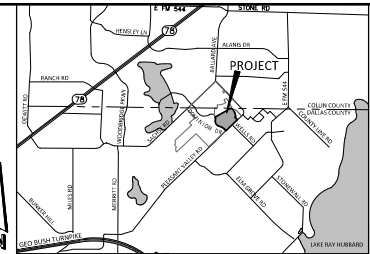


- Notes:
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2000-54 (See Exhibit B, General Standards, No. 4).
  3. No appearance between the height of 'Z' and 'Y' may be placed in visibility triangles.
  4. Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Preliminary Flood Limits lie in the "Zone X" area of minimal flood hazard.
  5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a "5" rear yard encroachment.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	183.12	470.00	023°32'31"	191.76	N57°03'32"W
C2	496.85	410.00	065°26'46"	467.08	N34°06'26"W
C3	94.37	360.00	015°01'11"	94.10	N08°53'40"W
C4	307.43	625.00	028°01'58"	304.34	S17°41'58"E
C5	15.56	255.00	032°39'48"	15.56	S73°06'36"W
C6	160.41	280.00	032°46'27"	158.22	N70°17'54"E
C7	182.88	275.00	033°46'37"	182.84	S55°47'29"W
C8	161.69	402.00	025°23'20"	161.20	S41°44'53"E
C9	92.46	310.00	010°07'50"	92.31	S49°55'58"E
C10	541.9	345.00	030°07'00"	487.79	N77°18'13"W
C11	82.46	50.00	034°39'46"	73.43	S48°04'29"W
C12	15.21	50.00	017°25'31"	15.15	S40°26'42"E
C13	239.11	800.00	017°07'20"	238.22	S49°08'02"W
C14	64.02	892.00	030°06'43"	64.00	N47°22'21"W
C15	43.06	600.00	030°06'43"	43.05	N47°22'21"W
C16	212.63	500.00	024°21'58"	210.04	N32°30'01"E
C17	113.34	280.00	023°31'35"	112.57	S56°54'47"E
C18	261.79	50.00	039°59'50"	50.00	N38°57'01"E
C19	407.68	600.00	033°06'49"	399.88	S39°46'57"W
C20	69.71	635.00	006°17'23"	69.67	S44°28'48"W
C21	254.19	1000.00	014°33'51"	253.51	N57°57'56"E
C22	40.06	34.00	066°32'05"	37.88	N78°34'30"W
C23	184.33	50.00	010°22'41"	184.10	S62°55'37"W
C24	122.59	50.00	140°28'41"	141.17	N78°36'10"W
C25	17.63	50.00	019°37'11"	16.95	S72°27'00"W



- 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
  - CM Control Monument
  - CM+ Drainage Easement
  - DE Easement
  - Line No. Right-of-Way
  - R.O.W. Square Foot
  - SE & SNE 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
  - O.P.R.C.T. = Official Public Records of Collin County, Texas
  - O.P.R.D.C.T. = Official Public Records of Dallas 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: 7057346.76 E: 2569521.09  
ELEV: 550.34' (PLAN) 562.86' (FIELD)

CM #4: Located in the northeast corner of Quail Meadows 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.

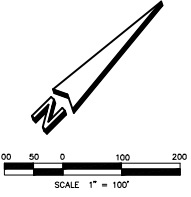
N: 7057346.76 E: 2569521.09  
ELEV: 550.34' (PLAN) 562.86' (FIELD)

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: 2578669.13  
ELEV: 454.28' (PLAN) 454.17' (FIELD)

Line Table			Line Table		
Line	Length	Direction	Line	Length	Direction
L1	244.92	N45° 17' 15"W	L28	21.21	S89° 34' 17"W
L2	120.14	S37° 05' 25"W	L29	21.21	N4° 25' 45"W
L3	46.98	S45° 18' 02"E	L30	34.40	N01° 15' 12"E
L4	21.21	S89° 41' 18"E	L31	20.36	N09° 15' 44"E
L5	20.50	N33° 02' 45"E	L32	21.21	N07° 16' 08"W
L6	5.00	S86° 42' 17"W	L33	38.39	S89° 41' 52"W
L7	20.34	S44° 42' 07"E	L34	17.87	S44° 41' 00"W
L8	30.30	N07° 00' 00"E	L35	15.00	S45° 18' 00"E
L9	95.08	N32° 18' 13"W	L36	25.86	S89° 41' 52"W
L10	21.09	S79° 23' 38"E	L37	21.21	S01° 19' 00"E
L11	41.94	N34° 02' 23"W	L38	21.21	S89° 41' 00"W
L12	21.09	N11° 18' 07"E	L39	21.86	S20° 45' 32"E
L13	21.45	S77° 56' 30"E	L40	20.81	S70° 40' 53"W
L14	24.94	N32° 18' 13"W	L41	8.49	N68° 30' 37"W
L15	20.94	N11° 05' 12"E	L42	20.45	N79° 46' 42"E
L16	63.78	S41° 24' 39"E	L43	189.85	S53° 02' 59"E
L17	21.21	S77° 18' 13"E	L44	0.73	S45° 19' 04"E
L18	14.80	S14° 34' 50"W	L45	20.81	N6° 56' 37"W
L19	16.02	N48° 07' 02"E	L46	5.46	N40° 34' 17"E
L20	78.79	N67° 41' 47"E	L47	68.42	S57° 41' 47"W
L21	32.74	N67° 41' 47"E	L48	84.68	S44° 41' 00"W
L22	15.00	N2° 16' 13"W	L49	21.21	S01° 18' 44"E
L23	41.87	N67° 22' 19"E	L50	22.53	S44° 41' 00"W
L24	33.16	S87° 22' 19"W	L51	27.31	S78° 31' 44"E
L25	15.00	N2° 37' 19"W	L52	64.12	N45° 19' 00"W
L26	21.21	S12° 41' 47"W	L53	54.21	N07° 16' 00"W
L27	21.21	S77° 18' 13"E	L54	15.00	N48° 41' 00"E

LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE		
LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.
1	BLOCK Y 4570		15	BLOCK Y 6050		1	BLOCK W 10183		1	BLOCK X 7892		1	BLOCK Y 7081		1	BLOCK Z 8519		1	BLOCK BB 8446		1	BLOCK BB 8446		1	BLOCK BB 8446		1	BLOCK BB 8446		1	BLOCK BB 8446	
2	BLOCK Y 8587		16	BLOCK Y 6050		2	BLOCK W 6663		2	BLOCK X 7816		2	BLOCK Y 6050		2	BLOCK Z 8973		2	BLOCK BB 6039		2	BLOCK BB 6039		2	BLOCK BB 6039		2	BLOCK BB 6039		2	BLOCK BB 6039	
3	BLOCK Y 6302		17	BLOCK Y 6050		3	BLOCK W 6746		3	BLOCK X 6187		3	BLOCK Y 6050		3	BLOCK Z 8973		3	BLOCK BB 6039		3	BLOCK BB 6039		3	BLOCK BB 6039		3	BLOCK BB 6039		3	BLOCK BB 6039	
4	BLOCK Y 6174		18	BLOCK Y 6050		4	BLOCK W 6130		4	BLOCK X 6050		4	BLOCK Y 6050		4	BLOCK Z 8973		4	BLOCK BB 6643		4	BLOCK BB 6643		4	BLOCK BB 6643		4	BLOCK BB 6643		4	BLOCK BB 6643	
5	BLOCK Y 6092		19	BLOCK Y 6050		5	BLOCK W 6197		5	BLOCK X 6050		5	BLOCK Y 6050		5	BLOCK Z 8973		5	BLOCK BB 6611		5	BLOCK BB 6611		5	BLOCK BB 6611		5	BLOCK BB 6611		5	BLOCK BB 6611	
6	BLOCK Y 6054		20	BLOCK Y 6050		6	BLOCK W 7529		6	BLOCK X 7280		6	BLOCK Y 6050		6	BLOCK Z 7000		6	BLOCK BB 7050		6	BLOCK BB 7050		6	BLOCK BB 7050		6	BLOCK BB 7050		6	BLOCK BB 7050	
7	BLOCK Y 6050		21	BLOCK Y 6050		7	BLOCK W 7629		7	BLOCK X 7280		7	BLOCK Y 6050		7	BLOCK Z 7000		7	BLOCK BB 7050		7	BLOCK BB 7050		7	BLOCK BB 7050		7	BLOCK BB 7050		7	BLOCK BB 7050	
8	BLOCK Y 6050		22	BLOCK Y 6050		8	BLOCK W 6434		8	BLOCK X 6050		8	BLOCK Y 6050		8	BLOCK Z 7280		8	BLOCK BB 7050		8	BLOCK BB 7050		8	BLOCK BB 7050		8	BLOCK BB 7050		8	BLOCK BB 7050	
9	BLOCK Y 6050		23	BLOCK Y 6050		9	BLOCK W 6503		9	BLOCK X 6050		9	BLOCK Y 6050		9	BLOCK Z 7807		9	BLOCK BB 8938		9	BLOCK BB 8938		9	BLOCK BB 8938		9	BLOCK BB 8938		9	BLOCK BB 8938	
10	BLOCK Y 6050		24	BLOCK Y 6007		10	BLOCK W 6573		10	BLOCK X 6284		10	BLOCK Y 6050		10	BLOCK Z 8973		10	BLOCK BB 8849		10	BLOCK BB 8849		10	BLOCK BB 8849		10	BLOCK BB 8849		10	BLOCK BB 8849	
11	BLOCK Y 6050		25	BLOCK Y 8415		11	BLOCK W 7278		11	BLOCK X 6172		11	BLOCK Y 6050		11	BLOCK Z 8973		11	BLOCK BB 7303		11	BLOCK BB 7303		11	BLOCK BB 7303		11	BLOCK BB 7303		11	BLOCK BB 7303	
12	BLOCK Y 6050		26	BLOCK Y 7992		12	BLOCK W 6597		12	BLOCK X 7260		12	BLOCK Y 6050		12	BLOCK Z 8973		12	BLOCK BB 8755		12	BLOCK BB 8755		12	BLOCK BB 8755		12	BLOCK BB 8755		12	BLOCK BB 8755	
13	BLOCK Y 6050		27	BLOCK Y 8017		13	BLOCK W 6487		13	BLOCK X 7260		13	BLOCK Y 6050		13	BLOCK Z 8973		13	BLOCK BB 8442		13	BLOCK BB 8442		13	BLOCK BB 8442		13	BLOCK BB 8442		13	BLOCK BB 8442	
14	BLOCK Y 6050		28	BLOCK Y 56106		14	BLOCK W 7639		14	BLOCK X 9194		14	BLOCK Y 6050		14	BLOCK Z 8973		14	BLOCK BB 8519		14	BLOCK BB 8519		14	BLOCK BB 8519		14	BLOCK BB 8519		14	BLOCK BB 8519	
						15	BLOCK W 9730		15	BLOCK X 11382		15	BLOCK Y 7896		15	BLOCK Z 8758		15	BLOCK BB 13650		15	BLOCK BB 13650		15	BLOCK BB 13650		15	BLOCK BB 13650		15	BLOCK BB 13650	
						16	BLOCK W 9981																									



Owner/Applicant:  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 310-310  
Dallas, Texas 75204  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com  
Engineer/Recorder:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Jay Volk  
Email: jay.volk@jvolconsulting.com

GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)  
CITY OF WYLIE  
DALLAS COUNTY, TEXAS  
08 February 2021  
SHEET 1 OF 2  
**J. VOLK**  
consulting  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972.201.3100 Texas Registration No. F-11862

LEGAL DESCRIPTION

DOMINION AT PLEASANT VALLEY  
PHASE THREE  
55.669 acres

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 201300334379 and Document No. 201300334380, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northwesterly line of Pleasant Valley Road, a variable width right-of-way, for the most easterly northeast corner of said Wylie DPV Limited Partnership tract recorded in Document No. 201300334380;

THENCE South 44 degrees 41 minutes 00 seconds West, with said northwesterly line, a distance of 1,842.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set at the intersection of said northwesterly line with the east line of Dominion Drive, a variable width right-of-way;

THENCE Northwesterly, with said east line, the following six (6) courses and distances:

North 45 degrees 17 minutes 15 seconds West, leaving said northwesterly line, a distance of 244.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner at the beginning of a curve to the left having a central angle of 23 degrees 32 minutes 31 seconds, a radius of 470.00 feet and a chord bearing and distance of North 57 degrees 03 minutes 32 seconds West, 191.76 feet;

Northwesterly, with said curve to the left, an arc distance of 193.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner;

North 68 degrees 49 minutes 48 seconds West, a distance of 346.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner at the beginning of a curve to the right having a central angle of 69 degrees 26 minutes 46 seconds, a radius of 410.00 feet and a chord bearing and distance of North 34 degrees 06 minutes 26 seconds West, 467.08 feet;

Northerly, with said curve to the right, an arc distance of 496.95 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, a distance of 257.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner at the beginning of a curve to the left having a central angle of 15 degrees 01 minutes 11 seconds, a radius of 360.00 feet and a chord bearing and distance of North 06 degrees 53 minutes 40 seconds West, 94.10 feet;

Northerly, with said curve to the left, an arc distance of 94.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner;

THENCE North 57 degrees 41 minutes 47 seconds East, leaving said east line, a distance of 1,482.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC set for corner in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 527.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 04 minutes 56 seconds East, continuing with said northeast line, a distance of 659.02 feet to the POINT OF BEGINNING and containing 55.669 acres or land, more or less.

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 3, on 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 uses 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

By:

Authorized Signature of Owner

Printed Name and Title

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: \_\_\_\_\_

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 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\_\_\_\_.

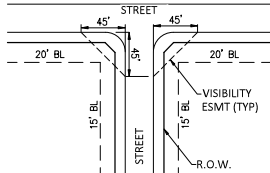
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easements are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. 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 VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement 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 in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement 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 VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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



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:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Jay Volk  
Email: jay.volk@jvolkconsulting.com

"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 3, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alleys, 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

"FOR CONSTRUCTION ONLY"

FINAL PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 3

49.193 ACRES

LOTS 2-27, BLOCK V; LOTS 1-15, BLOCK W;  
LOTS 1-27, BLOCK X; LOTS 1-23, BLOCK Y;  
LOTS 1-29 BLOCK Z; LOTS 1-22, BLOCK BB;  
142 SINGLE FAMILY LOTS

4 OPEN SPACES/COMMON AREAS

OUT OF THE

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

CITY OF WYLIE

DALLAS COUNTY, TEXAS

08 February 2021

SHEET 2 OF 2



J. VOLK  
consulting

830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972.201.3100 Texas Registration No. F-11962