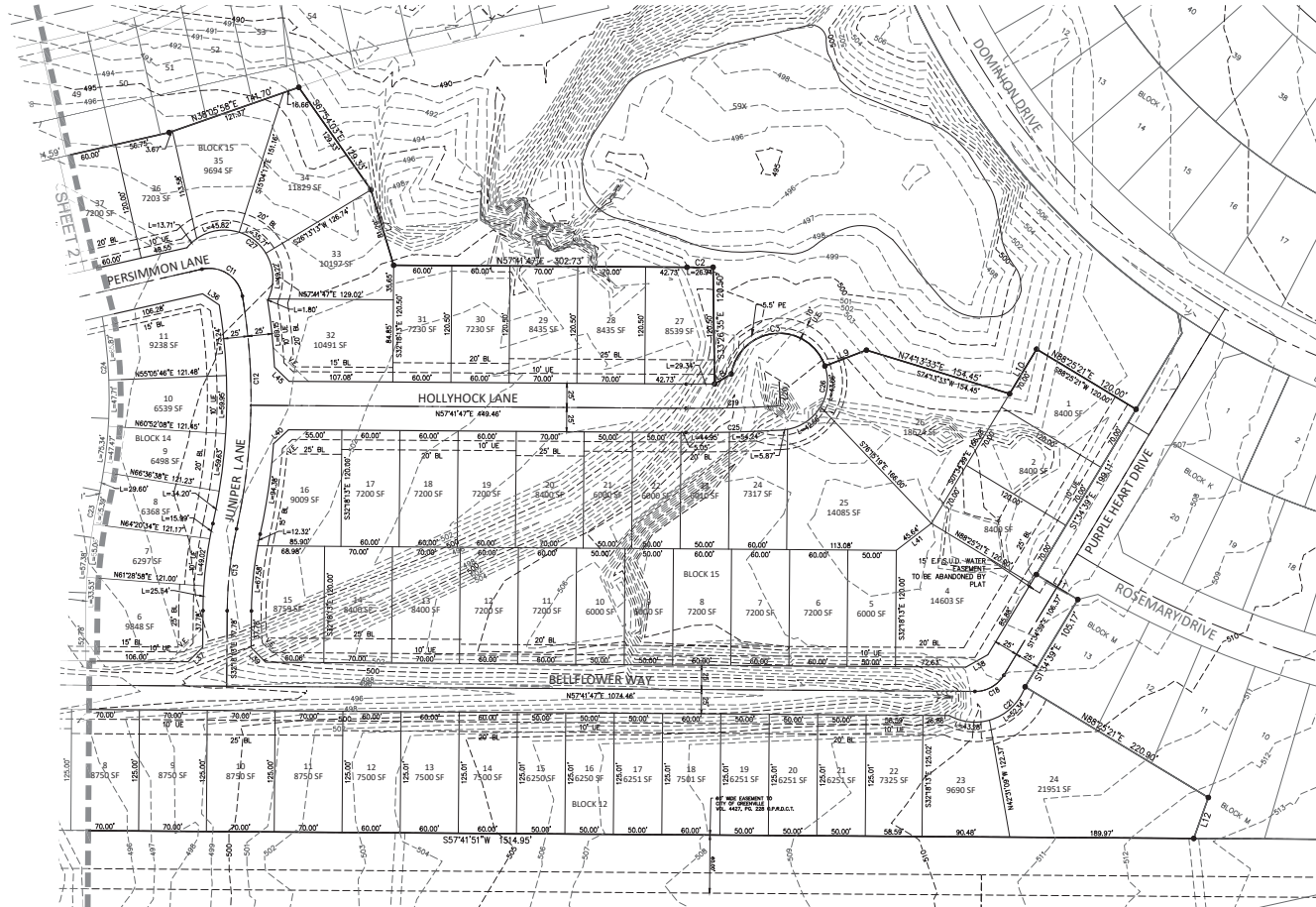


VICINITY MAP
N.T.S.

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
- C1 Curve No.
- <CVD> Control Monument
- DE Drainage Easement
- Esmt Easement
- L1 Line No.
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- SF Square Feet
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- D.R.D.C.T. = Deed Records of Dallas County, Texas
- D.R.C.C.T. = Deed Records of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

CITY MONUMENT #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.

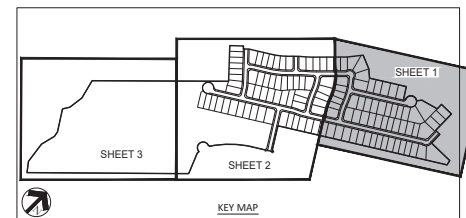
N: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CITY MONUMENT #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' perpendicular to b.c. parking area.

N: 7065787.60 E: 2560973.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

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N: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)



KEY MAP

- 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 2020-54 (See Exhibit B, General Standards No. 4).
 3. No appearance between the height of 2' and 9' may be placed in visibility triangles.
 4. Per FEMA FIRM Panel 48113C0235X dated July 7, 2014, the Final Plat 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.
 6. A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
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 8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70')	30
SINGLE FAMILY "TYPE B" LOTS (60')	43
SINGLE FAMILY "TYPE C" LOTS (50')	49
TOTAL PHASE 9	122

Line Table

Line	Length	Direction
L1	25.77	S43° 30' 23"E
L2	50.00	N46° 20' 30"E
L3	59.06	N44° 55' 30"E
L4	50.00	N45° 23' 30"E
L5	64.36	N49° 22' 19"E
L6	51.16	N46° 22' 24"E
L7	81.29	S49° 25' 23"E
L8	20.06	N26° 14' 04"E
L9	45.90	N36° 31' 30"E
L10	53.72	N11° 34' 39"W
L11	50.00	N48° 15' 27"E
L12	44.78	S13° 00' 12"E
L13	21.21	S77° 18' 13"E
L14	14.98	S74° 31' 11"W
L15	20.00	S2° 39' 45"W
L16	47.80	N11° 18' 38"W
L17	65.70	N31° 22' 22"E
L18	22.92	N46° 06' 35"E
L19	14.99	S32° 18' 13"E
L20	25.00	S36° 01' 49"E

Line Table

Line	Length	Direction
L21	37.09	N25° 08' 29"W
L22	21.21	S12° 41' 47"W
L23	22.75	S81° 31' 15"E
L24	59.67	N14° 02' 17"E
L25	21.21	S77° 18' 13"E
L26	21.21	N12° 41' 47"E
L27	21.80	N14° 17' 39"E
L28	21.21	S77° 18' 13"E
L29	20.90	S2° 22' 17"W
L30	20.35	N86° 50' 29"E
L31	44.01	N49° 14' 09"E
L32	39.35	N44° 54' 22"E
L33	44.69	N40° 31' 06"E
L34	21.81	S75° 45' 29"E
L35	22.14	S2° 06' 11"W
L36	20.69	S89° 04' 31"E
L37	21.21	S12° 41' 47"W
L38	26.08	N28° 03' 34"E
L39	21.21	S77° 18' 13"E
L40	21.14	N14° 14' 22"E

Line Table

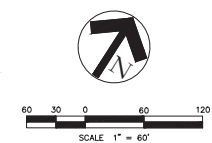
Line	Length	Direction
L41	45.64	N15° 48' 17"E
L42	21.51	S87° 51' 24"E
L43	21.10	S0° 06' 14"E
L44	21.39	N89° 44' 20"W
L45	20.99	S78° 33' 41"E
L46	31.00	N5° 26' 01"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	115.80	2193.50	12.77	N01° 18' 33"E	115.56
C2	26.94	1354.00	1.14	N67° 07' 34"E	26.94
C3	132.59	50.00	159.83	N62° 28' 00"E	87.02
C4	372.08	875.00	24.36	S45° 26' 50"E	369.29
C5	172.47	50.00	197.63	S11° 54' 45"W	99.82
C6	54.75	280.00	11.20	N37° 54' 20"W	54.67
C7	56.62	280.00	11.59	S31° 54' 11"W	56.53
C8	148.23	865.00	12.77	N01° 18' 33"E	147.92
C9	82.72	1100.00	4.31	S47° 04' 45"W	82.70
C10	103.57	1076.57	5.51	N46° 23' 37"E	103.53
C11	56.02	34.50	83.03	N88° 57' 16"W	50.06
C12	241.76	620.00	22.34	N31° 15' 58"W	240.23
C13	85.23	400.00	12.21	S32° 11' 59"E	85.07
C14	151.63	348.00	24.96	N32° 49' 31"W	150.43
C15	144.45	692.00	11.96	S26° 19' 24"E	144.19

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	51.51	250.00	8.43	S61° 54' 46"W	51.47
C17	84.63	570.00	8.43	N61° 54' 46"E	84.55
C18	35.69	34.50	59.27	N05° 03' 54"E	34.12
C19	97.57	1500.00	3.73	N05° 49' 59"E	97.55
C20	219.75	50.00	251.81	S4° 31' 47"W	81.00
C21	95.62	55.00	99.61	N36° 41' 00"E	84.02
C22	71.87	955.20	4.31	S47° 04' 50"W	71.85
C23	39.15	546.00	4.11	S22° 23' 51"E	39.15
C24	105.59	494.00	12.25	N36° 19' 54"W	105.39
C25	99.19	1525.00	3.73	N05° 49' 59"E	99.17
C26	224.69	50.00	257.47	N74° 45' 58"W	78.00
C27	146.26	50.00	167.81	N89° 28' 58"W	99.42



PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY
PHASE 9

54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-11, BLOCK 14; LOTS 1-42, BLOCK 15; LOTS 8-14, BLOCK 16;
122 SINGLE FAMILY LOTS
1 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

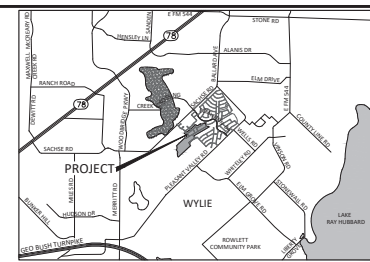
CITY OF WYLIE
DALLAS COUNTY, TEXAS

08 September 2026
SHEET 1 OF 5



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
nancy@teamphillipsinc.com

Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com



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 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted) 1/2" IRF
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DOMINION OF PLEASANT VALLEY

PHASE 9

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ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

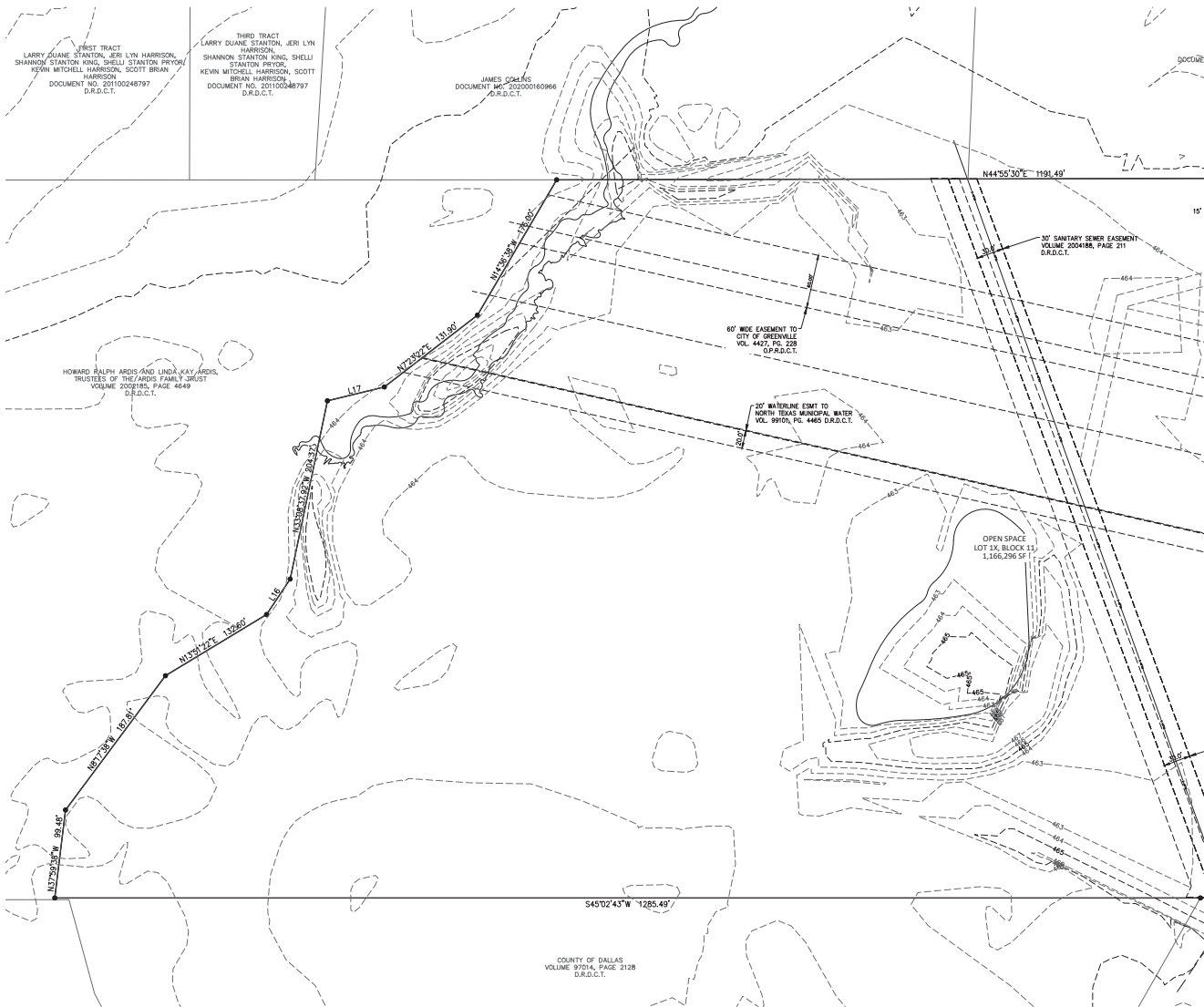
08 September 2026
SHEET 2 OF 5



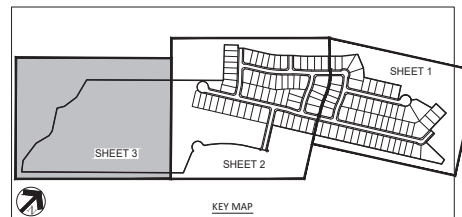
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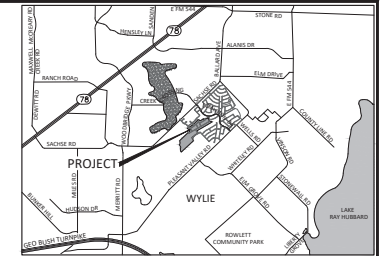


COUNTY OF DALLAS
VOLUME 7074, PAGE 218
D.R.D.C.T.



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VICINITY MAP
N.T.S.

LEGEND

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

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 9

54.935 ACRES

LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-11, BLOCK 14; LOTS 1-42, BLOCK 15; LOTS 8-14, BLOCK 16;

122 SINGLE FAMILY LOTS

1 OPEN SPACES/COMMON AREAS

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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

08 September 2026

SHEET 3 OF 5



Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street
Suite 110-310
Dallas, Texas 75206
Phone: 214-535-3759
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

Engineer/Surveyor:
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704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE NINE
54.935 ACRES Dallas County

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Collin County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 202000188067, Deed Records, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 202000188066, 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 for the southwest corner of Lot 17X, Block 10 of DOMINION OF PLEASANT VALLEY PHASE 6, an Addition to the City of Wylie, Dallas County, Texas according to the plat filed of record in Document No. 2025-202500270737, Map Records, Dallas County, Texas;

THENCE South 44 degrees 57 minutes 32 seconds West, with the southeast line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050, a distance of 125.94 to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the common northwest corner of that tract of land described in Deed to North Texas Municipal Water District, Trustee, as recorded in Volume 97136, Page 3071, Deed Records, Dallas County, Texas and the northeast corner of that tract of land described in Deed to County of Dallas, as recorded in Volume 97014, Page 2126, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 02 minutes 43 seconds West, a distance of 1,285.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southern most corner of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050;

THENCE Northerly, with the west line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050, the following eight (8) courses and distances:

North 37 degrees 59 minutes 38 seconds West, a distance of 99.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 08 degrees 17 minutes 38 seconds West, a distance of 187.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 13 degrees 51 minutes 22 seconds East, a distance of 132.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 11 degrees 18 minutes 38 seconds West, a distance of 47.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 33 degrees 08 minutes 38 seconds West, a distance of 204.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 31 degrees 22 minutes 22 seconds East, a distance of 65.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 07 degrees 23 minutes 22 seconds East, a distance of 131.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 14 degrees 36 minutes 38 seconds West, a distance of 176.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050;

THENCE North 44 degrees 55 minutes 30 seconds East, with said northwest line, a distance of 1,191.49 feet to a 5/8 inch iron rod found for the east corner of that tract of land described as Tract 2 in Deed to S&B Montgomery Investments LLC, as recorded in Document No. 201900065000, Deed Records, Dallas County, Texas;

THENCE North 43 degrees 30 minutes 27 seconds West, leaving said northwest line and with the common southwest line of the above-mentioned Wylie DPV Limited Partnership, as recorded in Document No. 202000188067 and northeast line of said S&B Montgomery Investments LLC tract, a distance of 311.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 29 minutes 33 seconds East, leaving said common line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 43 degrees 30 minutes 27 seconds East, a distance of 25.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 29 minutes 33 seconds East, a distance of 50.00 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, a distance of 215.84 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 12 degrees 46 minutes 17 seconds, a radius of 519.50 feet and a chord bearing and distance of North 51 degrees 18 minutes 39 seconds East, 115.56 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 115.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 44 degrees 55 minutes 30 seconds East, a distance of 59.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 45 degrees 23 minutes 37 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 49 degrees 22 minutes 19 seconds East, a distance of 64.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 22 minutes 24 seconds East, a distance of 51.18 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 304.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 38 degrees 05 minutes 58 seconds East, a distance of 141.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 67 degrees 54 minutes 03 seconds East, a distance of 129.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 49 degrees 25 minutes 23 seconds East, a distance of 81.29 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, a distance of 302.73 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 01 degrees 08 minutes 23 seconds, a radius of 1,354.50 feet and a chord bearing and distance of North 57 degrees 07 minutes 36 seconds East, 26.94 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 26.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 33 degrees 26 minutes 35 seconds East, a distance of 120.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 26 degrees 14 minutes 04 seconds East, a distance of 20.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 151 degrees 56 minutes 04 seconds, a radius of 50.000 feet and a chord bearing and distance of North 52 degrees 28 minutes 00 seconds East, 97.02 feet;

THENCE Northeasterly, with said non-tangent curve to the right, an arc distance of 132.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 36 degrees 21 minutes 37 seconds East, a distance of 45.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 74 degrees 13 minutes 33 seconds East, a distance of 154.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 01 degrees 34 minutes 39 seconds West, a distance of 53.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 88 degrees 25 minutes 21 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the southwest line of Tract 2 of DOMINION OF PLEASANT VALLEY, PHASE 2, an Addition to Collin County, Texas according to the plat filed of record in Document No. 2018426010001840, Plat Records, Collin County, Texas;

THENCE Southeasterly, with said southwest line, the following five (5) courses and distances:

South 01 degrees 34 minutes 39 seconds East, a distance of 199.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 88 degrees 25 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 01 degrees 34 minutes 39 seconds East, a distance of 105.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 88 degrees 25 minutes 21 seconds East, a distance of 220.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 13 degrees 05 minutes 12 seconds East, a distance of 44.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southwest corner of Lot 10, Block M of said DOMINION OF PLEASANT VALLEY, PHASE 2 Addition;

THENCE South 57 degrees 41 minutes 51 seconds West, leaving said southwest line, a distance of 1,514.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 32 degrees 18 minutes 13 seconds East, a distance of 215.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 77 degrees 18 minutes 13 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of the above-mentioned DOMINION OF PLEASANT VALLEY PHASE 6 Addition;

THENCE Southwesterly, with said northwest line, the following six (6) courses and distances:

South 57 degrees 41 minutes 47 seconds West, a distance of 192.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a curve to the left having a central angle of 24 degrees 21 minutes 52 seconds, a radius of 875.00 feet and a chord bearing and distance of South 45 degrees 30 minutes 51 seconds West, 369.29 feet;

Southwesterly, with said curve to the left, an arc distance of 372.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 74 degrees 31 minutes 11 seconds West, a distance of 14.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a non-tangent curve to the left having a central angle of 197 degrees 38 minutes 00 seconds, a radius of 50.00 feet and a chord bearing and distance of South 11 degrees 28 minutes 45 seconds West, 98.82 feet;

Southerly, with said non-tangent curve to the left, an arc distance of 172.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 02 degrees 39 minutes 45 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 22 degrees 49 minutes 09 seconds East, a distance of 193.28 feet to the POINT OF BEGINNING and containing 54.935 acres of land, more or less.

PRELIMINARY PLAT

**DOMINION OF
PLEASANT VALLEY
PHASE 9**

54.935 ACRES

LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK
13; LOTS 1-11, BLOCK 14; LOTS 1-42,
BLOCK 15; LOTS 8-14, BLOCK 16;
122 SINGLE FAMILY LOTS

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

**CITY OF WYLIE
DALLAS COUNTY, TEXAS**

08 September 2026
SHEET 4 OF 5



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
nancy@teamphillipsinc.com

Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com

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 9, an 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,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RNH Development Company,
Its General Partner

By: _____
Ronald N. Haynes, Jr., President

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: _____

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

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

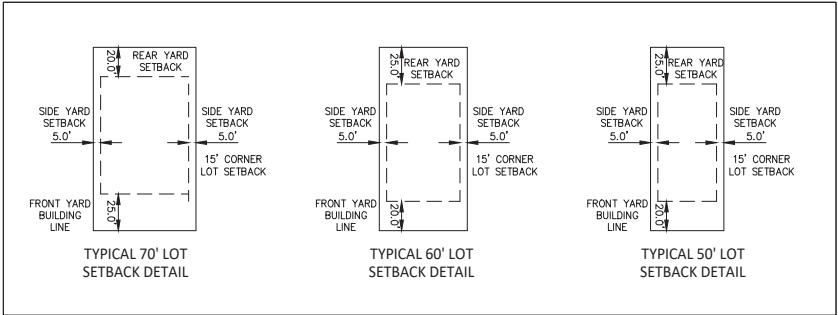
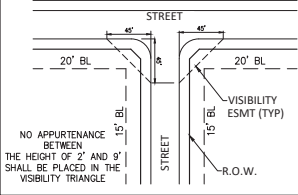
Witness my hand this _____ day of _____, A.D., 20____.

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

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

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



PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

54.935 ACRES

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Owner/Applicant:
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c/o Team Phillips, Inc.
1914 Skillman Street
Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com

08 September 2026
SHEET 5 OF 5

