

5645 08043

MAPS

FILE DATE: D4-12-D4

FILE NUMBER: D4-0050765

NAME OF ADDITION: Bozman Farm Estates, Phsso, IA

TOWN: Wylie

VOL: 7 PAGE: 589 590

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW (THE STATE OF TEXAS) (COUNTY OF COLLIN)  
I hereby certify that this instrument was FILED in the File Number Sequence on the date and the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Collin County, Texas.

APR 12 2004

Brenda Taylor



Filed for Record in:  
Collin County, McKinney TX  
Honorable Brenda Taylor  
Collin County Clerk

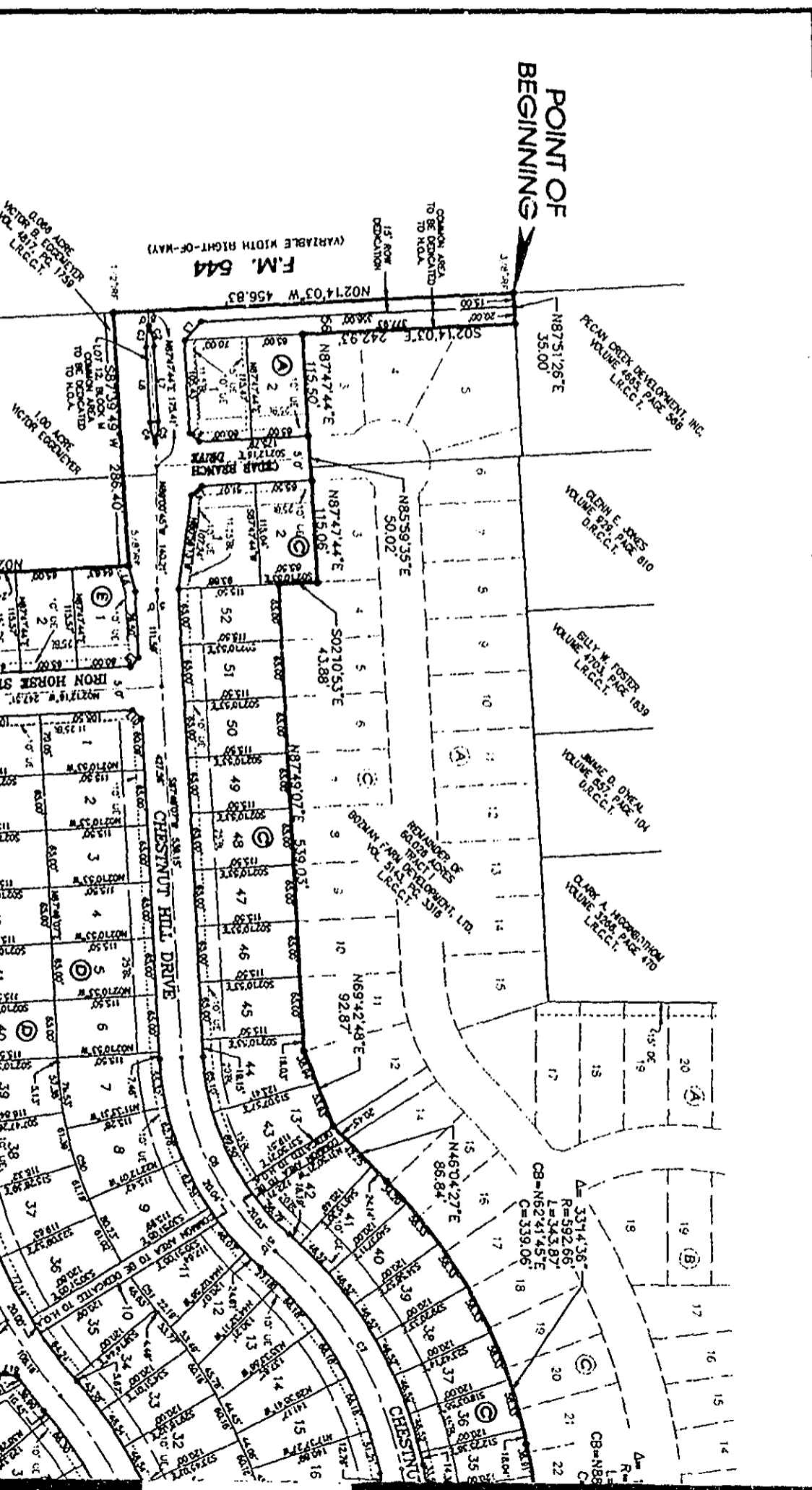
On Apr 12 2004  
At 2:48pm

Doc/Num : 2004- 0050765

Recording/Type: PL 31.00  
Receipt #: 13710

5645 08044

# RICHARDSON, TEXAS



Filed for Record McKinney TX  
 Collin County, Brenda Taylor  
 Honorable Brenda Taylor  
 Collin County Clerk

On Apr 12 2004 9 58 A  
 At 2:48pm

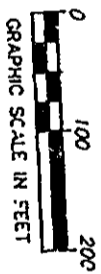
Doc/Num : 2004-0050765 31.00  
 Recording/Type: PL 13710  
 Receipt #: 13710

5645 08045

CARGILL-CHESHIER & ASSOCIATES, INC.

101-01 Write Job 01-01 Pp Phase 1A Pp Thu May 18, 2004 10 56 42AM

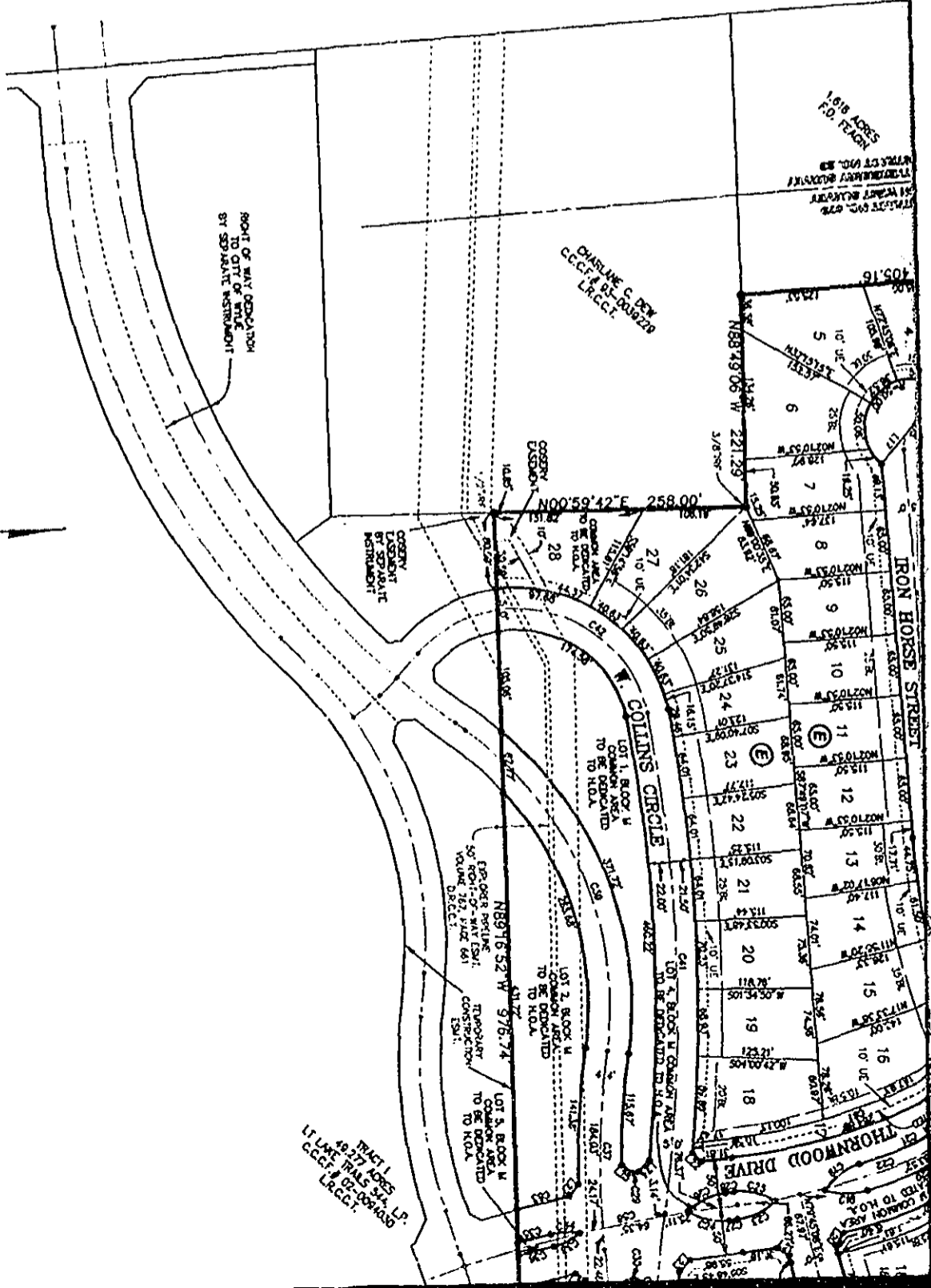
- NOTES:
1. ALL EASEMENTS SPANNING TWO LOTS SHALL BE CENTERED ON THE COMMON LOT LINE UNLESS SHOWN OTHERWISE.
  2. ALL CORNERS ARE 5/8" REBAR SET W/ RED PLASTIC CAP STAMPED "C-CAL" UNLESS SHOWN OTHERWISE.
  3. NO PERMANENT STRUCTURES, INCLUDING FENCES, SHALL BE ALLOWED WITHIN DRAINAGE EASEMENTS.



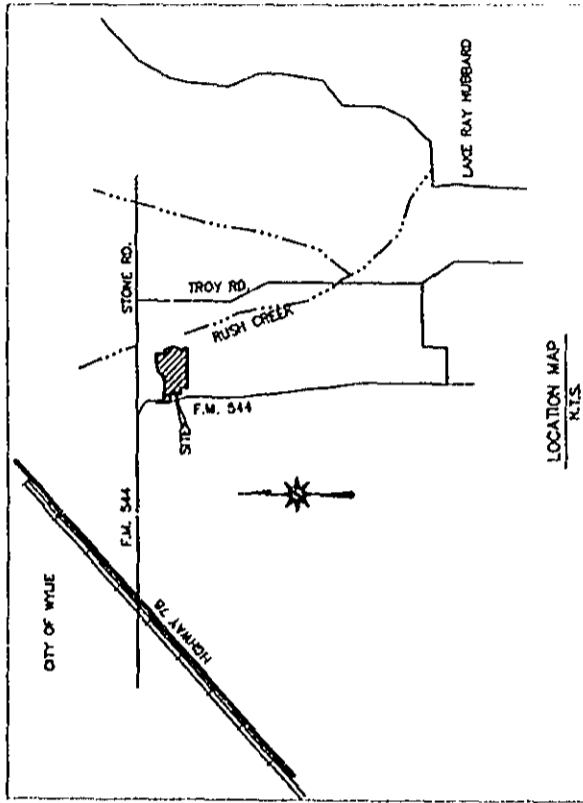
**LOT TYPES & SETBACKS**

TYPE "A"	MIN. AREA 6,500 SF.	MIN. WIDTH 70'	75' CORNER LOT	MIN. DEPTH 15'
TYPE "B"	MIN. AREA 7,500 SF.	MIN. WIDTH 65'	70' CORNER LOT	MIN. DEPTH 11'
TYPE "C"	MIN. AREA 8,000 SF.	MIN. WIDTH 50'	65' CORNER LOT	MIN. DEPTH 11'

FRONT YARD - 15' MIN. - 35' MAX. TYPE "A", "B" & "C"  
 REAR YARD - 10% OF LOT DEPTH (20' MIN. TYPE "A", "B" & "C")  
 SIDE YARD - 10% OF LOT WIDTH (7' MIN. TYPE "A", 6.5' MIN. TYPE "B", 10.5' MIN. TYPE "C")  
 SETBACK TO STREET - 10% OF LOT WIDTH (11.25' MIN. TYPE "A", 8.25' MIN. TYPE "B")



5645 08046

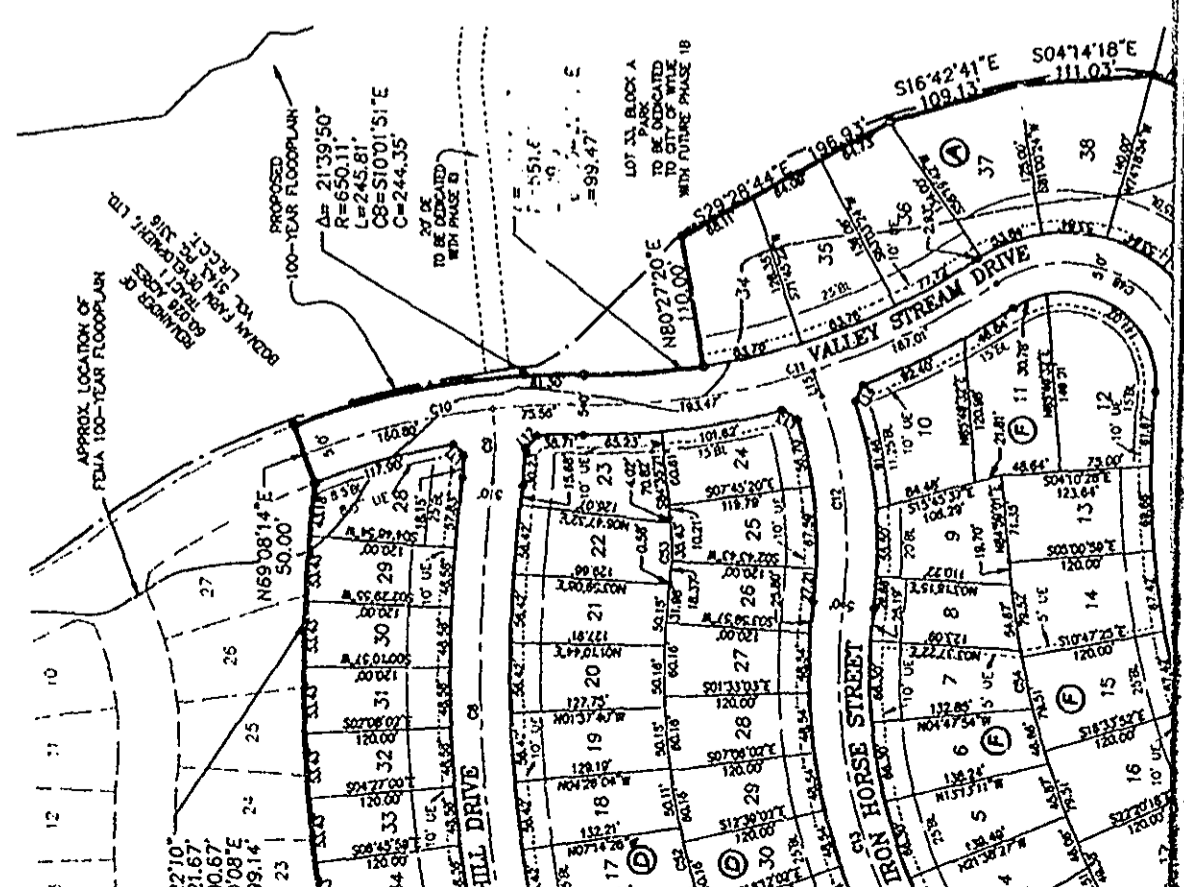


LOT & CENTERLINE CURVZ DATA

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	207075	71.50	25.59	S4700'45"E	25.45
C2	217848	64.00	24.51	N7700'20"E	24.37
C3	217848	64.00	24.51	N8135'30"W	24.37
C4	217848	64.00	24.51	S7709'20"W	24.37
C5	217848	64.00	24.51	S8135'30"E	24.37
C6	467023	313.00	251.31	N6447'55"E	244.80
C7	373219	447.68	283.30	N6023'53"E	268.00
C8	181518	1178.67	374.80	N6826'42"E	373.31
C9	174150	250.00	50.30	S8016'34"E	50.42
C10	312920	634.11	348.30	S1703'25"E	334.68
C11	334830	578.38	380.48	S8415'46"E	378.21
C12	222715	364.38	174.65	N8415'46"E	178.21
C13	484538	478.10	388.55	N7534'09"E	377.80
C14	373748	600.00	33.50	S4711'35"E	47.57
C15	892827	68.00	44.59	S4521'47"E	43.75
C16	384247	68.00	44.59	S0536'05"E	43.75
C17	384247	68.00	44.59	S0527'00"W	43.75
C18	384247	68.00	44.59	S1703'25"E	170.11
C19	384247	68.00	44.59	N2100'27"W	115.00
C20	892827	68.00	44.59	N2100'27"W	115.00
C21	272017	674.78	414.59	N4122'34"E	316.80
C22	384247	68.00	44.59	S4122'34"E	43.75
C23	384247	68.00	44.59	S4122'34"E	43.75
C24	384247	68.00	44.59	N4122'34"E	43.75
C25	384247	68.00	44.59	N4122'34"E	43.75
C26	384247	68.00	44.59	N4122'34"E	43.75
C27	384247	68.00	44.59	N4122'34"E	43.75
C28	384247	68.00	44.59	N4122'34"E	43.75
C29	384247	68.00	44.59	N4122'34"E	43.75
C30	384247	68.00	44.59	N4122'34"E	43.75
C31	384247	68.00	44.59	N4122'34"E	43.75
C32	384247	68.00	44.59	N4122'34"E	43.75
C33	384247	68.00	44.59	N4122'34"E	43.75
C34	384247	68.00	44.59	N4122'34"E	43.75
C35	384247	68.00	44.59	N4122'34"E	43.75
C36	384247	68.00	44.59	N4122'34"E	43.75
C37	384247	68.00	44.59	N4122'34"E	43.75
C38	384247	68.00	44.59	N4122'34"E	43.75
C39	384247	68.00	44.59	N4122'34"E	43.75
C40	384247	68.00	44.59	N4122'34"E	43.75
C41	384247	68.00	44.59	N4122'34"E	43.75
C42	384247	68.00	44.59	N4122'34"E	43.75
C43	384247	68.00	44.59	N4122'34"E	43.75
C44	384247	68.00	44.59	N4122'34"E	43.75
C45	384247	68.00	44.59	N4122'34"E	43.75
C46	384247	68.00	44.59	N4122'34"E	43.75
C47	384247	68.00	44.59	N4122'34"E	43.75
C48	384247	68.00	44.59	N4122'34"E	43.75
C49	384247	68.00	44.59	N4122'34"E	43.75
C50	384247	68.00	44.59	N4122'34"E	43.75
C51	384247	68.00	44.59	N4122'34"E	43.75
C52	384247	68.00	44.59	N4122'34"E	43.75
C53	384247	68.00	44.59	N4122'34"E	43.75
C54	384247	68.00	44.59	N4122'34"E	43.75
C55	384247	68.00	44.59	N4122'34"E	43.75
C56	384247	68.00	44.59	N4122'34"E	43.75
C57	384247	68.00	44.59	N4122'34"E	43.75
C58	384247	68.00	44.59	N4122'34"E	43.75
C59	384247	68.00	44.59	N4122'34"E	43.75
C60	384247	68.00	44.59	N4122'34"E	43.75
C61	384247	68.00	44.59	N4122'34"E	43.75
C62	384247	68.00	44.59	N4122'34"E	43.75
C63	384247	68.00	44.59	N4122'34"E	43.75
C64	384247	68.00	44.59	N4122'34"E	43.75
C65	384247	68.00	44.59	N4122'34"E	43.75
C66	384247	68.00	44.59	N4122'34"E	43.75
C67	384247	68.00	44.59	N4122'34"E	43.75
C68	384247	68.00	44.59	N4122'34"E	43.75
C69	384247	68.00	44.59	N4122'34"E	43.75
C70	384247	68.00	44.59	N4122'34"E	43.75
C71	384247	68.00	44.59	N4122'34"E	43.75
C72	384247	68.00	44.59	N4122'34"E	43.75
C73	384247	68.00	44.59	N4122'34"E	43.75
C74	384247	68.00	44.59	N4122'34"E	43.75
C75	384247	68.00	44.59	N4122'34"E	43.75
C76	384247	68.00	44.59	N4122'34"E	43.75
C77	384247	68.00	44.59	N4122'34"E	43.75
C78	384247	68.00	44.59	N4122'34"E	43.75
C79	384247	68.00	44.59	N4122'34"E	43.75
C80	384247	68.00	44.59	N4122'34"E	43.75
C81	384247	68.00	44.59	N4122'34"E	43.75
C82	384247	68.00	44.59	N4122'34"E	43.75
C83	384247	68.00	44.59	N4122'34"E	43.75
C84	384247	68.00	44.59	N4122'34"E	43.75
C85	384247	68.00	44.59	N4122'34"E	43.75
C86	384247	68.00	44.59	N4122'34"E	43.75
C87	384247	68.00	44.59	N4122'34"E	43.75
C88	384247	68.00	44.59	N4122'34"E	43.75
C89	384247	68.00	44.59	N4122'34"E	43.75
C90	384247	68.00	44.59	N4122'34"E	43.75
C91	384247	68.00	44.59	N4122'34"E	43.75
C92	384247	68.00	44.59	N4122'34"E	43.75
C93	384247	68.00	44.59	N4122'34"E	43.75
C94	384247	68.00	44.59	N4122'34"E	43.75
C95	384247	68.00	44.59	N4122'34"E	43.75
C96	384247	68.00	44.59	N4122'34"E	43.75
C97	384247	68.00	44.59	N4122'34"E	43.75
C98	384247	68.00	44.59	N4122'34"E	43.75
C99	384247	68.00	44.59	N4122'34"E	43.75
C100	384247	68.00	44.59	N4122'34"E	43.75

LOT & CENTERLINE LINE DATA

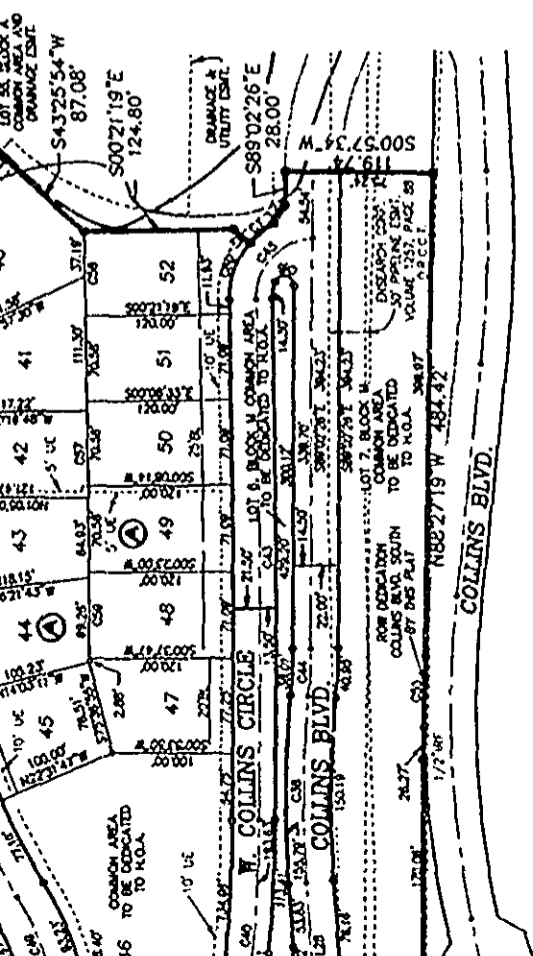
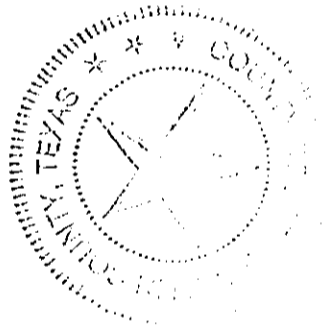
LINE	BEARING	DISTANCE
L1	S4020'00"W	17.00
L2	S2857'41"E	18.08
L3	N4217'54"E	28.25
L4	N4247'44"E	14.14
L5	S4135'43"E	15.06
L6	S7713'48"E	26.47
L7	N8747'44"E	85.47
L8	S8747'44"E	85.47
L9	N4171'35"W	14.14
L10	S4248'29"W	14.14
L11	N4171'35"E	14.14
L12	S4248'29"E	14.14
L13	N4171'35"E	14.14
L14	S4248'29"E	14.14
L15	N4171'35"E	14.14
L16	S4248'29"E	14.14
L17	N4171'35"E	14.14
L18	S4248'29"E	14.14
L19	N4171'35"E	14.14
L20	S4248'29"E	14.14
L21	N4171'35"E	14.14
L22	S4248'29"E	14.14
L23	N4171'35"E	14.14
L24	S4248'29"E	14.14
L25	N4171'35"E	14.14
L26	S4248'29"E	14.14
L27	N4171'35"E	14.14
L28	S4248'29"E	14.14
L29	N4171'35"E	14.14
L30	S4248'29"E	14.14
L31	N4171'35"E	14.14
L32	S4248'29"E	14.14
L33	N4171'35"E	14.14
L34	S4248'29"E	14.14
L35	N4171'35"E	14.14
L36	S4248'29"E	14.14
L37	N4171'35"E	14.14
L38	S4248'29"E	14.14
L39	N4171'35"E	14.14
L40	S4248'29"E	14.14
L41	N4171'35"E	14.14
L42	S4248'29"E	14.14
L43	N4171'35"E	14.14
L44	S4248'29"E	14.14
L45	N4171'35"E	14.14
L46	S4248'29"E	14.14
L47	N4171'35"E	14.14
L48	S4248'29"E	14.14
L49	N4171'35"E	14.14
L50	S4248'29"E	14.14
L51	N4171'35"E	14.14
L52	S4248'29"E	14.14
L53	N4171'35"E	14.14
L54	S4248'29"E	14.14
L55	N4171'35"E	14.14
L56	S4248'29"E	14.14
L57	N4171'35"E	14.14
L58	S4248'29"E	14.14
L59	N4171'35"E	14.14
L60	S4248'29"E	14.14
L61	N4171'35"E	14.14
L62	S4248'29"E	14.14
L63	N4171'35"E	14.14
L64	S4248'29"E	14.14
L65	N4171'35"E	14.14
L66	S4248'29"E	14.14
L67	N4171'35"E	14.14
L68	S4248'29"E	14.14
L69	N4171'35"E	14.14
L70	S4248'29"E	14.14
L71	N4171'35"E	14.14
L72	S4248'29"E	14.14
L73	N4171'35"E	14.14
L74	S4248'29"E	14.14
L75	N4171'35"E	14.14
L76	S4248'29"E	14.14
L77	N4171'35"E	14.14
L78	S4248'29"E	14.14
L79	N4171'35"E	14.14
L80	S4248'29"E	14.14
L81	N4171'35"E	14.14
L82	S4248'29"E	14.14
L83	N4171'35"E	14.14
L84	S4248'29"E	14.14
L85	N4171'35"E	14.14
L86	S4248'29"E	14.14
L87	N4171'35"E	14.14
L88	S4248'29"E	14.14
L89	N4171'35"E	14.14
L90	S4248'29"E	14.14
L91	N4171'35"E	14.14
L92	S4248'29"E	14.14
L93	N4171'35"E	14.14
L94	S4248'29"E	14.14
L95	N4171'35"E	14.14
L96	S4248'29"E	14.14
L97	N4171'35"E	14.14
L98	S4248'29"E	14.14
L99	N4171'35"E	14.14
L100	S4248'29"E	14.14



5645 08047

C1	253.31	48.00	20.54	40216.96	29.20
C2	132.55	142.10	34.77	40174.55	34.77
C3	133.01	138.17	37.85	40171.06	37.85
C4	137.85	132.00	39.49	40167.41	39.49
C5	137.85	132.00	39.49	40167.41	39.49
C6	137.85	132.00	39.49	40167.41	39.49
C7	137.85	132.00	39.49	40167.41	39.49
C8	137.85	132.00	39.49	40167.41	39.49
C9	137.85	132.00	39.49	40167.41	39.49
C10	137.85	132.00	39.49	40167.41	39.49
C11	137.85	132.00	39.49	40167.41	39.49
C12	137.85	132.00	39.49	40167.41	39.49
C13	137.85	132.00	39.49	40167.41	39.49
C14	137.85	132.00	39.49	40167.41	39.49
C15	137.85	132.00	39.49	40167.41	39.49
C16	137.85	132.00	39.49	40167.41	39.49
C17	137.85	132.00	39.49	40167.41	39.49
C18	137.85	132.00	39.49	40167.41	39.49
C19	137.85	132.00	39.49	40167.41	39.49
C20	137.85	132.00	39.49	40167.41	39.49
C21	137.85	132.00	39.49	40167.41	39.49
C22	137.85	132.00	39.49	40167.41	39.49
C23	137.85	132.00	39.49	40167.41	39.49
C24	137.85	132.00	39.49	40167.41	39.49
C25	137.85	132.00	39.49	40167.41	39.49
C26	137.85	132.00	39.49	40167.41	39.49
C27	137.85	132.00	39.49	40167.41	39.49
C28	137.85	132.00	39.49	40167.41	39.49
C29	137.85	132.00	39.49	40167.41	39.49
C30	137.85	132.00	39.49	40167.41	39.49
C31	137.85	132.00	39.49	40167.41	39.49
C32	137.85	132.00	39.49	40167.41	39.49
C33	137.85	132.00	39.49	40167.41	39.49
C34	137.85	132.00	39.49	40167.41	39.49
C35	137.85	132.00	39.49	40167.41	39.49
C36	137.85	132.00	39.49	40167.41	39.49
C37	137.85	132.00	39.49	40167.41	39.49
C38	137.85	132.00	39.49	40167.41	39.49
C39	137.85	132.00	39.49	40167.41	39.49
C40	137.85	132.00	39.49	40167.41	39.49
C41	137.85	132.00	39.49	40167.41	39.49
C42	137.85	132.00	39.49	40167.41	39.49
C43	137.85	132.00	39.49	40167.41	39.49
C44	137.85	132.00	39.49	40167.41	39.49
C45	137.85	132.00	39.49	40167.41	39.49
C46	137.85	132.00	39.49	40167.41	39.49
C47	137.85	132.00	39.49	40167.41	39.49
C48	137.85	132.00	39.49	40167.41	39.49
C49	137.85	132.00	39.49	40167.41	39.49
C50	137.85	132.00	39.49	40167.41	39.49
C51	137.85	132.00	39.49	40167.41	39.49
C52	137.85	132.00	39.49	40167.41	39.49
C53	137.85	132.00	39.49	40167.41	39.49
C54	137.85	132.00	39.49	40167.41	39.49
C55	137.85	132.00	39.49	40167.41	39.49
C56	137.85	132.00	39.49	40167.41	39.49
C57	137.85	132.00	39.49	40167.41	39.49
C58	137.85	132.00	39.49	40167.41	39.49
C59	137.85	132.00	39.49	40167.41	39.49
C60	137.85	132.00	39.49	40167.41	39.49
C61	137.85	132.00	39.49	40167.41	39.49
C62	137.85	132.00	39.49	40167.41	39.49
C63	137.85	132.00	39.49	40167.41	39.49
C64	137.85	132.00	39.49	40167.41	39.49
C65	137.85	132.00	39.49	40167.41	39.49
C66	137.85	132.00	39.49	40167.41	39.49
C67	137.85	132.00	39.49	40167.41	39.49
C68	137.85	132.00	39.49	40167.41	39.49
C69	137.85	132.00	39.49	40167.41	39.49
C70	137.85	132.00	39.49	40167.41	39.49
C71	137.85	132.00	39.49	40167.41	39.49
C72	137.85	132.00	39.49	40167.41	39.49
C73	137.85	132.00	39.49	40167.41	39.49
C74	137.85	132.00	39.49	40167.41	39.49
C75	137.85	132.00	39.49	40167.41	39.49
C76	137.85	132.00	39.49	40167.41	39.49
C77	137.85	132.00	39.49	40167.41	39.49
C78	137.85	132.00	39.49	40167.41	39.49
C79	137.85	132.00	39.49	40167.41	39.49
C80	137.85	132.00	39.49	40167.41	39.49
C81	137.85	132.00	39.49	40167.41	39.49
C82	137.85	132.00	39.49	40167.41	39.49
C83	137.85	132.00	39.49	40167.41	39.49
C84	137.85	132.00	39.49	40167.41	39.49

L20	457.07	14.43			
L21	457.07	14.43			
L22	457.07	14.43			
L23	457.07	14.43			
L24	457.07	14.43			
L25	457.07	14.43			
L26	457.07	14.43			
L27	457.07	14.43			
L28	457.07	14.43			
L29	457.07	14.43			
L30	457.07	14.43			



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THERE SHALL BE A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS ADJACENT TO THE RIGHT-OF-WAY (FOR CABLE, PHONE, ELECTRIC, ETC.) PER CITY REQUIREMENT

- LEGEND:
- IRF = IRON ROD FOUND
  - IRS = IRON ROD SET WITH A RED PLASTIC CAP
  - STAMPED "C-CAI"
  - DE = DRAINAGE EASEMENT
  - SE = SANITARY SEWER EASEMENT
  - WE = WATER LINE EASEMENT
  - LE = LANDSCAPE EASEMENT
  - UE = UTILITY EASEMENT
  - CA = COMMON AREA
  - BL = BUILDING LINE
  - ROW = RIGHT-OF-WAY
  - HOA = HOME OWNER'S ASSOCIATION
  - C.C.C.F. = COLLIN COUNTY CLERK'S FILE
  - D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
  - L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
  - M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS

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.

**FINAL PLAT**  
**BOZMAN FARM ESTATES,**  
**PHASE IA**

134 RESIDENTIAL LOTS  
15 COMMON AREAS/OPEN SPACES  
PD ORDINANCE #2002-52

BEING 37.949 ACRES  
IN THE

AARON WEST SURVEY, ABSTRACT NO. 979 &  
ALLEN ATTERBERRY SURVEY, ABSTRACT NO. 23  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER & APPLICANT  
BOZMAN FARM DEVELOPMENT, LTD.  
5001 LBJ FREEWAY, SUITE 830  
DALLAS, TEXAS 75225  
PH. (972) 980-2777  
FAX (972) 980-2860

PLANNER-ENGINEER-SURVEYOR  
CARGILL-CHESSIER  
& ASSOCIATES, INC.  
1771 INTERNATIONAL, SUITE 127  
RICHARDSON, TEXAS 75081  
PH. (972) 699-3500  
FAX (972) 698-3507

CONTACT: ROBBIE FIGG  
CONTACT: PAUL CARGILL

5645 08048

RICHARDSON, TEXAS

Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Apr 12 2004 4:59 PM
At 2:48 pm

Doc/Num : 2004-0050765

Recording/Type: PL 31.00
Receipt #: 13710

OWNER'S CERTIFICATION

WHEREAS BOZMAN FARM DEVELOPMENT, LTD., is the owner of a tract of land situated in the Allen Atterberry Survey, Abstract No. 23 and the Aaron West Survey, Abstract No. 979 in the City of Wylie, Collin County, Texas, being part of the S0,026 acre tract of land described as Tract One in deed to Bozman Land Partners, Ltd., recorded in Volume 5143, Page 3316 of the Land Records of Collin County, Texas, and being all of the called 3,718 acre tract of land described in deed to Bozman Farm Development, Ltd recorded in Collin County Clerk's File No. 2003-0017050 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the east right-of-way line of F.M. 544 (variable width ROW) being the southwest corner of the tract of land described in deed to Pecan Creek Development, Inc., recorded in Volume 4665, Page 568 of the Land Records of Collin County, Texas;

THENCE leaving the east right-of-way line of said F.M. 544, and with the south line of said Pecan Creek Development, Inc. tract, North 87°51'26" East, a distance of 35,000 feet to a 5/8" iron rod set with a red plastic cap stamped "C-CAL" (hereinafter called 5/8" iron rod set) for corner.

THENCE leaving the south line of said Pecan Creek Development, Inc. tract, as follows:

- South 02°14'03" East, a distance of 242.93 feet to a 5/8" iron rod set for corner;
South 87°47'44" East, a distance of 113.50 feet to a 5/8" iron rod set for corner;
North 85°59'35" East, a distance of 50.02 feet to a 5/8" iron rod set for corner;
North 87°47'44" East, a distance of 115.05 feet to a 5/8" iron rod set for corner;
South 02°10'53" East, a distance of 43.88 feet to a 5/8" iron rod set for corner;
North 87°49'07" East, a distance of 539.03 feet to a 5/8" iron rod set for corner;
North 89°42'48" East, a distance of 92.87 feet to a 5/8" iron rod set for corner;
North 46°04'27" East, a distance of 86.84 feet to a 5/8" iron rod set for corner;
North 46°04'27" East, a distance of 86.84 feet to a 5/8" iron rod set for corner;
a tangent curve to the right, having a central angle of 33°14'36", a radius of 592.66 feet and chord bearing and distance of North 62°41'45" East, 339.06 feet;
Northwesterly with said curve, an arc distance of 343.87 feet to a 5/8" iron rod set for corner at the beginning of a compound curve to the right, having a central angle of 17°22'10", a radius of 1321.67 feet and chord bearing and distance of North 88°00'08" East, 399.14 feet;
Northwesterly with said curve, an arc distance of 400.67 feet to a 5/8" iron rod set for corner;
Northwesterly with said curve, an arc distance of 50.00 feet to a 5/8" iron rod set for corner at the beginning of a non-tangent curve to the right, having a central angle of 21°39'50", a radius of 650.11 feet and chord bearing and distance of South 10°01'51" East, 244.35 feet;
Southwesterly with said curve, an arc distance of 245.81 feet to a 5/8" iron rod set for corner at the beginning of a reverse curve to the left, having a central angle of 10°20'44", a radius of 551.66 feet and chord bearing and distance of South 04°22'18" East, 99.47 feet;
Southwesterly with said curve, an arc distance of 110.00 feet to a 5/8" iron rod set for corner;
Southwesterly with said curve, an arc distance of 196.93 feet to a 5/8" iron rod set for corner;
South 80°27'20" East, a distance of 109.13 feet to a 5/8" iron rod set for corner;
South 16°42'41" East, a distance of 111.03 feet to a 5/8" iron rod set for corner;
South 04°14'18" East, a distance of 115.81 feet to a 5/8" iron rod set for corner;
South 23°11'07" West, a distance of 87.08 feet to a 5/8" iron rod set for corner.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BOZMAN FARM DEVELOPMENT, LTD., duly authorized officers, does hereby certify that the foregoing is a true and correct copy of the plat hereabove described, property as shown on the plat, and do to the city of Wylie, Texas, and do hereby certify that the streets and public use areas, as shown on the plat, are dedicated forever, for the purposes indicated, to the public use of the City of Wylie and public utility companies, and shall be maintained, improved, and kept in good order, except that the City of Wylie, Texas, shall not be required to construct or place upon, over, or under, any of the streets or public use areas, as shown on the plat, until the City of Wylie, Texas, has approved by the City Council, the use of the streets and public use areas, as shown on the plat, for the purposes indicated, and until the City of Wylie, Texas, has approved by the City Council, the use of the streets and public use areas, as shown on the plat, for the purposes indicated, and until the City of Wylie, Texas, has approved by the City Council, the use of the streets and public use areas, as shown on the plat, for the purposes indicated.

BY: BOZMAN FARM DEVELOPMENT, LTD.
Authorized Signature
Print Name & Title
STATE OF TEXAS
COUNTY OF COLLIN

5645 08049

# CARGILL-CHESHIER & ASSOCIATES, P.C.

4 101-01 Wylie Jan-01-01 CP Phase 1A, pro lnu Mar 18, 2004 9 12 49AM

Southwesterly with said corner of said tract, North 86°57'41" East, a distance of 16.95 feet to a 5/8" iron rod set for corner. South 89°02'26" East, a distance of 28.00 feet to a 5/8" iron rod set for corner in the south line of South 005734 West, a distance of 119.74 feet to a 5/8" iron rod set for corner in the south line of said Tract One and the north line of a called 49,277 acre tract of land described in deed to Lt. Luke Trevis 544, L.P., recorded in Collin County Clerk's File No. 2002-0094030 of the Land Records of Collin County, Texas;

THENCE with the common south line of said Tract One and north line of said 49,277 acre tract, North 88°27'19" West, a distance of 484.42 feet to a 1/2" iron rod found at the southeast corner of said 5,718 acre tract;

THENCE with the south line of said 5,718 acre tract, and the most westerly north line of said 49,277 acre tract, North 89°16'52" West, a distance of 976.74 feet to a 1/2" iron rod found in the east line of a tract of land described in deed to Charlotte C. Dew, recorded in Collin County Clerk's File No. 93-0039229 of the Land Records of Collin County, Texas; being the southwest corner of said 5,718 acre tract;

THENCE with the west line of said 5,718 acre tract and the east line of said Dew Tract, North 00°59'42" East, a distance of 258.00 feet to a 3/8" iron rod found for corner at an angle point of said Tract One, being the northwest corner of said 5,718 acre tract and the northeast corner of said Dew Tract;

THENCE with a south line of said Tract One and the north line of said Dew Tract, North 88°49'06" West, a distance of 221.29 feet to a 5/8" iron rod set at the southeast corner of a called 1,616 acre tract of land described in Deed to F.D. Feagin;

THENCE with a west line of said Tract One and the east line of said Feagin Tract and the east line of a called 1.00 acre tract of land described in deed to Victor Eggeneyer and the east line of a called 0.066 acre tract of land described in deed to Victor Eggeneyer, recorded in Volume 4817, Page 1759 of the Land Records of Collin County, Texas, North 02°12'16" West, a distance of 405.16 feet to a 5/8" iron rod found for corner;

THENCE with the most westerly south line of said Tract One and the north line of said 0.066 acre tract, South 87°39'49" West, a distance of 286.40 feet to a 1/2" iron rod found in the east right-of-way line of said F.M. 544, being the most westerly southwest corner of said Tract One, and being the northwest corner of said 0.066 acre tract;

THENCE with the east right-of-way line of said F.M. 544 and the west line of said Tract One, North 02°14'03" West, a distance of 456.83 feet to the POINT OF BEGINNING and containing 37.949 acres of land.

Bearing system based upon the monuments found along the west line of the 60,026 acre tract of land described as Tract One in deed to Borzom Land Partners, Ltd., recorded in Volume 5143, Page 3316 of the Land Records of Collin County, Texas in the east right-of-way line of F.M. 544 (variable width ROW).

considerations therein expressed  
GIVEN UNDER MY HAND AND  
Seal  
2004.

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

*James Norman*

Recommended for Approval  
*[Signature]*  
Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Approved for Construction  
*[Signature]*

Mayor, City of Wylie, Texas

Accepted  
*[Signature]*  
Mayor, City of Wylie, Texas

The undersigned, the City of Wylie, Texas, hereby certifies that the foregoing is a true and correct copy of the original on the \_\_\_\_\_ day of \_\_\_\_\_, 2004. My action, then and there authorized, is hereby approved and set forth in and upon the authorized the mayor to not name as hereinabove described.  
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

THESE PRESENTS:

... LTD., acting herein by and through it's  
... adopt this plat designating the  
... BOZMAN FARM ESTATES, PHASE IA, an addition  
... are hereby dedicate, in fee simple,  
... lots and alleys shown thereon. The  
... for street purposes. The Easements  
... are dedicated, for the public use  
... ed on this plat. No buildings,  
... improvements or growths shall be  
... or across the Easements as shown,  
... ments may be placed in Landscape  
... ty of Wylie. In addition, Utility  
... re mutual use and accommodation of all  
... ing the same unless the easement  
... s, sold use by public utilities  
... d City of Wylie's use thereof. The  
... tities shall have the right to  
... parts of any buildings, fences, trees,  
... growths which may in any way endanger  
... maintenance, or efficiency of  
... easements. The City of Wylie and  
... times have the full right of  
... their respective easements for the  
... structing, inspecting, patrolling,  
... dding to or removing all or parts of  
... the necessity at any time procuring

... all platting ordinances, rules,  
... City of Wylie, Texas.  
... day of April 2004.

LTD.

Vice President

... a Notary Public for the State of Texas,  
... known to me to  
... scribed to the foregoing instrument, and  
... cuted the same for the purposes and

SURVEYOR'S CERTIFICATE

I, George Stuyck, R.P.L.S., do hereby declare that this plat was prepared from an actual 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 of Wylie, Texas.

George Stuyck  
George Stuyck, R.P.L.S. No. 5386  
Cargill-Cheshier & Associates, Inc.



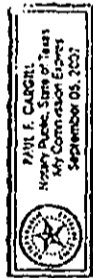
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of March 2004.

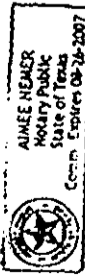
Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

Paul Cargill





5645 08051



DATE OF APPROVAL

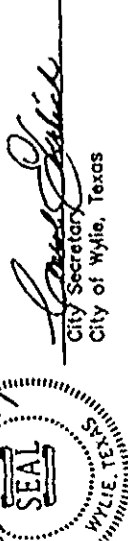
\_\_\_\_\_  
Date: 1/21/03

\_\_\_\_\_  
Date: 2/11/03

\_\_\_\_\_  
Date: 4/7/04

Secretary of the City of Wylie, Texas,  
The final plat of BOZMAN FARM ESTATES, PHASE I,  
was submitted to the City Council  
on 1/21/03, and the Council, by formal  
resolution, adopted the dedication of streets, alleys,  
sewers, and water and sewer lines as shown  
on the said plat and said Council further  
expressed its concurrence therewith by signing his  
name to the same.

\_\_\_\_\_  
City Secretary  
City of Wylie, Texas



Selling a portion of this addition by notes and bounds is a violation of City Ordinance  
and State Law and is subject to fines and withholding of utilities and building permits.

**FINAL PLAT**  
**BOZMAN FARM ESTATES,**  
**PHASE I A**

134 RESIDENTIAL LOTS  
15 COMMON AREAS/OPEN SPACES  
PD ORDINANCE #2002-52

BEING 37.849 ACRES  
IN THE

AARON WEST SURVEY, ABSTRACT NO. 979 &  
ALLEN ATTERBERRY SURVEY, ABSTRACT NO. 23  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER & APPLICANT

BOZMAN FARM DEVELOPMENT, LTD.  
5001 LEJ FREEWAY, SUITE 830  
DALLAS, TEXAS 75225  
PH. (972) 960-2777  
FAX (972) 960-2860

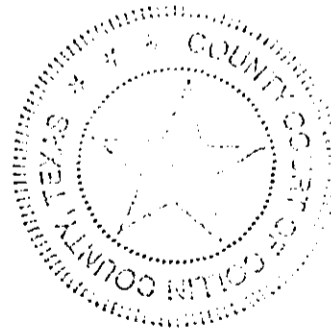
CONTACT: ROBBIE PIGG  
MARCH 19, 2004

PLANNER-ENGINEER-SURVEYOR  
CARGILL-CHESSIER  
& ASSOCIATES, INC.

1771 INTERNATIONAL SUITE 127  
RICHARDSON, TEXAS 75081  
PH. (972) 699-3500  
FAX (972) 699-3507

CONTACT: PAUL CARGILL

C-CAT# 01-01



ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND UNEN-  
FORCEABLE UNDER FEDERAL LAW.

4/12/04  
WEN

KENNETH L. MAUN  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY  
1800 N. GRAVES STREET STE 170  
P.O. BOX 8006  
MCKINNEY TEXAS 75070-8006  
972-547-5020  
METRO 972-424-1460 EXT. 5020

5645 08052

TAX CERTIFICATE

ACCOUNT: R-6023-000-0100-1

OWNER NAME & ADDRESS  
BOZMAN FARM DEVELOPMENT LTD  
5001 LBJ FREEWAY STE 830  
DALLAS TX 75244-6153

CERTIFICATE

LEGAL DESCRIPTION  
ABSTRACT 20024  
ALLEN, JERRY  
ACRES 1.0540

Record in: McKinney TX  
County: Wendy Taylor  
County Clerk  
Apr 12 2004  
2:48pm  
Doc/Name: 20040058765  
Recording Type: PL  
Receipt #: 13710 31.00  
4.00  
290

JUR# CWY, GCN, JCN, SWY, CAD  
1.0540 ACRES

SITUS:

\*-----\*  
NO TAXES ARE DUE.  
\*-----\*

JURIS = TAXING ENTITY CODES:  
01 COLLIN COUNTY  
85 WYLIE ISD  
27 WYLIE CITY

60 JR COLLEGE

THE 2003 TAXES: 320.81 PAID ON: 03/31/2004  
CURRENT TAX ROLL MARKET VALUE: 11,594

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,  
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE  
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2003  
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO -

FIDO CODE -

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: Wendy Reed DATE: 4-12-04  
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED  
IN SECTION 11.43 PARAGRAPH (1) OF THE TEXAS PROPERTY TAX CODE.





4/12/04  
WEN

KENNETH L. MAUN  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY  
1800 N. GRAVES STREET STE 170  
P.O. BOX 8006  
MCKINNEY TEXAS 75070-8006  
972-547-5020  
METRO 972-424-1460 EXT. 5020

5645 08054

TAX CERTIFICATE

ACCOUNT: R-6979-000-0620-1

OWNER NAME & ADDRESS  
BOZMAN FARM DEVELOPMENT LTD  
5001 LBJ FREEWAY STE 830  
DALLAS TX 75244-6153

CERTIFICATE

LEGAL DESCRIPTION  
A0979 WESLEYAN  
TRACT 60  
ACRES 4.88

JUR# 1CWY, GCN, JCN, SWY, CAD  
48.8528 ACRES

SITUS:

\*-----\*  
| NO TAXES ARE DUE. |  
\*-----\*

Record in: McKinney TX  
Collins, Linda Taylor  
Honoraria Clerk  
Collins, Aaron  
On 03/11/2004  
2:48pm  
Doc/Num: 200403050765  
Recording/Type: PL 31.00  
Receipt #: 13710  
14.00  
294

JURIS = TAXING ENTITY CODES:  
01 COLLIN COUNTY  
85 WYLIE ISD  
27 WYLIE CITY  
60 JR COLLEGE

THE 2003 TAXES: 8,134.83 PAID ON: 03/31/2004

CURRENT TAX ROLL MARKET VALUE: 294,002

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,  
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE  
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2003  
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO -

FIDO CODE -

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: Wendy R. [Signature]

DATE: 4-12-04

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED  
IN SECTION 11.43 PARAGRAPH (1) OF THE TEXAS PROPERTY TAX CODE.





4/12/04  
WEN

KENNETH L. MAUN  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY  
1800 N. GRAVES STREET STE 170  
P.O. BOX 8006  
MCKINNEY TEXAS 75070-8006  
972-547-5020  
METRO 972-424-1460 EXT. 5020

5645 08056

TAX CERTIFICATE

ACCOUNT: R-6979-000-0240-1

CERTIFICATE

OWNER NAME & ADDRESS  
BOZMAN FARM DEVELOPMENT LTD  
5001 LBJ FREEWAY STE 830  
DALLAS TX 75244-6153

LEGAL DESCRIPTION  
ABSTRACT 0979  
TRACT 2  
ACRES 5  
JUR# CWY, GCN, JCN, SWY, CAD  
16.2350 ACRES  
Doc/Num: 2004-EE-0050765  
Recording/Type: PL  
Receipt #: 13710  
\$1,292  
\$1.00

SITUS:

\*-----\*  
| NO TAXES ARE DUE. |  
\*-----\*

JURIS = TAXING ENTITY CODES:  
01 COLLIN COUNTY 27 WYLIE CITY 60 JR COLLEGE  
85 WYLIE ISD

THE 2003 TAXES: 5,013.22 PAID ON: 03/31/2004

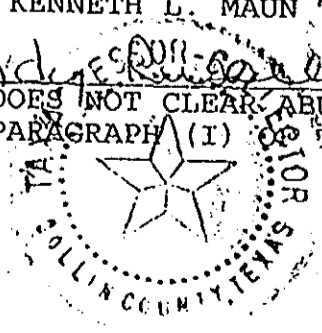
CURRENT TAX ROLL MARKET VALUE: 181,183

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,  
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE  
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2003  
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - FIDO CODE -

AUTHORIZED AGENT: KENNETH L. MAUN TAX ASSESSOR COLLECTOR OF COLLIN COUNTY

SIGNED BY: Wendy R. ... DATE: 4-12-04  
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED  
IN SECTION 11.43 PARAGRAPH (1) OF THE TEXAS PROPERTY TAX CODE.

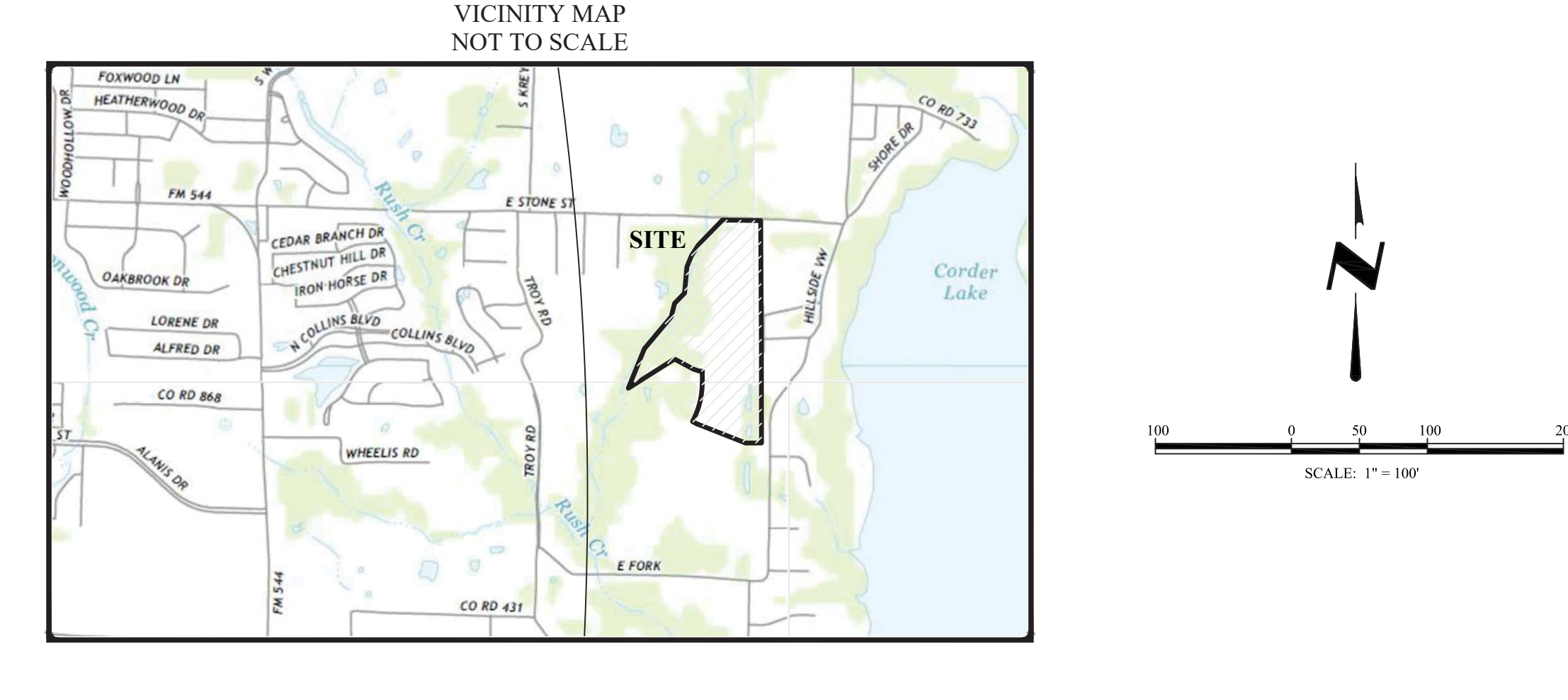




Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	65.00	N 61°49'32" W	L23	79.54	S 00°02'17" E	L45	14.14	N 45°02'17" W	L67	14.14	N 44°57'44" E
L2	20.27	S 89°57'43" W	L24	343.87	N 00°02'16" W	L46	14.14	S 44°57'43" W	L68	14.14	N 45°02'16" W
L3	66.66	N 71°31'21" W	L25	150.40	N 89°57'44" E	L47	14.20	S 45°12'04" W	L69	14.14	N 44°57'44" E
L4	18.29	S 00°02'17" E	L26	290.16	N 00°02'16" W	L48	14.08	N 44°47'24" W	L71	120.01	S 89°02'22" E
L5	86.54	S 00°02'17" E	L27	338.04	N 89°57'43" E	L49	14.21	S 45°14'03" W	L72	3.94	N 44°19'25" E
L6	109.68	S 67°40'05" E	L28	125.60	N 47°39'22" W	L50	14.14	N 45°02'17" W	L73	12.17	N 05°04'30" E
L7	196.56	S 57°45'06" W	L29	181.20	N 00°08'43" W	L51	14.49	N 24°04'38" W	L74	123.59	N 89°02'22" W
L8	171.29	N 00°02'16" W	L30	16.36	N 89°51'17" E	L52	14.49	S 68°44'28" W	L75	7.03	S 86°34'59" E
L9	24.73	N 00°18'05" W	L31	82.38	S 75°42'22" E	L53	14.58	S 89°09'49" W	L76	8.52	N 86°34'59" W
L10	59.96	N 45°42'54" E	L32	214.12	N 00°08'43" W	L54	14.58	N 04°28'33" W	L77	78.31	S 67°04'41" E
L11	199.18	N 77°39'02" E	L33	25.00	S 00°08'43" W	L55	13.54	N 86°52'45" W	L78	72.28	S 65°26'24" E
L12	40.38	N 89°09'14" W	L34	47.02	N 89°50'02" E	L56	15.30	N 00°18'05" W	L79	44.63	S 65°26'24" E
L13	230.19	N 18°48'57" E	L35	447.02	N 68°34'55" W	L57	13.77	N 42°40'25" W	L81	62.15	N 02°10'52" W
L14	64.18	N 00°18'05" W	L36	177.50	N 68°34'55" W	L58	14.14	S 45°18'05" E	L82	574.91	N 00°02'16" W
L15	95.67	N 89°41'55" E	L37	14.31	S 67°06'56" W	L59	14.14	S 44°41'55" W	L83	63.49	N 19°41'57" E
L16	64.43	S 84°32'49" E	L38	14.31	N 24°16'45" W	L60	17.53	S 57°03'43" W	L84	165.44	N 00°18'05" W
L17	84.06	N 00°18'05" W	L39	13.98	S 65°46'29" W	L61	14.04	S 45°06'29" W	L85	10.00	N 00°41'55" E
L18	212.94	S 89°28'58" E	L40	14.29	N 24°11'41" W	L62	14.24	N 44°53'31" W	L86	343.63	S 00°08'43" E
L19	173.70	N 00°18'05" W	L41	14.01	S 44°17'02" W	L63	14.24	N 44°53'31" W	L87	61.65	S 14°31'02" E
L20	414.88	N 00°18'05" W	L42	14.44	N 43°56'33" W	L64	14.04	S 45°06'29" W	L88	72.54	S 04°21'10" E
L21	177.50	N 89°57'43" E	L43	13.79	S 46°16'34" W	L65	17.67	N 46°43'49" E	L89	318.20	N 00°09'58" W
L22	120.00	N 89°57'43" E	L44	14.14	S 45°02'16" W	L66	18.29	N 00°02'17" W	L90	23.52	S 11°22'31" W

Curve Table					Curve Table					Curve Table							
Curve #	Radius	Arc	Delta	Chord	Length	Curve #	Radius	Arc	Delta	Chord	Length	Curve #	Radius	Arc	Delta	Chord	Length
C1	610.00'	58.55'	52°9'59"	N 2°42'42" E	58.53'	C25	25.00'	20.78'	47°37'06"	S 23°50'49" W	20.18'	C39	10.00'	9.48'	54°18'53"	S 85°10'28" W	9.13'
C2	135.00'	43.63'	18°30'56"	N 80°46'49" W	43.44'	C26	10.00'	9.48'	54°18'53"	S 85°10'28" W	9.13'	C40	440.00'	327.49'	42°38'43"	N 21°01'16" E	319.99'
C3	1200.00'	141.50'	6°45'23"	N 24°47'47" E	141.42'	C27	10.00'	9.48'	54°18'53"	S 40°30'39" E	9.13'	C41	440.00'	341.24'	44°26'08"	N 22°31'10" W	332.75'
C4	1200.00'	449.38'	21°27'22"	N 10°41'24" E	446.75'	C28	50.00'	41.55'	47°37'06"	N 23°50'49" W	40.37'	C42	440.00'	12.14'	1°34'51"	N 44°55'29" E	12.14'
C5	1377.50'	515.85'	21°27'22"	N 10°41'24" E	512.84'	C29	50.00'	36.92'	42°18'43"	N 80°48'53" W	36.09'	C43	280.00'	156.07'	31°56'08"	N 61°40'58" E	154.05'
C6	280.00'	105.48'	21°35'03"	S 79°22'26" E	104.86'	C30	50.00'	42.24'	48°23'54"	N 35°27'34" W	40.99'	C44	280.00'	64.49'	1°31'14"	N 84°14'54" E	64.34'
C7	10.00'	9.15'	52°24'31"	N 61°47'24" W	8.83'	C31	50.00'	58.41'	66°55'50"	N 22°12'18" E	55.14'	C45	10.00'	4.60'	26°22'10"	S 76°20'45" W	4.56'
C8	50.00'	50.88'	58°18'25"	S 64°44'22" E	48.72'	C32	10.00'	9.72'	55°42'29"	S 27°48'59" W	9.34'	C46	50.00'	21.57'	24°43'04"	N 75°31'13" E	21.40'
C9	50.00'	41.41'	47°27'27"	N 62°22'42" E	40.24'	C33	440.00'	118.32'	15°24'28"	N 50°02'52" E	117.97'	C47	50.00'	45.46'	52°05'44"	S 66°04'23" E	43.91'
C10	50.00'	52.58'	60°14'51"	N 8°31'33" E	50.19'	C34	10.00'	9.48'	54°18'53"	S 74°48'48" E	9.13'	C48	50.00'	48.56'	55°38'54"	S 12°12'04" E	46.68'
C11	50.00'	17.79'	20°22'59"	N 31°47'22" W	17.69'	C35	10.00'	9.48'	54°18'53"	S 74°48'48" E	9.13'	C49	50.00'	9.57'	10°58'12"	S 21°06'29" W	9.56'
C12	280.00'	57.09'	11°40'56"	N 5°59'11" W	56.99'	C36	577.50'	357.01'	35°25'12"	S 40°02'31" W	351.35'	C50	10.00'	3.62'	20°44'50"	N 16°13'10" E	3.60'
C13	10.00'	6.82'	39°06'13"	S 22°25'45" E	6.69'	C37	440.00'	118.32'	15°24'28"	N 50°02'52" E	117.97'	C51	280.00'	104.65'	21°24'53"	S 8°06'31" W	104.04'
C14	280.00'	57.09'	11°40'56"	S 5°59'11" W	56.99'	C38	10.00'	9.48'	54°18'53"	S 74°48'48" E	9.13'	C52	10.00'	6.92'	39°39'04"	N 1°00'35" W	6.78'
C15	300.00'	75.60'	14°26'20"	S 82°55'32" E	75.40'	C39	10.00'	9.48'	54°18'53"	S 74°48'48" E	9.13'						
C16	10.00'	9.48'	54°18'53"	S 77°08'11" W	9.13'	C40	440.00'	327.49'	42°38'43"	N 21°01'16" E	319.99'						
C17	10.00'	9.48'	54°18'53"	S 48°32'56" E	9.13'	C41	440.00'	341.24'	44°26'08"	N 22°31'10" W	332.75'						
C18	280.00'	345.71'	70°44'29"	S 35°19'58" W	324.16'	C42	440.00'	12.14'	1°34'51"	N 44°55'29" E	12.14'						
C19	10.00'	5.68'	32°31'08"	N 46°08'41" E	5.60'	C43	280.00'	156.07'	31°56'08"	N 61°40'58" E	154.05'						
C20	50.00'	11.07'	12°41'07"	S 36°13'40" W	11.05'	C44	280.00'	64.49'	1°31'14"	N 84°14'54" E	64.34'						
C21	50.00'	48.15'	55°10'50"	S 70°09'39" W	46.31'	C45	10.00'	4.60'	26°22'10"	S 76°20'45" W	4.56'						
C22	50.00'	22.49'	25°46'07"	N 69°21'53" W	22.30'	C46	50.00'	21.57'	24°43'04"	N 75°31'13" E	21.40'						
C23	10.00'	5.86'	33°33'26"	S 73°15'32" E	5.77'	C47	50.00'	45.46'	52°05'44"	S 66°04'23" E	43.91'						
C24	577.50'	225.47'	22°22'12"	S 11°08'49" W	224.04'	C48	50.00'	48.56'	55°38'54"	S 12°12'04" E	46.68'						

Curve Table					
Curve #	Radius	Arc	Delta	Chord	Length
C53	50.00'	3.56'	4°04'29"	S 18°47'52" E	3.56'
C54	50.00'	65.75'	75°20'49"	S 20°54'47" W	61.12'
C55	50.00'	51.47'	58°58'44"	S 88°04'34" W	49.23'
C56	50.00'	16.10'	18°27'09"	N 53°12'30" W	16.03'
C57	10.00'	13.05'	74°45'03"	S 81°21'27" E	12.14'
C58	280.00'	384.15'	78°36'30"	N 39°00'09" E	354.72'
C59	440.00'	341.24'	44°26'08"	N 21°54'59" E	332.75'
C60	500.00'	50.22'	5°45'17"	S 87°25'27" E	50.20'
C61	10.00'	9.48'	54°18'53"	S 68°17'45" W	9.13'
C62	10.00'	9.48'	54°18'53"	S 57°23'22" E	9.13'
C63	280.00'	158.08'	32°20'50"	S 15°52'20" W	155.99'
C64	10.00'	3.02'	17°18'22"	N 17°20'24" E	3.01'
C65	50.00'	32.48'	37°12'54"	S 27°17'40" W	31.91'
C66	50.00'	51.97'	59°32'54"	S 75°40'34" W	49.66'
C67	50.00'	1.93'	2°12'22"	N 73°26'48" W	1.93'
C68	10.00'	3.30'	18°54'29"	S 81°47'52" E	3.29'
C69	280.00'	41.24'	8°26'21"	S 86°17'52" W	41.20'
C70	135.00'	18.27'	7°45'10"	N 81°31'37" E	18.25'

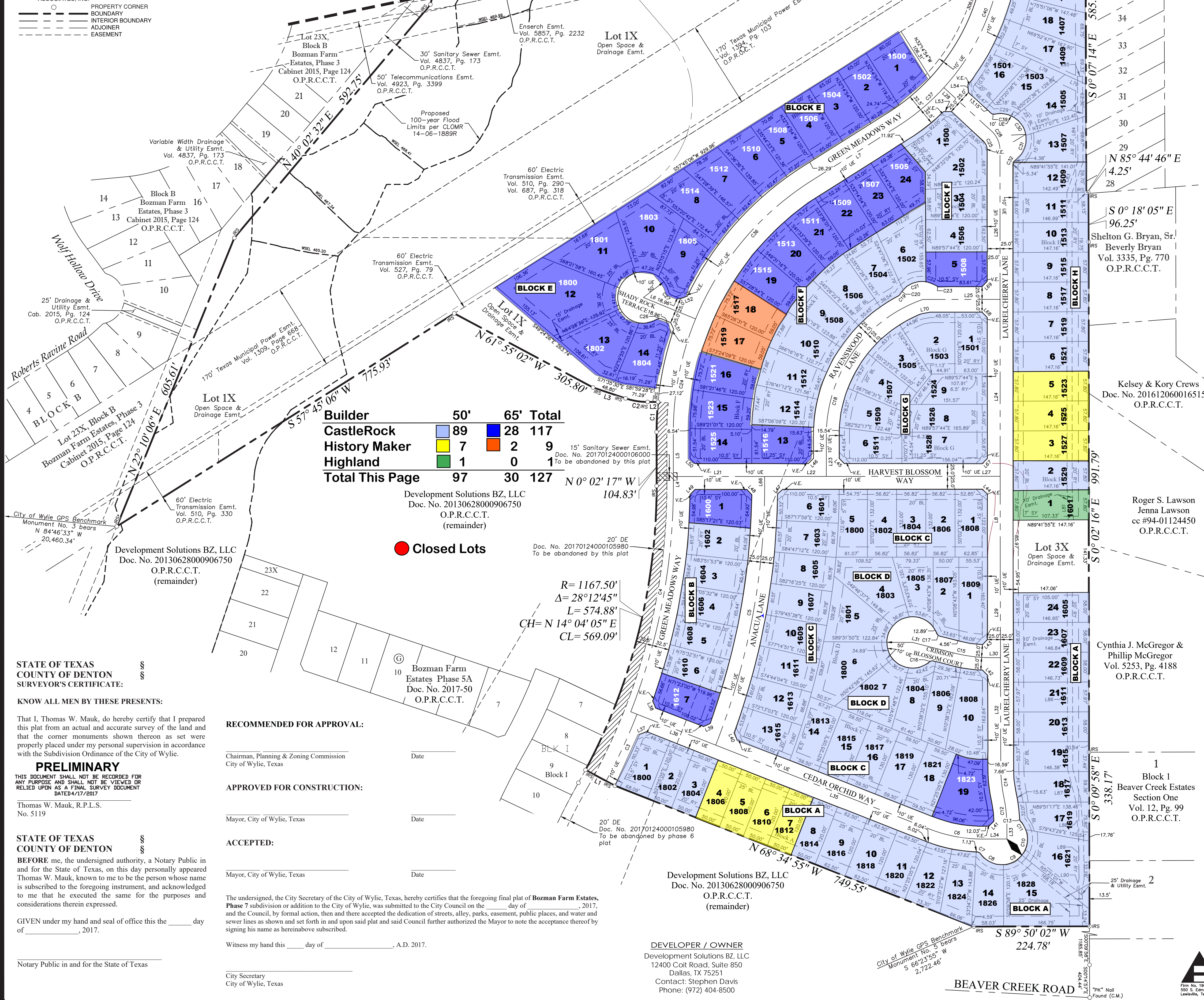
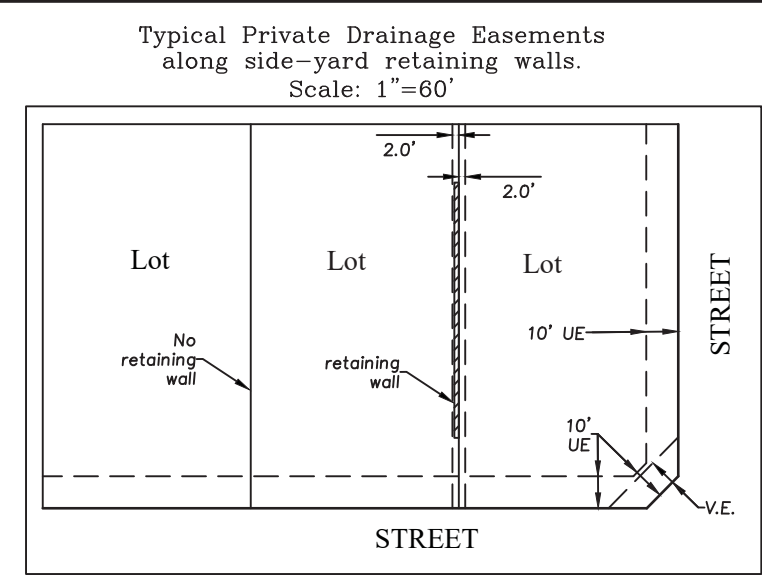


Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet
A	1	7505	A	21	8503	C	10	7698	E	1	9132	F	7	8301
A	2	6000	A	22	8514	C	11	7698	E	2	7794	F	8	8375
A	3	6000	A	23	8520	C	12	7710	E	3	7800	F	9	8304
A	4	6000	A	24	8526	C	13	8086	E	4	7800	F	10	8221
A	5	6000	B	1	8294	C	14	8115	E	5	8078	F	11	8131
A	6	6000	B	2	7512	C	15	7735	E	6	8604	F	12	8035
A	7	6000	B	3	7505	C	16	7735	E	7	9558	F	13	8742
A	8	6000	B	4	7505	C	17	7735	E	8	11205	F	14	8033
A	9	7500	B	5	7505	C	18	7735	E	9	9394	F	15	8113
A	10	7500	B	6	7504	C	19	11865	E	10	13177	F	16	8086
A	11	7500	B	7	8250	D	1	9256	E	11	13151	F	17	8086
A	12	7500	C	1	8246	D	2	7767	E	12	21198	F	18	8086
A	13	7513	C	2	7500	D	3	7565	E	13	11468	F	19	8086
A	14	7505	C	3	7500	D	4	11620	E	14	9636	F	20	8086
A	15	15769	C	4	7500	D	5	10060	F	1	7663	F	21	8086
A	16	11587	C	5	7518	D	6	12622	F	2	9231	F	22	7645
A	17	8503	C	6	7533	D	7	9614	F	3	7514	F	23	7560
A	18	8503	C	7	7698	D	8	7528	F	4	7500	F	24	8519
A	19	8500	C	8	7698	D	9	7918	F	5	7911	G	1	7510
A	20	8501	C	9	7698	D	10	11569	F	6	10047	G	2	9384

Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet
I	14	7511	I	21	11397	J	7	10170	K	6	8769
I	15	9864	J	1	8112	J	8	11374	K	7	10144
I	16	10759	J	2	7560	K	1	8588	K	8	11974
I	17	10521	J	3	7814	K	2	8025	K	9	12905
I	18	13389	J	4	11612	K	3	10561	K	10	13054
I	19	10263	J	5	9980	K	4	7903	K	11	12730
I	20	9030	J	6	11004	K	5	7800	K	1	



**LEGEND:**  
 FND - FOUND  
 ROW - RIGHT-OF-WAY  
 CM - CONTROL MONUMENT  
 ASC - ARTHUR SURVEYING COMPANY  
 IRF - IRON ROD FOUND  
 IRS - IRON ROD SET  
 BL - BUILDING LINE  
 RY - REAR YARD SET BACK  
 SY - SIDE YARD SET BACK  
 UE - UTILITY EASEMENT  
 AE - ACCESS EASEMENT  
 SSE - SANITARY SEWER EASEMENT  
 PDE - PRIVATE DRAINAGE EASEMENT  
 DE - DRAINAGE EASEMENT  
 PAE - PEDESTRIAN ACCESS EASEMENT  
 WLE - WATER LINE EASEMENT  
 VE - VISIBILITY EASEMENT  
 SVLPE - SIGHT VISIBILITY, PEDESTRIAN, UTILITY EASEMENT  
 DENOTES STREET NAME CHANGE  
 WSEL - PROPOSED 100 YR FLOOD BASE FLOOD ELEVATION PER FLOOD STUDY PROVIDED BY RIDINGER ASSOCIATES, INC.  
 O - PROPERTY CORNER  
 --- BOUNDARY  
 --- INTERIOR BOUNDARY  
 --- ADJOMER  
 --- EASEMENT



**OWNERS DEDICATION:**

WHEREAS DEVELOPMENT SOLUTIONS BZ, LLC is the owner of all that certain lot, tract or parcel of land situated in the John G. Jonett Survey, Abstract Number 475, City of Wylie, Collin County, Texas, and being a part of that same tract of land described by deed to Development Solutions BZ, LLC, recorded under Document Number 20130628000906750 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and more particularly described as follows (basis of bearings for this survey is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), with a combined scale factor of 1.000152710);

**BEGINNING** at a 1/2-inch iron rod found at the northeast corner of said Development Solutions BZ, LLC tract, same being the northwest corner of a tract of land described to Richard Daniel, by deed recorded in Document Number 20140421000373260 (O.P.R.C.C.T.), and lying on the south line of a tract of land described to the Kathleen M. Kerin Revocable Living Trust, by deed recorded in Document Number 2000-0110927 (O.P.R.C.C.T.), said point lying within Stone Road;

**THENCE** South 00 degrees 18 minutes 05 seconds East, departing the south line of said Kerin Revocable Living Trust tract, a distance of 1142.55 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner in the west line of a tract of land described to Earnest G. & Patsy J. Lander by deed recorded in Document No. 97-0032533, (O.P.R.C.C.T.);

**THENCE** South 58 degrees 04 minutes 46 seconds West, with the West line of said Lander tract, a distance of 2.80 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

**THENCE** South 00 degrees 07 minutes 14 seconds East, with the West line of said Lander tract, and with the West line of Hillside Bay, an addition to the City of Wylie, according to the plat thereof recorded in Volume 7, Page 11, (O.P.R.C.C.T.), a total distance of 585.79 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

**THENCE** North 85 degrees 44 minutes 46 seconds East, with the West line of said Hillside Bay, a distance of 4.25 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

**THENCE** South 00 degrees 18 minutes 05 seconds East, a distance of 96.25 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner on the West line of a tract of land described to Shelton and Beverly Bryan, by deed recorded in Volume 3335, Page 770 (O.P.R.C.C.T.);

**THENCE** South 00 degrees 02 minutes 16 seconds East, a distance of 991.79 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for the southwest corner of a tract of land described to Cynthia & Phillip McGregor, by deed recorded in Volume 5253, Page 4188 (O.P.R.C.C.T.), same being the northwest corner of Lot 1, Block 1, Beaver Creek Estates, Section One, an addition to the City of Wylie, according to the plat thereof recorded in Volume 12, Page 99, Plat Records, Collin County, Texas;

**THENCE** South 00 degrees 09 minutes 58 seconds East, with the west line of said Beaver Creek Estates, Section One, a distance of 338.17 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner in the west line of Lot 2 of said Beaver Creek Estates, Section One;

**THENCE** South 89 degrees 50 minutes 02 seconds West, departing the west line of said Beaver Creek Estates, Section One, over, into, and across said Development Solutions BZ, LLC tract, a distance of 224.78 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 68 degrees 34 minutes 55 seconds West, a distance of 749.55 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 61 degrees 49 minutes 32 seconds West, a distance of 65.00 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner at the beginning of a non-tangent curve to the left having a radius of 1167.50 feet, a central angle of 28 degrees 12 minutes 45 seconds, a chord bearing and distance of North 14 degrees 04 minutes 05 seconds East, 569.09 feet, said point lying on the east line of Bozman Farm Estates, Phase 5A, an addition to the City of Wylie, according to the plat thereof recorded in Document Number 2017-50, (O.P.R.C.C.T.);

**THENCE** in a northeasterly direction, along the east line of said Bozman Farm Estates, Phase 5A and said curve to the left an arc length of 574.88 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 00 degrees 02 minutes 17 seconds West, a distance of 104.83 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner at the beginning of a tangent curve to the right having a radius of 610.00 feet, a central angle of 05 degrees 29 minutes 59 seconds, a chord bearing and distance of North 02 degrees 42 minutes 42 seconds East, 58.55 feet;

**THENCE** in a northeasterly direction along said curve to the right an arc length of 58.55 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** South 89 degrees 57 minutes 43 seconds West, a distance of 20.27 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner at the beginning of a tangent curve to the right having a radius of 135.00 feet, a central angle of 18 degrees 30 minutes 56 seconds, a chord bearing and distance of North 80 degrees 46 minutes 49 seconds West, 43.63 feet;

**THENCE** in a northwesterly direction along said curve to the right an arc length of 43.63 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 71 degrees 31 minutes 21 seconds West, a distance of 66.66 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 61 degrees 55 minutes 02 seconds West, a distance of 305.80 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner on the southeast line of a 60-foot Electric Transmission Easement, as recorded in Volume 527, Page 79, (O.P.R.C.C.T.);

**THENCE** South 57 degrees 45 minutes 06 seconds West, with the southeast line of said 60-foot Electric Transmission Easement, a distance of 775.93 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for the southwest corner of Lot 23X, Block B, Bozman Farm Estates, Phase 3, an addition to the City of Wylie, according to the plat thereof recorded in Cabinet 2015, Page 124, (O.P.R.C.C.T.), and lying on the southeast line of a 60-foot Electric Transmission Easement, as recorded in Volume 510, Page 330, (O.P.R.C.C.T.);

**THENCE** with the perimeter and to the corners of said Lot 23X the following bearings and distances:

North 22 degrees 10 minutes 06 seconds East, 605.61 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 40 degrees 02 minutes 32 seconds East, 592.75 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner in the southeast line of Lot 16X, Block D, Bozman Farm Estates, an addition to the City of Wylie, according to the plat thereof recorded in Cabinet 2016, Page 121, (O.P.R.C.C.T.);

**THENCE** with the perimeter and to the corners of said Lot 16X the following bearings and distances:

North 14 degrees 09 minutes 57 seconds East, 195.82 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 44 degrees 19 minutes 25 seconds East, 202.61 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 05 degrees 04 minutes 30 seconds East, 373.02 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 22 degrees 02 minutes 25 seconds East, 169.84 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 32 degrees 43 minutes 44 seconds East, 181.89 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 43 degrees 53 minutes 03 seconds East, 492.94 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for the northeast corner of said Lot 16X, said point lying on the south line of a tract of land described to Julie C. & Geoff M. Kilgore, by deed recorded in Document Number 20140522000507760 (O.P.R.C.C.T.), said point lying within Stone Road;

**THENCE** South 89 degrees 08 minutes 50 seconds East, with the south line of said Kilgore tract, a distance of 543.93 feet to the POINT OF BEGINNING and containing 77.3250 acres of land, more or less.

**Now therefore know all men by these presents:**

THAT DEVELOPMENT SOLUTIONS BZ, LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **Bozman Farm Estates, Phase 7**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use 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 may be placed in Landscape Easements, unless approved by 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 of particular utilities, said use by public utilities being subordinate 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 the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DEVELOPMENT SOLUTIONS BZ, LLC d/b/a/ DS Bozman, LLC

By: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public in and for the State of \_\_\_\_\_, on this day personally appeared \_\_\_\_\_, 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 purposes and considerations therein expressed.

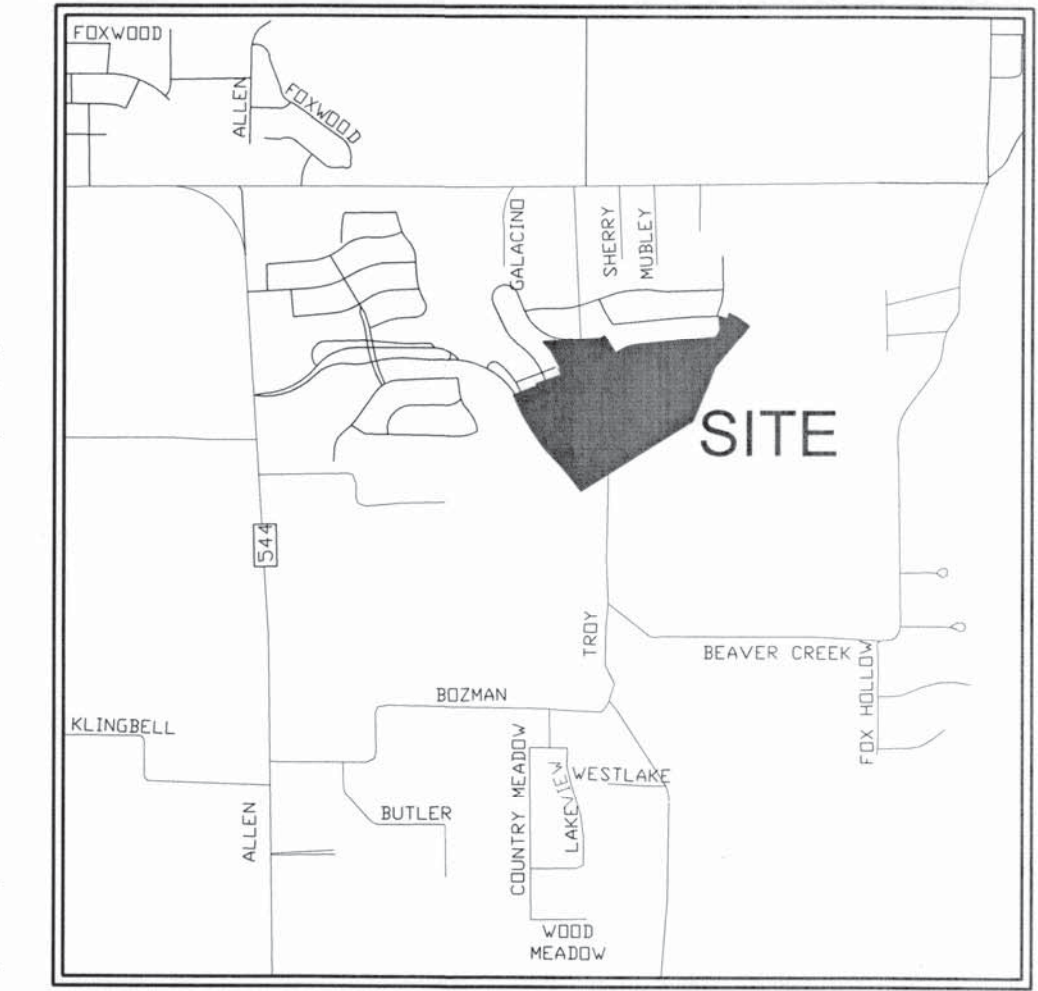
GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of \_\_\_\_\_

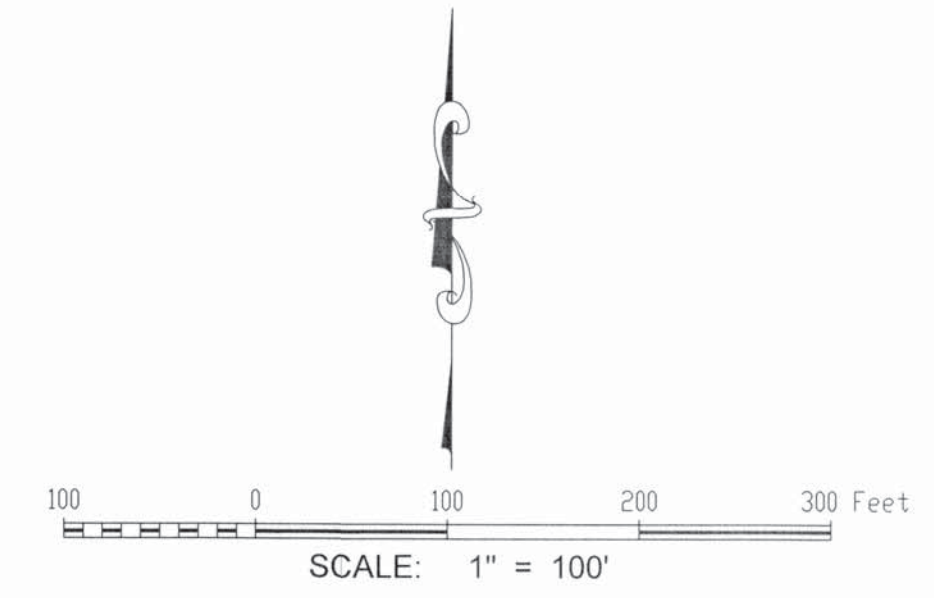
**FINAL PLAT**  
**BOZMAN FARM ESTATES**  
**PHASE 7**  
 being 195 Residential Lots and 3 Open Space Lots  
 77.3250 acres out of the  
 John G. Jonett Survey, Abst. No. 475  
 City of Wylie, Collin County, Texas

SHEET  
 2/2

**WINDROSE**  
 LAND SURVEYING | PLATTING  
 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM  
 DRAWN BY: MNP DATE: 06/08/17 SCALE: 1"=100' ASC NO.: C1705328-2



VICINITY MAP : 1" = 2000'



- NOTES:**
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on Texas State Plane Coordinate System, NAVD 88 (U.S. Feet) with a combined scale factor of 1.00015271.
  - 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.
  - A Ten (10) foot Utility Easement is hereby dedicated, by this plat, along all street right-of-ways, inclusive of front, rear and side of all lots adjacent to right-of-ways. This also includes all "X" lots hereon (for cable, phone, electric, etc.) per City requirement.

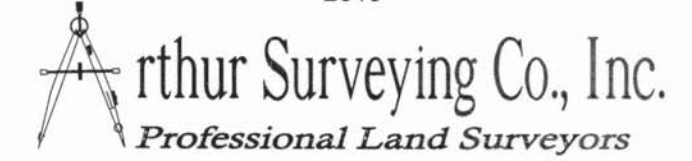
- LEGEND:**
- I.R.F. - IRON ROD FOUND
  - I.R.S. - IRON ROD SET
  - C.M. - CONTROLLING MONUMENT
  - R.O.W. - RIGHT-OF-WAY
  - P.O.B. - POINT OF BEGINNING
  - N.T.S. - NOT TO SCALE
  - O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
  - H.O.A. - HOME OWNERS ASSOCIATION
  - C.C.# - COUNTY CLERK'S NUMBER
  - B.L. - BUILDING LINE
  - W.M.E. - WALL MAINTENANCE ESMT.
  - ◆ - DENOTES STREET NAME CHANGE
  - - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED

Filed and Recorded  
 Official Public Records  
 Statewide County Clerks  
 Collin County, TEXAS  
 09/11/2015 03:05:41 PM  
 837 00 04180  
 201503110100000000

2015.124  
*[Signature]*

**FINAL PLAT  
 BOZMAN FARM ESTATES  
 PHASE 3**

Being a replat of Lot 28 and a part of Lot 29, Block C, Bozman Farm Estates, Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Page 34 of the Plat Records of Collin County, Texas, and being 50.392 acres out of the John G. Jonett Survey, Abst. No. 475 and the Aaron West Survey, Abst. No. 979 City of Wylie, Collin County, Texas - 2015 -



(972) 221-9439 Fax: (972) 221-4875  
 220 Elm Street, Suite 200 ~ P.O. Box 54  
 Lewisville, Texas 75067 ~ TRFN NO: 10068380  
 Established ~ 1986  
 www.arthursurveying.com

SHEET  
 1/2



Jeannie Smith, Roger M. Hankey,  
 Jackie Harvill  
 & Billie E. Hankey  
 Volume 3945, Page 4  
 O.P.R.C.C.T.

Development Solutions BZ, LLC  
 Doc. No. 20130628000906750  
 O.P.R.C.C.T.  
 Tract 4  
 (remainder)

Proposed 100-Year Flood Limits  
 Per CLOMR 14-06-1889R

$\Delta = 07^{\circ}30'19''$   
 $R = 1500.00'$   $L = 196.49'$   
 $N39^{\circ}47'39''W$   $196.35'$

$\Delta = 10^{\circ}20'22''$   
 $R = 1000.00'$   $L = 180.46'$   
 $N38^{\circ}22'37''W$   $180.21'$

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.

**OPEN SPACE LOTS:**

- Lot 1X, Block F
- Lot 3X, Block I
- Lot 1X, Block J
- Lot 13X, Block J
- Lot 32X, Block J
- Lot 17X, Block A
- Lot 23X, Block B
- Lot 28R, Block C

LOT 28, BLOCK C  
**OWNER / DEVELOPER**  
 Bozman Farm Development Ltd.  
 15400 Knoll Trail Drive, Suite 201  
 Dallas, TX 75248-7088  
 Phone: (972) 960-2777  
 Contact: Greg Rich

**OWNER / DEVELOPER**  
 Development Solutions BZ, LLC  
 12400 Coit Road, Suite 850  
 Dallas, TX 75251  
 Phone: (972) 404-8500  
 Contact: Aaron Ketchand

**Ridinger Associates, Inc.**  
 Civil Engineers - Planners  
 Firm No. 1969  
 550 S. Edmonds Lane, Suite 101  
 Lewisville, Texas 75067  
 Tel. No. (972) 353-8000  
 Fax No. (972) 353-8011

WHEREAS DEVELOPMENT SOLUTIONS BZ, LLC AND BOZMAN FARM DEVELOPMENT LTD. are the owners of all that certain lot, tract or parcel of land situated in the Aaron West Survey, Abstract Number 979 and the John G. Jonett Survey, Abstract Number 475, City of Wylie, Collin County, Texas, and being a part of that certain tract of land described by deed to Development Solutions BZ, LLC, recorded under Document Number 20130628000906750 of the Official Public Records of Collin County, Texas, and being all of Lot 28 and a part of Lot 29, Block C, Bozman Farm Estates, Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Page 34 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the southeast corner of Lot 8, Block M, Bozman Farm Estates, Phase IC, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 240 of the Plat Records of Collin County, Texas, being in the north line said Development Solutions tract, and being in the westerly line of Collins Boulevard, a public roadway;

THENCE with the south line of said Bozman Farm Estates, Phase IC, the following eleven (11) calls and distances:

North 68 degrees 06 minutes 21 seconds East, a distance of 260.00 feet to a ½ inch iron rod found for corner at the beginning of a non-tangent curve to the right having a radius of 1590.00 feet;

Continuing with said curve an arc length of 24.79 feet, having a delta angle of 00 degrees 53 minutes 36 seconds, whose chord bears North 21 degrees 26 minutes 50 seconds West, a distance of 24.79 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 68 degrees 59 minutes 56 seconds East, a distance of 120.00 feet to a ½ inch iron rod found for corner at the beginning of a non-tangent curve to the left having a radius of 1470.00 feet;

Continuing with said curve an arc length of 6.68 feet, having a delta angle of 00 degrees 15 minutes 37 seconds, whose chord bears South 21 degrees 07 minutes 52 seconds East, a distance of 6.68 feet to a ½ inch iron rod found for corner;

North 68 degrees 44 minutes 19 seconds East, a distance of 164.97 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 27 degrees 58 minutes 12 seconds West, a distance of 68.23 feet to a ½ inch iron rod found for corner at the beginning of a non-tangent curve to the left having a radius of 1155.00 feet;

Continuing with said curve an arc length of 19.29 feet, having a delta angle of 00 degrees 57 minutes 25 seconds, whose chord bears North 61 degrees 33 minutes 06 seconds East, a distance of 19.29 feet to a ½ inch iron rod found for corner;

North 28 degrees 55 minutes 37 seconds West, a distance of 216.35 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 41 degrees 06 minutes 35 seconds West, a distance of 115.08 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 85 degrees 55 minutes 29 seconds East, a distance of 595.40 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 58 degrees 10 minutes 20 seconds East, a distance of 50.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the southeast corner of said Bozman Farm Estates, Phase IC and being in the west line of said Bozman Farm Estates, Phase II;

THENCE South 31 degrees 50 minutes 02 seconds East, with the west line of said Bozman Farm Estates, Phase II, a distance of 220.44 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the southwest corner thereof;

THENCE with the south line of said Bozman Farm Estates, Phase II the following four (4) calls:

North 58 degrees 09 minutes 55 seconds East, a distance of 51.15 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner at the beginning of a curve to the right having a radius of 472.50 feet;

Continuing with said curve an arc length of 218.18 feet, having a delta angle of 26 degrees 27 minutes 26 seconds, whose chord bears North 71 degrees 23 minutes 34 seconds East, a distance of 216.25 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 84 degrees 37 minutes 18 seconds East, a distance of 754.14 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner at the beginning of a curve to the left having a radius of 407.50 feet;

Continuing with said curve an arc length of 39.85 feet, having a delta angle of 05 degrees 36 minutes 01 seconds, whose chord bears North 81 degrees 49 minutes 14 seconds East, a distance of 39.83 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 40 degrees 02 minutes 32 seconds East, over, through and across Lot 29, Block C of said Bozman Farm Estates, Phase II, a distance of 16.92 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left having a radius of 252.97 feet;

THENCE Continuing over, through and across said Lot 29 and with said curve, an arc length of 93.51 feet, having a delta angle of 21 degrees 10 minutes 43 seconds, whose chord bears North 29 degrees 29 minutes 04 seconds East, a distance of 92.98 feet to a ½ inch iron rod found for the southeast corner of Lot 27 of said Block C, the southwest corner of Lot 28 of said Block C and being in the north line of lot 29 of said Block C;

THENCE North 07 degrees 10 minutes 35 seconds West, with the east line of said Lot 27, a distance of 112.86 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the northeast corner of said Lot 27, the northwest corner of said Lot 28, being in the south line of Oak Glen Drive, a public roadway, said point being at the beginning of a non-tangent curve to the right having a radius of 275.00 feet;

THENCE Continuing with the south line of said Oak Glen Drive and with said curve, an arc length of 90.61 feet, having a delta angle of 18 degrees 52 minutes 39 seconds, whose chord bears South 84 degrees 28 minutes 56 seconds East, a distance of 90.20 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the south line of said Oak Glen Drive;

THENCE North 12 degrees 21 minutes 43 seconds East, over, through and across said Oak Glen Drive, a distance of 7.05 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 255.00 feet;

THENCE Continuing over, through and across said Oak Glen Drive and with said curve, an arc length of 15.39 feet, having a delta angle of 03 degrees 27 minutes 25 seconds, whose chord bears North 14 degrees 05 minutes 25 seconds East, a distance of 15.38 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 15 degrees 49 minutes 07 seconds East, continuing over, through and across said Oak Glen Drive, a distance of 37.59 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of Wild Flower Drive, a public roadway, and being in the west line of Lot 1, Block D of said Bozman Farm Estates, Phase II;

THENCE South 29 degrees 43 minutes 45 seconds East, with the southerly line of said Lot 1, a distance of 14.29 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 325.00 feet;

THENCE Continuing with the southerly line of said Lot 1 and with said curve, an arc length of 107.09 feet, having a delta angle of 18 degrees 52 minutes 46 seconds, whose chord bears South 63 degrees 49 minutes 45 seconds East, a distance of 106.61 feet to a ½ inch iron rod found for corner thereof;

THENCE South 54 degrees 23 minutes 22 seconds East, with the southerly line of said Lot 1 and continuing over, through and across said Development Solutions tract, a distance of 134.46 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the easterly line of a 30 foot wide Sanitary Sewer Easement, recorded in Volume 4837, Page 173 of the Official Public Records of Collin County, Texas;

THENCE continuing over, through and across said Development Solutions tract, the following nine (9) calls and distances:

South 40 degrees 02 minutes 32 seconds West, with the easterly line of said 30 foot Sanitary Sewer Easement, a distance of 560.17 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

South 22 degrees 10 minutes 06 seconds West, with the easterly line of said 30 foot Sanitary Sewer Easement, a distance of 605.61 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the southeasterly line of a 60 foot wide Electric Transmission Easement, recorded in Volume 510, Page 330, Deed Records, Collin County, Texas;

South 57 degrees 45 minutes 06 seconds West, with the southeasterly line of said 60 foot wide Electric Transmission Easement, a distance of 1380.31 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner thereof;

North 36 degrees 02 minutes 30 seconds West, a distance of 129.63 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left having a radius of 1500.00 feet;

Continuing with said curve, an arc length of 196.49 feet, having a delta angle of 07 degrees 30 minutes 19 seconds, whose chord bears North 39 degrees 47 minutes 39 seconds West, a distance of 196.35 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 43 degrees 32 minutes 48 seconds East, a distance of 200.68 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner at the beginning of a curve to the right having a radius of 1000.00 feet;

Continuing with said curve, an arc length of 180.46 feet, having a delta angle of 10 degrees 20 minutes 22 seconds, whose chord bears North 38 degrees 22 minutes 37 seconds West, a distance of 180.21 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

North 33 degrees 12 minutes 26 seconds West, a distance of 133.16 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner being at the beginning of a curve to the right having a radius of 1850.00 feet;

Continuing with said curve, an arc length of 382.23 feet, having a delta angle of 11 degrees 50 minutes 17 seconds, whose chord bears North 27 degrees 17 minutes 18 seconds West, a distance of 381.55 feet to the POINT OF BEGINNING, and containing 50.392 acres of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents:

THAT DEVELOPMENT SOLUTIONS BZ, LLC and BOZMAN FARM DEVELOPMENT LTD., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described, property as Bozman Farm Estates, Phase 3, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use 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 may be placed in Landscape Easements, if approved by 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 subordinate 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 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 the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the 26<sup>th</sup> day of February, 2015.

DEVELOPMENT SOLUTIONS BZ, LLC db/a/ DS Bozman, LLC

By: Phillip W. Duncan, Attorney-in-Fact

BOZMAN FARM DEVELOPMENT LTD.

By: [Signature]

State of Texas §  
County of Dallas §

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Phillip W. Duncan, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 26 day of February, 2015.

[Signature] KAREN MICHELLE SHANNON  
Notary Public in and for the State of TEXAS

State of TEXAS §  
County of Denton §

BEFORE me, the undersigned authority, a Notary Public in and for the State of TEXAS, on this day personally appeared [Signature], 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 26 day of FEBRUARY, 2015.

[Signature] KAREN MICHELLE SHANNON  
Notary Public in and for the State of TEXAS

State of Texas §  
County of Denton §

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas L. Arthur, 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.

[Signature] Douglas L. Arthur, R.P.L.S.  
No. 4357

State of Texas §  
County of Denton §

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Douglas L. Arthur, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the 26 day of February, 2015.

[Signature] Notary Public in and for the State of Texas

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	24.79'	1590.00'	00°53'36"	S21°26'50"E 24.79'
C2	6.68'	1470.00'	00°15'32"	S21°07'52"E 6.68'
C3	19.29'	1155.00'	00°57'26"	N61°33'05"E 19.29'
C4	39.85'	407.50'	05°36'10"	N81°49'14"E 39.83'
C5	93.51'	252.97'	21°10'43"	N29°29'04"E 92.98'
C6	90.61'	275.00'	18°52'39"	N84°28'56"W 90.20'
C7	15.39'	255.00'	03°27'26"	S14°05'25"W 15.38'
C8	107.09'	325.00'	18°52'46"	N6°34'48"W 106.61'
C9	174.59'	967.50'	10°20'22"	S38°22'37"E 174.74'
C10	82.43'	1817.50'	02°35'55"	S31°15'42"E 82.43'
C11	146.62'	440.00'	19°05'32"	S21°03'45"E 145.94'
C12	147.09'	440.00'	19°09'14"	N21°05'36"W 146.41'
C13	70.60'	44.00'	91°56'23"	N33°48'53"E 63.27'
C14	45.67'	278.50'	09°23'42"	N16°51'10"W 45.62'
C15	120.51'	280.00'	24°39'34"	S73°52'42"W 119.58'
C16	84.99'	280.00'	17°23'27"	N85°05'47"W 84.66'
C17	98.88'	280.00'	20°14'01"	N41°10'12"W 98.37'
C18	90.13'	1712.50'	03°00'56"	S32°33'39"E 90.12'
C19	69.60'	280.00'	14°14'28"	N50°37'52"E 69.42'
C20	21.21'	280.00'	04°20'22"	S55°34'56"W 21.20'
C21	157.30'	280.00'	32°11'16"	S12°55'57"E 155.24'
C22	131.91'	570.00'	13°15'32"	N03°28'06"W 131.61'
C23	154.55'	855.00'	10°21'25"	N15°16'34"W 154.34'
C24	81.43'	280.00'	16°39'46"	S12°07'24"E 81.14'
C25	140.21'	280.00'	28°41'25"	N04°14'51"E 138.75'
C26	130.47'	565.00'	13°13'52"	N16°42'48"W 130.18'
C27	132.76'	788.50'	09°38'49"	S38°43'24"E 132.61'
C28	24.91'	180.00'	07°55'42"	S47°30'40"E 24.89'
C29	21.13'	180.00'	08°43'37"	N61°06'55"E 21.12'
C30	54.16'	2000.00'	01°33'05"	S58°31'39"W 54.15'
C31	183.73'	1482.50'	07°06'03"	N35°23'11"W 183.62'
C32	188.07'	1517.50'	07°06'03"	S35°23'11"E 187.95'
C33	109.20'	1967.50'	03°10'48"	N35°47'35"W 109.18'
C34	103.34'	280.00'	21°08'44"	N47°10'45"E 102.75'
C35	156.40'	280.00'	32°00'17"	S21°22'51"E 154.38'
C36	30.48'	275.00'	06°21'04"	S89°15'16"W 30.47'
C37	113.84'	315.00'	20°42'22"	N64°44'33"W 113.22'
C38	4.77'	8.50'	32°09'48"	S61°23'34"W 4.71'
C39	5.38'	8.50'	36°17'12"	S53°40'14"E 5.29'
C40	6.26'	10.00'	35°51'22"	S25°08'05"E 6.16'
C41	92.07'	250.00'	11°13'57"	N62°42'23"W 82.53'
C42	6.16'	10.00'	35°17'23"	N79°14'20"E 6.06'
C43	5.54'	10.00'	31°43'26"	N35°36'47"W 5.47'
C44	109.36'	50.00'	125°19'10"	S82°24'39"E 88.83'
C45	5.16'	10.00'	29°32'58"	S49°42'15"W 5.10'
C46	5.20'	10.00'	29°48'57"	S67°37'52"W 5.15'
C47	129.93'	80.00'	148°53'35"	N08°05'34"E 96.34'
C48	5.63'	10.00'	32°17'06"	S50°12'40"E 5.56'
C49	200.74'	1532.50'	07°30'19"	N39°47'39"W 200.60'
C50	256.53'	280.00'	52°29'32"	S07°39'13"E 247.65'
C51	135.27'	280.00'	27°40'49"	N26°12'07"E 133.96'
C52	217.86'	280.00'	44°34'46"	N62°18'55"E 212.40'
C53	160.15'	327.50'	28°01'05"	S70°36'44"W 158.56'
C54	146.71'	255.00'	32°57'53"	S22°27'16"E 144.70'
C55	147.56'	1677.50'	05°02'24"	N36°25'01"W 147.51'
C56	298.11'	860.00'	19°51'39"	N21°54'19"W 296.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°58'12"W	68.22'
L2	N58°10'20"E	50.00'
L3	N58°09'55"E	51.15'
L4	N40°02'32"E	16.92'
L5	N07°10'35"W	112.86'
L6	N12°21'43"E	7.05'
L7	N15°49'07"E	37.59'
L8	S29°43'45"E	14.29'
L9	N12°21'43"E	87.50'
L10	S76°24'03"E	4.98'
L11	S53°24'45"W	21.89'
L12	N03°47'31"W	23.95'
L13	N33°12'26"W	133.16'
L14	S43°32'48"E	103.35'
L15	S51°28'31"E	64.95'
L16	N64°28'44"E	66.52'
L17	S59°18'12"W	43.35'
L18	S31°50'09"E	14.27'
L19	N05°22'42"W	15.36'
L20	S49°18'21"E	65.14'
L21	S24°37'18"W	11.08'
L22	S65°22'42"E	15.00'
L23	N24°37'18"E	19.74'
L24	N84°37'18"E	3.71'
L25	S49°18'21"E	58.46'
L26	N84°37'18"E	91.08'
L27	N37°04'59"W	13.00'
L28	S77°39'02"W	15.31'
L29	N64°23'22"W	21.42'
L30	N76°31'11"W	14.33'
L31	N12°17'49"E	13.67'
L32	N53°44'58"W	14.95'
L33	N35°30'54"E	13.09'
L34	N51°45'14"W	14.48'
L35	S37°58'34"W	13.73'
L36	N12°24'37"E	14.06'
L37	N03°24'10"E	15.70'
L38	N78°33'56"W	14.46'
L39	N11°23'40"E	13.80'
L40	N78°42'42"W	14.50'
L41	N12°09'05"E	14.28'
L42	N77°53'15"W	14.02'
L43	N40°31'44"E	13.97'
L44	S07°31'23"W	14.95'
L45	N72°05'25"W	12.81'
L46	N49°21'35"W	14.28'
L47	N68°44'19"E	5.13'
L48	S17°03'33"W	15.16'
L49	N79°39'44"W	14.06'
L50	S23°59'40"E	0.90'
L51	S29°33'48"E	2.00'
L52	N12°04'43"E	26.20'
L53	N77°00'26"W	14.39'
L54	S11°45'05"W	13.60'
L55	N83°29'53"W	16.96'
L56	N08°14'35"E	13.62'
L57	N11°16'02"E	14.06'
L58	N78°56'42"W	14.28'

RECOMMENDED FOR APPROVAL:

[Signature] Ronald D. Smith  
Chairman, Planning & Zoning Commission  
City of Wylie, Texas

12/17/13  
Date

APPROVED FOR CONSTRUCTION:

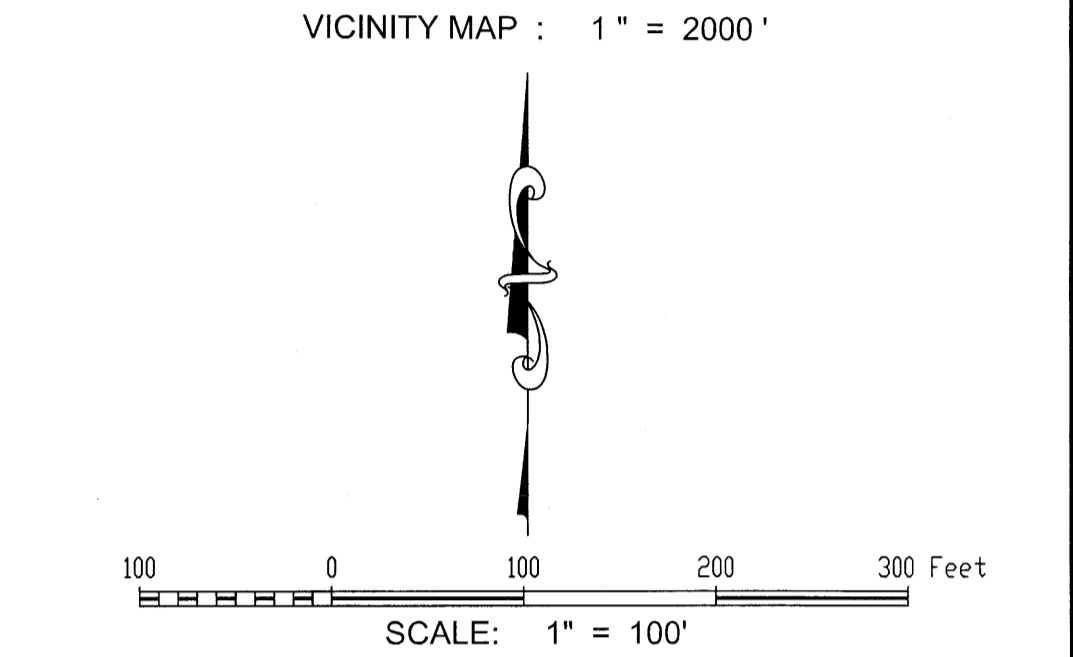
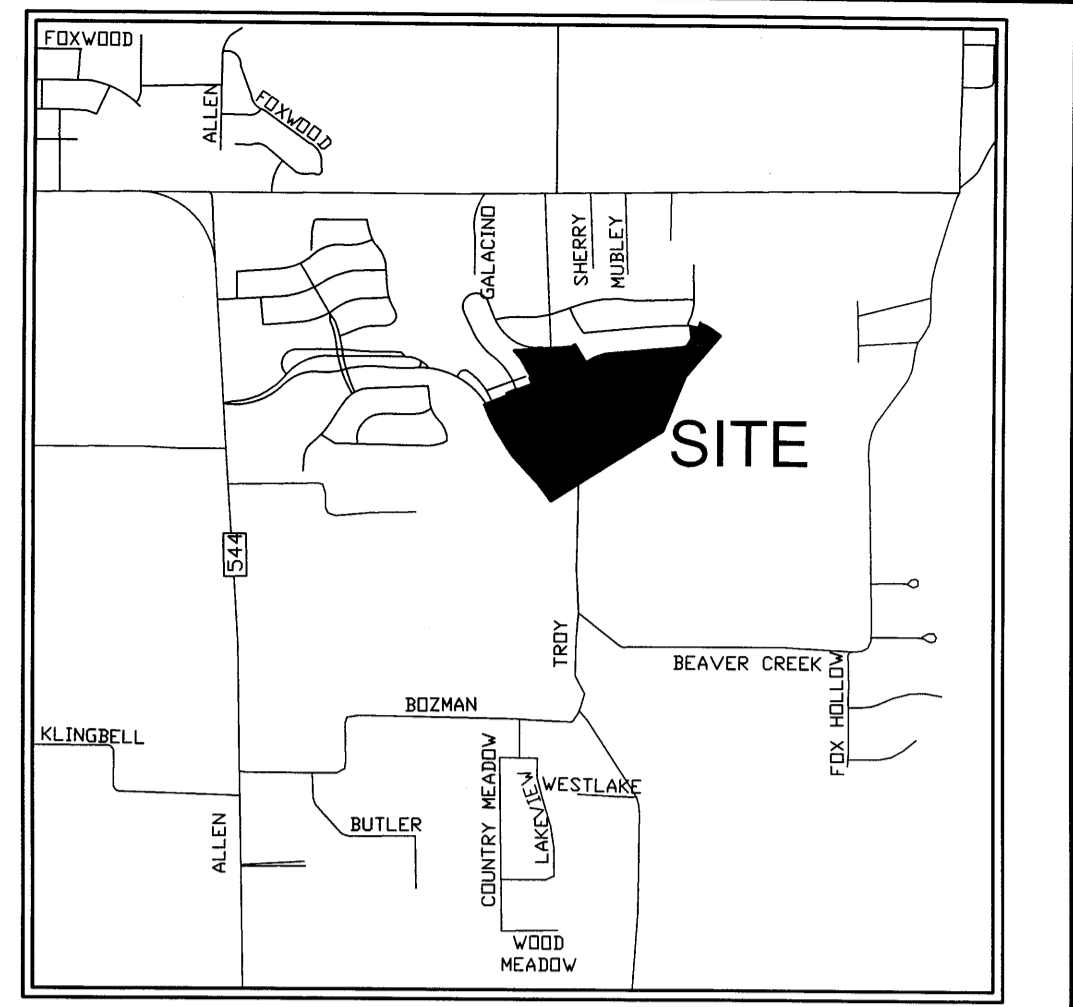
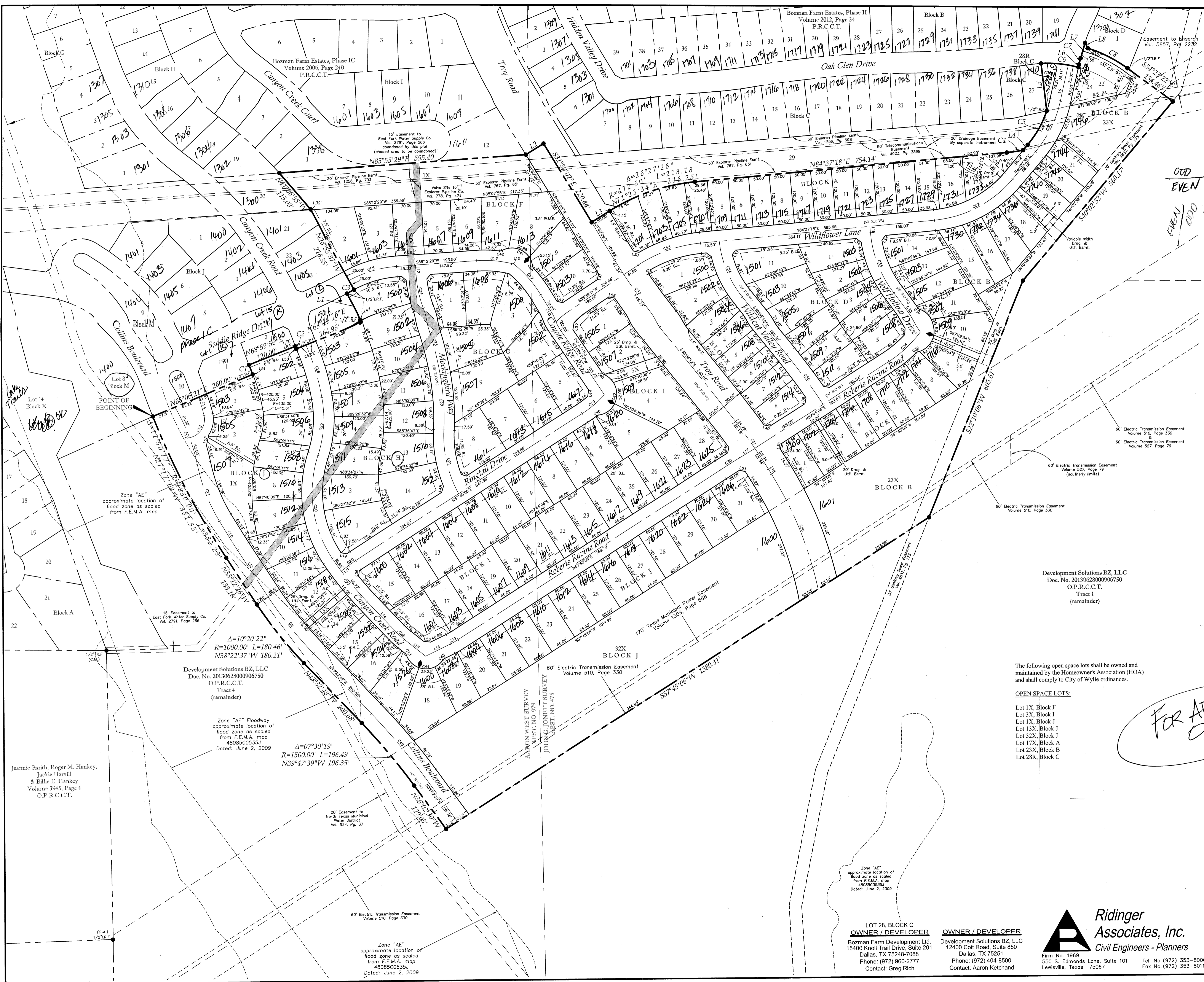
[Signature]  
Mayor, City of Wylie, Texas

1/14/14  
Date

ACCEPTED:

[Signature]  
Mayor, City of Wylie, Texas

3/10/15  
Date



- NOTES:**
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on Texas State Plane Coordinate System, NAVD 88 (U.S. Feet) with a combined scale factor of 1.00015271.
  - 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.
  - A Ten (10) foot Utility Easement is hereby dedicated, by this plat, along all street right-of-ways, inclusive of front, rear and side of all lots adjacent to right-of-ways. This also includes all "X" lots hereon (for cable, phone, electric, etc.) per City requirement.

- LEGEND:**
- I.R.F. - IRON ROD FOUND
  - I.R.S. - IRON ROD SET
  - C.M. - CONTROLLING MONUMENT
  - R.O.W. - RIGHT-OF-WAY
  - P.O.B. - POINT OF BEGINNING
  - N.T.S. - NOT TO SCALE
  - O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
  - H.O.A. - HOME OWNERS ASSOCIATION
  - C.C.# - COUNTY CLERK'S NUMBER
  - B.L. - BUILDING LINE
  - W.M.E. - WALL MAINTENANCE ESMT.
  - ◆ - DENOTES STREET NAME CHANGE
  - - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED

Development Solutions BZ, LLC  
 Doc. No. 20130628000906750  
 O.P.R.C.C.T.  
 Tract 1  
 (remainder)

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.

**OPEN SPACE LOTS:**

- Lot IX, Block F
- Lot IX, Block I
- Lot IX, Block J
- Lot 13X, Block J
- Lot 32X, Block J
- Lot 17X, Block A
- Lot 23X, Block B
- Lot 28R, Block C

*FOR ADDRESSING ONLY*

PZ APPROVAL 12-17-13

**FINAL PLAT  
 BOZMAN FARM ESTATES  
 PHASE 3**

Being a replat of Lot 28 and a part of Lot 29, Block C, Bozman Farm Estates, Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Page 34 of the Plat Records of Collin County, Texas, and being 50.392 acres out of the John G. Jonett Survey, Abst. No. 475 and the Aaron West Survey, Abst. No. 979 City of Wylie, Collin County, Texas - 2013 -

**Ridinger Associates, Inc.**  
 Civil Engineers - Planners

Firm No. 1969  
 550 S. Edmonds Lane, Suite 101  
 Lewisville, Texas 75067

Phone: (972) 353-8000  
 Fax No. (972) 353-8011

**LOT 28, BLOCK C  
 OWNER / DEVELOPER**  
 Bozman Farm Development Ltd.  
 15400 Knoll Trail Drive, Suite 201  
 Dallas, TX 75248-7088  
 Phone: (972) 960-2777  
 Contact: Greg Rich

**OWNER / DEVELOPER**  
 Development Solutions BZ, LLC  
 12400 Coit Road, Suite 850  
 Dallas, TX 75251  
 Phone: (972) 404-8500  
 Contact: Aaron Ketchand

**Arthur Surveying Co., Inc.**  
 Professional Land Surveyors

LEWISVILLE      DENTON  
 220 Elm St., # 200      1172 Bent Oaks  
 Lewisville, TX 75057      Denton, TX 76210  
 Ph. 972.221.9439      Ph. 940.435.5155  
 TFFN No. 10063800      TFFN No. 10193866  
 arthursurveying.com      Established 1988

SHEET  
 1/2



BLOCK	LOT	LOT SIZE
F	3	65
F	4	65
F	8	65
F	9	65
F	10	65
G	1	65
G	2	65
G	3	65

BLOCK	LOT	LOT SIZE
A	1	50
A	2	50
A	3	50
A	4	50
A	9	50
A	10	50
A	11	50
A	12	50
B	1	50
B	2	50
B	3	50
B	4	50
B	9	50
B	10	50
B	11	50
B	16	50
B	17	50
B	18	50
B	19	50
D	4	50
D	5	50
D	9	50
D	10	50
D	11	50
E	5	50
E	6	50
E	7	50
E	8	50
TOTAL 50 LOTS		28

**HMH LIFESTYLES, L.P.**  
**EXHIBIT A**  
**LOTS TO BE PURCHASED**

= Group A

BLOCK	LOT	LOT SIZE
G	5	65'
G	6	65'
G	10	65'
H	4	65'
H	5	65'
H	6	65'
H	7	65'
H	12	65'
H	13	65'
H	14	65'
H	15	65'
I	19	65'
I	20	65'
I	21	65'
I	22	65'
I	27	65'
I	28	65'
J	8	65'
J	9	65'
J	10	65'
J	11	65'
J	12	65'
J	18	65'
J	19	65'
J	20	65'
J	21	65'
J	26	65'
J	27	65'
J	28	65'
J	29	65'
TOTAL 65' LOTS		44
GRAND TOTAL ALL LOTS		72

BLOCK	LOT	LOT SIZE
F	2	65'
F	5	65'
F	6	65'
F	7	65'
G	4	65'
G	7	65'
G	8	65'

BLOCK	LOT	LOT SIZE
A	5	50'
A	6	50'
A	7	50'
A	8	50'
A	13	50'
A	14	50'
A	15	50'
A	16	50'
B	5	50'
B	6	50'
B	7	50'
B	8	50'
B	12	50'
B	13	50'
B	14	50'
B	15	50'
B	20	50'
B	21	50'
D	1	50'
D	2	50'
D	3	50'
D	6	50'
D	7	50'
D	8	50'
E	1	50'
E	2	50'
E	3	50'
E	4	50'
TOTAL 50' LOTS		28

LOTS TO BE PURCHASED

EXHIBIT A

HORIZON HOMES

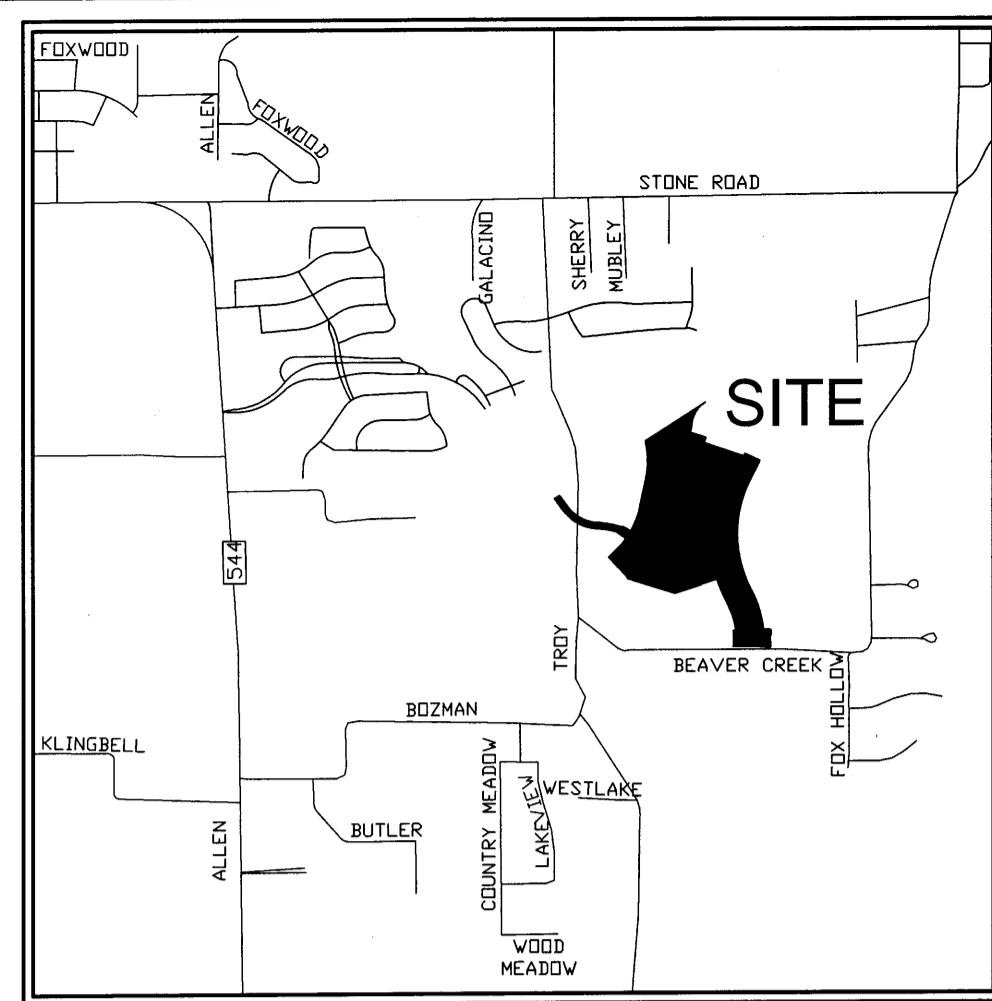
= Group B



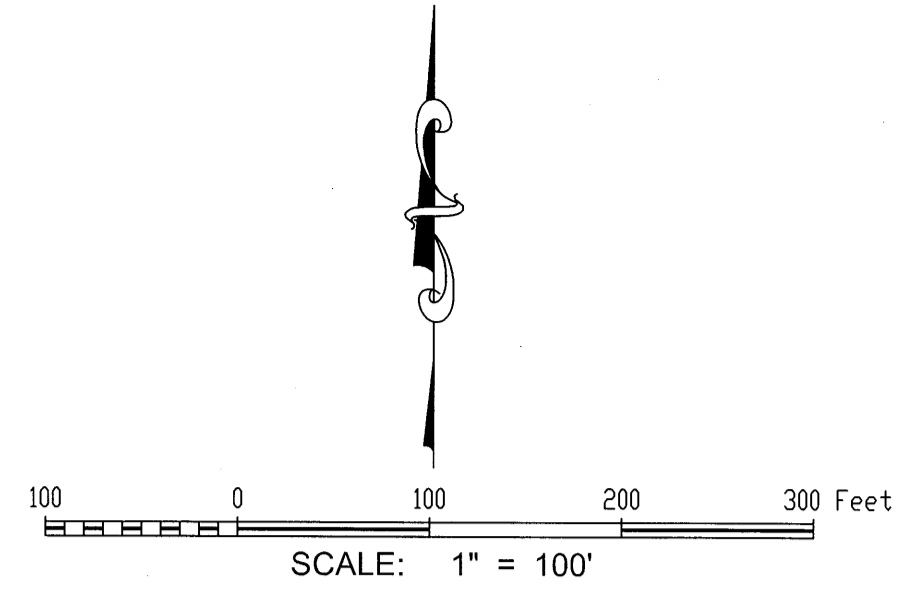
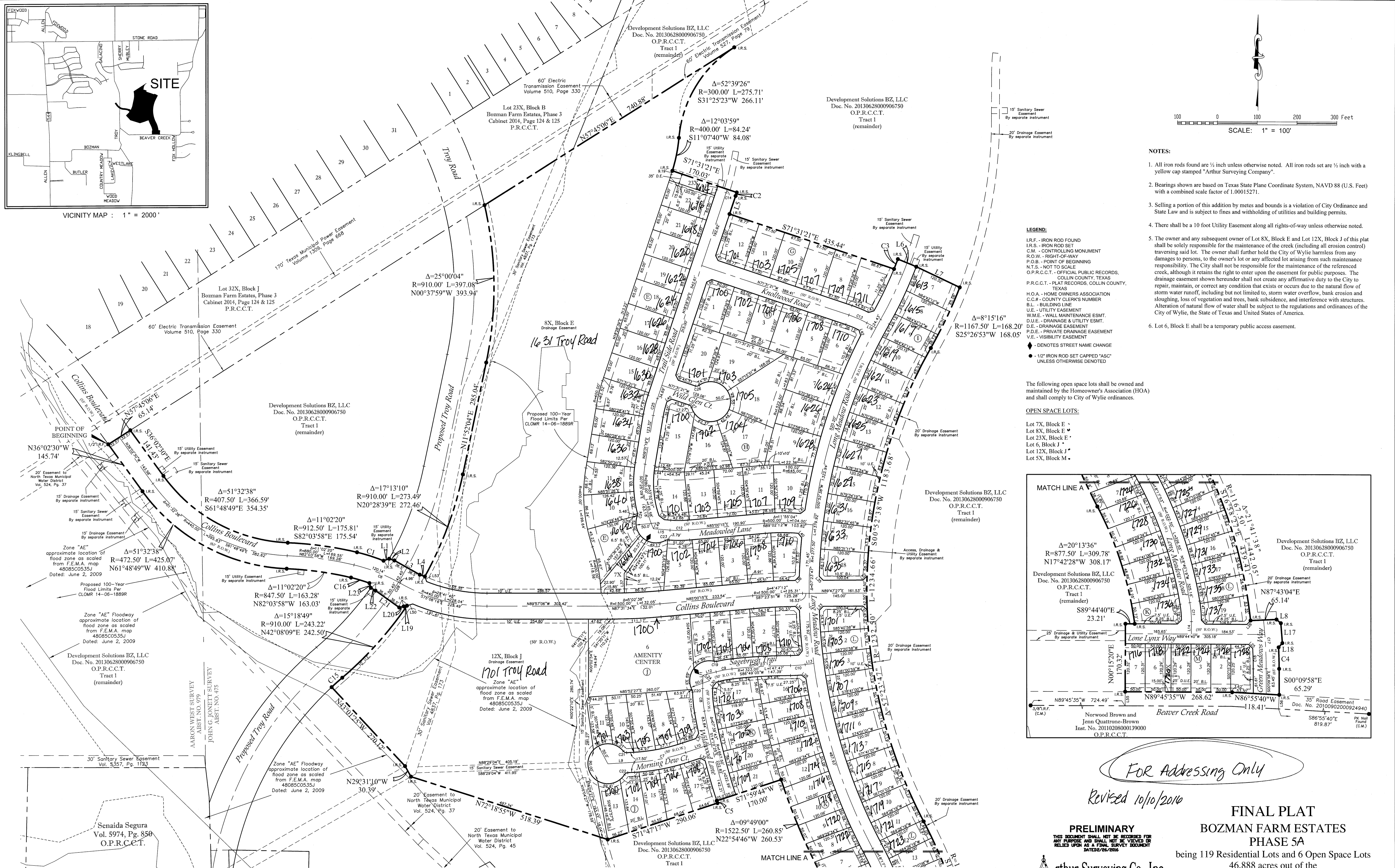
BLOCK	LOT	LOT SIZE
G	9	65'
H	1	65'
H	2	65'
H	3	65'
H	8	65'
H	9	65'
H	10	65'
H	11	65'
I	1	65'
I	2	65'
I	4	65'
I	8	65'
I	9	65'
I	10	65'
I	11	65'
I	16	65'
I	17	65'
I	18	65'
I	23	65'
I	24	65'
I	25	65'
I	26	65'
J	2	65'
J	3	65'
J	4	65'
J	5	65'
J	6	65'
J	7	65'
J	14	65'
J	15	65'
J	16	65'
J	17	65'
J	22	65'
J	23	65'
J	24	65'
J	25	65'
J	30	65'
J	31	65'
TOTAL 65' LOTS		45
GRAND TOTAL ALL LOTS		73







VICINITY MAP : 1" = 2000'



- NOTES:**
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on Texas State Plane Coordinate System, NAVD 88 (U.S. Feet) with a combined scale factor of 1.00015271.
  - 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.
  - There shall be a 10 foot Utility Easement along all rights-of-way unless otherwise noted.
  - The owner and any subsequent owner of Lot 8X, Block E and Lot 12X, Block J of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of Wylie harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of Wylie, the State of Texas and United States of America.
  - Lot 6, Block E shall be a temporary public access easement.

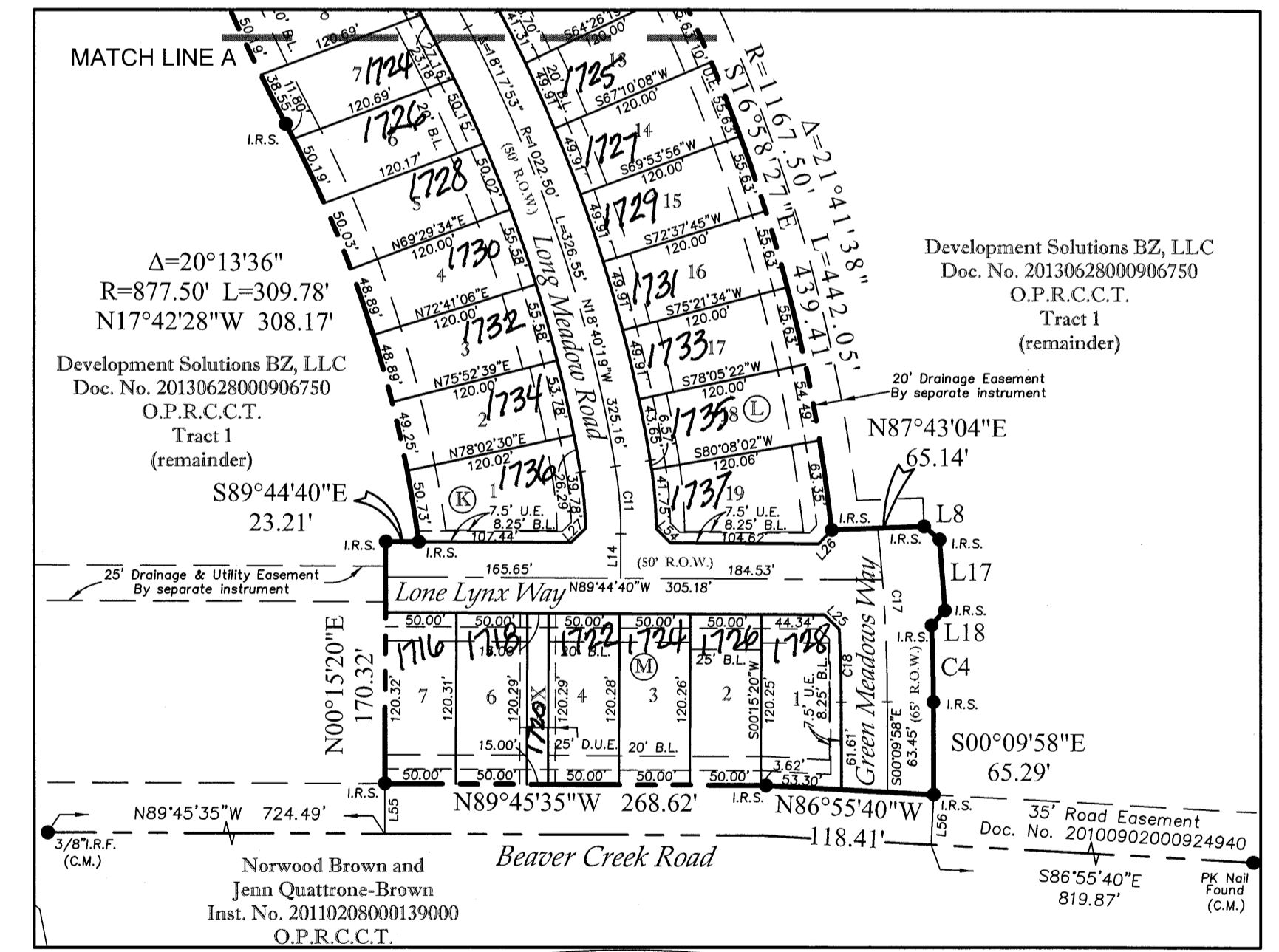
**LEGEND:**

- I.R.F. - IRON ROD FOUND
- I.R.S. - IRON ROD SET
- C.M. - CONTROLLING MONUMENT
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- N.T.S. - NOT TO SCALE
- O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
- H.O.A. - HOME OWNERS ASSOCIATION
- C.C.# - COUNTY CLERK'S NUMBER
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- W.M.E. - WALL MAINTENANCE ESMT.
- D.U.E. - DRAINAGE & UTILITY ESMT.
- D.E. - DRAINAGE EASEMENT
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- V.E. - VISIBILITY EASEMENT
- ◆ - DENOTES STREET NAME CHANGE
- - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.

**OPEN SPACE LOTS:**

- Lot 7X, Block E
- Lot 8X, Block E
- Lot 23X, Block E
- Lot 6, Block J
- Lot 12X, Block J
- Lot 5X, Block M



FOR ADDRESSING ONLY

Revised 10/10/2010

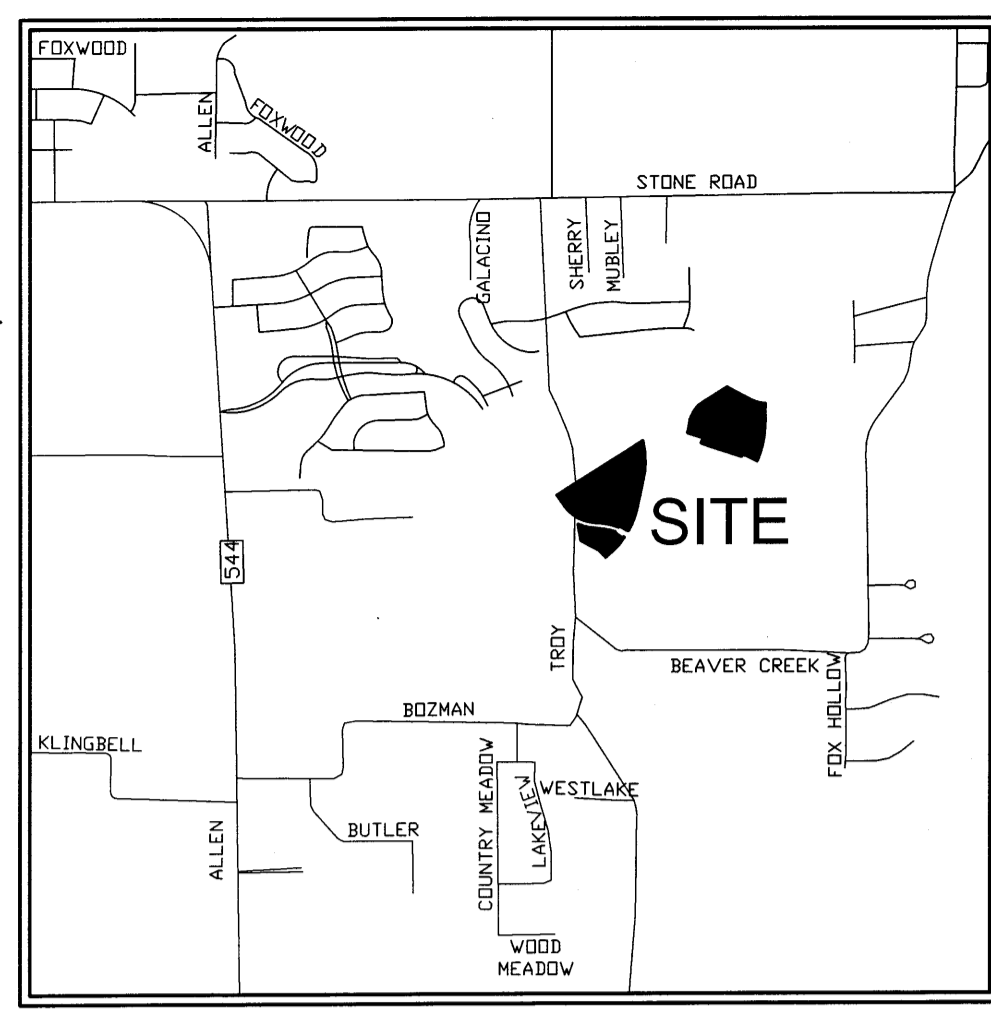
**FINAL PLAT**  
**BOZMAN FARM ESTATES**  
**PHASE 5A**

being 119 Residential Lots and 6 Open Space Lots  
 46.888 acres out of the  
 John G. Jonett Survey, Abst. No. 475 and the  
 Aaron West Survey, Abst. No. 979  
 City of Wylie, Collin County, Texas

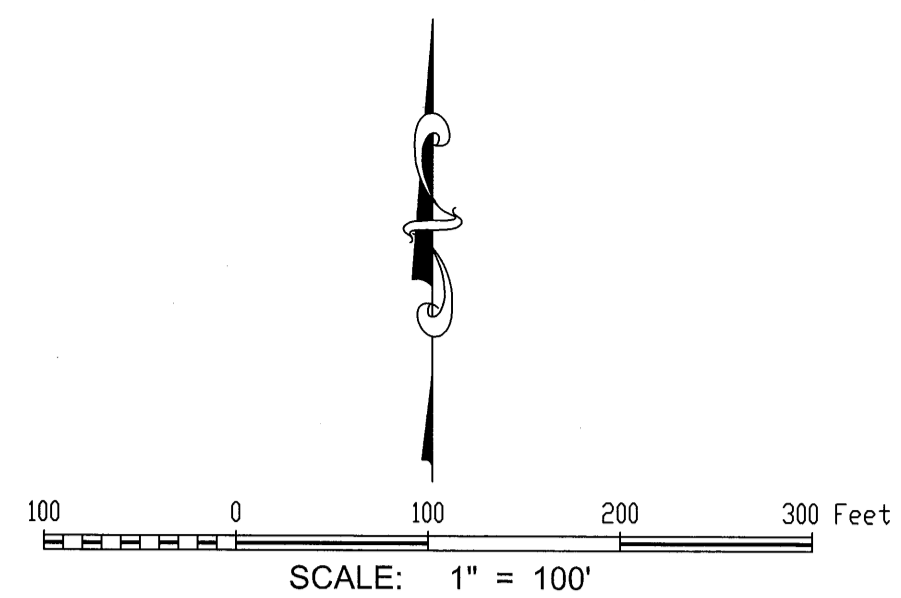
**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
 DATED 02/26/2016

**Arthur Surveying Co., Inc.**  
 Professional Land Surveyors  
 (972) 221-9430 Fax: (972) 221-4675  
 220 Elm Street, Suite 200 ~ P.O. Box 54  
 Lewisville, Texas 75067 ~ TRFN NO: 10068300  
 Established ~ 1986  
 www.arthursurveying.com

**Ridinger Associates, Inc.**  
 Civil Engineers - Planners  
 Firm No. 1989  
 550 S. Edmonds Lane, Suite 101  
 Lewisville, Texas 75067  
 Tel. No. (972) 353-8000  
 Fax No. (972) 353-8011



VICINITY MAP : 1" = 2000'



SCALE: 1" = 100'



- NOTES:**
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on Texas State Plane Coordinate System, NAVD 88 (U.S. Feet) with a combined scale factor of 1.00015271.
  - 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.
  - There shall be a 10 foot Utility Easement along all rights-of-way unless otherwise noted.
  - 20 foot Drainage Easements, to be filed by separate instrument, shall be owned and maintained by the owner of the property on which the easement is located.

LINE	BEARING	DISTANCE
L1	N67°19'55"W	50.01'
L2	N18°28'39"E	47.92'
L3	N70°06'01"W	13.68'
L4	N11°52'04"E	43.35'
L5	N28°35'34"E	14.93'
L6	N88°41'06"E	30.68'
L7	N03°41'29"E	23.16'
L8	S30°11'47"E	13.25'
L9	N60°46'24"W	73.00'
L10	N71°36'46"W	13.75'
L11	S71°09'07"W	15.00'
L12	S16°57'29"E	12.29'
L13	S59°20'00"E	13.55'
L14	S54°35'04"E	73.00'
L15	N76°40'35"E	11.53'
L16	N78°20'41"E	8.48'
L17	N79°09'43"W	26.91'
L18	S76°05'55"E	24.11'
L19	S57°45'06"W	35.03'
L20	N68°46'04"E	25.33'
L21	N18°28'39"E	14.05'
L22	N89°57'43"E	49.98'
L23	S32°08'23"E	15.00'
L24	N80°47'33"W	14.20'
L25	N11°44'51"E	13.89'
L26	S56°52'04"W	14.14'
L27	N33°07'56"W	14.14'
L28	S69°04'43"W	13.55'
L29	N07°01'08"E	13.45'
L30	N14°22'18"W	15.80'
L31	N78°05'16"W	14.35'
L32	N05°44'33"E	12.31'
L33	S58°07'42"W	17.22'
L34	N83°05'40"W	15.51'
L35	S39°45'25"E	14.52'
L36	N50°33'05"E	13.68'
L37	S32°14'54"E	21.06'
L38	S32°14'54"E	20.21'
L39	S29°53'53"E	14.01'
L40	S58°24'51"W	13.83'
L41	N56°52'47"E	14.16'
L42	N30°17'14"W	13.42'
L43	N88°37'21"E	18.81'
L44	S28°01'14"E	14.51'
L45	N60°56'35"E	13.88'
L46	S44°45'03"E	14.07'
L47	S44°57'43"W	14.14'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	43.63'	135.00'	18°30'56"	S80°46'49"E 43.44'
C2	58.55'	610.00'	5°29'59"	S02°42'42"W 58.53'
C3	5.78'	10.00'	33°06'31"	N51°13'07"E 5.70'
C4	7.35'	10.00'	42°06'05"	S50°28'18"E 7.18'
C5	69.48'	1057.50'	3°45'51"	N84°42'43"W 69.46'
C6	26.57'	997.50'	1°31'34"	S21°33'44"W 26.57'
C7	9.19'	570.00'	0°55'26"	N18°00'56"E 9.19'
C8	69.94'	472.50'	8°28'51"	N72°18'22"W 69.87'
C9	175.81'	912.50'	11°02'20"	N82°03'58"W 175.54'
C10	366.59'	407.50'	51°32'38"	N61°48'49"W 354.35'
C11	178.82'	472.50'	21°41'03"	S76°44'36"E 177.76'
C12	163.28'	847.50'	11°02'20"	S82°03'58"E 163.03'
C13	48.27'	407.50'	6°47'11"	N73°09'12"W 48.24'
C14	75.96'	545.00'	7°59'09"	N13°31'06"E 75.90'
C15	37.33'	280.00'	7°58'22"	N75°20'32"W 37.31'
C16	39.93'	500.00'	4°34'33"	S73°48'38"E 39.92'
C17	53.83'	280.00'	11°00'57"	S63°15'35"W 53.75'
C18	77.07'	280.00'	15°46'15"	S10°35'32"E 76.83'
C19	90.48'	280.00'	18°30'56"	S80°46'49"E 90.09'
C20	4.02'	10.00'	23°03'21"	N46°13'26"E 4.00'
C21	13.22'	10.00'	75°43'37"	N84°23'05"W 12.28'
C22	18.54'	280.00'	3°47'36"	S55°51'18"W 18.53'
C23	81.86'	280.00'	16°45'05"	S20°14'36"W 81.57'
C24	41.47'	280.00'	8°29'06"	S87°04'21"E 41.43'
C25	81.73'	280.00'	16°43'30"	N20°13'49"E 81.44'
C26	37.71'	860.00'	2°30'44"	S48°32'11"W 37.70'

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.

- OPEN SPACE LOTS:**
- Lot 15X, Block A
  - Lot 16X, Block A
  - Lot 6X, Block B
  - Lot 5X, Block D

- LEGEND:**
- I.R.F. - IRON ROD FOUND
  - I.R.S. - IRON ROD SET
  - C.M. - CONTROLLING MONUMENT
  - R.O.W. - RIGHT-OF-WAY
  - P.O.B. - POINT OF BEGINNING
  - N.T.S. - NOT TO SCALE
  - O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
  - H.O.A. - HOME OWNERS ASSOCIATION
  - C.C.N. - COUNTY CLERK'S NUMBER
  - B.L. - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - W.M.E. - WALL MAINTENANCE ESMT.
  - D.U.E. - DRAINAGE & UTILITY ESMT.
  - D.E. - DRAINAGE EASEMENT
  - P.D.E. - PRIVATE DRAINAGE EASEMENT
  - V.E. - VISIBILITY EASEMENT
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - ◆ DENOTES STREET NAME CHANGE
  - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED

FOR ADDRESSING ONLY  
Revised 10/10/2010

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 02/25/2016

**FINAL PLAT**  
**BOZMAN FARM ESTATES**  
**PHASE 5B**

Being 74 Residential Lots and 4 Open Space Lots and being 21.874 acres out of the John G. Jonett Survey, Abst. No. 475 and the Aaron West Survey, Abst. No. 979 City of Wylie, Collin County, Texas - 2016 -

**OWNER / DEVELOPER**  
Development Solutions BZ, LLC  
12400 Coit Road, Suite 850  
Dallas, TX 75251  
Phone: (972) 404-8500  
Contact: Stephen Davis

**Ridinger Associates, Inc.**  
Civil Engineers - Planners



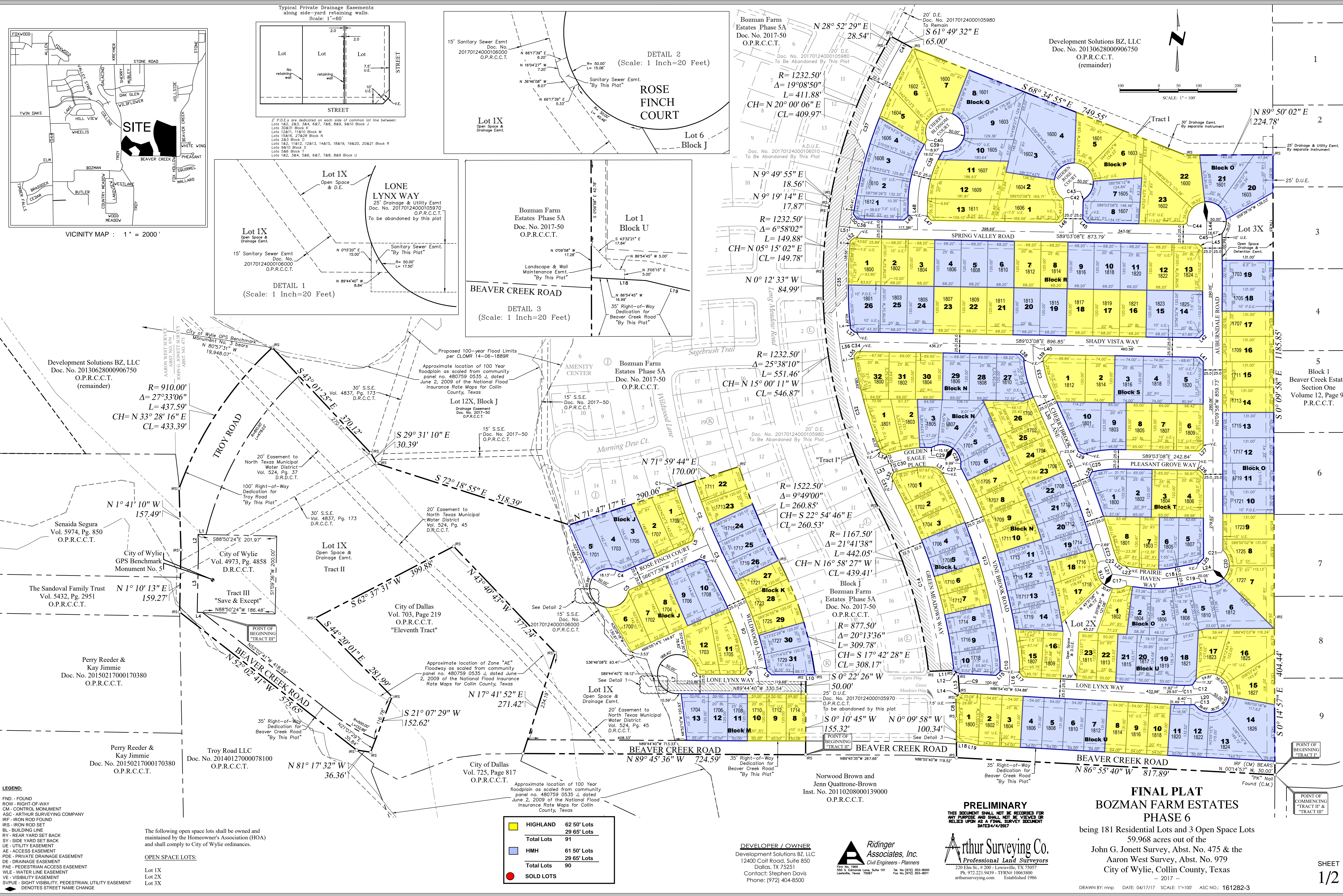
Firm No. 1969  
550 S. Edmonds Lane, Suite 101  
Lewisville, Texas 75067

Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors

(972) 221-9439 Fax: (972) 221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067 ~ TRFN No: 10063800  
Established ~ 1986  
www.arthursurveying.com

SHEET 1/2



**LEGEND:**

- FND - FOUND
- ROW - RIGHT-OF-WAY
- CM - CONTROL MONUMENT
- ASC - ARTHUR SURVEYING COMPANY
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- BL - BUILDING LINE
- RY - REAR YARD SET BACK
- SY - SIDE YARD SET BACK
- UE - UTILITY EASEMENT
- AE - ACCESS EASEMENT
- PDE - PRIVATE DRAINAGE EASEMENT
- DE - DRAINAGE EASEMENT
- PAE - PEDESTRIAN ACCESS EASEMENT
- WLE - WATER LINE EASEMENT
- VE - VISIBILITY EASEMENT
- SVPUPE - SIGHT VISIBILITY, PEDESTRIAN, UTILITY EASEMENT
- DN - DENOTES STREET NAME CHANGE

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.

**OPEN SPACE LOTS:**

- Lot 1X
- Lot 2X
- Lot 3X

<span style="color: yellow;">■</span>	HIGHLAND	62 50' Lots
<span style="color: blue;">■</span>	HMH	29 65' Lots
<span style="color: red;">●</span>	SOLD LOTS	91
<span style="color: yellow;">■</span>	HIGHLAND	61 50' Lots
<span style="color: blue;">■</span>	HMH	29 65' Lots
<span style="color: red;">●</span>	SOLD LOTS	90

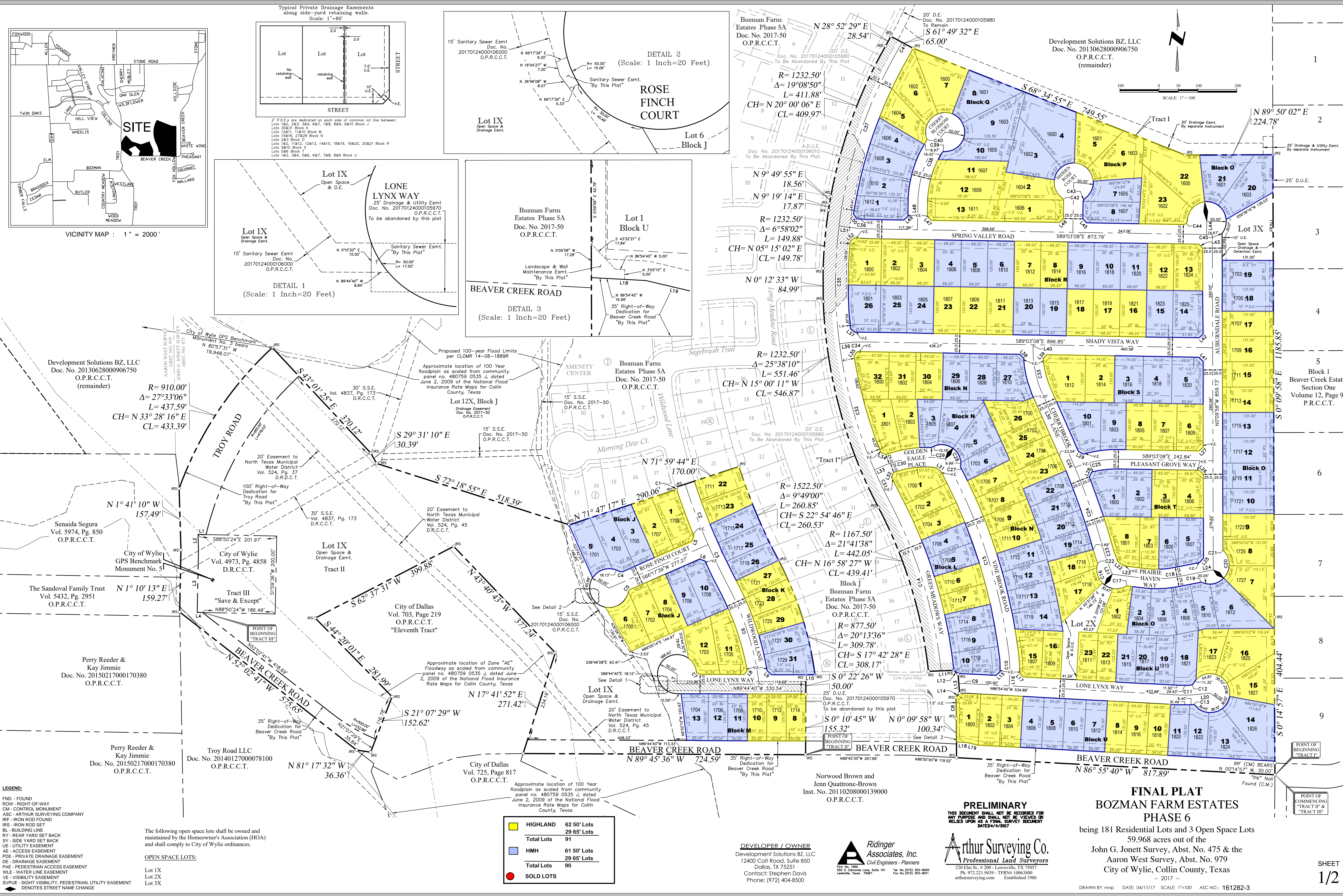
**DEVELOPER / OWNER**

Development Solutions BZ, LLC  
12400 Civil Road, Suite 850  
Dallas, TX 75251  
Contact: Stephen Davis  
Phone: (972) 404-8500

**Ridinger Associates, Inc.**  
Civil Engineers - Planners  
220 Elm St., Suite 101  
Lewisville, Texas 75057  
Tel. No. (972) 333-8000  
Fax No. (972) 333-8011

**Arthur Surveying Co.**  
Professional Land Surveyors  
220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFRN# 10063060  
arthurssurveying.com Established 1986

**FINAL PLAT**  
**BOZMAN FARM ESTATES**  
**PHASE 6**  
being 181 Residential Lots and 3 Open Space Lots  
59.968 acres out of 3 Open Space Lots  
John G. Jonett Survey, Abst. No. 475 & the  
Aaron West Survey, Abst. No. 979  
City of Wylie, Collin County, Texas  
- 2017 -  
DRAWN BY: mmp DATE: 04/11/17 SCALE: 1"=100' ASC NO.: 161282-3



**LEGEND:**  
 FND - FOUND  
 ROW - RIGHT-OF-WAY  
 CM - CONTROL MONUMENT  
 ASC - ARTHUR SURVEYING COMPANY  
 IRF - IRON ROD FOUND  
 IRS - IRON ROD SET  
 BL - BUILDING LINE  
 RY - REAR YARD SET BACK  
 SY - SIDE YARD SET BACK  
 UE - UTILITY EASEMENT  
 AE - ACCESS EASEMENT  
 PDE - PRIVATE DRAINAGE EASEMENT  
 DE - DRAINAGE EASEMENT  
 PAE - PEDESTRIAN ACCESS EASEMENT  
 WLE - WATER LINE EASEMENT  
 VE - VISIBILITY EASEMENT  
 SVPUPE - SIGHT VISIBILITY, PEDESTRIAN, UTILITY EASEMENT  
 DENOTES STREET NAME CHANGE

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.  
**OPEN SPACE LOTS:**  
 Lot 1X  
 Lot 2X  
 Lot 3X

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	HIGHLAND	62.50' Lots
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	HMH	61.50' Lots
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	SOLD LOTS	29.65' Lots
		<b>Total Lots 91</b>
		<b>Total Lots 90</b>

**DEVELOPER / OWNER**  
 Development Solutions BZ, LLC  
 12400 Coit Road, Suite 850  
 Dallas, TX 75251  
 Contact: Stephen Davis  
 Phone: (972) 404-8500

**Ridinger Associates, Inc.**  
 Civil Engineers - Planners  
 5000 W. 19th  
 Lewisville, Texas 75057  
 Tel. No. (972) 333-8000  
 Fax No. (972) 333-8011

**Arthur Surveying Co.**  
 Professional Land Surveyors  
 220 Elm St., # 200 - Lewisville, TX 75057  
 Ph. 972.221.9439 - TFRN 10063600  
 arthursurveying.com Established 1986

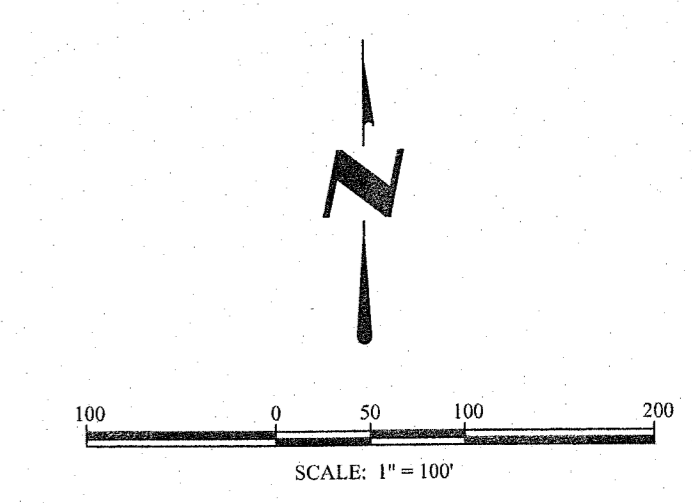
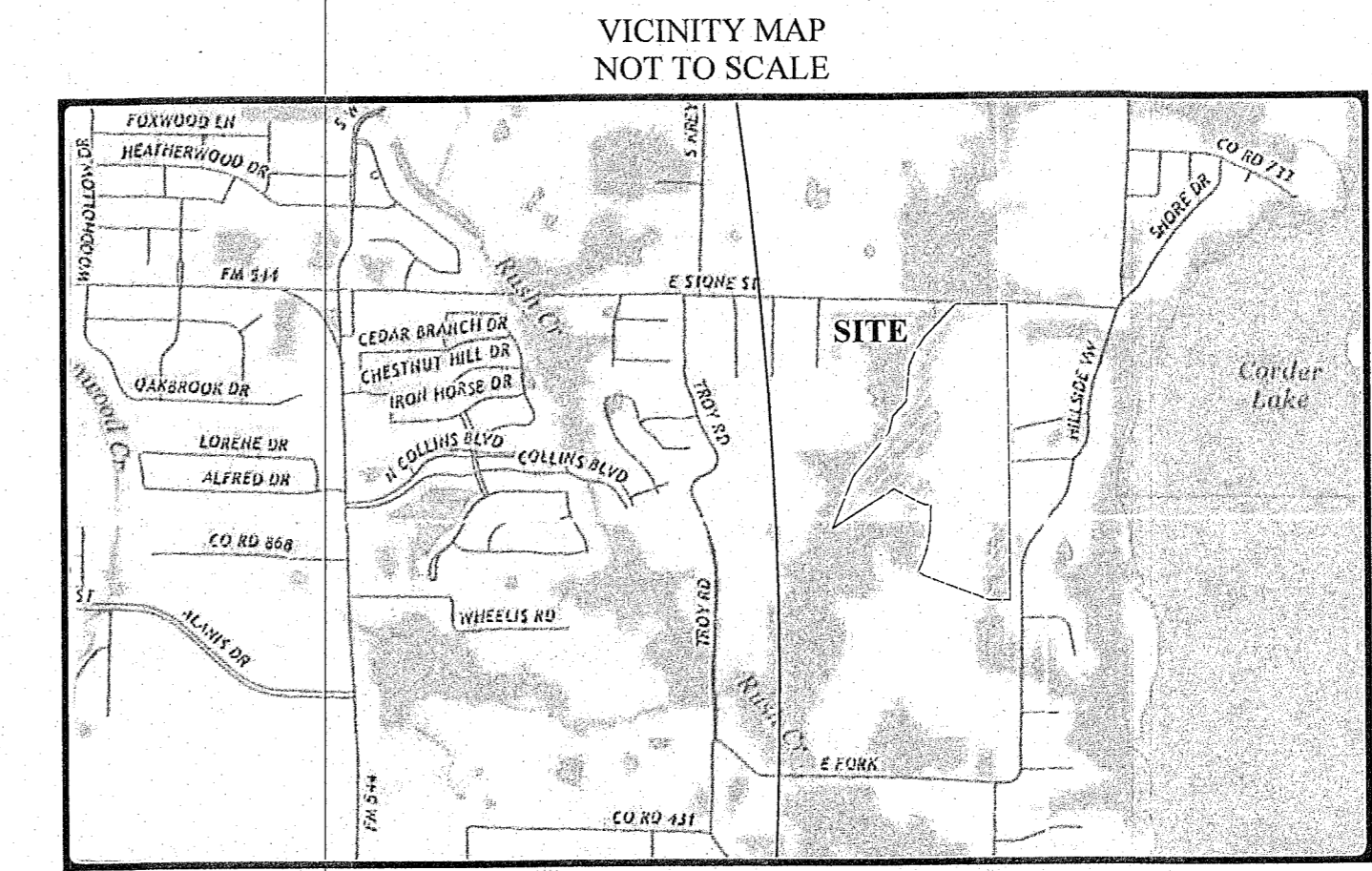
**FINAL PLAT**  
**BOZMAN FARM ESTATES**  
**PHASE 6**  
 being 181 Residential Lots and 3 Open Space Lots  
 59.968 acres out of 3 Open Space Lots  
 John G. Jonett Survey, Abst. No. 475 & the  
 Aaron West Survey, Abst. No. 979  
 City of Wylie, Collin County, Texas  
 - 2017 -  
 DRAWN BY: mmp DATE: 04/17/17 SCALE: 1"=100' ASC NO.: 161282-3

Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	65.00	N 61°49'32" W	L23	79.54	S 00°02'17" E	L45	14.14	N 45°02'17" W	L67	14.14	N 44°57'44" E
L2	20.27	S 89°57'43" W	L24	343.87	N 00°02'16" W	L46	14.14	S 44°57'43" W	L68	14.14	N 45°02'16" W
L3	66.66	N 71°31'21" W	L25	150.40	N 89°57'44" E	L47	14.20	S 45°12'04" W	L69	14.14	N 44°57'44" E
L4	18.29	S 00°02'17" E	L26	290.18	N 00°02'16" W	L48	14.08	N 44°47'24" W			
L5	86.54	S 00°02'17" E	L27	338.04	N 89°57'43" E	L49	14.21	S 45°14'03" W			
L6	109.68	S 67°40'05" E	L28	125.60	N 47°39'22" W	L50	14.14	N 45°02'17" W			
L7	196.56	S 57°45'06" W	L29	181.20	N 00°08'43" W	L51	14.14	N 24°04'38" W			
L8	171.29	N 00°02'16" W	L30	16.36	N 89°51'17" E	L52	14.49	S 68°44'28" W			
L9	24.73	N 00°18'05" W	L31	82.38	S 75°42'22" E	L53	14.58	S 89°09'49" W			
L10	59.96	N 45°42'54" E	L32	214.12	N 00°08'43" W	L54	14.58	N 04°28'33" W			
L11	199.18	N 77°39'02" E	L33	25.00	S 00°08'43" E	L55	13.54	N 86°52'45" W			
L12	40.38	N 89°09'14" W	L34	47.02	N 89°50'02" E	L56	15.30	N 00°18'05" W			
L13	230.19	N 18°48'57" E	L35	447.02	N 68°34'55" W	L57	13.77	N 42°40'25" W			
L14	64.18	N 00°18'05" W	L36	177.50	N 68°34'55" W	L58	14.14	S 45°18'05" E			
L15	95.67	N 89°41'55" E	L37	14.31	S 67°06'56" W	L59	14.14	S 44°41'55" W			
L16	64.43	S 84°32'49" E	L38	14.31	N 24°16'45" W	L60	17.53	S 57°03'43" W			
L17	84.06	N 00°18'05" W	L39	13.98	S 65°46'57" W	L61	14.04	S 45°06'29" W			
L18	212.94	S 89°28'58" E	L40	14.29	N 24°11'41" W	L62	14.24	N 44°53'31" W			
L19	173.70	N 00°18'05" W	L41	14.01	S 44°17'02" W	L63	14.24	N 44°53'31" W			
L20	414.88	N 00°18'05" W	L42	14.44	N 43°56'33" E	L64	14.04	S 45°06'29" W			
L21	177.50	N 89°57'43" E	L43	13.79	S 46°16'34" W	L65	17.67	N 46°43'49" E			
L22	120.00	N 89°57'43" E	L44	14.14	S 45°02'16" E	L66	18.29	N 00°02'17" W			

Curve Table				
Curve #	Radius	Arc	Delta	Chord
C1	610.00'	58.55'	5°29'59"	N 2°42'42" E 58.53'
C2	135.00'	43.63'	18°30'56"	N 80°46'49" W 43.44'
C3	1200.00'	141.50'	6°45'23"	N 24°47'47" E 141.42'
C4	1200.00'	449.38'	21°27'22"	N 10°41'24" E 446.75'
C5	1377.50'	515.85'	21°27'22"	N 10°41'24" E 512.84'
C6	280.00'	105.48'	21°35'03"	S 79°22'44" E 104.86'
C7	10.00'	9.15'	52°24'31"	N 61°47'24" W 8.83'
C8	50.00'	50.88'	58°18'25"	S 64°44'22" E 46.72'
C9	50.00'	41.41'	47°22'27"	S 62°22'42" E 40.24'
C10	50.00'	52.58'	60°14'51"	N 8°31'33" E 50.19'
C11	50.00'	17.79'	20°22'59"	N 31°47'22" W 17.69'
C12	280.00'	57.09'	11°40'56"	N 5°59'11" W 56.99'
C13	10.00'	6.82'	39°06'13"	S 22°25'45" E 6.69'
C14	280.00'	57.09'	11°40'56"	S 5°59'11" E 56.99'
C15	300.00'	75.80'	14°26'07"	S 82°55'32" E 75.40'
C16	10.00'	9.48'	54°18'53"	S 77°08'11" W 9.13'
C17	10.00'	9.48'	54°18'53"	S 48°32'56" E 9.13'
C18	280.00'	345.71'	70°44'29"	S 35°19'58" W 324.16'
C19	10.00'	5.68'	32°31'08"	N 48°08'41" E 5.60'
C20	50.00'	11.07'	12°41'07"	S 36°13'40" W 11.05'
C21	50.00'	48.15'	55°10'50"	S 70°09'39" W 46.31'
C22	50.00'	22.49'	25°46'07"	N 69°21'53" W 22.30'
C23	10.00'	5.86'	33°33'26"	S 73°15'32" E 5.77'
C24	577.50'	225.47'	22°22'12"	S 11°08'49" W 224.04'

Curve Table				
Curve #	Radius	Arc	Delta	Chord
C25	25.00'	20.78'	47°37'06"	N 23°50'49" W 20.18'
C26	10.00'	9.48'	54°18'53"	S 85°10'28" W 9.13'
C27	10.00'	9.48'	54°18'53"	S 40°30'39" E 9.13'
C28	50.00'	41.55'	47°37'06"	N 23°50'49" W 40.37'
C29	50.00'	36.92'	42°18'43"	N 80°48'53" W 36.09'
C30	50.00'	42.24'	48°23'54"	N 35°27'34" W 40.99'
C31	50.00'	58.41'	66°55'50"	N 22°12'18" E 55.14'
C32	10.00'	9.72'	55°42'29"	S 27°48'59" W 9.34'
C33	50.00'	42.24'	48°23'54"	S 40°02'31" W 35.135'
C34	440.00'	118.32'	15°24'28"	N 50°02'52" E 117.97'
C35	10.00'	9.48'	54°18'53"	S 74°48'48" E 9.13'
C36	10.00'	9.48'	54°18'53"	N 21°01'16" E 9.139'
C37	440.00'	341.24'	44°26'08"	N 22°31'10" W 332.75'
C38	440.00'	12.14'	1°34'51"	N 44°55'29" E 12.14'
C39	280.00'	156.07'	31°56'08"	N 61°40'58" E 154.05'
C40	280.00'	64.49'	13°11'44"	N 84°14'54" E 64.34'
C41	10.00'	4.60'	26°22'10"	S 76°20'45" W 4.56'
C42	50.00'	21.57'	24°43'04"	N 75°31'13" E 21.40'
C43	50.00'	45.46'	52°05'44"	S 66°04'23" E 43.91'
C44	50.00'	48.56'	55°38'54"	S 12°12'04" E 46.68'
C45	50.00'	9.57'	10°58'12"	S 21°06'29" W 9.56'
C46	10.00'	3.62'	20°44'50"	N 16°13'10" E 3.60'
C47	280.00'	104.65'	21°24'53"	S 8°06'31" W 104.04'
C48	10.00'	6.92'	39°39'04"	N 1°00'35" W 6.78'

Curve Table				
Curve #	Radius	Arc	Delta	Chord
C53	50.00'	3.56'	4°04'29"	S 18°47'52" E 3.56'
C54	50.00'	65.75'	75°20'49"	S 20°54'47" W 61.12'
C55	50.00'	51.47'	58°58'44"	S 88°04'34" W 49.23'
C56	50.00'	16.10'	18°27'09"	N 53°12'30" W 16.03'
C57	10.00'	13.05'	74°45'03"	S 81°21'27" E 12.14'
C58	280.00'	384.15'	78°36'30"	N 39°00'09" E 354.72'
C59	440.00'	341.24'	44°26'08"	N 21°54'59" E 332.75'
C60	50.00'	50.22'	5°45'17"	S 87°25'27" E 50.20'
C61	10.00'	9.48'	54°18'53"	S 68°17'45" W 9.13'
C62	10.00'	9.48'	54°18'53"	S 57°23'22" E 9.13'
C63	280.00'	158.08'	32°20'50"	S 15°52'20" W 155.99'
C64	10.00'	3.02'	17°18'22"	N 17°20'24" E 3.01'
C65	50.00'	32.48'	37°12'54"	S 27°17'40" W 31.91'
C66	50.00'	51.97'	59°32'54"	S 75°40'34" W 49.66'
C67	50.00'	1.93'	21°2'22"	N 73°26'48" W 1.93'
C68	10.00'	3.30'	18°54'29"	S 81°47'52" E 3.29'
C69	280.00'	41.24'	8°26'21"	S 86°17'52" W 41.20'
C70	135.00'	18.27'	7°45'10"	N 81°31'37" E 18.25'



Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet			
A	1	7505	A	21	8503	C	10	7698	E	1	9132	F	7	8301	G	3	7660	H	14	10212
A	2	6000	A	22	8514	C	11	7698	E	2	7710	F	8	8375	G	4	7500	H	15	7607
A	3	6000	A	23	8520	C	12	7710	E	3	7800	F	9	8304	G	5	7503	H	16	7500
A	4	6000	A	24	8526	C	13	8086	E	4	7800	F	10	8221	G	6	7568	H	17	10645
A	5	6000	B	1	8294	C	14	8115	E	5	8078	F	11	8131	G	7	10057	H	18	9243
A	6	6000	B	2	7512	C	15	7735	E	6	8604	F	12	8035	G	8	8882	H	19	8757
A	7	6000	B	3	7505	C	16	7735	E	7	9558	F	13	8742	G	9	7731	H	20	9548
A	8	6000	B	4	7505	C	17	7735	E	8	11205	F	14	8033	H	1	8506	I	1	9485
A	9	7500	B	5	7505	C	18	7735	E	9	9394	F	15	8113	H	2	8506	I	2	9109
A	10	7500	B	6	7504	C	19	11865	E	10	13177	F	16	8086	H	3	8506	I	3	8959
A	11	7500	B	7	8250	D	1	9256	E	11	13151	F	17	8086	H	4	8506	I	4	7560
A	12	7500	C	1	8246	D	2	7767	E	12	21198	F	18	8086	H	5	8506	I	5	7560
A	13	7513	C	2	7500	D	3	7565	E	13	11468	F	19	8086	H	6	8506	I	6	7560
A	14	7505	C	3	7500	D	4	11620	E	14	9636	F	20	8086	H	7	8506	I	7	7969
A	15	15769	C	4	7500	D	5	10060	F	1	7863	F	21	8086	H	8	8506	I	8	8504
A	16	11587	C	5	7518	D	6	12622	F	2	9231	F	22	7645	H	9	8506	I	9	11189
A	17	8503	C	6	7533	D	7	9614	F	3	7514	F	23	7560	H	10	8517	I	10	10721
A	18	8503	C	7	7698	D	8	7528	F	4	7500	F	24	8519	H	11	8518	I	11	8650
A	19	8500	C	8	7698	D	9	7918	F	5	7911	G	1	7510	H	12	8501	I	12	7636
A	20	8501	C	9	7698	D	10	11569	F	6	10047	G	2	9384	H	13	8507	I	13	7521

Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet	Block	Lot	Square Feet			
I	14	7511	I	21	11397	J	7	10170	K	6	8769	K	13	11457	L	2	8515
I	15	9864	J	1	8112	J	8	11374	K	7	10144	K	14	8400	L	3	8515
I	16	10759	J	2	7560	K	1	8588	K	8	11974	K	15	8439	L	4	8515
I	17	10521	J	3	7814	K	2	8025	K	9	12905	K	16	10660	L	5	8515
I	18	13389	J	4	11612	K	3	10561	K	10	13054	K	17	8852	L	6	8515
I	19	10263	J	5	9980	K	4	7903	K	11	12730	K	18	9252	L	7	8515
I	20	9030	J	6	11004	K	5	7800	K	12	15278	K	19	9513	L	8	8515

Lot Table	
Block	Lot
L	9
L	10
L	11
L	12
L	13
L	14

The following open space lots shall be owned and maintained by the Homeowner's Association (HOA) and shall comply to City of Wylie ordinances.

**OPEN SPACE LOTS:**

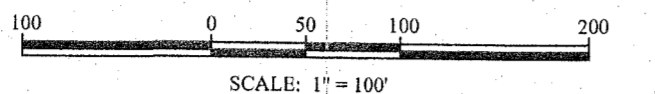
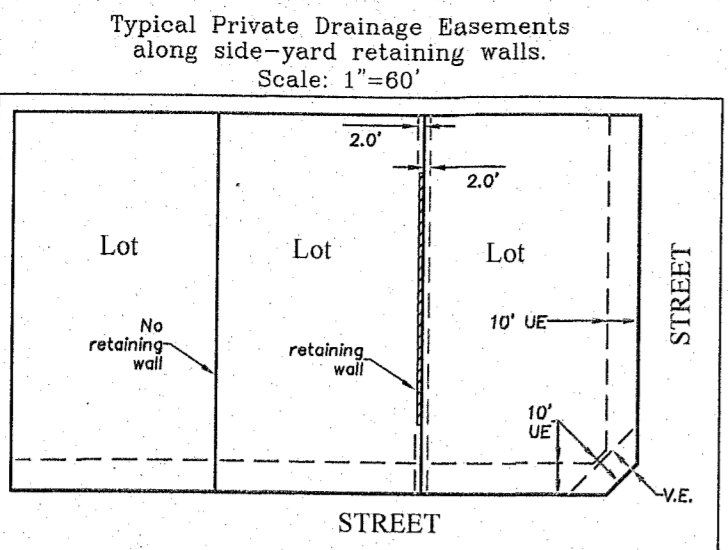
Lot 1X, 1,016,745 Sq. Ft.  
Lot 2X, 36,097 Sq. Ft.  
Lot 3X, 20,765 Sq. Ft.

**NOTES:**

- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Texas State Plane Coordinate System, NAVD 88 (U.S. Feet) with a combined scale factor of 1.0



- LEGEND:**
- FND - FOUND
  - ROW - RIGHT-OF-WAY
  - CM - CONTROL MONUMENT
  - ASC - ARTHUR SURVEYING COMPANY
  - IRF - IRON ROD FOUND
  - RS - IRON ROD SET
  - BL - BUILDING LINE
  - RY - REAR YARD SET BACK
  - SY - SIDE YARD SET BACK
  - UE - UTILITY EASEMENT
  - AE - ACCESS EASEMENT
  - SSE - SANITARY SEWER EASEMENT
  - PDE - PRIVATE DRAINAGE EASEMENT
  - DE - DRAINAGE EASEMENT
  - PAE - PEDESTRIAN ACCESS EASEMENT
  - WLE - WATER LINE EASEMENT
  - VE - VISIBILITY EASEMENT
  - SVPE - SIGHT VISIBILITY, PEDESTRIAN, UTILITY EASEMENT
  - ◆ - DENOTES STREET NAME CHANGE



**OWNERS DEDICATION:**

WHEREAS DEVELOPMENT SOLUTIONS BZ, LLC is the owner of all that certain lot, tract or parcel of land situated in the John G. Jonett Survey, Abstract Number 475, City of Wylie, Collin County, Texas, and being a part of that same tract of land described by deed to Development Solutions BZ, LLC, recorded under Document Number 20130628000906750 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and more particularly described as follows: bearings for this survey is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), with a combined scale factor of 1.000152710;

**BEGINNING** at a 1/2-inch iron rod found for the northeast corner of said Development Solutions BZ, LLC tract, same being the northwest corner of a tract of land described to Richard Daniel, by deed recorded in Document Number 20140421000373260 (O.P.R.C.C.T.), and lying on the south line of a tract of land described to the Kathleen M. Kerin Revocable Living Trust, by deed recorded in Document Number 2000-0110927 (O.P.R.C.C.T.), said point lying within Stone Road;

**THENCE** South 00 degrees 18 minutes 05 seconds East, departing the south line of said Kerin Revocable Living Trust tract, a distance of 1825.77 feet to a 1/2-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner in the west line of a tract of land described to Shelton and Beverly Bryan, by deed recorded in Volume 3335, Page 770 (O.P.R.C.C.T.);

**THENCE** South 00 degrees 02 minutes 16 seconds East, a distance of 991.79 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for the southwest corner of a tract of land described to Cynthia J. McGregor & Phillip McGregor, by deed recorded in Volume 5253, Page 4188 (O.P.R.C.C.T.), same being the northwest corner of Lot 1, Block 1, Beaver Creek Estates, Section One, an addition to the City of Wylie, according to the plat thereof recorded in Volume 12, Page 99, Plat Records, Collin County, Texas;

**THENCE** South 00 degrees 09 minutes 58 seconds East, with the west line of said Beaver Creek Estates, Section One, a distance of 338.17 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner in the west line of Lot 2 of said Beaver Creek Estates, Section One;

**THENCE** South 89 degrees 50 minutes 02 seconds West, departing the west line of said Beaver Creek Estates, Section One, over, into, and across said Development Solutions BZ, LLC tract, a distance of 224.78 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 68 degrees 34 minutes 55 seconds West, a distance of 749.55 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 61 degrees 49 minutes 32 seconds West, a distance of 65.00 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner at the beginning of a non-tangent curve to the left having a radius of 1167.50 feet, a central angle of 28 degrees 12 minutes 45 seconds, a chord bearing and distance of North 14 degrees 04 minutes 05 seconds East, 569.09 feet, said point lying on the east line of Bozman Farm Estates, Phase 5A, an addition to the City of Wylie, according to the plat thereof recorded in Document Number 2017-50, (O.P.R.C.C.T.);

**THENCE** in a northeasterly direction, along the east line of said Bozman Farm Estates, Phase 5A and said curve to the left an arc length of 574.88 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 00 degrees 02 minutes 17 seconds West, a distance of 104.83 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner at the beginning of a tangent curve to the right having a radius of 610.00 feet, a central angle of 05 degrees 29 minutes 59 seconds, a chord bearing and distance of North 02 degrees 42 minutes 42 seconds East, 58.55 feet;

**THENCE** in a northeasterly direction along said curve to the right an arc length of 58.55 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** South 89 degrees 57 minutes 43 seconds West, a distance of 20.27 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner at the beginning of a tangent curve to the right having a radius of 135.00 feet, a central angle of 28 degrees 30 minutes 56 seconds, a chord bearing and distance of North 80 degrees 46 minutes 49 seconds West, 43.63 feet;

**THENCE** in a northwesterly direction along said curve to the right an arc length of 43.63 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 71 degrees 31 minutes 21 seconds West, a distance of 66.66 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

**THENCE** North 61 degrees 55 minutes 02 seconds West, a distance of 305.80 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner on the southeast line of a 60-foot Electric Transmission Easement, as recorded in Volume 527, Page 79, (O.P.R.C.C.T.);

**THENCE** South 57 degrees 45 minutes 06 seconds West, with the southeast line of said 60-foot Electric Transmission Easement, a distance of 775.93 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for the southernmost southeast corner of Lot 23X, Block B, Bozman Farm Estates, Phase 3, an addition to the City of Wylie, according to the plat thereof recorded in Cabinet 2015, Page 124, (O.P.R.C.C.T.), and lying on the southeast line of a 60-foot Electric Transmission Easement, as recorded in Volume 510, Page 330, (O.P.R.C.C.T.);

**THENCE** with the perimeter and to the corners of said Lot 23X the following bearings and distances:

North 22 degrees 10 minutes 06 seconds East, 605.61 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 40 degrees 02 minutes 32 seconds East, 592.75 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner in the southeast line of Lot 16X, Block D, Bozman Farm Estates, an addition to the City of Wylie, according to the plat thereof recorded in Cabinet 2016, Page 121, (O.P.R.C.C.T.);

**THENCE** with the perimeter and to the corners of said Lot 16X the following bearings and distances:

North 14 degrees 09 minutes 57 seconds East, 195.82 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 44 degrees 19 minutes 25 seconds East, 202.61 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 05 degrees 04 minutes 30 seconds East, 373.02 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 22 degrees 02 minutes 25 seconds East, 169.84 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 32 degrees 43 minutes 44 seconds East, 181.89 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for corner;

North 43 degrees 53 minutes 03 seconds East, 492.94 feet to a 1/2-inch iron rod with yellow cap stamped (ASC) set for the northeast corner of said Lot 16X, said point lying on the south line of a tract of land described to Julie C. & Geoff M. Kilgore, by deed recorded in Document Number 20140522000507760 (O.P.R.C.C.T.), said point lying within Stone Road;

**THENCE** South 89 degrees 08 minutes 50 seconds East, with the south line of said Kilgore tract, a distance of 543.93 feet to the POINT OF BEGINNING and containing 77.3695 acres of land, more or less.

**Now therefore know all men by these presents:**

THAT DEVELOPMENT SOLUTIONS BZ, LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as Bozman Farm Estates, Phase 7, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use 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 may be placed in Landscape Easements, unless approved by 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 subordinate 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 the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DEVELOPMENT SOLUTIONS BZ, LLC d/b/a/ DS Bozman, LLC

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ of 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of \_\_\_\_\_

**FINAL PLAT**  
**BOZMAN FARM ESTATES**  
**PHASE 7**  
being 195 Residential Lots and 3 Open Space Lots  
77.3695 acres out of the  
John G. Jonett Survey, Abst. No. 475  
City of Wylie, Collin County, Texas  
- 2017 -

**WINDROSE**  
LAND SURVEYING | PLATTING  
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

**Ridinger Associates, Inc.**  
Civil Engineers - Planners  
250 S. Lamar Road, Suite 101  
Lewisville, Texas 75007  
Tel. No. (972) 383-8000  
Fax No. (972) 383-8011

DRAWN BY: MNP DATE: 06/08/17 SCALE: 1"=100' ASC NO.: C1705328-2

STATE OF TEXAS  
COUNTY OF DENTON  
SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Thomas W. Mauk, 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.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/17/2017

Thomas W. Mauk, R.P.L.S.  
No. 5119

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**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 Bozman Farm Estates, Phase 7 subdivision or addition to the City of Wylie, was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, 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 this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2017.

City Secretary  
City of Wylie, Texas

$R = 1167.50'$   
 $\Delta = 28^{\circ}12'45''$   
 $L = 574.88'$   
 $CH = N 14^{\circ}04'05'' E$   
 $CL = 569.09'$

DEVELOPER / OWNER  
Development Solutions BZ, LLC  
Doc. No. 20130628000906750  
O.P.R.C.C.T.  
(remainder)

12400 Coll Road, Suite 850  
Dallas, TX 75251  
Contact: Stephen Davis  
Phone: (972) 404-8500