



VICINITY MAP N.T.S.

LEGEND

Point of Curvature or Tangency on Center Line

1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)

1/2" IRF

Building Line

Curve No.
Control Monument
Drainage Easement
Easement Esmt Line No.

R.O.W. Right-of-Way
SF Square Feet
UE & SWE Utility Easement & Sidewalk Easement

Visibility Easement WMF

W.M.E. Wall Maintenance Easement
D.R.D.C.T. = Dead Records of Dallas County, Texas
D.R.C.C.T. = Dead Records of Collin County, Texas
M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

CITY MONUMENT #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.76 E: 2569521.09 ELEV: 550.24' (PLAN) 550.37' (FIELD)

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

N: 7065787.66 E: 2560973.09 ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek. The monument is located approximately 8.5" west of the southeast corner of a chain link fence and 5.3" south of the south chain link fence.

N: 7050245.89 E: 2578669.13 ELEV: 454.28' (PLAN) 454.17' (FIELD)



PRELIMINARY PLAT

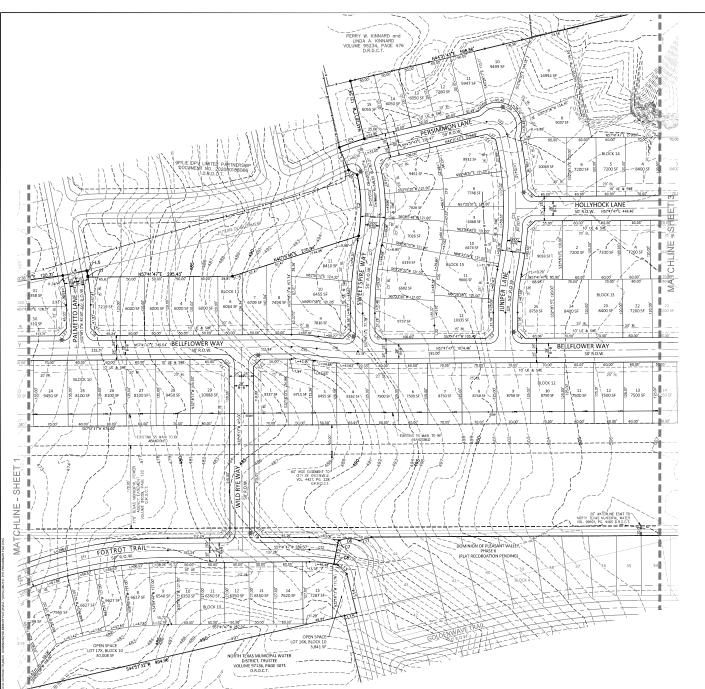
DOMINION OF PLEASANT VALLEY PHASE 7

71.635 ACRES LOTS 1-15, 16X-18X, 19-31, BLOCK 10: LOTS 1-11, BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25, BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12,

BLOCK15 113 SINGLE FAMILY LOTS 5 OPEN SPACES/COMMON AREAS OUT OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY) CITY OF WYLIE DALLAS COUNTY, TEXAS

> 07 March 2023 SHEET 1 OF 4







VICINITY MAP

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1/2" Iron rod set with a yellow plastic ostamped "JVC" (unless otherwise noted)

1/2" IRF

Acre Building Line

Curve No. Control Monument <CM>

Drainage Easement
Easement
Line No.
Right-of-Way
Square Feet

R.O.W.

SF Square Feet
UE & SWE Utility Easement & Sidewalk Easement
V.E. Visibility Easement
W.E. Will Maintenance Easement
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- Notes:

 1. selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

 2. Dopen space 10,000 declerations of the Cell Vivilies and maintained by the 10,04 meters.

 3. Dopen space 10,000 declerations of the Cell Vivilies and maintained by the 10,04 meters.

 3. No apput meters on the between the height of 2 and 9" may be placed in visibility triangles.

 4. Per FEMA FRING Planel 4831300235K dated July 7,0104, the Final Plat limits lie in the 70 met A" and or infining blood hearts.

 5. A certificate of minimal blood hearts.

 5.4 A certificate of Corcupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by 7. The City had not be responsible for the maintenance of any examental resa, although it retains the right to enter upon easements for public purposes.

 8. Maintenance responsibility of private drainage accessments and appurtonances is the property overer on which the exament is located.

 19-20 of Blood 10 and is 15.2.2 of Blook 12 will be absorded. The flow will be re-routed through a new 10" sever line that runs along Bellflower Way.

PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	30
SINGLE FAMILY "TYPE B" LOTS (60')	32
SINGLE FAMILY "TYPE C" LOTS (50')	51
TOTAL PHASE 7	113

PRELIMINARY PLAT

DOMINION OF PHASE 7

Owner/Applicant: Wylie DPV Limited Partnership c/o Team Phillips, Inc. c/o Team Phillips, Inc. 1914 Skillman Street, Suite 110-310 Dallas, Texas 75206 Phone: 214-535-1758 Contact: Nancy E. Phillips Email: nancy@teamphillipsinc.com

Engineer/Surveyor: Johnson Volk Consulting, Inc 704 Central Parkway East, Suite 1200 Plano, Texas 75074 Phone: 972-201-3102 Contact: Claudio Segovia Email: claudio.segovia@johnsonvolk.com

PLEASANT VALLEY 71.635 ACRES

LOTS 1-15, 16X-18X, 19-31, BLOCK 10: LOTS 1-11. BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25, BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12, BLOCK15

113 SINGLE FAMILY LOTS 5 OPEN SPACES/COMMON AREAS OUT OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY) CITY OF WYLIE DALLAS COUNTY, TEXAS

> 07 March 2023 SHEET 2 OF 4







VICINITY MAP N.T.S.

LEGEND

Point of Curvature or Tangency on Center Line

1/2" IRF

AC BL C1 <CM> DE Esmt Building Line Curve No. Control Monument

Drainage Easement Easement Line No. Right-of-Way

L1 R.O.W.

K.O.W. Right-of-Way SF Square Feet UE & SWE Utility Easement & Sidewalk Easement V.E. Visibility Easement

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PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 7

71.635 ACRES LOTS 1-15, 16X-18X, 19-31, BLOCK 10: LOTS 1-11, BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25, BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12, BLOCK15

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> 07 March 2023 SHEET 3 OF 4



PROSE LANE

Email: claudio.segovia@johnsonvolk.com

LEGAL DESCRIPTION DOMINION AT PLEASANT VALLEY

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1354, Dallas County, Texas and being a portion of those tracts of land conveyed to Wylle DPV Limited Partnership, according to the documents filled of record in Document Numbers 202000168006, 202000180007, 201300034379, 201300334380 and 20131029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.) said tract being more particularly described as follows:

BECRNING at a point for the northeast corner of that tract of land conveyed to Howard Ralph Aridia and Linda Key Aridia, TRUSTES of the Ardia Enrolly Trust according to the document field of record in Valume 2002185, Page 4649 (D.R.D.C.T.) some being the common south corner of sold Wylle DPV tract recorded in Document Number 2013/02/2001/73/2050.

THENCE leaving said common corner, with the north line of said Ardis tract and common south line of said Wylie DPV tract the following eight (8) courses and distances: N 37' 59' 38' W, a distance of 99.45 feet to a 1/2 iron rod with yellow plastic cap stamped "JWC" set for a corner of this tract;

N 08' 17' 38" W, a distance of 187.81 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract;

N 13° 51' 22" E, a distance of 132.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC' set for a corner of this tract;

N 11 18 38" W, a distance of 47.80 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract; I 33 '08' 38" W, a distance of 204.37 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

31° 22° 22° E, a distance of 65.70 feet to a 1/2° iron rod with yellow plastic cap stamped "JVC" set for a orner of this tract;

I 07" 23" 22" E, a distance of 131.90 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a

united on its state."

14" 36" 38" W, a distance of 176.00 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set in authors line of that tract of land conveyed to James Collins according to the document filed of record infocument Number 202000108986 (D.R.D.C.T.) or a westerly correr of this tract.

THENCE N 44° 55° 30° E, with sold southeasterly line, the southeast line of that tract of land also conveyed to James Collins according to the document filled of record in Document Number 202000222083 and possing a 5/8° iron rod found for the east corner of said tract, continuing with the southeast line of that tract of land referred to as Tract 3, conveyed to Steven R. Montgamery and Betty M. Montgamery, according to the document field of record in 20190016859 (DR.CC.) and continuing with the southeast line of that tract land conveyed to S&M Montgamery Investments, LLC according to the document field of record in 2019006859 (DR.CC.I) and continuing with the southeast line of that tract OR.R.C.I.) a distance of 1191.49 feet to 3/8° from rod found for this seat comer and common corner of this

THENCE N 43° 30° 27° W, with the northeast line of said S&B Montgomery tract, same being common with the southwest line of the above mentioned Wylie DPV tract recorded in Document Number 202000188067 a distance of 11.89 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract;

THENCE leaving said common line, over and across said Wylie DPV tracts recorded in Dacument Numbers 2020000188066, 202000188067 and 20131029001473050 the following eleven (11) courses and distances

corner of this tract;

N 46 29' 33' E. a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JNC" set for a corner of this tract;

N 46 29' 33' E. a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JNC" set for a corner of this tract;

Corner of this tract of 11.04 feet to a 1/2" iron rod "The corner of the tract of 11.04 feet to a 1/2" iron rod "The corner of the tract of 11.04 feet to a 1/2" iron rod "The corner of the tract of 11.04 feet to a 1/2" iron rod "The corner of the tract of 11.04 feet to a 1/2" iron rod "The corner of the tract of 11.04 feet to a 1/2" iron rod "The corner of the tract of 11.04 feet to a 1/2" iron rod "The corner of 11.04 feet to a 1/2" iron rod "The corn corner of this tract;
\$A.\$\text{ 30' 20' ZF}\$ = a distance of \$1.04\$ feet to \$a\$ \$1/2\$ from rod with yellow plastic cap stamped "LVC" set for a corner of this tract at the beginning of a curve to the right having a radius of \$000.00 feet, a central angle of \$00' 25' 13', and a chard bearing and distance of \$5.43' 17' 52' E, 2.24' feet;
With sold curve tot eh right and arc distance of \$2.24' feet to \$a\$ \$1/2\$ from rod with yellow plastic cap stamped "LVC" set for a corner of this tract.

N 57° 41′ 47° E, a distance of 295.43 feet to a $1/2^\circ$ iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

corner of tins tract;

N 40 15 56 E a distance of 270,94 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract at the beginning of a non-tengen furve to the left, having a radius of 32,3,00 feet, a central angle of 222 23 46", and a chard beging and distances of N 33" 18" 39" W, 125.45 feet.

With said curve to the left an arc distance of 126.26 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract:

S 85' 30' 53" W, a distance of 19.94 feet to a 1/2" Iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract;

corner of this drug. N a distance of 50.00 feet to the beginning of a non-tangent curve to the right, having a radius of 525.00 feet, a central angle of 05° 53′ 18″ and a chord bearing and distance of N 38° 51′ 45″ E, 53.93 feet;

With soid curve to the right on arc distance of 53.95 feet to a $1/2^{\circ}$ iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

N 45 28 $^{\circ}$ 17 $^{\circ}$ 0, a distance of 12.19 feet to a $^{\circ}$ 1/2 iron rod with yellow plastic cap stamped "JVC" set in the southeast line of that tract of land conveyed to Perry W. Kinnard and Linda A. Kinnard according to the document field of record in Volume 9523A, Page 476 (D.R.D.C.T.) for a corner of this tract;

THENCE N 44° 31° 43° E, with said southeast line and the southeast line of that tract of land conveyed to Inc. 1 ++ 31 +3 E, with sold soutnesst line and the southeast line of that tract of land conveyed to Michael T. Fasang according to the document field of record in Volume 2004/141, Page 9931 (DR.D.C.T.) a distance of 598.86 feet to a 1/2" from rod with yellow plostic cap stamped "VIC" set for the east corner of sold Fasang tract, the south corner of that tract of land conveyed to Wijle PVE Unitided Partnership according to the document field of record in Document Number 2013/00/334/382 (D.R.D.C.T.) and being a common corner of this tract;

THENCE N 44" 31" 39" E, with the southeast line of said Wylie DPV Limited Partnership tract, some being the common northwest line of the obove-mentioned Wylie DPV Limited Partnership tract record in Document Number 2013/03/2001/34250 (D.R.D.C.T.) of distance of 41.556 feet to 1.2" For rot with yallow plastic cap stamped "JVC" set for the beginning of a non-tangent curve to the left, howing a radius of 784.50 feet, a central angle of 35 56" 10" 7 and a charch bearing and distance of 5 70" 11" 44" E, 49.70.2" feet).

THENCE over and across the above-mentioned Wyle DPV Limited Partnership tracts recorded in Document Numbers 2020000188066, 202000188067, 201300334379, 201300334380 and 20131029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.) the following nineteen (19) courses and distances:

With said curve to the left an arc distance of 505.73 feet to a 1/2" iron rod with yellow plastic cap stamped

S 45" 23" 26" E, a distance of 21.49 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 01° 34′ 39″ E, a distance of 290.83 feet to a 1/2″ iron rod with yellow plastic cap stamped "UVC' set for a corner of this tract;

N 88° 25° 21° E, a distance of 50.00 feet to a 1/2° iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract:

S 01° 34′ 39″ E, a distance of 105.17 feet to a 1/2″ iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract;

N 88° 25' 21" E, a distance of 220.90 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

S 13 05 12 E, a distance of 44.78 feet to a 1/2 iron rod with yellow plastic cap stamped "JVC" set for a

N 57° 41′ 46° E, a distance of 728.64 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner at the beginning of a non-tongent curve to the right having a radius of 300.00 feet, a central angle of 11′ 16° 25′ and a chord bearing and distance of 5 05° 01′ 16° E, 5.937 feet;

With sold curve to the right on arc distance of 59.03 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract;

S 00° 36° 56° W, a distance of 211.58 feet to a 1/2° iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract;

S 57° 41° 47° W, a distance of 1861.80 feet to a 1/2" iron rod with yellow plastic cap stamped "UVC" set for a corner of this tract:

S 42" 20" 15" W, a distance of 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle 46" 18" 23" and a chard bearing and distance of 5.85" 4" 16" W, 93.92 feet;

With sold curve to the left an arc distance of 40.41 feet to a $1/2^-$ iron rod with yellow plastic cap stamped "UVC" set for a corner at the beginning of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 00 30 $^{2.6}$, and a chord beginning and distance of $^{5.6}$ 69 $^{1.5}$ 58 $^{1.6}$ W, 2.70 feet;

With said curve to the left an arc distance of 2.70 feet to a 1/2" iron rod with vellow plastic cap stamped

S 21: 01° 15″ E, a distance of 50.00 feet to a 1/2″ iron rod with yellow plastic cap stamped "JVC" set for a corner at the beginning of a non-tangent curve to the right, having a radius of 255.00 feet, a central angle of 01° 55′ 58″ and a chord bearing and distance of N 60° 56′ 43″ E, 8.60 feet;

With said curve to the right on arc distance of 8.60 feet to a $1/2^{\circ}$ iron rod with yellow plastic cap stamped "UVC" set for a corner;

S 76° 38' 15° E, a distance of 25.78 feet to a $1/2^{-}$ iron rod with yellow plastic cap stamped "JVC' set for a corner of this tract;

S 45' 52' 19" E, a distance of 81.89 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the common line of the above-mentioned Wylfe DPV tracts recorded in Document Numbers 20131029001473050 and 201300334379 (D.R.D.C.T.) for a corner of this tract;

THENCE S. 44° 50° 20° W, with sold common line, a distance of 25.00 feet to a 1/2" from rod found for the north corner of that tract of land conveyed to North Texas Municipal Water District. Trustee according to the document filled of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the common west corner of the above mentioned Wylle DPV tract recorded in Document Number 201330334379 (D.R.D.C.T.) for a corner of this tract;

THENCE S 44° 57' 32" W, with the northwest line of said North Texas Municipal Water District tract, same being common with the assultment line of soid Wylin DPV tox.L. o distance of 994.96 feet to o 1/2" foor rod with yellow plastic copy attempt 40% call for the west corner of soil freet and being common with the north corner of that fract of land conveyed to the County of Dollos, according to the document filed of record in Volume 97014, Page 2128 (D.R.D.C.T.) some being a common corner of this tract;

THENCE S 45" 02" 43" W with the porthwest line of said County of Dallas tract, same being common with the southeast line of said Wyle DPV tract, a distance of 1285.49 feet to the POINT OF BEGINNING and containing 3,120,417 or 71.635 acres of land

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILE DEVIMED PARINESSIFF, acting herein by and through its duly authorized officers, does hereby adopt this plot deslighating the hereindone described property as DOMNION OF PLEASHT VALLEY, PHASE 7, and the property of the property o

The City of Wylle 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, meintenance, or efficiency of their respective systems in sold ecsements. The City of Wylle and public utility entities shall at all it times have the full right of ingress and egrees to or from their respective exements for the purpose of constructing, reconstructing, inspecting, patrolling, matching, reconstructions, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permissent from anysens.

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

WITNESS MY HAND this _____ day of ____

A Texas Limited Partnership

By: Webb Peak Development Partners LP.

It's General Partner By: RNH Development Company,

Its General Partner

Ronald N. Haynes, Jr., President

STATE OF TEXAS COUNTY OF ___

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ doy of _____

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

RYAN S. REYNOLDS, R.P.L.S. Registered Professional Land Surveyor No. 6385

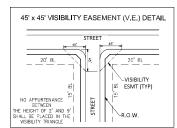
STATE OF TEXAS COUNTY OF COLLIN §

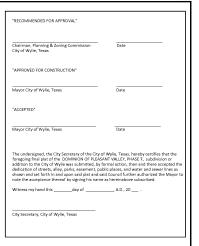
BEFORE ME, the undersigned authority, a Notory Public in and for the State of Texas on this day personally appeared Ryon S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

Notary Public in and for the State of Texas

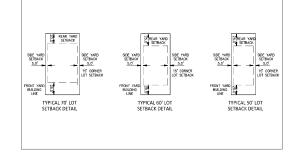
My Commission Expires: _____





VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the just as Visibility, Access, Maintenance, and/or-porlingia Essements or hereby given and granted to the City, its successors and assigns, as essements to provide visibility, right of access for maintenance, and drainage upon and across sold assements. The City shall have the right but not the obligation to maintain any and all landscaping within the essements. Should the City werdles this maintenance right, them it shall be permitted to limitation, any trees, shrabs, flowers, ground cover and fibrures. The City may withforw maintenance of the assements at any time. The utilization consists of the straintenance of the assements at any time. The utilization consists of the straintenance of the assements and the same of the cover or across the vibility essements. The City shall also have the right but not the collisation to devices or signs on the essements and to remove any obstruction thereon. The City, its successors, assigns, or opents shall have the right and printinges and with all rights to enter upon the essements or any part thereof for the purposes and with all rights and privileges set forth herein. The area or areas shown on the plat as Visibility, Access, Maintenance, and/or with all rights and privileges set forth herein



Owner/Applicant: Wylie DPV Limited Partnership c/o Team Phillips Inc. 1914 Skillman Street, Suite 110-310 Dallas, Texas 75206 Phone: 214-535-1758 Contact: Nancy E. Phillips

Engineer/Surveyor: Johnson Volk Consulting, Inc 704 Central Parkway East, Suite 1200 Plano, Texas 75074 Phone: 972-201-3102 Contact: Claudio Segovia Email: claudio.segovia@johnsonvolk.com PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 7

71.635 ACRES LOTS 1-15, 16X-18X, 19-31, BLOCK 10; LOTS 1-11, BLOCK 11; LOTS 1-23, 24X, BLOCK 12; LOTS 1-25, BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12, BLOCK15

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> 07 March 2023 SHEET 4 OF 4

