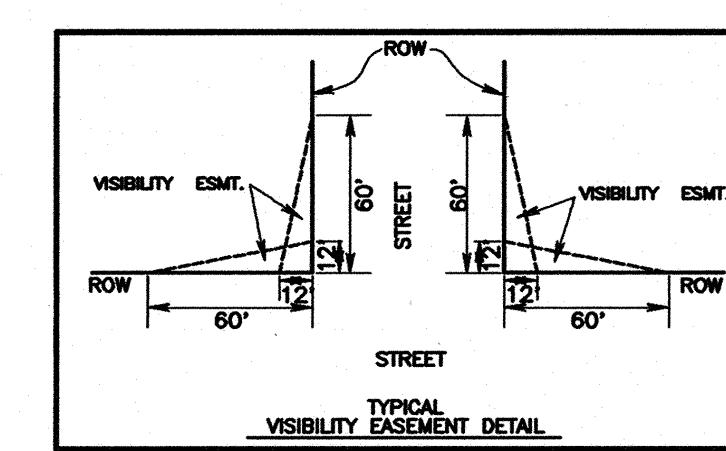
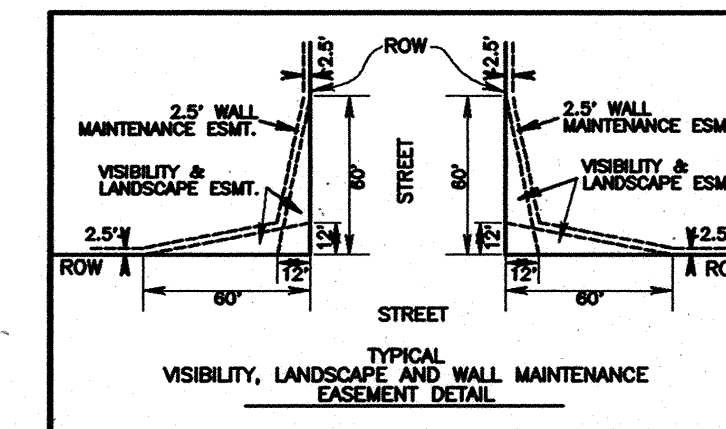
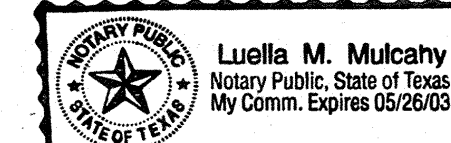
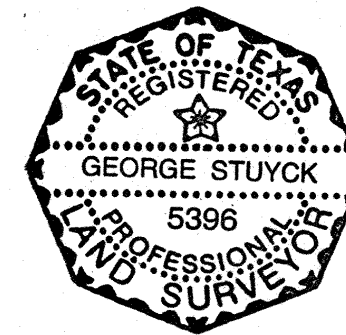
George Stuyck
Registered Professional Land Surveyor #5396
P.B.S.&J.
5999 Summerside Drive, Dallas, Texas 75252
(972) 380-2605

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority a Notary Public in and for said County and State, on this day personally appeared George Stuyck, 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 consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of July, 2001.

Luella M. Mulcahy
Notary Public for the State of Texas



ZONING CLASSIFICATIONS		
R-7.0	BLK H BLK I	LOTS 1-3 LOTS 1-9 LOTS 2-6
R-9.0	BLK D BLK E BLK F BLK G	LOTS 1-18 LOTS 1-8 LOTS 1-8 LOTS 1-3
PD-SINGLE FAMILY RESIDENTIAL DAY CARE CENTER ALLOWED USE BLK J, LOT 1		

Q - Available LOT
S - Quantum Spec
G - Golf Course LOT

LOT 1, BLOCK B
WOODBRIDGE
GOLF CLUB
CAB. L, PG. 246
M.R.C.C.T.

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
- ALL IRON RODS ARE 5/8" IRON RODS WITH A RED PLASTIC CAP STAMPED "PBS&J INC" UNLESS OTHERWISE NOTED.
- THERE SHALL BE A ONE FOOT DRAINAGE EASEMENT ON EITHER SIDE OF THE SIDE AND REAR LOTS.

LEGEND:

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET WITH A RED PLASTIC CAP STAMPED "PBS&J, INC"
- DE = DRAINAGE EASEMENT
- TXU = TXU ELECTRIC EASEMENT
- WME = WALL AND WALL MAINTENANCE EASEMENT
- FME = FENCE MAINTENANCE EASEMENT
- SE = SEWER EASEMENT
- SSE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT
- VE = VISIBILITY EASEMENT
- LME = LANDSCAPE MAINTENANCE EASEMENT
- HOA = HOMEOWNERS ASSOCIATION
- BL = BUILDING LINE
- ROW = RIGHT-OF-WAY

STREET NAME CHANGE

L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS

FRONT YARD



APPROVAL OF CITY COUNCIL, CITY OF SACHSE

This plat of Woodbridge Phase 4B has been submitted to and considered by the City Council of the City of Sachse, Texas, and is hereby approved by such Council, Dated this 16th day of July, 2001.

Attest By: Mayor
Attest By: City Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS WOODBRIDGE IV, LTD., is the owner of a tract of land situated in the City of Sachse, Collin County, Texas, being 15.0535 acre tract of land described in deed to Woodbridge Properties, LLC, recorded in Collin County Clerk's File No. 97-0036921 of the Land Records of Collin County, Texas, and the 179.780 acre tract of land described in deed to Woodbridge Properties, LLC, recorded in Collin County Clerk's File No. 97-0032454 of the Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the northeast corner of the beforementioned acre tract, for the westerly most north corner of the beforementioned 179.780 acre tract, southeasterly right-of-way line of State Highway No. 78 (Variable Width ROW); Thence north line of said 15.0535 acre tract with the southeasterly right-of-way line of State Highway No. 78, South 50°34'03" West, a distance of 150.24 feet to a 5/8" iron rod set stamped "PBS&J INC" (hereinafter called a 5/8" iron rod set) for the POINT OF BEGINNING

THENCE leaving the north line of said 15.0535 acre tract and the southeasterly right-of-way line of State Highway No. 78, the following courses and distances to wit:
South 37°50'26" East, a distance of 128.16 feet to a 5/8" iron rod set for the POINT OF BEGINNING;
South 30°39'35" East, a distance of 80.00 feet to a 5/8" iron rod set at the intersection of a tangent curve to the left, having a central angle of 34°47'00", a radius of 134.00 feet and chord bearing and distance of South 55°13'56" East, 340.75 feet;
Southeasterly with said curve, an arc distance of 346.04 feet to a 5/8" iron rod set;
South 72°37'26" East, a distance of 186.48 feet to a 5/8" iron rod set at the intersection of a tangent curve to the right, having a central angle of 11°13'47", a radius of 123.28 feet and chord bearing and distance of South 67°00'32" East, 123.28 feet;
Southeasterly with said curve, an arc distance of 139.45 feet to a 5/8" iron rod set;
North 41°54'45" East, a distance of 90.06 feet to a 5/8" iron rod set at the intersection of a tangent curve to the right, having a central angle of 37°43'18", a radius of 190.73 feet and chord bearing and distance of North 60°46'24" East, 190.73 feet;
Northeasterly with said curve, an arc distance of 194.22 feet to a 5/8" iron rod set;
North 79°38'03" East, a distance of 101.84 feet to a 5/8" iron rod set;
Southeasterly with said curve, an arc distance of 60.54 feet to a 5/8" iron rod set;
South 79°44'21" East, a distance of 37.64 feet to a 5/8" iron rod set at the intersection of a tangent curve to the right, having a central angle of 10°37'36", a radius of 110.37 feet and chord bearing and distance of South 24°25'33" East, 82.23 feet;
Southeasterly with said curve, an arc distance of 96.54 feet to a 5/8" iron rod set;
South 59°06'45" East, a distance of 25.83 feet to a 5/8" iron rod set at the intersection of a tangent curve to the left, having a central angle of 33°47'47", a radius of 125.34 feet and chord bearing and distance of South 66°02'52" East, 125.34 feet;
Northeast with said curve, an arc distance of 139.45 feet to a 5/8" iron rod set;
North 60°17'03" East, a distance of 66.62 feet to a 5/8" iron rod set;
South 24°17'09" East, a distance of 139.45 feet to a 5/8" iron rod set;
Southeasterly with said curve, an arc distance of 123.98 feet to a 5/8" iron rod set;
East line of WOODBRIDGE, PHASE 1 an addition to the City of Sachse, Collin County, Texas according to the plat thereof recorded in Cabinet L, Page 246 of the Land Records of Collin County, Texas;

THENCE with the west line of said Lot 1, Block B, the following courses and distances to wit:
South 10°21'57" East, a distance of 13.15 feet to a 5/8" iron rod found for the intersection of a tangent curve to the left, having a central angle of 69°22'24", a radius of 110.37 feet and chord bearing and distance of South 45°03'09" East, 56.91 feet;
Southeasterly with said curve, an arc distance of 60.54 feet to a 5/8" iron rod set;
South 79°44'21" East, a distance of 37.64 feet to a 5/8" iron rod set at the intersection of a tangent curve to the right, having a central angle of 10°37'36", a radius of 110.37 feet and chord bearing and distance of South 24°25'33" East, 82.23 feet;
Southeasterly with said curve, an arc distance of 96.54 feet to a 5/8" iron rod set;
South 59°06'45" East, a distance of 25.83 feet to a 5/8" iron rod set at the intersection of a tangent curve to the left, having a central angle of 33°47'47", a radius of 125.34 feet and chord bearing and distance of South 66°02'52" East, 125.34 feet;
Northeast with said curve, an arc distance of 139.45 feet to a 5/8" iron rod set;
North 60°17'03" East, a distance of 66.62 feet to a 5/8" iron rod set;
South 24°17'09" East, a distance of 139.45 feet to a 5/8" iron rod set;
Southeasterly with said curve, an arc distance of 123.98 feet to a 5/8" iron rod set;
East line of WOODBRIDGE, PHASE 1 an addition to the City of Sachse, Collin County, Texas according to the plat thereof recorded in Cabinet K, Page 187 of the Land Records of Collin County, Texas;

THENCE leaving the west line of said Lot 1, Block B, the following courses and distances to wit:
South 82°38'50" West, a distance of 157.11 feet to a 5/8" iron rod set for the intersection of a tangent curve to the left, having a central angle of 33°47'47", a radius of 125.34 feet and chord bearing and distance of South 66°02'52" East, 125.34 feet;
Northeast with said curve, an arc distance of 139.45 feet to a 5/8" iron rod set;
North 60°17'03" East, a distance of 66.62 feet to a 5/8" iron rod set;
South 24°17'09" East, a distance of 139.45 feet to a 5/8" iron rod set;
Southeasterly with said curve, an arc distance of 123.98 feet to a 5/8" iron rod set;
East line of WOODBRIDGE, PHASE 1 an addition to the City of Sachse, Collin County, Texas according to the plat thereof recorded in Cabinet K, Page 187 of the Land Records of Collin County, Texas;

THENCE with the east line of said WOODBRIDGE, PHASE 1, the following courses and distances to wit:
South 52°28'15" West, a distance of 50.00 feet to a 5/8" iron rod found for the intersection of a tangent curve to the left, having a central angle of 17°10'41", a radius of 171.02 feet and chord bearing and distance of North 81°49'28" West, a distance of 86.74 feet to a 5/8" iron rod set for the intersection of a tangent curve to the left, having a central angle of 18°43'29", a radius of 145.56 feet and chord bearing and distance of North 18°42'55" West, 262.95 feet;
Northwesterly with said curve, an arc distance of 264.12 feet to a 5/8" iron rod set;
North 28°04'40" West, a distance of 87.39 feet to a 5/8" iron rod found for the intersection of a tangent curve to the left, having a central angle of 17°10'41", a radius of 171.02 feet and chord bearing and distance of North 44°58'33" West, 330.31 feet;
Northwesterly with said curve, an arc distance of 335.15 feet to a 5/8" iron rod set;
North 61°52'26" West, a distance of 272.13 feet to a 5/8" iron rod found for the intersection of a tangent curve to the left, having a central angle of 17°10'41", a radius of 171.02 feet and chord bearing and distance of North 70°27'47" West, 154.78 feet;
Northwesterly with said curve, an arc distance of 155.36 feet to a 5/8" iron rod set;
North 79°03'07" West, a distance of 325.59 feet to a 5/8" iron rod found for the intersection of a tangent curve to the left, having a central angle of 17°10'41", a radius of 171.02 feet and chord bearing and distance of North 44°58'33" West, 330.31 feet;
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Northwesterly with said curve, an arc distance of 155.36 feet to a 5/8" iron rod set;
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Northwesterly with said curve, an arc distance of 155.36 feet to a 5/8" iron rod set;
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North 61°52'26" West, a distance of 272.13 feet to a 5/8" iron rod found for the intersection of a tangent curve to the left, having a central angle of 17°10'41", a radius of 171.02 feet and chord bearing and distance of North 70°27'47" West, 154.78 feet;
Northwesterly with said curve, an arc distance of 155.36 feet to a 5/8" iron rod set;
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