

- 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.
 - <C> Control Monument
 - DE Drainage Easement
 - Emt 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: 7057346.78 E: 2569521.04
ELEV: 520.24' (PLAN) 520.37' (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' perpendicular to b.c. parking area.

N: 7065787.60 E: 2560073.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #5: Located north of the northeast intersection of Troy Road and County Road 732 (Bever 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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY

PHASE 6

40.430 ACRES

LOTS 8-16, 17X, 18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X, BLOCK 10

168 SINGLE FAMILY LOTS
3 OPEN SPACES/Common AREAS

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

CITY OF WYLIE

DALLAS COUNTY, TEXAS

01 April 2024
SHEET 1 OF 3



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
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
claudio.segovia@johnsonvolk.com

PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70')	26
SINGLE FAMILY "TYPE B" LOTS (60')	57
SINGLE FAMILY "TYPE C" LOTS (50')	85
TOTAL PHASE 6	168

Curve Table

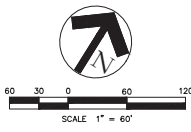
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	108.02	50.00	123°47'00"	88.21	N301°3'30.24"W
C2	398.61	875.00	26°06'04"	395.17	N44°38'45.22"E
C3	62.76	305.00	11°47'23"	62.65	N63°35'29.08"E
C4	40.41	50.00	46°18'23"	39.32	N58°41'15.73"E
C5	149.57	305.00	28°05'49"	148.07	S77°06'39.71"W
C6	143.04	50.00	163°54'59"	99.02	N89°02'23.04"E
C7	54.30	34.50	90°10'36"	48.87	N89°02'23.04"E
C8	83.96	350.00	13°44'42"	83.76	S50°49'26.04"W
C9	26.22	280.00	5°21'58"	26.21	S60°72'46.02"W
C10	124.47	280.00	25°28'09"	123.44	S74°36'03.64"W
C11	7.99	495.00	0°50'31"	7.99	S44°24'50.36"W
C12	153.53	640.00	13°44'42"	153.17	S50°49'26.04"W
C13	187.22	280.00	38°18'37"	183.75	S76°51'05.75"W
C14	9.95	280.00	2°02'06"	9.94	S58°42'50.29"W
C15	125.37	1000.00	7°10'58"	125.28	N04°11'28.52"E
C16	160.88	280.00	32°55'11"	158.67	S74°09'22.42"W
C17	21.69	785.00	1°34'58"	21.69	S44°44'34.20"W
C18	223.10	930.00	13°44'42"	222.57	S50°49'26.04"W
C19	66.71	1075.00	3°33'19"	66.69	S48°42'38.72"W
C20	292.67	1220.00	13°44'42"	291.97	S50°49'26.04"W
C21	160.58	280.00	32°51'35"	158.39	S74°07'34.79"W
C22	184.35	50.00	211°45'57"	96.30	S33°28'44.03"W
C23	77.80	50.00	89°09'26"	70.19	N53°34'50.08"W
C24	36.80	34.50	61°06'49"	35.08	N76°25'43.42"E
C25	19.72	280.00	4°02'08"	19.72	S70°59'48.22"W
C26	55.14	280.00	11°16'57"	55.05	S63°20'15.72"W
C27	387.22	850.00	26°06'04"	383.88	S44°38'45.22"W
C28	233.69	698.00	19°10'58"	232.60	S48°06'17.87"W

Line Table

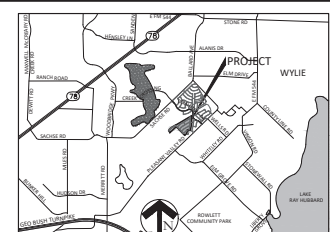
Line #	Length	Direction
L1	50.00	N31° 35' 43.36"E
L2	26.86	N42° 20' 15.10"E
L3	21.21	N37° 13' 02.24"W
L4	50.00	N82° 59' 15.62"W
L5	22.16	S50° 10' 32.41"W
L6	50.00	S26° 56' 15.04"E
L7	54.63	S31° 31' 55.94"W
L8	64.12	S28° 26' 40.54"W
L9	60.00	S07° 46' 57.76"W
L10	21.18	N89° 02' 23.04"E
L11	21.25	N00° 57' 36.96"W
L12	21.18	N89° 02' 23.04"E
L13	19.43	S41° 51' 16.42"E
L14	22.59	N48° 53' 28.88"E
L15	19.97	S47° 39' 15.70"E
L16	21.21	N45° 36' 28.52"E
L17	21.22	N44° 23' 31.48"W
L18	22.20	N42° 52' 47.48"E

Line Table

Line #	Length	Direction
L19	21.21	S77° 18' 12.92"E
L20	21.21	S12° 41' 47.08"W
L21	21.25	S00° 57' 36.96"E
L22	21.18	S89° 02' 23.04"W
L23	21.25	S00° 57' 36.96"E
L24	21.18	S89° 02' 23.04"W
L25	21.21	N77° 18' 12.92"W
L26	21.21	S12° 41' 47.08"W
L27	20.38	S46° 38' 30.42"E
L28	15.43	N89° 26' 37.51"W
L29	19.36	N43° 40' 35.85"E
L30	43.61	N40° 29' 29.54"E
L31	25.00	S89° 24' 00.72"E
L32	25.78	S76° 38' 14.69"E
L33	50.06	S31° 35' 43.36"E
L34	25.00	N58° 24' 16.64"E
L35	22.66	N08° 49' 58.28"W
L36	195.66	S44° 57' 32.08"W



ALL SURVEY DATA OBTAINED FROM PUBLIC RECORDS AND FIELD SURVEYING OF THE PRELIMINARY PLAT



VICINITY MAP
N.T.S.

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 - AC Acre
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ELEV: 550.24' (PLAN) 550.37' (FIELD)

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N: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

**PRELIMINARY PLAT
DOMINION OF
PLEASANT VALLEY
PHASE 6**

40.43 ACRES

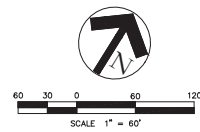
LOTS 8-16, 17X, 18-44, BLOCK 4;
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3 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

**CITY OF WYLIE
DALLAS COUNTY, TEXAS**
01 April 2024
SHEET 2 OF 3



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
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
claudio.segovia@johnsonvolk.com



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE SIX
40.430 ACRES

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1384, Dallas County, Texas and being a portion of those tracts of land conveyed to Wylie DPV Limited Partnership, according to the documents filed of record in Document Number 201300334379 and 2013029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped 'JVC' set in the southeasterly line of said Wylie DPV tract recorded in Document Number 201300334379, same being the common northeast line of that tract of land conveyed to North Texas Municipal Water District, Trustee, according to the document filed of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the south corner of this tract, from which the south corner of said Wylie DPV tract bears S 40° 52' 19" E, 354.37 feet, from said corner a 1/2" iron rod with yellow plastic cap found for reference to said corner bears S 01° 53' 39" E, 1.07 feet;

THENCE, N 45° 52' 19" W, with said common line, a distance of 1185.30 feet to a 1/2" iron rod found in the southeasterly line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, for the north corner of said North Texas Municipal Water District, Trustee tract, same being the common west corner of said Wylie DPV tract recorded in Document Number 201300334379 and for an interior 'ell' corner of this tract;

THENCE, S 44° 57' 32" W, with the northwesterly line of said North Texas Municipal Water District, Trustee tract, same being common with the south line of said Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, a distance of 871.50 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly corner of this tract;

THENCE, leaving said common line over and across the above-mentioned Wylie DPV Limited Partnership tracts the following ten (10) courses and distances:

N 12° 06' 08" W, a distance of 163.17 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 123° 47' 00", a radius of 50.00 feet, a chord bearing and distance of N 30° 13' 30" W, 88.21 feet;

With said curve to the right an arc distance of 108.02 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 31° 35' 43" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 28° 06' 04", a radius of 875.00 feet, a chord bearing and distance of N 44° 38' 45" E, 395.17 feet.

With said curve to the right an arc distance of 398.61 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 57° 41' 47" E, a distance of 289.50 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 11° 16' 57", a radius of 305.00 feet, a chord bearing and distances of N 63° 20' 16" E, 59.96 feet;

With said curve to the right an arc distance of 60.06 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right having a central angle of 00° 30' 26", a radius of 305.00 feet, a chord bearing and distance of N 69° 13' 58" E, 2.70 feet;

With said curve to the right an arc distance of 2.70 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right, having a central angle of 46° 18' 23", a radius of 50.00 feet, a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

With said curve to the right an arc distance of 40.41 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 42° 20' 15" E, a distance of 26.86 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 57° 41' 47" E, a distance of 1802.20 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly northwest corner of Dominion of Pleasant Valley, Phase 6, an addition to the City of Wylie, according to the plat filed of record in Document Number 2023-202300178546, Plat Records Dallas County, Texas, same being the north corner of this tract;

THENCE with the northwest lines of said addition the following thirteen (13) courses and distances:

S 00° 36' 58" W, a distance of 786.80 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 653.88 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 13' 02" W, a distance of 106.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 37° 13' 02" W, a distance of 21.21 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 59' 16" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 50° 10' 32" W, a distance of 22.16 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 28° 05' 49", and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left an arc distance of 149.57 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 26° 56' 15" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 156.89 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 31° 31' 56" W, a distance of 54.63 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 28° 26' 41" W, a distance of 64.12 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 44° 07' 41" W, a distance of 205.04 feet to the POINT OF BEGINNING and containing 1,761,129 square feet or 40.430 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 6, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, 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 or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of 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 subordinated 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 permission from anyone.

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

WITNESS MY HAND this _____ day of _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RWH Development Company,
Its General Partner

By: _____
Ronald N. Haynes, Jr., President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S 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 _____, 20____.

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 Notary Public in and for the State of Texas on this day personally appeared Ryan 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

"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 the DOMINION OF PLEASANT VALLEY, PHASE 6, subdivision or addition to the City of Wylie was submitted, 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., 20____.	
_____ City Secretary, City of Wylie, Texas	

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across said easements. The City shall have the right but not the obligation to maintain any and all landscaping within the easements. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed to, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

PRELIMINARY PLAT

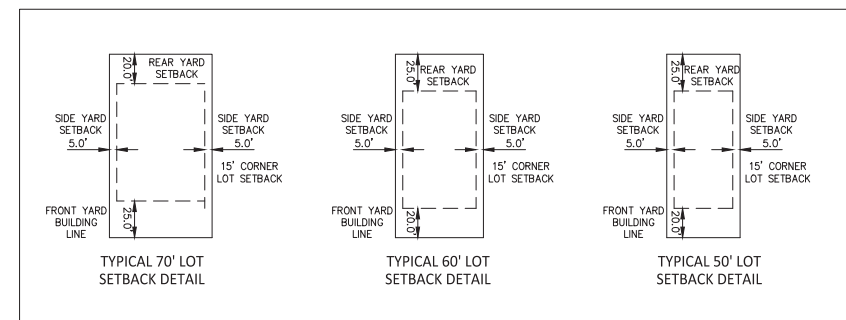
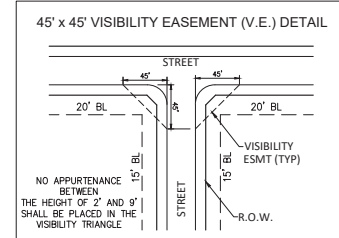
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Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@johnsonvolk.com

CITY OF WYLIE
DALLAS COUNTY, TEXAS
01 April 2024
SHEET 3 OF 3



CLAUDIO SEGOVIA, LICENSED PROFESSIONAL LAND SURVEYOR, NO. 11902, HAS REVIEWED THIS PLAT AND CERTIFIES THAT IT ACCURATELY REPRESENTS THE SURVEY DATA AND CALCULATIONS PROVIDED TO HIM BY THE SURVEYOR.