

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.
 - <Cv> Control Monument
 - DE Drainage Easement
 - Emt Easement
 - L1 Line No.
 - R.O.W Right-of-Way
 - SF Square Feet
 - UE & SWE Utility Easement & Sidewalk Easement
 - V.E. Visibility Easement
 - W.M.E. Wall Maintenance Easement
 - D.R.C.C.T. = Deed Records of Dallas County, Texas
 - D.R.C.C.T. = Deed Records of Collin County, Texas
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- N: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)
- CITY MONUMENT #6:** 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)
- CITY MONUMENT #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 5.5' south of the south chain link fence.
- N: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)



PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY
PHASE 8
43.113 ACRES

- LOTS 21-25, 26X, BLOCK 11;
 - LOTS 1X, BLOCK 12; LOTS 1-7, BLOCK 16;
 - LOTS 1-16, 34X & 35-41, BLOCK 17; LOTS 1X, 2-16, 17X, 18-57 & 58X BLOCK 18;
 - LOTS 1-12, BLOCK 19
 - 102 SINGLE FAMILY LOTS
 - 6 OPEN SPACES/COMMON AREAS
- OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

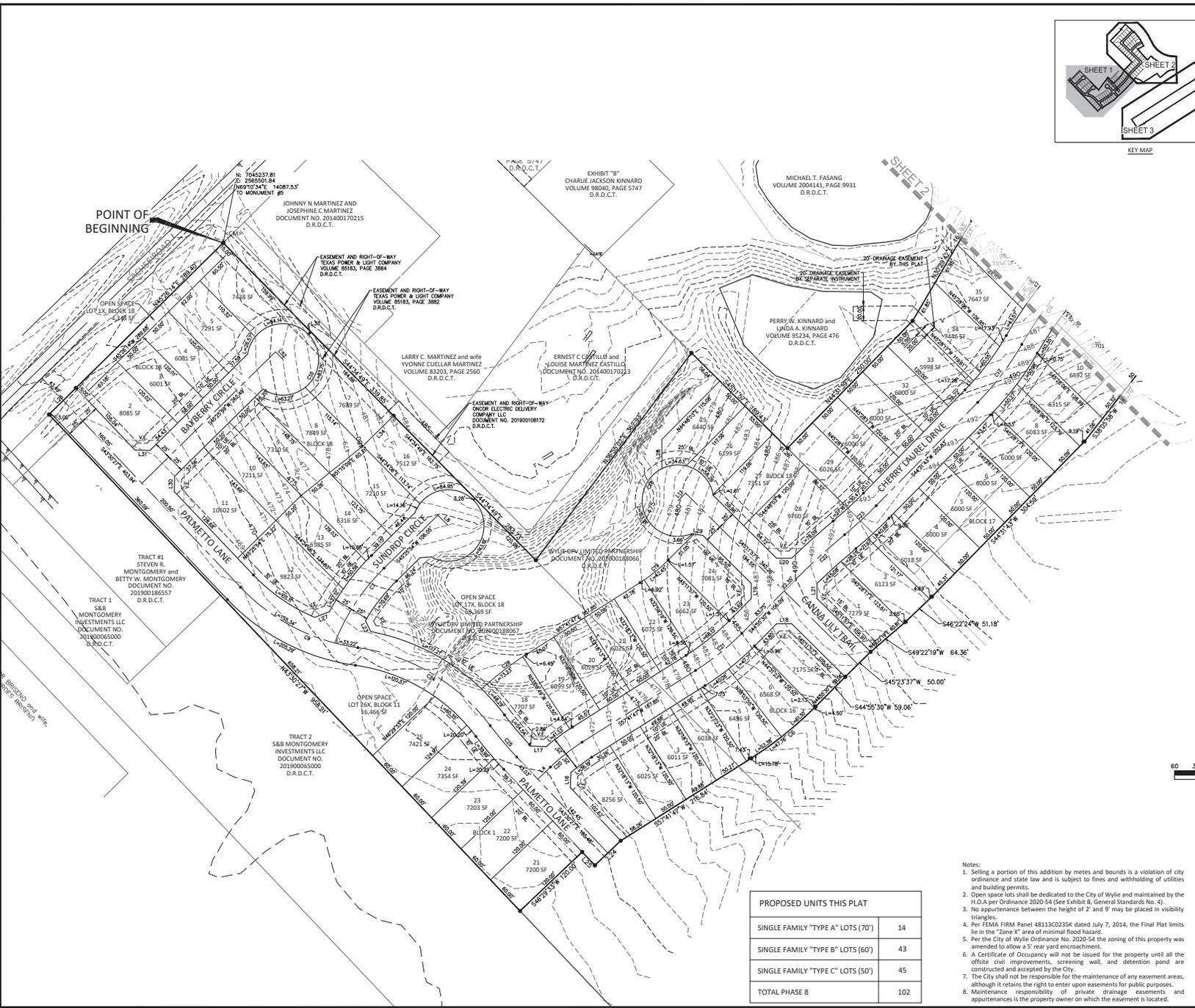
Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street
Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

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



PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	14
SINGLE FAMILY "TYPE B" LOTS (60')	43
SINGLE FAMILY "TYPE C" LOTS (50')	45
TOTAL PHASE 8	102

- 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 appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 4. Per FEMA FIRM Panel 48113C0233X 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 offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 7. The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
 8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.



POINT OF BEGINNING

N. 7045237.81
E. 2565501.04
S89°10'34"E 14087.53'
TO MONUMENT #9

JOHNNY N. MARTINEZ AND
JOSEPHINE C. MARTINEZ
DOCUMENT NO. 201400170215
D.R.C.C.T.

EXHIBIT "B"
CHARLIE JACKSON KINNARD
VOLUME 98040, PAGE 5747
D.R.C.C.T.

MICHAEL T. FASANG
VOLUME 2004141, PAGE 9931
D.R.C.C.T.

EASEMENT AND RIGHT-OF-WAY
TEXAS POWER & LIGHT COMPANY
VOLUME 8516X, PAGE 3884
D.R.C.C.T.

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VOLUME 8516X, PAGE 3884
D.R.C.C.T.

EASEMENT AND RIGHT-OF-WAY
ONCOR ELECTRIC DELIVERY
COMPANY LLC
DOCUMENT NO. 20190108172
D.R.C.C.T.

LARRY C. MARTINEZ and wife
YVONNE CUELLAR MARTINEZ
VOLUME 83203, PAGE 2560
D.R.C.C.T.

ERNEST C. CASTILLO and
LOUISE MARTINEZ CASTILLO
DOCUMENT NO. 201400170213
D.R.C.C.T.

PERRY W. KINNARD and
LINDA A. KINNARD
VOLUME 95234, PAGE 476
D.R.C.C.T.

TRACT #1
STEVEN R.
MONTGOMERY and
BETTY W. MONTGOMERY
DOCUMENT NO.
20190186557
D.R.C.C.T.

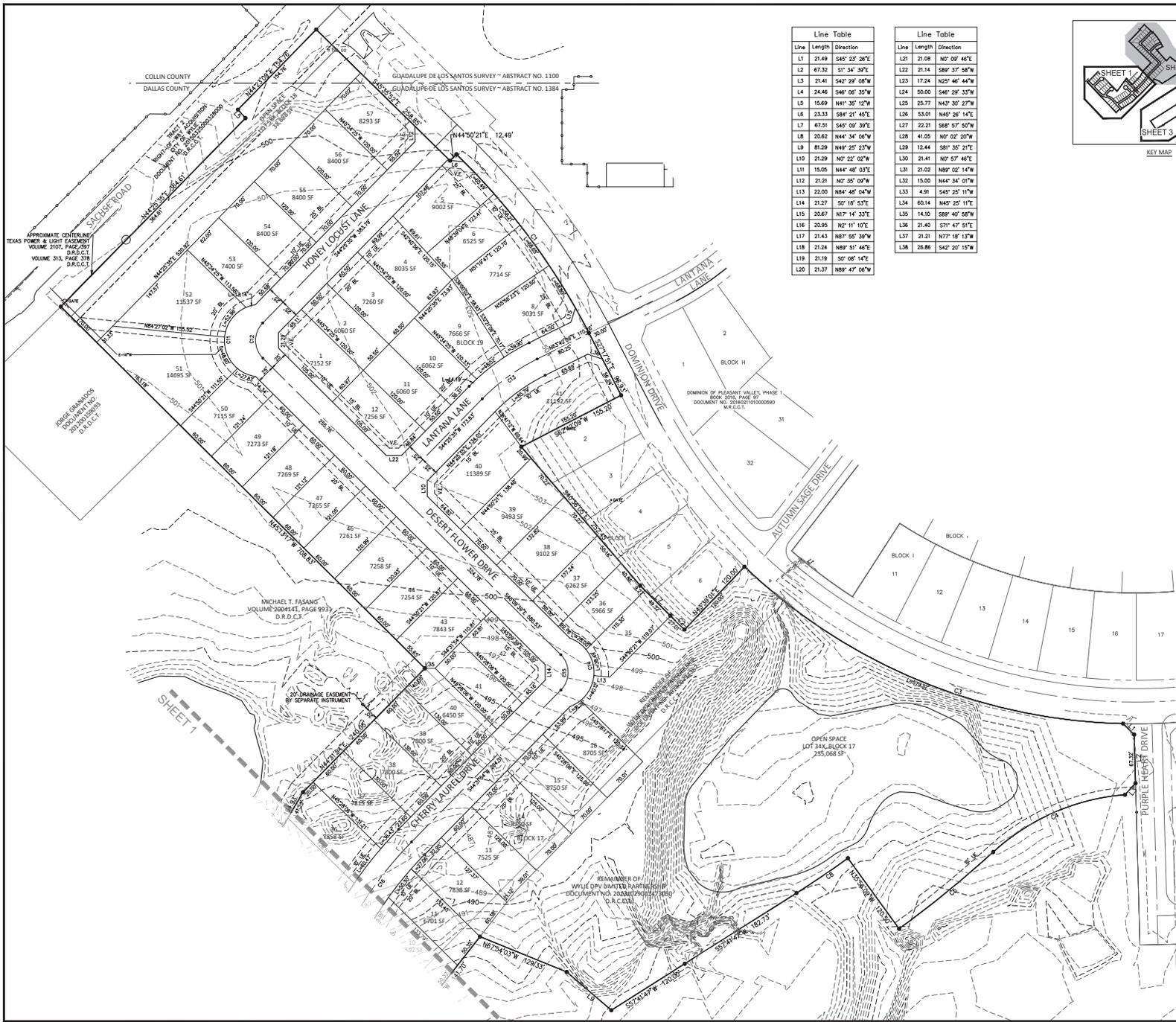
TRACT 1
S8B
MONTGOMERY
INVESTMENTS LLC
DOCUMENT NO.
20190186557
D.R.C.C.T.

WYLEDV LIMITED PARTNERSHIP
DOCUMENT NO. 20250018906
D.R.C.C.T.

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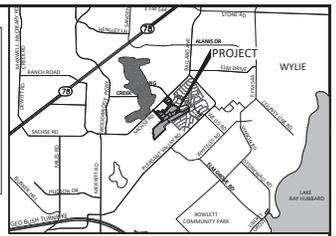
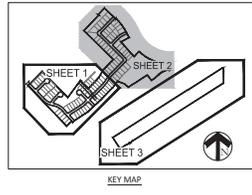
TRACT 2
S8B MONTGOMERY
INVESTMENTS LLC
DOCUMENT NO.
20190065500
D.R.C.C.T.

BREKING OFFSHORE W/ILK
BRIDGE MONUMENT



Line	Length	Direction
L1	21.49	S45° 23' 28"E
L2	67.32	S1° 34' 38"E
L3	21.41	S42° 29' 08"W
L4	24.46	S48° 08' 35"W
L5	15.69	N41° 30' 12"W
L6	23.33	S84° 21' 45"E
L7	67.21	S45° 09' 39"E
L8	20.62	N44° 34' 08"W
L9	81.29	N49° 25' 27"W
L10	21.29	N02° 22' 02"W
L11	15.05	N44° 48' 03"E
L12	21.21	N02° 35' 09"W
L13	22.00	N84° 48' 04"W
L14	21.27	S01° 18' 53"E
L15	20.67	N17° 14' 33"E
L16	20.95	N02° 11' 10"E
L17	21.43	N87° 55' 38"W
L18	21.24	N89° 51' 46"E
L19	21.19	S01° 08' 14"E
L20	21.37	N89° 47' 01"W

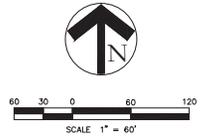
Line	Length	Direction
L21	21.08	N02° 09' 46"E
L22	21.14	S89° 37' 58"W
L23	17.24	N25° 46' 44"W
L24	50.00	S48° 29' 33"W
L25	25.77	N43° 30' 27"W
L26	53.01	N49° 28' 14"E
L27	22.21	S68° 28' 50"W
L28	41.05	N02° 02' 20"W
L29	13.44	S01° 35' 21"E
L30	21.41	N02° 57' 46"E
L31	21.02	N89° 22' 14"W
L32	15.00	N44° 34' 07"W
L33	4.91	S49° 25' 11"W
L34	60.14	N45° 25' 11"E
L35	14.10	S89° 40' 58"W
L36	21.40	S71° 47' 51"E
L37	21.21	N17° 18' 13"W
L38	26.86	S42° 20' 15"W



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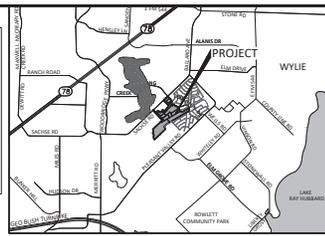
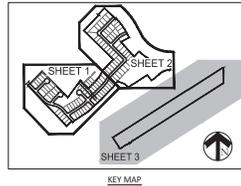
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East,
 Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Claudio Segovia
 claudio.segovia@johnsonvolk.com

CITY OF WYLIE
 DALLAS COUNTY, TEXAS
 09 February 2026
 SHEET 2 OF 5



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	308.47	950.00	18.60	S36° 35' 59"E	307.12
C2	18.77	904.50	1.19	S45° 45' 19"E	18.77
C3	579.37	784.50	42.31	S67° 30' 24"E	566.29
C4	202.25	305.00	37.99	S68° 32' 11"W	198.56
C5	167.96	1475.00	6.52	S50° 48' 07"W	167.87
C6	115.80	919.00	12.77	S01° 18' 30"W	115.56
C7	126.30	330.00	24.12	S33° 22' 14"W	125.37
C8	85.87	1354.50	3.63	S55° 52' 49"W	85.85
C9	188.47	280.00	38.57	S62° 47' 29"E	184.83
C10	83.75	50.00	95.97	N3° 24' 50"E	74.30
C11	48.60	50.00	55.69	S22° 17' 44"E	46.71
C12	53.94	34.50	89.59	S0° 22' 02"E	48.61
C13	94.20	280.00	19.28	S54° 03' 52"W	93.76
C14	38.49	50.00	44.11	N16° 51' 23"W	37.55
C15	54.01	34.50	89.69	N0° 18' 53"W	48.66

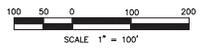
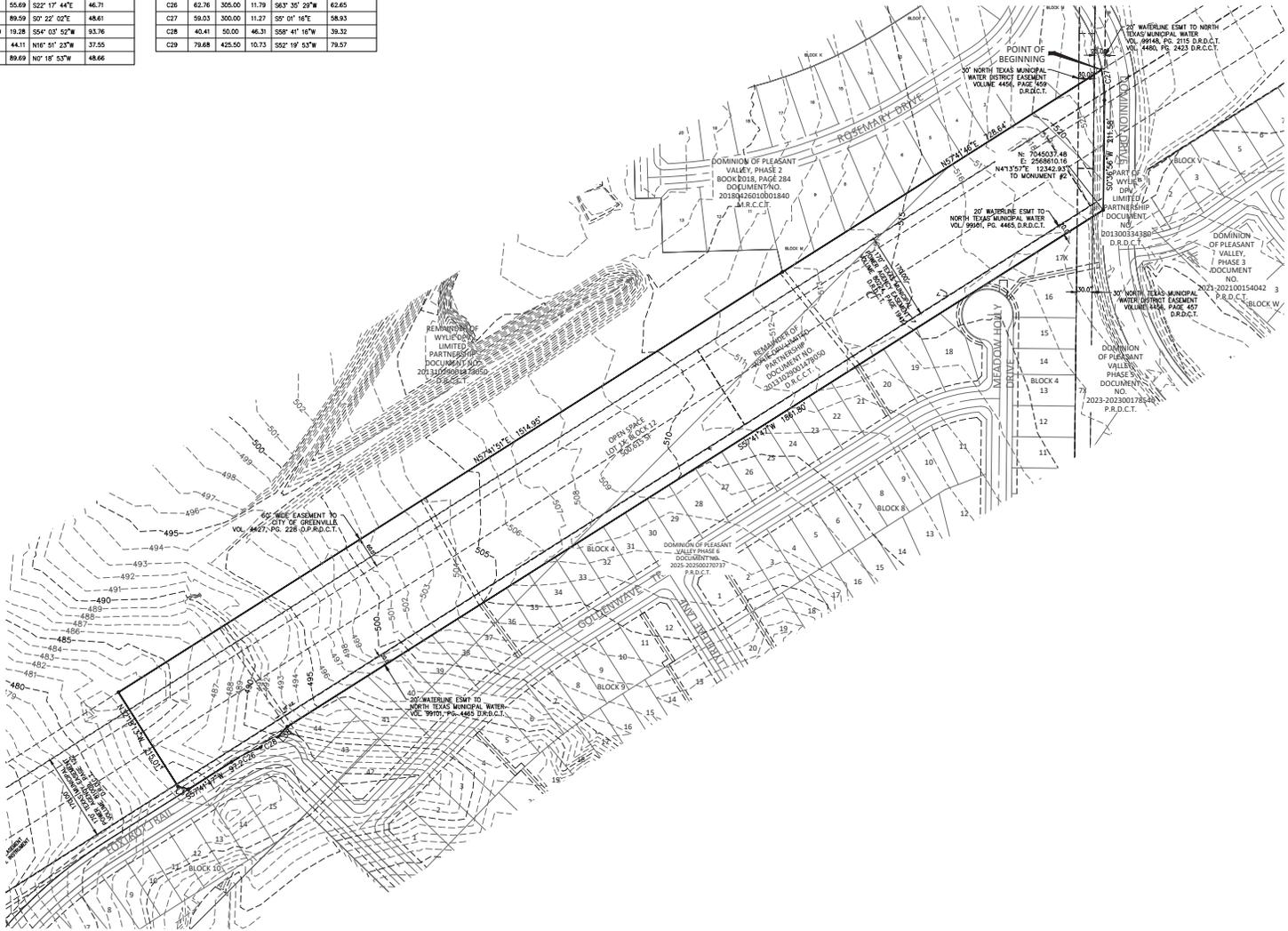
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	134.09	525.00	14.63	S37° 12' 52"W	133.73
C17	102.14	400.00	14.63	N37° 12' 47"E	101.87
C18	153.18	50.00	175.53	S24° 28' 33"E	99.92
C19	50.93	228.50	12.77	N51° 18' 39"E	50.83
C20	56.62	280.00	11.59	S51° 54' 11"W	56.53
C21	83.37	374.00	12.77	N51° 18' 39"E	83.19
C22	83.32	1050.00	5.35	S47° 35' 54"W	83.29
C23	65.14	600.00	5.74	N47° 24' 07"E	65.12
C24	220.62	280.00	43.14	N55° 30' 03"W	214.95
C25	57.41	500.00	6.58	S40° 13' 05"E	57.38
C26	62.76	305.00	11.79	S63° 35' 29"W	62.65
C27	59.03	300.00	11.27	S5° 01' 16"E	58.93
C28	40.41	50.00	46.31	S58° 41' 16"W	39.32
C29	79.68	425.50	10.73	S52° 19' 53"W	79.57



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LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE EIGHT
TRACT ONE - 31.620 acres Dallas Count

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 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 part of that tract of land described in Deed to Michael T. Fosang, as recorded in Volume 2004141, Page 9931, 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. 201300334382, Deed Records, Collin County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document Nos. 201300334382, 202000188066 and 202000188067, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found in the southeast line of Sachse Road, a variable width right-of-way, for the north corner of said Wylie DPV Limited Partnership tract recorded in Document No. 202000188067;

THENCE South 44 degrees 34 minutes 49 seconds East, leaving said southeast line and with the northeast line of said Wylie DPV Limited Partnership tract recorded in Document No. 202000188067, a distance of 339.85 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 44 degrees 34 minutes 49 seconds East, continuing with said northeast line, a distance of 283.73 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for the west corner of said Wylie DPV Limited Partnership tract recorded in Document No. 202000188066;

THENCE North 36 degrees 55 minutes 02 seconds East, leaving said northeast line, a distance of 362.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for the north corner of said Wylie DPV Limited Partnership tract recorded in Document No. 202000188066;

THENCE South 45 degrees 11 minutes 57 seconds East, with the northeast line of said Wylie DPV Limited Partnership tract recorded in Document No. 202000188066, a distance of 189.43 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 164.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 240.05 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the southwest line of the above-mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334382;

THENCE North 45 degrees 13 minutes 17 seconds West, with said southwest line, a distance of 708.83 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the southeast line of the above-mentioned Sachse Road;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

North 44 degrees 25 minutes 35 seconds East, a distance of 364.61 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 41 degrees 35 minutes 12 seconds West, a distance of 15.69 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 44 degrees 23 minutes 09 seconds East, a distance of 154.76 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the intersection of said southeast line with the southwest line of Dominion Drive, a variable width right-of-way;

THENCE Southeasterly, with said southwest line, the following four (4) courses and distances:

South 45 degrees 35 minutes 52 seconds East, a distance of 258.85 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 44 degrees 50 minutes 21 seconds East, a distance of 12.49 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 18 degrees 36 minutes 16 seconds, a radius of 950.00 feet and a chord bearing and distance of South 36 degrees 35 minutes 59 seconds East, 307.12 feet;

Southeasterly, with said curve to the right, an arc distance of 308.47 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 27 degrees 17 minutes 51 seconds East, a distance of 96.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for the northeast corner of Lot 2, Block L of DOMINION OF PLEASANT VALLEY, PHASE 1, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Book 2016, Page 97 (Document No. 20160211010000590), Map Records, Collin County, Texas;

THENCE Southeasterly, with the southwest line of said Addition, the following six (6) courses and distances:

South 62 degrees 42 minutes 09 seconds West, a distance of 155.20 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 40 degrees 36 minutes 05 seconds East, a distance of 252.45 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 45 degrees 09 minutes 39 seconds East, a distance of 67.51 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 11 minutes 20 seconds, a radius of 904.50 feet and a chord bearing and distance of South 45 degrees 45 minutes 19 seconds East, 18.77 feet;

Southeasterly, with said curve to the left, an arc distance of 18.77 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 43 degrees 39 minutes 01 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 the above mentioned Dominion Drive at the beginning of a non-tangent curve to the left having a central angle of 42 degrees 18 minutes 50 seconds, a radius of 784.50 feet and a chord bearing and distance of South 67 degrees 30 minutes 24 seconds East, 568.29 feet;

Southeasterly, with said curve to the left, an arc distance of 578.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the north end of a corner clip;

THENCE South 45 degrees 23 minutes 26 seconds East, leaving said southwest line and with said corner clip, a distance of 21.49 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the west line of Purple Heart Drive, a 50 foot right-of-way;

THENCE South 01 degrees 34 minutes 39 seconds East, with said west line, a distance of 67.32 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 42 degrees 29 minutes 08 seconds West, leaving said west line, a distance of 21.41 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 left having a central angle of 37 degrees 59 minutes 35 seconds, a radius of 305.00 feet and a chord bearing and distance of South 66 degrees 32 minutes 11 seconds West, 198.56 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 202.25 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the right having a central angle of 06 degrees 31 minutes 28 seconds, a radius of 1,475.00 feet and a chord bearing and distance of South 50 degrees 48 minutes 07 seconds West, 167.87 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 167.96 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 35 degrees 56 minutes 09 seconds West, a distance of 120.50 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 03 degrees 37 minutes 56 seconds, a radius of 1,354.50 feet and a chord bearing and distance of South 55 degrees 52 minutes 07 seconds West, 85.85 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 85.87 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, a distance of 182.73 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, a distance of 120.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 49 degrees 25 minutes 23 seconds West, 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 67 degrees 54 minutes 03 seconds West, 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 38 degrees 05 minutes 58 seconds West, 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 44 degrees 31 minutes 43 seconds West, a distance of 304.59 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

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

THENCE South 45 degrees 23 minutes 37 seconds West, 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 44 degrees 55 minutes 30 seconds West, a distance of 59.06 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 12 degrees 46 minutes 17 seconds, a radius of 519.50 feet and a chord bearing and distance of South 51 degrees 18 minutes 39 seconds West, 115.56 feet;

THENCE Southwesterly, with said curve to the right, 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 South 57 degrees 41 minutes 47 seconds West, a distance of 215.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 46 degrees 29 minutes 33 seconds West, 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 43 degrees 30 minutes 27 seconds West, a distance of 25.77 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 46 degrees 29 minutes 33 seconds West, 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 the above-mentioned Wylie DPV Limited Partnership tract recorded in Document No. 202000188067;

THENCE North 43 degrees 30 minutes 27 seconds West, a distance of 958.21 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the southeast line of the above-mentioned Sachse Road;

THENCE North 45 degrees 26 minutes 14 seconds East, with said southeast line, a distance of 53.01 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 45 degrees 26 minutes 14 seconds East, continuing with said southeast line, a distance of 289.40 feet to the POINT OF BEGINNING and containing 31,620 acres of land, more or less.

Tract Two - 11.493 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 that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 201300334379, 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. 20131029001473050, Deed Records, Collin 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 in the west line of Dominion Drive, a 60 foot right-of-way, for the southeast corner of Block M of DOMINION OF PLEASANT VALLEY, PHASE 2, an Addition to the City of Wylie, Dallas County, Texas according to the Plat thereof recorded in Book 2018, Page 284 (Document No. 20180426010001840), Map Records, Collin County, Texas, said point being at the beginning of a curve to the right having a central angle of 11 degrees 16 minutes 23 seconds, a radius of 300.00 feet and a chord bearing and distance of South 05 degrees 01 minutes 16 seconds East, 58.93 feet;

THENCE Southerly, with said west line, an arc distance of 59.03 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 00 degrees 36 minutes 56 seconds West, continuing with said west line, a distance of 211.58 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for the most northerly northwest corner of DOMINION OF PLEASANT VALLEY, PHASE 5, an Addition to the City of Wylie, Dallas County, Texas according to the Plat thereof recorded in Document No. 2023-202300178546, Plat Records, Dallas County, Texas;

THENCE South 57 degrees 41 minutes 47 seconds West, leaving said west line, a distance of 1,861.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' found in the northwest line of DOMINION OF PLEASANT VALLEY, PHASE 6, an Addition to the City of Wylie, Dallas County, Texas according to the Plat thereof recorded in Document No. 2025-202500270737, Plat Records, Dallas County, Texas;

THENCE Southwesterly, with said northwest line, the following four (4) courses and distances:

South 42 degrees 20 minutes 15 seconds West, a distance of 26.86 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' found for corner in the northwest line of Foxrot Trail, a 50' right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 46 degrees 18 minutes 23 seconds, a radius of 50.00 feet and a chord bearing and distance of South 58 degrees 41 minutes 16 seconds West, 39.32 feet;

Southwesterly, with said northwest line and with said curve to the left, an arc distance of 40.41 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 11 degrees 47 minutes 23 seconds, a radius of 305.00 feet and a chord bearing and distance of South 63 degrees 35 minutes 29 seconds West, 62.65 feet;

Southwesterly, continuing with said northwest line and with said curve to the left, an arc distance of 62.76 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 57 degrees 41 minutes 47 seconds West, continuing with said northwest line, a distance of 97.26 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 77 degrees 18 minutes 13 seconds West, leaving said northwest line, a distance of 21.21 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

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

THENCE North 57 degrees 41 minutes 51 seconds East, a distance of 1,514.95 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'JVC' set for the south corner of Block M of the above-mentioned DOMINION OF PLEASANT VALLEY, PHASE 2 Addition;

THENCE North 57 degrees 41 minutes 46 seconds East, with the south line of said Addition, a distance of 728.64 feet to the POINT OF BEGINNING and containing 11,493 acres of land, more or less.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 8

43.113 ACRES
LOTS 21-25, 26X, BLOCK 11;
LOTS 1X, BLOCK 12; LOTS 1-7, BLOCK 15;
LOTS 1-16, 34X & 35-41, BLOCK 17; LOTS
1X, 2-16, 17X, 18-57 & 58X BLOCK 18;
LOTS 1-12, BLOCK 19
102 SINGLE FAMILY LOTS
6 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS
09 February 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:
Johnson Volk Consulting, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@johnsonvolk.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 B, 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

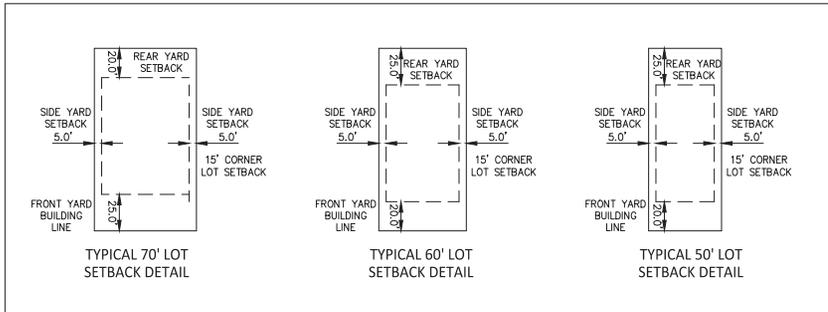
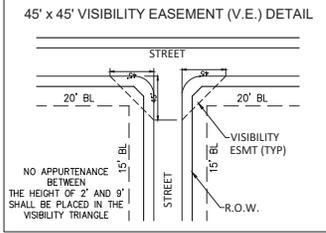
STATE OF TEXAS §
COUNTY OF COLLIN §

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 B, 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 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 in, 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.

PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY PHASE 8
43.113 ACRES
LOTS 21-25, 26X, BLOCK 11;
LOTS 1X, BLOCK 12; LOTS 1-7, BLOCK 16;
LOTS 1-16, 34X & 35-41, BLOCK 17; LOTS 1X, 2-16, 17X, 18-57 & 58X BLOCK 18;
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ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS
09 February 2026
SHEET 5 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:
Johnson Volk Consulting, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@johnsonvolk.com

