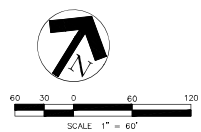


VICINITY MAP  
N.T.S.

- 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
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - Esmt Easement
  - L1 Line No.
  - R.O.W. Right-of-Way
  - SF Square Feet
  - UE & SWE Utility Easement & Sidewalk Easement
  - V.E. Visibility Easement
  - W.M.E. Wall Maintenance Easement
  - D.R.D.C.T. = Deed Records of Dallas County, Texas
  - D.R.C.C.T. = Deed 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 Iris 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, BLOCK 15

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

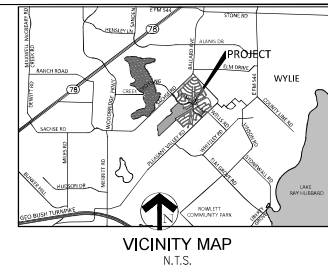
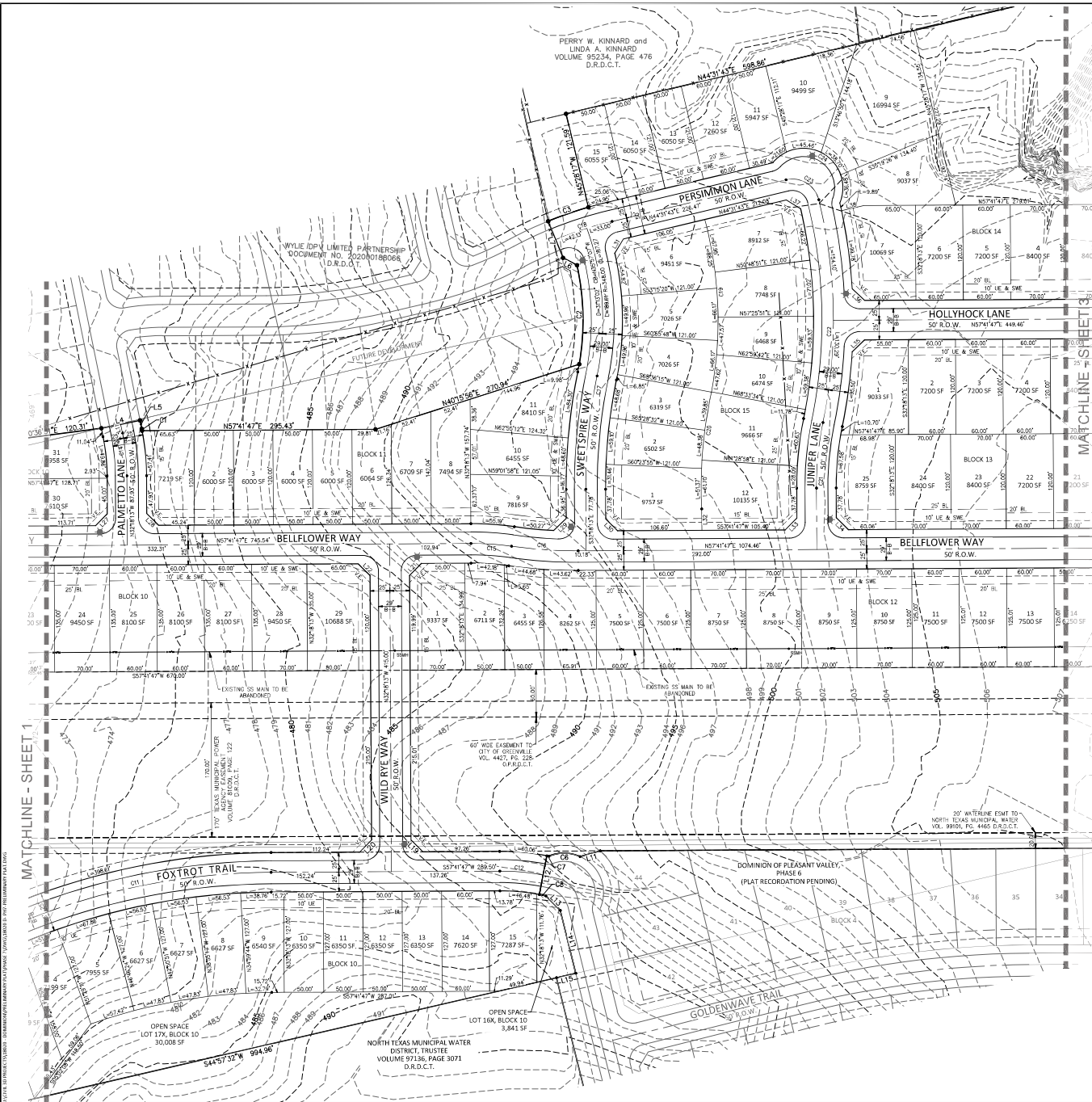


- Notes:**
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
  - No appurtenance between the height of Z and Y may be placed in visibility triangles.
  - Per FEMA FIRM Panel 4813302230K dated July 7, 2004, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
  - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5 year yard encroachment.
  - A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
  - The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
  - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.
  - The existing 10" sanitary sewer line that runs along the back of the proposed lots 19-29 of Block 10 and lots 1-22 of Block 12 will be abandoned. The flow will be re-routed through a new 10" sewer 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

**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  
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



**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 Iris 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: 562.51' (PLAN) 562.86' (FIELD)

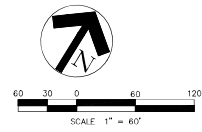
**CITY MONUMENT #5:** Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

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

- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "CVC" (unless otherwise noted)
  - 1/2" RF
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - C+M Control Monument
  - DE Drainage Easement
  - Eamt Easement
  - L1 Line No.
  - R.O.W. Right-of-Way
  - SF Square Feet
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  - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
  - No appearance between the height of 2' and 9' may be placed in visibility triangles.
  - Per FEMA FIRM Panel 48132C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
  - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
  - A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
  - The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
  - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.
  - The existing 30" sanitary sewer line that runs along the back of the proposed lots 19-29 of Block 10 and lots 1-22 of Block 12 will be abandoned. The flow will be re-routed through a new 10" sewer 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 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, BLOCK 15

113 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS

CITY OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY)

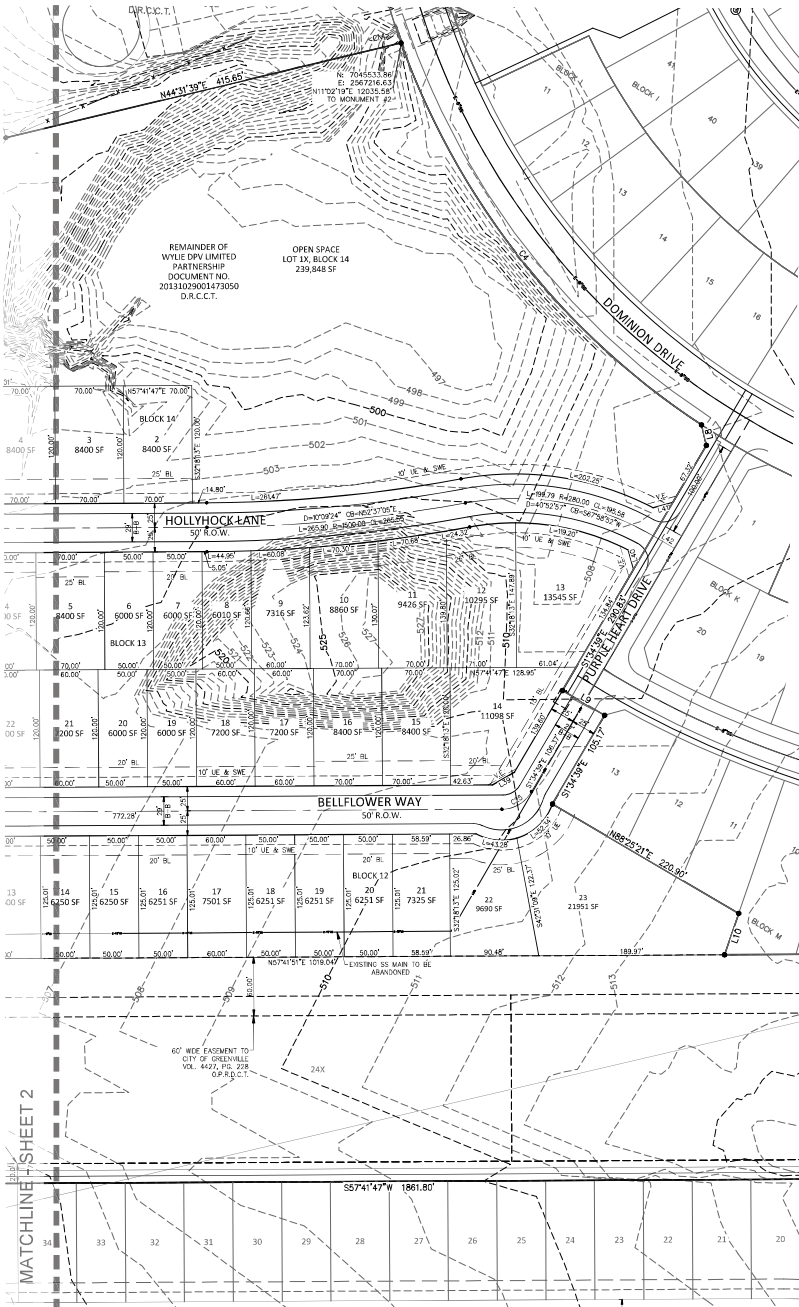
**CITY OF WYLLIE**

**DALLAS COUNTY, TEXAS**

**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  
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





**CITY BENCHMARKS:**

**CITY MONUMENT #2:** Located north of State Highway No. 78 and west of South Ballard Street approximately 10.2' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.76 E: 2565921.09  
ELEV: 550.24' (PLAN) 550.37' (FIELD)

**CITY MONUMENT #4:** Located in the northeast corner of Quail Meadow Park south of 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.

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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.

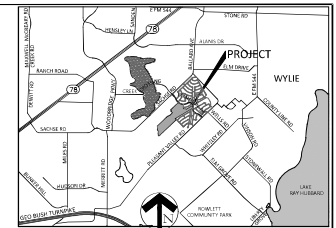
N: 7050245.89 E: 2578660.13  
ELEV: 454.28' (PLAN) 454.17' (FIELD)

Line Table		
Line	Length	Direction
L1	47.80	N11°18'38"W
L2	65.70	N31°22'22"E
L3	11.89	N43°30'27"W
L4	50.00	N46°29'25"E
L5	11.04	S43°30'27"E
L6	19.94	S46°30'27"E
L7	50.00	N44°34'53"W
L8	21.49	S45°23'26"E
L9	50.00	N88°25'01"E
L10	44.78	S13°00'10"E
L11	26.86	S12°20'15"W
L12	50.00	S21°01'15"E
L13	25.78	S70°38'15"E
L14	81.89	S45°52'19"E
L15	25.00	S44°50'20"W
L16	25.00	N88°24'17"W
L17	50.00	S31°35'43"W
L18	22.66	N8°49'58"W
L19	21.21	S77°18'15"E
L20	21.21	N12°41'47"E
L21	21.21	N12°41'47"E

Line Table		
Line	Length	Direction
L12	21.21	S77°18'15"E
L13	22.42	N14°02'17"E
L14	24.99	S32°18'13"E
L15	22.75	S81°37'10"E
L16	37.09	N26°08'29"W
L17	21.21	S12°41'47"W
L18	21.21	S77°18'15"E
L19	31.80	S14°17'39"W
L20	21.21	N77°18'15"W
L21	21.06	N0°52'49"W
L22	27.19	S32°18'13"E
L23	21.21	S12°41'47"W
L24	21.21	N77°18'15"W
L25	21.78	N14°14'22"E
L26	21.67	S18°33'41"E
L27	21.31	N89°16'20"E
L28	29.26	N45°31'00"E
L29	26.08	N28°03'34"E
L30	20.88	N47°28'29"W
L31	21.41	N42°29'08"E
L32	24.52	S88°25'21"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	2.24	305.00	000°25'13"	2.24 S43°17'57"E
C2	126.26	333.00	033°3'44"	125.45 N31°18'39"W
C3	53.95	525.00	000°5'34"	53.93 N38°51'45"E
C4	505.73	784.50	030°54'00"	497.02 S70°11'41"E
C5	59.03	300.00	011°16'23"	58.93 S02°41'16"E
C6	40.41	50.00	046°18'23"	39.32 S58°41'16"W
C7	2.70	305.00	000°30'24"	2.70 S69°15'58"W
C8	8.60	255.00	001°50'34"	8.60 N69°56'43"E
C9	108.02	50.00	123°47'00"	68.21 S30°13'30"E
C10	233.69	698.00	019°15'58"	232.60 S48°00'18"W
C11	387.22	850.00	026°06'04"	383.88 S44°38'45"W
C12	95.14	285.00	011°15'57"	95.05 S63°20'16"W
C13	54.75	285.00	011°15'57"	54.67 N37°54'20"W
C14	95.01	350.00	008°25'57"	94.90 N61°54'46"E
C15	94.63	575.00	008°25'57"	94.50 N61°54'46"E
C16	144.40	492.00	015°17'37"	144.18 S26°18'24"E
C17	75.14	500.00	008°36'37"	75.07 S40°13'25"W
C18	57.05	494.00	006°37'00"	57.02 S30°47'26"E
C19	77.89	546.00	009°02'84"	77.83 S24°25'49"E
C20	83.50	400.00	011°15'37"	83.35 S26°19'24"E
C21	284.39	640.00	025°17'37"	280.05 N33°04'23"W
C22	53.99	34.50	089°40'06"	48.69 S89°21'46"W
C23	142.23	50.00	162°54'04"	98.90 S89°09'03"W
C24	35.69	34.50	059°12'48"	34.12 N28°03'34"E

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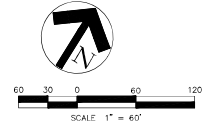


VICINITY MAP  
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- Acra
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TOTAL PHASE 7	113



PRELIMINARY PLAT  
**DOMINION OF  
PLEASANT VALLEY  
PHASE 7**  
71.635 ACRES  
LOTS 1-15, 16X-18X, 19-31, BLOCK 10; LOTS 1-11,  
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BLOCK 13; LOTS 1X, 2-15 BLOCK 14; LOTS 1-12,  
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07 March 2023  
SHEET 3 OF 4



**Owner/Applicant:**  
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