

COLLIN COUNTY  
CONSERVATION DISTRICT  
VOL. 522 PG. 487  
L.R.C.C.T.

REMAINDER OF  
WOODBIDGE  
PROPERTIES, L.L.C.  
VOL. 5065 PG. 4376  
L.R.C.C.T.

WOODBIDGE PROPERTIES, L.L.C.  
VOLUME 4771, PAGE 7  
L.R.C.C.T.

H. WARNELL SURVEY  
ABSTRACT NO. 1031  
H.J. HARDIN SURVEY  
ABSTRACT No. 438

60.56'  
26°55'54"E  
C=59.64'

N44°16'54"E  
178.09'

PROPOSED WOODBRIDGE  
PARKWAY  
(100-FOOT WIDE R.O.W.)

APPROXIMATE LIMIT OF F.E.M.A.  
100-YEAR FLOODPLAIN

15.823 ACRES  
689,236 SQ. FT.  
WOODBIDGE PROPERTIES, L.L.C.  
VOL. 5065 PG. 4376  
L.R.C.C.T.

SANITARY SEWER EASEMENT  
INST. NO. 20121026001367140  
L.R.C.C.T.

CANYON CREST DRIVE  
(60' STREET EASEMENT)  
INST. NO. 20121026001367130  
L.R.C.C.T.

5' PEDESTRIAN AND UTILITY EASEMENT  
INST. NO. 20121026001367120  
L.R.C.C.T.

$\Delta=42^{\circ}44'46''$   
 $R=220.00'$   
 $L=164.13'$   
 $CB=S30^{\circ}55'13''W$   
 $C=160.35'$

H.J. HARDIN SURVEY  
ABSTRACT No. 438  
RICHARD NEWMAN SURVEY  
ABSTRACT No. 860

WOODBIDGE PARKWAY  
(100-FOOT WIDE R.O.W.)  
VOL. 2011, PG. 332 P.R.C.C.T.

$\Delta=57^{\circ}21'07''$   
 $R=280.00'$   
 $L=280.27'$   
 $\Delta=22^{\circ}57'W$   
 $C=68.72'$

$N32^{\circ}42'23''W$   
 $16.19'$

P.O.B.  
 $S57^{\circ}17'37''W$   
 $124.91'$   
 $\Delta=5^{\circ}00'00''$   
 $R=1970.00'$   
 $L=171.91'$   
 $CB=S54^{\circ}47'37''W$   
 $C=171.86'$

$S52^{\circ}17'37''W$  725.67'

CODY LANE  
(60-FOOT WIDE R.O.W. VOL. 2011, PG. 332, P.R.C.C.T.)

$S9^{\circ}32'50''W$   
 $100.00'$

