



- 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 or utilities an building permits.

  2. Open space lost shall be dedicated to the City of Wylie and maintained by the H.O.A.per Ordinance 2020-54 (See Exhibit B, and appurerance between the height of 2' and 9' may be placed in visibility trianglese.

### LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" IRF
- Building Line
- Curve No.
- Control Monument <CM>
- Drainage Easement Private Drainage Easement DE P.D.E.
- Esmt
- Easement Line No.
- R.O.W.
- Right-of-Way
  Square Feet
  Sanitary Sewer Easement
- SE Sonitary Sewer Easement
  UE & SWE Utility Easement & Sidewalk Easement
  V.E. Visibility Easement

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- V.E. Visionity Edsement
  U.R.D.C.T. Wall Mointenance Edsement
  D.R.D.C.T. = Deed Records of Dallas County, Texas
  M.R.C.C.T. = Deed Records of Collin 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.

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

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)



Owner/Applicant: Wylie DPV Limited Partnership c/o Team Phillins Inc. c/o Leam 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: Johnson Volk Consulting, Inc 704 Central Parkway East, Suite 1200 Plano, Texas 75074 Phone: 972-201-3102 Contact: Claudio Segovia Email: claudio.segovia@johnsonvolk.com

## FINAL PLAT

# DOMINION OF PLEASANT VALLEY PHASE 5

## 25.822 ACRES

LOTS 1-15. BLOCK 1: LOTS 1-16. BLOCK 2: LOTS 1-19. BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5; 68 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS OUT OF THE

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

CITY OF WYLIE DALLAS COUNTY, TEXAS

> 10 January 2023 SHEET 1 OF 3







# LEGEND

- Point of Curvature or Tangency on Center Line

- 1/2" IRF
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CM II2: 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: 550.24' (PLAN) 550.37' (FIELD)

CM #4: Located in the northeast corner of Quall Meadow Park South of alley and west of White Ibis 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 B5: 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)



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## FINAL PLAT

# DOMINION OF PLEASANT VALLEY PHASE 5

25.822 ACRES LOTS 1-15, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-19, BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5; 68 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS OUT OF THE

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

CITY OF WYLIE DALLAS COUNTY, TEXAS

> 10 January 2023 SHEET 2 OF 3



LEGAL DESCRIPTION DOMINION AT PLEASANT VALLEY PHASE FIVE 25.822 ACRES

BEING a tract of land situated in the GUADALLIFE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384. City of Wyle, Dalias County, Texas and being part of that tract of land described in Deed to Wyle DPV Limited Partnership, as recorded in Document No. 201300334379, Deed Records, Dalias County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set at the intersection of the northwest line of Pleasant Valley Road, a variable width right—of—way, with the southwest line of Dominion Drive, a variable width right—of—way,

THENCE Southwesterly, with said northwest line, the following three (3) courses and distances:

South 45 degrees 46 minutes 55 seconds West, leaving said southwest line, a distance of 738.30 feet to a rad with a yellow plastic cap stamped "UVC" set for come

South 43 degrees 29 minutes 39 seconds West, a distance of 1,100.30 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner

South 46 degrees 27 minutes 33 seconds West, a distance of 62.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC"set for the south corner of solid Wylie DPV Limited Partnership tract;

THENCE North 45 degrees 52 minutes 19 seconds West, leaving said northwest line and with the southwest line of said Wyle DPV Limited Partnership tract, a distance of 354.37 feet to a 1/2 inch iron rod with a vellow

THENCE North 44 degrees 07 minutes 41 seconds East, leaving said southwest line, a distance of 205.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UVC" set for corner;

THENCE North 07 degrees 46 minutes 58 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 28 degrees 26 minutes 41 seconds East, a distance of 64.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner

THENCE North 31 degrees 31 minutes 56 seconds East, a distance of 54.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 07 degrees 46 minutes 58 seconds East, a distance of 156.89 feet to a 1/2 inch iron rod with a vellow plastic cap stamped "JVC" set for corner;

THENCE North 26 degrees 96 minutes 15 seconds West, a distance of 55,00 feet to a 1/2 link iron rod with a willow plantic oparations of which planting the properties of the beginning of a non-trappertic rourse to the right bowing a central angle of 26 degrees 05 minutes 49 seconds, a radius of 305,00 feet and a chard bearing and distance of North 77 degrees 06 minutes 40 seconds East, 148,07 feet;

THENCE Easterly, with said curve to the right, an arc distance of 149.57 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 50 degrees 10 minutes 32 seconds East, a distance of 22.16 feet to a 1/2 inch iron rod with a vellow plastic can stamped "IVC" set for corner

THENCE South 82 degrees 59 minutes 16 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 South 37 degrees 13 minutes 02 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with a

THENCE South 82 degrees 13 minutes 02 seconds East, a distance of 67.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WC"set for corner at the beginning of a curve to the left having a central angle of 0.2 degrees 52 minutes 40 seconds, a radius of 775.00 feet and a chord bearing and distance of South 83 degrees 39 minutes 22 seconds East, 38.22 feet;

THENCE Easterly, with said curve to the left, an arc distance of 38.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for comer in the northwest line of a 30 North Texas Municipal Water District Easement, as recorded in Volume 4456, Page 457, Deed Records Dallas County, Texas

THENCE North 07 degrees 46 minutes 58 seconds East, with said northwest line, a distance of 652.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 36 minutes 58 seconds East, continuing with said northwest line, a distance of 786.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection said northwest line with the southeast line of a 20' Waterline Easement to North Texas Municipal Water District, as recorded in Volume 99101, Page 4465, Deed Records, Dallas County, Texas;

THENCE North 57 degrees 41 minutes 47 seconds East, leaving said northwest line and with said southeast line, a distance of 59.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of the above mentioned Dominion Drive;

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

South 00 degrees 36 minutes 56 seconds West, a distance of 45.67 feet to a 1/2 inch iron rod with a yellow joistic cap stamped "NO" set for corner at the beginning of a curve to the left having a central angle of 69 degrees 26 minutes 46 seconds, a radius of 470.00 feet and a chard bearing and distance of South 34 degrees 06 minutes 26 seconds East, 535.43 feet;

Southeasterly, with said curve to the left, an arc distance of 569.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "UNC" set for corner;

South 68 degrees 49 minutes 48 seconds East, a distance of 283.64 feet to a 1/2 inch iron rod with a south of degrees 49 initiates 45 seconds cast, a distance of 253.64 rest to a 1/2 into into rod with a yellow plastic cop stamped "VC" set for corner at the beginning of a curve to the right having a central angle of 23 degrees 32 minutes 33 seconds, a radius of 410.00 feet and a chord bearing and distance of South 57 degrees 03 minutes 32 seconds East. 167.28 feet:

Southeasterly, with said curve to the right, an arc distance of 168.47 feet to a 1/2 inch iron rod with a

South 45 degrees 17 minutes 15 seconds East, a distance of 276.31 feet to the POINT OF BEGINNING and containing 25.822 acres of land, more or less.

### OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NAT WILL DOWN LINE PARTIESSING, acting herein by and through its duly outhorized officers, does hereby adopt this plot designating the hereinoboxe described property as DOMNION OF PLEASANT VALLEY, PHASE 5, 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 any, are dedicated for street purposes. The elegenetra of public uses forewer, for the purposes indicated on this plot. No buildings, fences, trees, shrubs or other improvements or grawths shall be constructed or blocked purpover or provise her elegenetrate shave, except that it indicage addition, utility externents may doe be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the essenteer limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylle'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 sold ecesements. 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, malating, reading materia, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anysets.

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_

WYLIE DPV LIMITED PARTNERSHIP,

A Texas Limited Partnership

By Webb Peak Development Partners LP

By: RNH Development Company,

Ronald N. Havnes, Jr., President

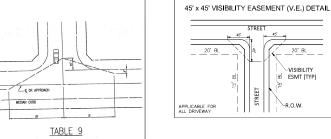
### STATE OF TEXAS COUNTY OF DALLAS &

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Road N. Hoyes, Jr., Owner's Agent, known to me to be the person whose name is assorbled to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_

Notary Public in and for the State of Texas

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



190 + 475=665

APPLICABLE FOR ALL DRIVEWAY CONNECTIONS TO DOMINION DRIVE & PLEASANT VALLEY ROAD

### 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 \_\_\_\_\_ day of

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 COLUM &

BEFORE ME, the undersigned authority, a Notory Public in and for the State of Texas on this day personally appeared Ryon 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" Date Chairman, Planning & Zoning Commission "APPROVED FOR CONSTRUCTION" Mayor City of Wylie, Texas Mayor City of Wylie, Texas The unbergreed, the CIP, Secretary of the CIP, of Mylle, Toxas, hereby certifies that the register files that of the COMMISTON OF IEEE/ANT VALUE, YMSES, substituted no addition to the CIP, of Mylle was submitted, by formal action, then and there accepted the decidation of streets, alley, parks, exemente, public places, and water and severe lines as shown and set forth in and upon said plat and said Council further authorized the Mayort note the acceptance thereof by signife for home as hereinobles obscribed. Witness my hand this day of .A.D., 20 City Secretary City of Wylie Texas

### VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

he area or areas shown on the just as Vability, Access, Mointenance, and/or Drainage Ecsements or hereby given and granted to the City, its successors and assigns, as easements to provide viability, right of access for mointenance, and drainage upon and across sold easements. He City shall have the right but not the obligation to mointain any and all undecoping within the easements that the contract of the cont The area or areas shown on the plat as Visibility, Access, Maintenance, and/or

FINAL PLAT

# DOMINION OF PLEASANT VALLEY PHASE 5

25.822 ACRES LOTS 1-15. BLOCK 1: LOTS 1-16. BLOCK 2: LOTS 1-19.

BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5; 68 SINGLE FAMILY LOTS 5 OPEN SPACES/COMMON AREAS GUADALUPE DE LOS SANTOS SURVEY. ARSTRACT NO. 1384 (DALLAS COUNTY)

> CITY OF WYLIE DALLAS COUNTY, TEXAS

> > 10 January 2023 SHEET 3 OF 3



MINIMUM SIGHT DISTANCE FOR A CAR AT AN INTERSECTION I MPH 30 35 40 110 + 200=310 130 + 250=380 130 + 325=475 165 + 400=565 (AASHTO P138, BRAKE REACTION DISTANCE + STOPPING SITE DISTANCE)

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