

LEGAL DESCRIPTION DOMINION AT PLEASANT VALLEY PHASE FOUR

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1100, City of Wyle, Collin County, Texas and the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wyle, Dallas County, Texas and being part of those tracts of land described in Deat to Wyle DPV Limited Porteratiph, as recorded in Document Nas. 201300334380 and 20131029001473050, Deed Records, Dallas County, Texas and being all of that tract of land described in Deed to Wyle DPV, LP, as recorded in Document Na. 20170622000516940, Deed Records, Collin County, Texas and Document No. 201700176627, Deed Records, Dallas County, Texas and Decument No. 201700176627, Deed Records, Dallas County, Texas and Decument No. 201700176627.

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of Dominion Drive, a 60 foot right-of-way, at the south end of a corner clip for the most southerly southeast corner of DOMINION OF PLEASANT VALLEY PHASE 2, an Addition to the City of Wylle, Collin County, Texas according to the Plot thereof recorded in Book 2018, Page 284 (Document No. 20180426010001840), Map Records, Collin County,

THENCE Northeasterly, with the east line of said Addition, the following eighteen (18) courses and distances:

North 13 degrees 08 minutes 23 seconds West, with said corner clip, a distance of 24.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'MC'set for corner in the east line of Rosemary Drive, a 50 foot right--0"-way, at the north and of said corner clip, said point being at the beginning of a non-road curve to the left having a central angle of 20 degrees 45 minutes 08 seconds, a radius of 275.00 feet and a chard bearing and distance of North 10 degrees 59 minutes 28 seconds East, 990 feet;

Northeasterly, with said east line of Rosemary Drive and said curve to the left, an arc distance of 99.60 et 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, continuing with said east line of Rosemary Drive, a distance of 448.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner

South 89 degrees 23 minutes 04 seconds East, leaving said east line of Rosemary Drive, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of Torch Lilly Lane, a 50 foot right-of-way;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lilly Lane, a distance of 116.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the south end of a

North 45 degrees 02 minutes 53 seconds East, with said corner clip, a distance of 14.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "NC set for corner in the south line of Prairie Clover Way, a 50 for right-of-way, at the beginning of a non-tragent curve to the left having a central angle of 00 degrees 02 minutes 42 seconds, a radius of 1,515.00 feet and a chord bearing and distance of North 89 degrees 16 minutes 09 seconds East, 119 feet;

Easterly, with said south line and said curve to the left, an arc distance of 1.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 45 minutes 12 seconds West, leaving said south line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of said Prairie Clover Way at the south end of a corner clio:

North 44 degrees 58 minutes 16 seconds West, with said corner clip, a distance of 14.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of said Torch Lilly Lane;

North 00 degrees 36 minutes 56 seconds Fast with solid east line of Torch Lilly Lane, a distance of 109.52 North OD degrees 36 minutes 36 seconds East, with said east line of Torch Lilly Lania, a distance of 1929-25 feet to a 1/2 fish from rod with a gellow plastic cop stamped 3/05 set for this southwest corner of Lot 14, degrees 40 minutes 11 seconds, a radius of 1,345,50 feet and a chord bearing and distance of North 73 degrees 40 minutes 58 seconds East 7,342.8 feet.

Easterly, with said curve to the left, leaving said east line of Torch Lilly Lane, an arc distance of 743.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4,

North 32 degrees 07 minutes 07 seconds West, a distance of 170.60 feet to a 1/2 inch, iron rot eith or 1/2 inch iron rot e

thwesterly, with said north line of Mint Marigold Drive and said curve to the right, an arc distance o 13.81 feet to a 1/2 Inch Iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4, Block 0 of said Addition;

North 31 degrees 26 minutes 43 seconds West, leaving said north line of Mint Marigold Drive, a distance of 124.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set for the northeast corner of said Lot 4;

North 58 degrees 23 minutes 38 seconds East, a distance of 13.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner

North 60 degrees 01 minutes 10 seconds East, a distance of 64.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set for corner;

North 58 degrees 25 minutes 06 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped JVC'set for corner:

North 57 degrees 30 minutes 44 seconds East, a distance of 120.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an external ell corner of said Addition; THENCE South 32 degrees 29 minutes 15 seconds East, leaving the east line of said Addition, a distance of

680.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the east corner of mentioned Wylie DPV, LP tract; THENCE South 44 degrees 35 minutes 15 seconds West in distance of 281.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set in the northeast line of the above mentioned Wylie DPV Lir Partnership tract recorded in Document No. 201300334380 for the south corner of said Wylie DPV, LP tract;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 200.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 41 minutes 47 seconds West, leaving said northeast line, a distance of 1,482.40 feet to a 1/2 link iron rod with a yellow plastic cop stamped "Vice at far corner in the northeast line of the above mentioned Dominion Drive at the beginning of a non-tangent curve to the left having a central angle of 38 degrees 36 minutes 44 seconds, a radius of \$80.00 feet and a chord-bearing and distance of North 31 degrees 45 minutes 44.

THENCE Northwesterly, with said northeast line and said curve to the left, an arc distance of 211.19 feet to the POINT OF BEGINNING and containing 23.436 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NAM INTERFERE, NAW ALL MEN 81 INSEC PRESENTS.

HAT WILE DPUMITED PARTIESSINE, acting herein by and through its duly authorized officers, does hereby adopt this plot designating the hereinoboxe described property as DOMINION OF PLEASANT VALLEY, PHASE 4, and addition to the City of Wije, resox, and does hereby dedicate, in fee simple, to the public use forewer the streets, rights—of—way and other public improvements shown thereon. The streets and alleys, if only, are dedicated for street purposes. The cessments and public uses rose, as shown, are dedicated for the public use forewer, for the purposes indicated on this plot. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or or ords the researchest as efforms except that Undiscape of growths shall be constructed or placed upon, over or ords the researchest as device except that Undiscape addition, utility ecsements may doe be used for the mutual use and accommodation of all public utilities desting to use or using the same unless the casement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wyle'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 within may in any way endanger or interfere with the construction, mointenance, or efficiency of their respective systems in soid easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egrees to or from their respective assements for the purpose of constructing, reconstructing, inspecting, patralling, malaring, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anysen.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie,

WITNESS MY HAND this _____ day of _____

A Texas Limited Partnership

By Webb Peak Development Partners I.P.

By: RNH Development Company,

Ronald N. Haynes, Jr., President

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Ronald N. Haynes, Jr., 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 these

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of __

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 plot 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 Wylle.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

RYAN S REYNOLDS R.P.L.S. gistered Professional Land Surveyor No. 6385

STATE OF TEXAS COUNTY OF COLUM &

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

Notary Public in and for the State of Texas

My Commission Expires: _____

"RECOMMENDED FOR APPROVAL" Chairman, Planning & Zoning Commission City of Wylie, Texas "APPROVED FOR CONSTRUCTION" Mayor City of Wylie Texas Date Mayor City of Wylie Texas The undergated, the CIP, Secretary of the CIP, of Myrke, Texas, hereby credites that the foreigned final self or the COMMISTON OF RESEARCH VALUE, YMSES, a subsertised or addition to the CIP, which was subernited, by formal action, then and there accepted the decidation of streets, salle, parks, essentient, public places, and water and sweer limited edication of streets, salle, parks, essentient, public places, and water and sweer limited to the control to the companion of the c Witness my hand this day of .A.D., 20 City Secretary City of Wylie Teyes

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The orea or areas shown on the joid on Vability, Access, Mointenance, and/or Drainage Ecsements are hereby jean and granted to the City, its successors and assigns, as essements to provide visibility, right of access for maintenance, and drainage upon and across sold essements. The City shall have the right but not the obligation to maintain any and all landscaping within the essements. Should the City severibe this middlerenance right, then it shall be permitted to remove and disposes of any and oil landscaping improvements, including without removes and disposes of any and oil landscaping improvements, including without withdraw maintenance of the assertments at any time. The without maintenance of the assertments at any time. The ultimate maintenance responsibility for the assertments at any time. The ultimate maintenance responsibility for the assertments and so restricted in, on, over or across the viability essements. The City shall sole how the right but not the deligation to devices or signs on the essements and to remove any obstruction thereon. The City shall not shall be constructed in the right and privileges at all times to enter upon the essements or on your thereof for the purposes and with all rights and privileges at Critch herein. The area or areas shown on the plat as Visibility, Access, Maintenance, and/or with all rights and privileges set forth her

FINAL PLAT

DOMINION OF PLEASANT VALLEY PHASE 4

23 436 ACRES

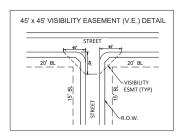
LOTS 1-3,17, BLOCK O; LOTS 1-3, 15-39, BLOCK P; LOTS 10-13, BLOCK O: LOTS 1-21, BLOCK R: LOTS 1-20. BLOCK S; LOTS 2-5, BLOCK T & LOTS 1-14, BLOCK U 95 SINGLE FAMILY LOTS

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 COLLIN COUNTY & DALLAS COUNTY. TEXAS

> 15 December 2022 SHEET 2 OF 2





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

Engineer/Surveyor: Johnson Volk Consulting, Inc. 704 Central Parkway East, Suite 1200 Plano, Texas 75074 Contact: Claudio Segovia Email: claudio.segovia@johnsonvolk.com