

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	99.60	275.00	02°04'08"	99.60	N89°58'28"E
C2	1.19	195.00	00°02'42"	1.19	N89°16'09"E
C3	743.71	1345.50	03°04'01"	734.28	N73°42'58"E
C4	15.88	1175.00	00°07'42"	15.88	S08°13'05"W
C5	211.19	360.00	03°09'44"	208.88	N10°14'57"W
C6	117.08	280.00	02°37'36"	116.24	S17°21'52"E
C7	58.59	34.50	09°07'30"	52.40	S12°48'27"E
C8	113.28	50.00	12°04'30"	90.57	S57°48'38"E
C9	49.89	34.50	08°30'04"	45.73	N16°11'14"E
C10	102.44	50.00	11°22'33"	85.44	N00°51'04"W
C11	54.69	285.00	01°09'38"	54.60	N04°52'54"W
C12	114.31	300.00	02°07'39"	111.4	N89°41'23"W
C13	33.56	500.00	03°05'41"	33.56	N89°27'06"E
C14	81.76	34.50	08°58'00"	47.04	N70°28'15"W
C15	81.42	50.00	07°02'30"	57.63	S68°17'26"W
C16	54.30	54.00	09°01'02"	45.87	N12°38'16"E
C17	91.75	50.00	10°08'32"	78.41	N32°13'57"E
C18	207.05	45.00	26°37'18"	67.08	S80°40'40"E
C19	7.73	1200.00	00°22'08"	7.73	N57°41'49"E

Line Table		
Line	Length	Direction
L1	24.25	N13°08'23"W
L2	14.28	N45°02'53"E
L3	50.00	N07°45'12"W
L4	14.00	N44°58'16"W
L5	13.77	N08°23'38"E
L6	64.21	N60°01'06"E
L7	63.28	N08°25'10"E
L8	21.21	S45°36'50"W
L9	21.21	S44°23'04"E
L10	19.65	N73°13'35"W
L11	22.44	S16°06'12"W
L12	52.08	N33°51'02"E
L13	53.54	N12°58'48"W

Line Table		
Line	Length	Direction
L14	21.21	N45°36'52"E
L15	21.21	N44°23'03"W
L16	20.19	S51°25'23"E
L17	22.43	N38°48'42"E
L18	37.05	N19°34'38"W
L19	21.84	S75°29'47"E
L20	11.92	S69°42'22"W
L21	21.18	S12°36'16"W
L22	20.00	N67°30'49"E
L23	21.21	S77°29'15"E
L24	21.20	N67°30'49"E
L25	21.21	S12°36'45"W

PROPOSED UNITS THIS PLAT		
SINGLE FAMILY "TYPE A" LOTS (70')	17	
SINGLE FAMILY "TYPE B" LOTS (60')	41	
SINGLE FAMILY "TYPE C" LOTS (50')	37	
TOTAL PHASE 4	95	

- 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) with the exception of Lot 3X on Block T which will be both owned and maintained by the H.O.A.
 - No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48133C0235K 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 official 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.



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
 - CL Curve No.
 - <CM> Control Monument
 - DE Driveway Easement
 - Emt Easement
 - L1 Line No.
 - R.O.W. Right-of-Way
 - SF Square Feet
 - UE & SNE Utility Easement & Sidewalk Easement
 - V.E. Visibility Easement
 - W.M.E. Wall Maintenance Easement
 - D.R.C.T. = Deed Records of Dallas County, Texas
 - D.R.C.T. = Deed Records of Collin County, Texas
 - M.R.C.T. = Map Records of Collin County, Texas

- BENCHMARKS:**
- CM #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: 7057346.75 E: 2569521.09
ELEV: 550.24' (PLAN) 550.37' (FIELD)
 - CM #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: 7055787.66 E: 2560973.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)
 - CM #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: 2578669.33
ELEV: 454.28' (PLAN) 454.17' (FIELD)

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

10 May 2021
SHEET 1 OF 2

**J. VOLK
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Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:
Wylie DPV Limited Partnership
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Engineer/Surveyor:
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60 30 0 60 120
SCALE 1" = 60'

