

LEGAL DESCRIPTION DOMINION AT PLEASANT VALLEY PHASE FOUR

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1100, City of Wyle, Collin County, Texas and the GUADALUPE DE LOS SANTOS SUREY, ABSTRACT NO. 1384, City of Wyle, Dalias County, Texas and being part of those tracts of land described in Deat to Wyle DPV Limited Partnership, as recorded in Document Nos. 201300334380 and 2013102901473050, Deed Records, Dalias County, Texas and being all of that tract of land described in Deed to Wyle DPV, LP, as recorded in Document No. 20170622000816940, Deed Records, Dalias County, Texas and Document No. 201700176627, Deed Records, Dalias County, Texas and Deing more particularly described as follows:

BECINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set in the northeast line of Dominion Drive, a 60 foot right-Or-way, at the south end of a corner clip for the most southerly southeast corner of DOMINION OF PECASANT VALLEY PHASE 2, an Addition to the City or Wijke, Colin County, Texas according to the Plat thereof recorded in Book 2018, Page 284 (Document No. 20180426010001840), Map Records, Collin County, Texas:

THENCE Northeasterly, with the east line of said Addition, the following eighteen (18) courses and distances

North 13 degrees 08 minutes 23 seconds West, with sold corner clip, a distance of 24.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner in the east line of Rosemary Drive, a 50 foct right-of-way, at the north end of sold corner clip, said-point being at the beginning of a non-tanger curve to the left having a central angle of 20 degrees 45 minutes 08 seconds, a radius of 275.00 feet and a chard bearing and distance of North 10 degrees 59 minutes 28 seconds, a radius of 275.00 feet and a chard bearing and distance of North 10 degrees 59 minutes 28 seconds 5ast, 990 feet;

Northeasterly, with said east line of Rosemary Drive and said curve to the left, an arc distance of 99.60 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 36 minutes 56 seconds East, continuing with said east line of Rosemary Drive, a distance of 448.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 89 degrees 23 minutes 04 seconds East, leaving sold east line of Rosemary Drive, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC"set for corner in the east line of forch Lilly Lone, a 50 foot hight-of-way;

North 00 degrees 36 minutes 56 seconds East, with sold east line of Torch Lilly Lone, a distance of 116.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "VVC"set for corner at the south end of a corner clip;

North 45 degrees 02 minutes 53 seconds East, with said corner clip, a distance of 14.28 feet to a 1/2 inching nor with a yellow plastic cap stamped 'WC' set for corner in the south line of Prairie Clover Way, a 50 foot right-0-fwe, at the beginning of a non-tangent curve to the left holiving a central angle of 00 degrees 02 minutes 42 seconds, a radius of 1.515.00 feet and a chord bearing and distance of North 89 degrees 16 minutes 09 seconds East, 1.19 feet:

Easterly, with said south line and said curve to the left, an arc distance of 1.19 feet to a 1/2 inch iron rad with a vellow plastic cap stamped 'JVC'set for corner:

North 00 degrees 45 minutes 12 seconds West, leaving said south line, a distance of 50.00 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JVC" set for corner in the north line of said Prairie Clover Way at the south end of a corner clib:

North 44 degrees 58 minutes 16 seconds West, with said corner clip, a distance of 14.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set for corner in the east line of said Torch Lilly Lane;

North 00 degrees 36 minutes 56 seconds East, with sold east line of Torch Lilly Lane, a distance of 109.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WC set for the southwest corner of Lot 14, Block P of sold Addition at the beginning of a non-tangent curve to the left having a central angle 31 degrees 40 minutes 11 seconds, a radius of 1,345.50 feet and a chord bearing and distance of North 73 degrees 42 minutes 58 seconds East, 734.28 feets.

Easterly, with sold curve to the left, leaving sold east line of Torch Lilly Lane, an arc distance of 743.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped UVC set for the southeast corner of Lot 4. Block P of soid Addition;

North 32 degrees 07 minutes 07 seconds West, a distance of 170,50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped UVC set for corner in the north line of Mint Marigad Drive, a 50 feat right-of-way, or the beginning of a non-tangent curve to the right having a central angle 07 objects 40 minutes 24 seconds, a radius of 1,175.00 feet and a chard bearing and distance of South 58 degrees 13 minutes 05 seconds West, 1,351 feet:

Southwesterly, with said north line of Mint Marigold Drive and said curve to the right, an arc distance of 13.81 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "UVC" set for the southeast corner of Lot 4, Block 0 of said Addition;

North 31 degrees 26 minutes 43 seconds West, leaving solid north line of Mint Marigold Drive, a distance of 124.04 feet to a 1/2 inch iron rod with a yellow plastic cop stamped "UVC" set for the northeast corner of solid Lot 4;

North 58 degrees 23 minutes 38 seconds East, a distance of 13.77 feet to a 1/2 inch iron rod with a

North 60 degrees 01 minutes 10 seconds East, a distance of 64.21 feet to a 1/2 inch iron rod with a

yellow plastic cap stamped "JVC" set for corner;

North 58 degrees 25 minutes 06 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set for corner;

North 57 degrees 30 minutes 44 seconds East, a distance of 120.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC"set for an external ell corner of said Addition;

THENCE South 32 degrees 29 minutes 15 seconds East, leaving the east line of said Addition, a distance of 680.62 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JVC" set for the east corner of the above mentioned Wijk DPV, LP tract;

THENCE South 44 degrees 35 minutes 15 seconds West, a distance of 281.60 feet to a 1/2 inch iron rod with a yellow plostic cap stamped '3VC set in the northeast line of the above mentioned Mylle DPV Limited Portnership trot recorded in Document No. 201300334380 for the south corner of said Mylle DPV, IP tract;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 200.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set for corner;

THENCE South 57 degrees 41 minutes 47 seconds West, leaving sold northeast line, a distance of 1,482.40 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "NU" set for corner in the northeast line of the above mentioned Dominion Drive at the beginning of a non-tangent curve to the left having a central angle of 33 degrees 36 minutes 44 seconds, a radius of 360.00 feet and a chard bearing and distance of North 31 degrees 12 minutes 37 seconds West, 2061.81 feet;

THENCE Northwesterly, with sold northeast line and sold curve to the left, an arc distance of 211.19 feet to the POINT OF BEGINNING and containing 23.436 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NAM INTERPLYER, NAVW ALL MEN 81 INCLE PRESENTS:

HAT WILE DPV LIMITED PARTINESSIPP, acting herein by and through its duly authorized officers, does hereby odget this plot designating the hereinchove described property on DOMINION OF PLEASHT VALLEY, PHASE 4, on street, rights—of the property of the pro

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, mointenance, or efficiency of their respective systems in soil desements. 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 observants for the purpose of constructing, reconstructing, inspecting, particular, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyons.

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

WITNESS MY HAND this _____ day of ______, 20__.

WYLIE DPV LIMITED PARTNERSHIP, A Texas Limited Partnership

By: Webb Peak Development Partners I.P.

It's General Partner
By: RNH Development Company.

By: RNH Development Company

Ronald N. Haynes, Jr., President

STATE OF TEXAS §

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 expressing.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of ______, 20__.

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 Wylle.

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 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

Notary Public in and for the State of Texas

My Commission Expires: _____

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL

STREET

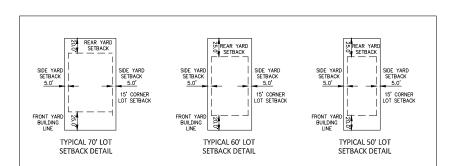
20' BL

20' BL

30' BL

10' BL

1





VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plot as Visibility, Access, Mointenance, and/arporange Essements ore 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 shell have the right but not the obligation to maintain any and all landscaping within the essements that the contraction of the contraction of the contraction of the contraction of within the contraction of the contraction of the contraction of the contraction of withdraw maintenance of the assements at any time. The utilization maintenance responsibility for the essements after rest upon the owners. No building, fence, with the contraction of the contractio

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 4

23.436 ACRES

LOTS 1-3,17, BLOCK O; LOTS 1-3, 15-39, BLOCK P; LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20 BLOCK S; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U 95 SINGLE FAMILY LOTS

4 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY ,
ABSTRACT NO. 1100 (COLLIN COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3102

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

Contact: Claudio Segovia Email: claudio.segovia@jvolkconsulting.com



DALLAS COUNTY, TEXA

10 May 2021

SHEET 2 OF 2