

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'	530	-10	520
TOTAL	1104	19	1123
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



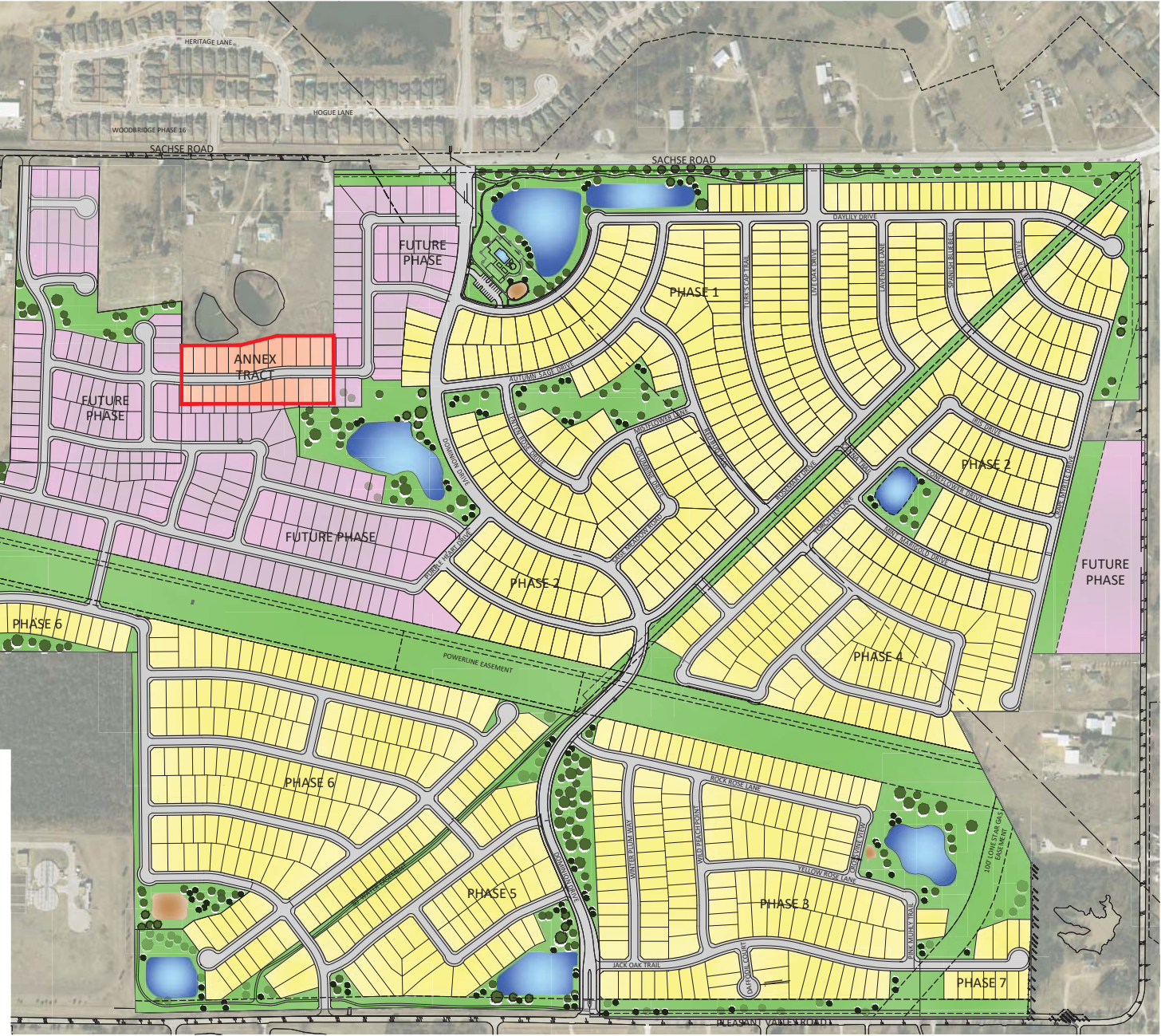
**JOHNSON VOLK
CONSULTING**

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

Annex Tract
 Undeveloped Land
 Developed Land/ Under Construction
 Existing Open Space

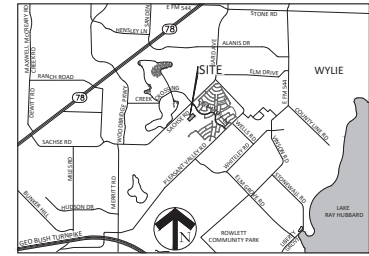
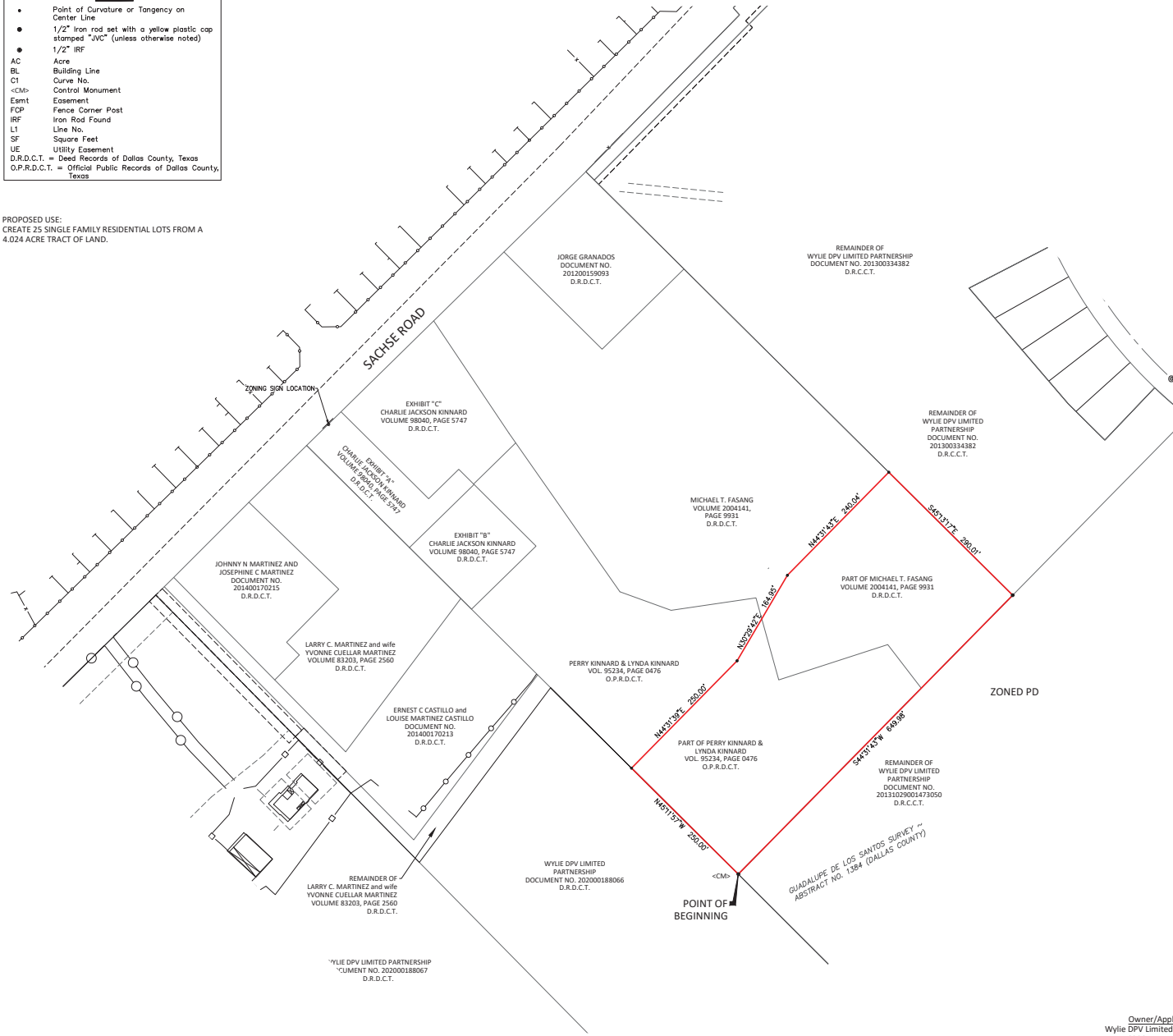


200 100 0 200 400
SCALE 1" = 200'



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.
<CM>	Control Monument
Easmt	Easement
FCD	Fence Corner Post
IRF	Iron Rod Found
L1	Line No.
SF	Square Feet
UE	Utility Easement
D.R.D.C.T.	= Deed Records of Dallas County, Texas
O.P.R.D.C.T.	= Official Public Records of Dallas County, Texas

PROPOSED USE:
CREATE 25 SINGLE FAMILY RESIDENTIAL LOTS FROM A
4.024 ACRE TRACT OF LAND.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 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 a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northeast line, a distance of 649.98 feet to the POINT OF BEGINNING and containing 4.024 acres of land, more or less.

ZONING EXHIBIT

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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



25 August 2025

SHEET 1 OF 1

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



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 Building Line
C1 Curve No.
<CM> Control Monument
Easmt Easement
FCP Fence Corner Post
IRF Iron Rod Found
L1 Line No.
SF Square Feet
UE Utility Easement
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records of Dallas County, Texas

Table with 4 columns: LOT TYPE, CURRENT ZONING (ORD. 2010-54), PROPOSED AMENDMENT CHANGE, REVISED TOTAL. Rows include Single Family Type A Lots - 70', Single Family Type B Lots - 50', Single Family Type C Lots - 50', TOTAL, TOTAL AREA (AC), OPEN SPACE AREA (AC), MINIMUM OPEN SPACE (%), and ACTUAL OPEN SPACE (%).

- 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. No asportance between the height of 2' and 9' may be placed in visibility triangles.

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.

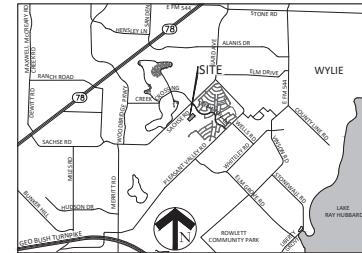
N: 7057346.76 E: 2569521.09
ELEV: 550.34' (PLAN) 550.37' (FIELD)

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: 7065787.66 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: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

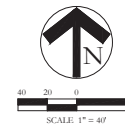
THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northeast line, a distance of 649.98 feet to the POINT OF BEGINNING and containing 4.024 acres of land, more or less.

CONCEPT PLAN

DOMINION OF PLEASANT VALLEY ANNEX TRACT
4.024 ACRES

LOTS 1-12, BLOCK A; LOTS 1-13, BLOCK B
25 SINGLE FAMILY LOTS
OUT OF THE GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS



25 August 2025

SHEET 1 OF 1

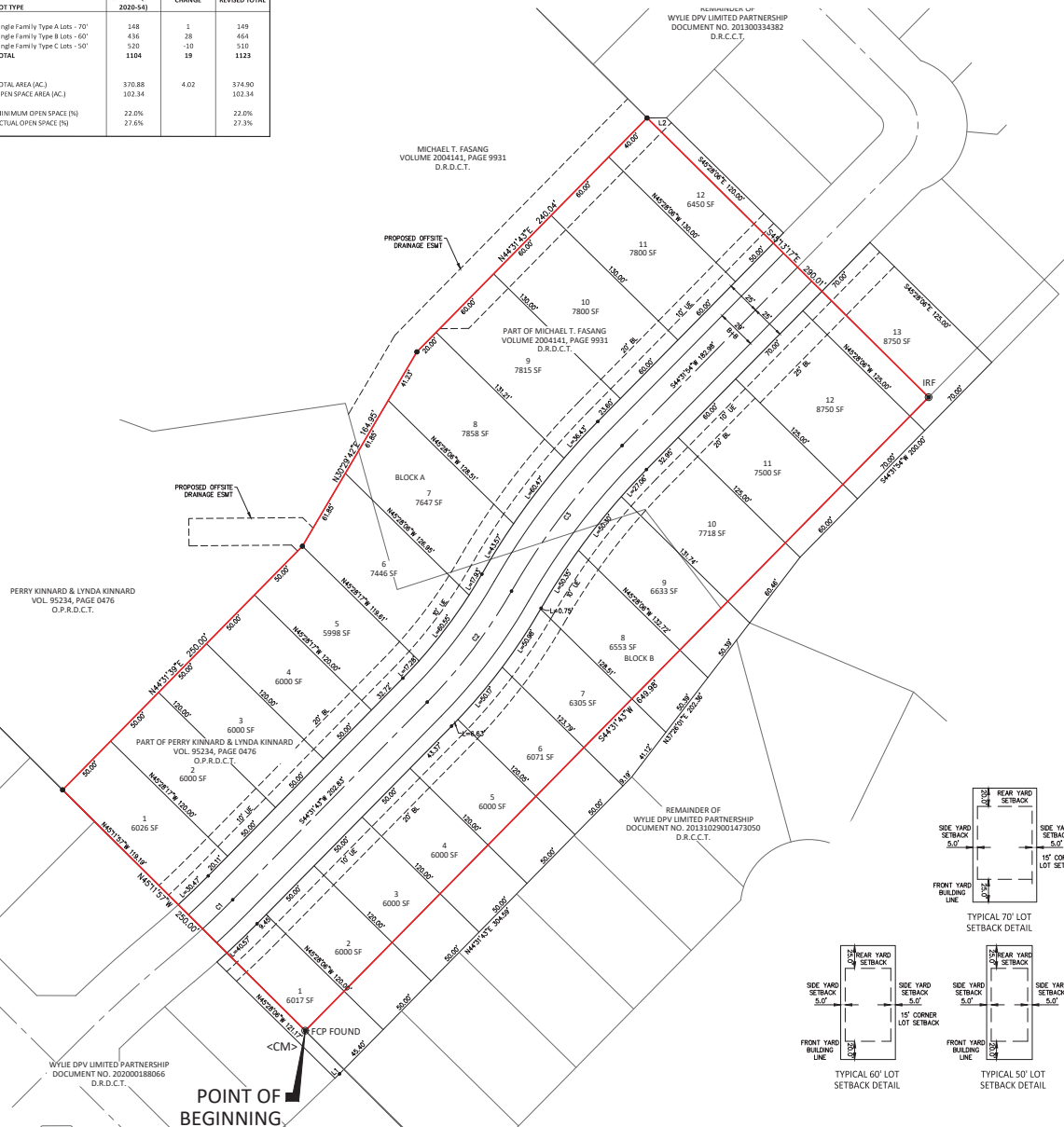
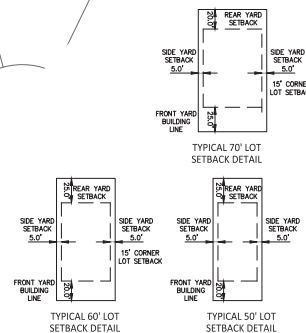


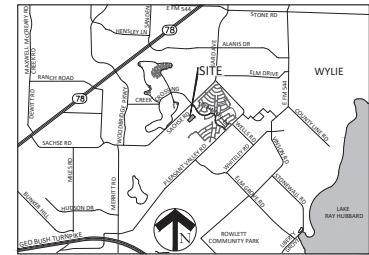
Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

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

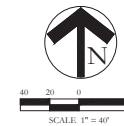
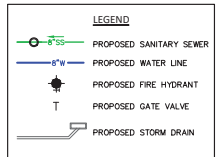
Line Table
Table with 3 columns: Line, Length, Direction. Rows: L1 4.80 S46° 22' 24" W, L2 14.14 N89° 31' 54" E

Curve Table
Table with 5 columns: Curve #, Length, Radius, Delta, Chord Length, Chord Bearing. Rows: C1 30.59 600.00 002°50'10" 30.58 N45° 59' 21"E, C2 102.14 400.00 01°43'52" 101.87 N37° 12' 47"E, C3 134.09 526.00 01°38'03" 133.73 S37° 12' 52"W





VICINITY MAP
N.T.S.



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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

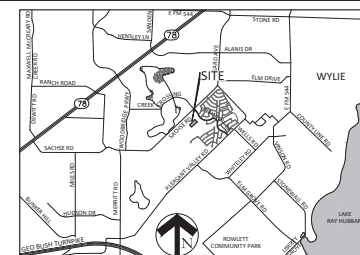
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OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

25 August 2025
SHEET 1 OF 1



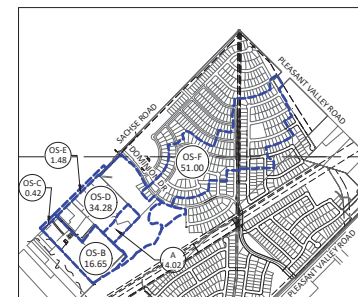
Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

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



LEGEND

	DRAINAGE AREA DESIGNATION DRAINAGE AREA SIZE (AC.)
	DRAINAGE AREA DIVIDE
	FLOW ARROW
	EXISTING CONTOUR



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

EXISTING RUNOFF CALCULATIONS						
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	C _o A	TIME OF CONCENTRATION (min)	100-YEAR	
					RAINFALL INTENSITY (in/hr)	RUNOFF (cfs)
A	4.02	0.60	2.41	15	7.52	18.13
OS-B	16.65	0.60	9.99	15	7.52	75.08
OS-C	0.42	0.60	0.25	15	7.52	1.89
OS-D	34.28	0.60	20.57	15	7.52	154.59
OS-E	1.48	0.60	0.89	15	7.52	6.67
OS-F ^a	51.00					42.19

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 5'x4' RCB at the intersection of Dominion Drive and Autumn Sage Drive.



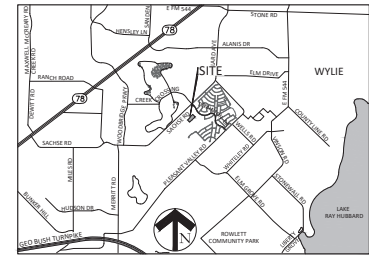
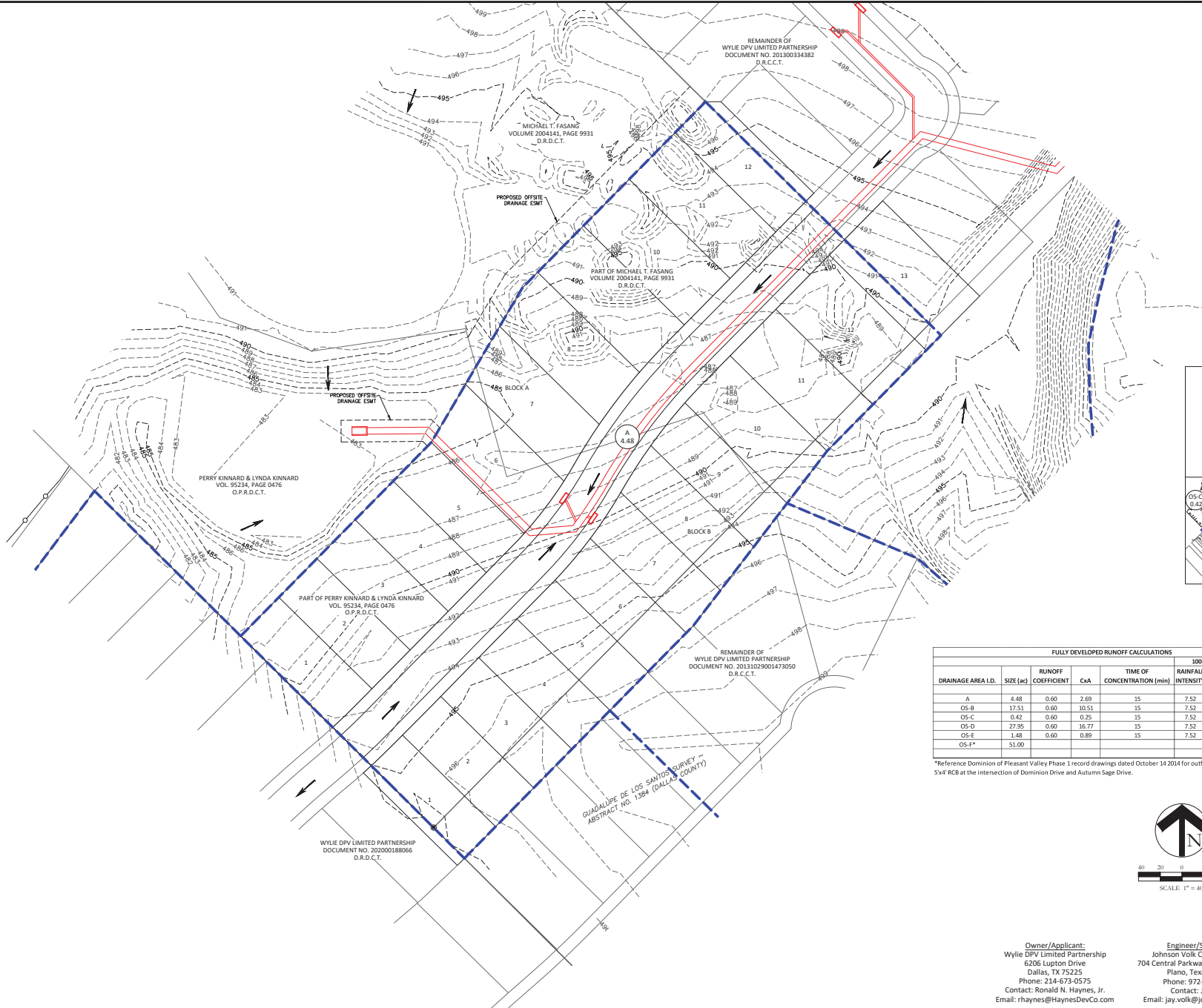
CITY OF WYLIE
DALLAS COUNTY, TEXAS

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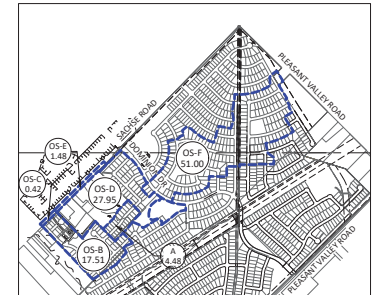
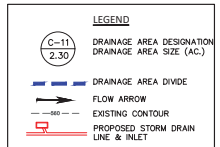
SHEET 1 OF 1

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

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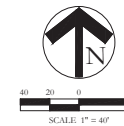
VICINITY MAP
N.T.S.



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

FULLY DEVELOPED RUNOFF CALCULATIONS						
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	CxS	TIME OF CONCENTRATION (min)	100-YEAR RAINFALL INTENSITY (cfs)	DISCHARGES TO:
A	4.48	0.60	2.69	15	7.52	20.20 EXISTING POND
OS-B	17.51	0.60	10.51	15	7.52	78.96 EXISTING POND
OS-C	0.42	0.60	0.25	15	7.52	1.89 SACHSE BAR DITCH
OS-D	27.95	0.60	16.77	15	7.52	126.04 EXISTING POND
OS-E	1.48	0.60	0.89	15	7.52	6.67 SACHSE BAR DITCH
OS-F	51.00				42.19	EXISTING POND

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 5x4' RCB at the intersection of Dominion Drive and Autumn Sage Drive.



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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT
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27 August 2025

SHEET 1 OF 1

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



LEGAL DESCRIPTION
4.024 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 649.98 feet to the **POINT OF BEGINNING** and containing 4.024 acres of land, more or less.

EXHIBIT "A"
LEGAL DESCRIPTION
ANEX TRACT THREE
2.144 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 80.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the common southwest line of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and northeast line of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE Southeasterly, with said common line, the following three (3) courses and distances:

South 15 degrees 33 minutes 26 seconds East, a distance of 105.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 72 degrees 03 minutes 46 seconds East, a distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 37 degrees 36 minutes 48 seconds East, a distance of 91.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 433.43 feet to the **POINT OF BEGINNING** and containing 2.144 acres of land, more or less.

EXHIBIT "B"
LEGAL DESCRIPTION
ANNEX TRACT 4
1.880 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 216.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common eastern most corner of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and southern most corner of said Michael T. Fasang tract;

THENCE Northwesterly, with the common northeast line of said Perry W. Kinnard and Linda A. Kinnard tract and southwest line of said Michael T. Fasang tract, the following three (3) courses and distances:

North 37 degrees 36 minutes 48 seconds West, a distance of 91.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 72 degrees 03 minutes 46 seconds West, a distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 15 degrees 33 minutes 26 seconds West, a distance of 105.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, leaving said common line, a distance of 84.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to the **POINT OF BEGINNING** and containing 1.880 acres of land, more or less.