RICHARD NEWMAN SURVEY
ABSTRACT No. 1072
SANITARY ESMT.
VOL.98184 PG.02319 D.R.D.C.T.
C.C.C.F.#98-0104372 L.R.C.C.T.
CITY OF WYLIE
T.U. ELECTRIC ESMT.
C.C.C.F.# 99-589090
L.R.C.C.T.
REMAINDER OF
89.1959 ACRES
WGC PROPERTIES, LLC
C.C.C.F.# 97-0107782
L.R.C.C.T.
STORM SEWER ESMT.
BY SEPERATE INSTRUMENT
TRACT A
BLOCK E
DEDICATED TO THE
CITY OF SACHSE
BY THIS PLAT
SACHSE ROAD
VARIABLE WIDTH ROW
LOT 1, BLOCK A
WOODBRIDGE GOLF CLUB
CAB. L, SLIDE 246
M.R.C.C.T.
VOL. 99138, PG. 84
D.R.D.C.T.
WOODBRIDGE
PHASE 5B
VOL. 2001234, PG. 58
D.R.D.C.T.
CRESTMOOR LANE
LAKEWIND LANE
FIELD CREST LANE
LAKELAND COURT
COUNTRY CLUB DRIVE
MEADOWCREST LANE
SACHSE ROAD
100' ROW
WOODBRIDGE
PHASE 5A
VOL. 2001234, PG. 55
D.R.D.C.T.
STREET & UE
VOL. 2001098, PG. 3485
D.R.D.C.T.
ABANDONED BY
SEPERATE INSTRUMENT
POINT OF
BEGINNING
SOLD
SOLD
Δ= 1°48'17"
R=1196.28'
L=37.68'
CB=S33°26'16"W
C=37.68'
Δ= 12°52'00"
R=905.37'
L=203.32'
CB=S39°02'21"W
C=202.89'
Δ= 11°02'41"
R=1940.00'
L=373.97'
CB=N38°07'57"W
C=373.39'
N60°16'45"E 569.72'
S45°28'21"W 482.50'
S46°21'08"W 463.95'
N43°39'18"W 329.18'
N43°39'18"W 126.31'
N54°57'54"W 50.99'
N66°44'54"E 87.19'
N51°24'04"E 70.57'
N76°17'32"E 134.14'
N72°38'44"E 82.15'
N73°20'31"E 164.20'
N68°14'35"E 63.86'
N81°35'49"E 88.02'
VICINITY MAP
(NOT TO SCALE)
SACHSE
WYLIE
SITE
Q - Available LOT
S - Quantum Spec
G - Golf Course LOT
M - Quantum Model
LINE TABLE
CURVE TABL
ZONING CLASSIFICA
PER PD#10 ORD#
R-6.5
R-7.0
STREET
TYPICAL
VISIBILITY & LANDSCAPE EAS
AT ALL INTERSECTI
ONCOR ELECTRIC TRANSFO
NOTES:
1.) 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
2.) ALL IRON RODS ARE 5/8" IRON RODS SET WITH A RED PLASTIC CAP STAMPED "PBS&J" UNLESS OTHERWISE NOTED.
3.) THERE SHALL BE A ONE FOOT DRAINAGE EASEMENT ON EITHER SIDE OF THE SIDE AND REAR LOT LINES OF EVERY LOT.
4.) THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY CLOMR APPROVED BY FEMA ON JANUARY 23, 1998.
5.) THE FRONT YARD BUILDING LINE SHALL BE 20 FEET EXCEPT FOR SIDE ENTRY GARAGES WHICH SHALL HAVE A MINIMUM FRONT YARD DEPTH OF 15 FEET IN ACCORDANCE WITH PD STANDARDS.
6.) THERE SHALL BE A 2.0' RETAINING WALL AND RETAINING WALL MAINTENANCE EASEMENT ON EITHER SIDE OF THE SIDE AND REAR LOT LINES OF EVERY LOT.
LEGEND :
IRF = IRON ROD FOUND
IRS = IRON ROD SET WITH A RED PLASTIC CAP STAMPED "PBS&J, INC"
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
BL = BUILDING LINE
ROW = RIGHT-OF-WAY
ONCOR = ONCOR ELECTRIC EASEMENT
WME = WALL MAINTENANCE EASEMENT
W & WME = WALL AND WALL MAINTENANCE EASEMENT
VE = VISIBILITY EASEMENT
LE = LANDSCAPE EASEMENT
= STREET NAME CHANGE
(E) = BLOCK NUMBER
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
C.C.C.F. = COLLIN COUNTY CLERK'S FILE
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
N
W
E
S
0' 60' 120' 180' 240'
GRAPHIC SCALE IN FEET
FINAL PLAT
WOODBRIDGE
PHASE 7B
59 RESIDENTIAL LOTS
BEING ALL OF LOTS 1-36 AND TRACT
LOTS 1-19, BLOCK F, AND LOTS 1-
&
BEING 17.637 ACRES
SITUATED IN THE
RICHARD NEWMAN SURVEY, ABSTRAC
CITY OF SACHSE AND CITY OF
DALLAS COUNTY, TEXAS
OWNER
WOODBRIDGE VII, LTD.
9696 SKILLMAN STREET, SUITE 210
DALLAS, TEXAS 75243
PH. 214-348-1300
CONTACT SCOTT RAMSEY
SEPTEMBER 30, 2002
CITY FILE NO.
PLANN
5999 S
CO
PBS&J# 520286.00
P B S & J * DALLAS, TEXAS
M:\JOB\520286\01\survey\TMVFP-7-REV2.pnt Tue Oct 01 07:49:57 2002

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