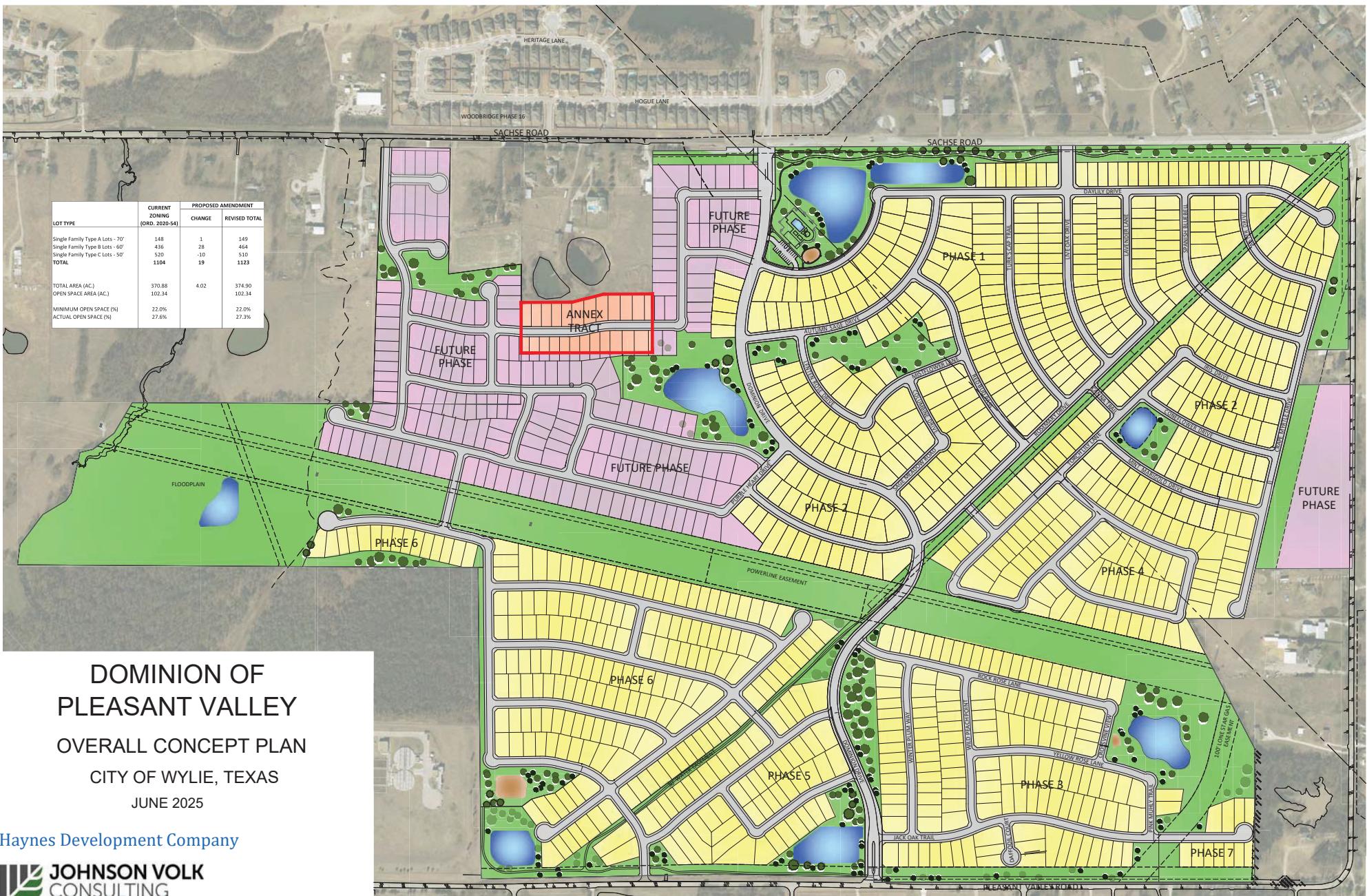


LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT	
		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 60'	436	28	464
Single Family Type C Lots - 50'	520	-10	510
<b>TOTAL</b>	<b>1104</b>	<b>19</b>	<b>1123</b>
 TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
 MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%



# DOMINION OF PLEASANT VALLEY OVERALL CONCEPT PLAN

## CITY OF WYLIE, TEXAS

JUNE 2025

Haynes Development Company



**JOHNSON VOLK  
CONSULTING**

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
10000 N Central Expressway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



Un

Developed Land/  
Under Construction

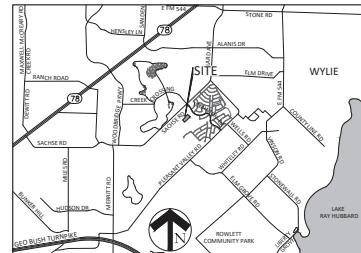
### Existing Open Space



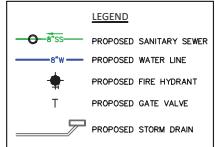
200 100 0 200 400  
SCALE 1" = 200'





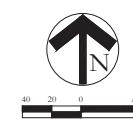


VICINITY MAP  
N.T.S.



PRELIMINARY  
WATER & SANITARY SEWER PLAN  
DOMINION OF  
PLEASANT VALLEY  
ANNEX TRACT

CITY OF WYLIE  
DALLAS COUNTY, TEXAS



40 20 0 40

SCALE: 1" = 40'

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

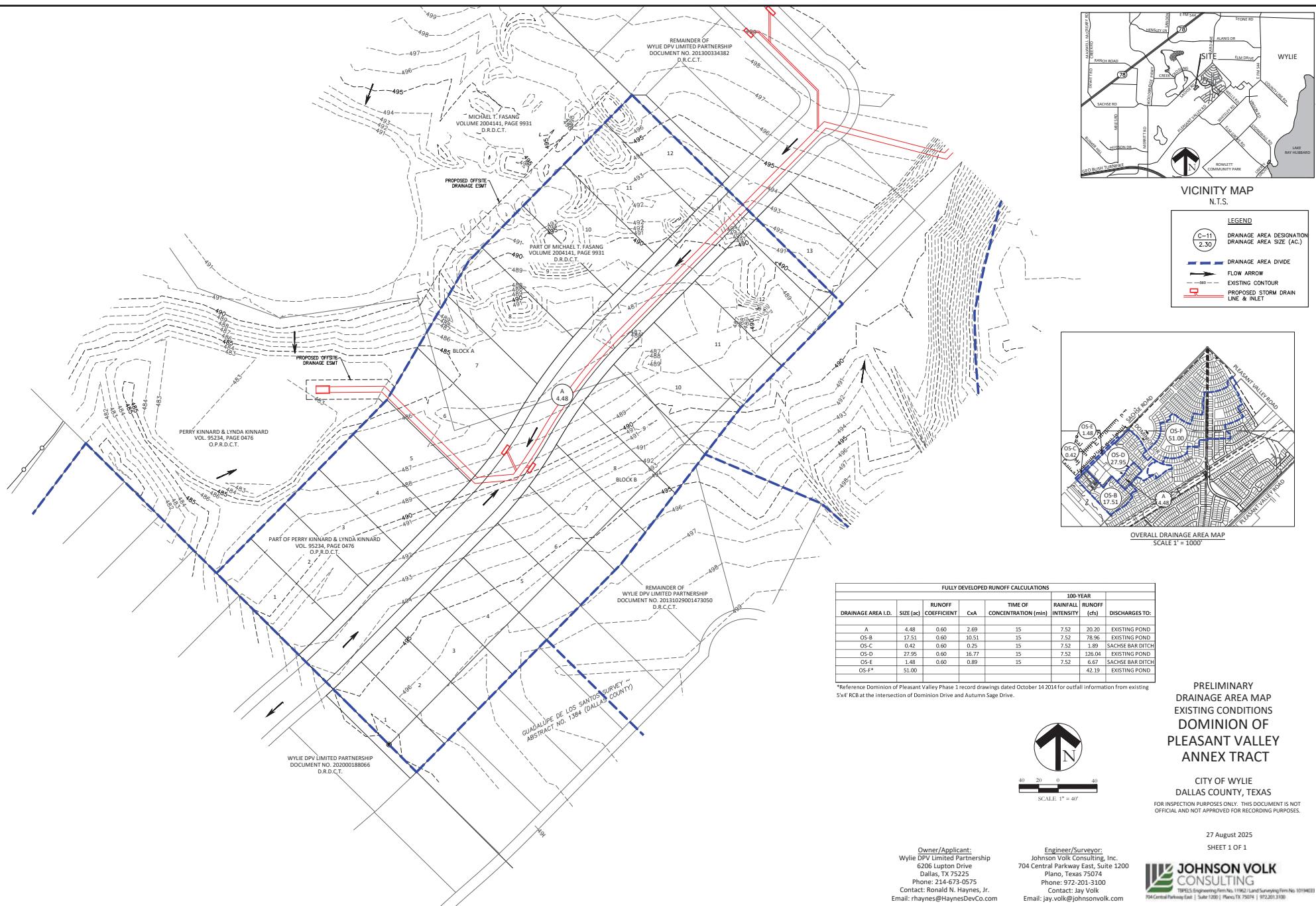
Owner/Applicant:  
Wylie DPV Limited Partnership  
6206 Lupton Drive  
Dallas, TX 75225  
Phone: 214-673-0575  
Contact: Ronald N. Haynes, Jr.  
Email: rhaynes@HaynesDevCo.com

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Jay Volk  
Email: jay.volk@johnsonvolk.com

 JOHNSON VOLK  
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TPELS Engineering Firm No. 11962 / Land Surveying Firm No. 1019403  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

25 August 2025  
SHEET 1 OF 1





Owner/Applicant:  
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6206 Lupton Drive  
Dallas, TX 75225  
Phone: 214-673-0575  
Contact: Ronald N. Haynes, Jr.  
Email: [rhaynes@HaynesDevCo.com](mailto:rhaynes@HaynesDevCo.com)

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
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Phone: 972-201-3100  
Contact: Jay Volk  
Email: [jay.volk@johnsonvolk.com](mailto:jay.volk@johnsonvolk.com)

PRELIMINARY  
DRAINAGE AREA MAP  
EXISTING CONDITIONS  
DOMINION OF  
PLEASANT VALLEY  
ANNEX TRACT

**CITY OF WYLIE  
DALLAS COUNTY, TEXAS**

27 August 2025  
SHEET 1 OF 1

**SHEET 1 OF 1**

JOHNSON VOLK

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CONSULTING

TRICO'S Engineering Firm No. 110962 (1) and Service Firm No. 1023362

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CONSULTING  
TBEI LS: Engineering Firm No. 111962 | Land Surveying Firm No. 101940  
204 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100