

LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 60'	436	28	464
Single Family Type C Lots - 50'	530	-10	520
TOTAL	1104	19	1123
TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%

**DOMINION OF
PLEASANT VALLEY**
OVERALL CONCEPT PLAN
CITY OF WYLIE, TEXAS
JUNE 2025

Haynes Development Company

**JOHNSON VOLK
CONSULTING**
JBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

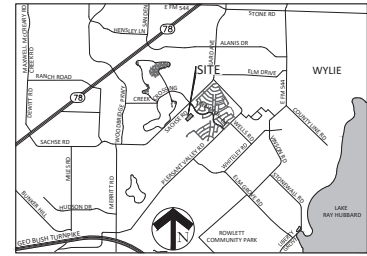
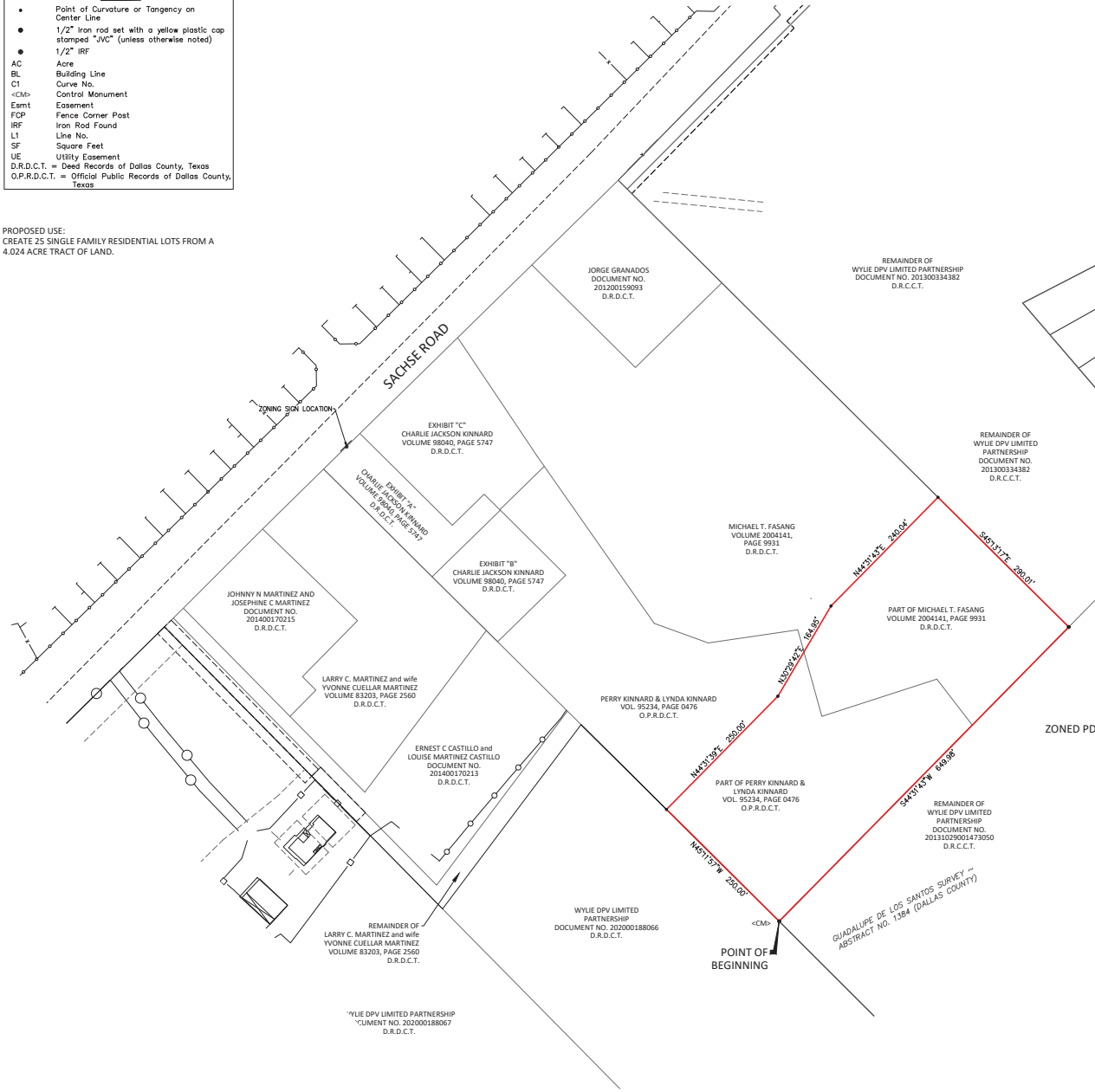
Annex Tract
 Undeveloped Land
 Developed Land/ Under Construction
 Existing Open Space



200 100 0 200 400
SCALE 1" = 200'

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - Easmt Easement
 - FCD Fence Corner Post
 - IRF Iron Rod Found
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - D.R.D.C.T. = Deed Records of Dallas County, Texas
 - O.P.R.D.C.T. = Official Public Records of Dallas County, Texas

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



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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

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

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

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

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

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

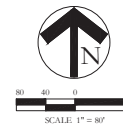
THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records,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

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

ZONING EXHIBIT

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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



25 August 2025

SHEET 1 OF 1

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

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com



LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
•	1/2" IRF
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
Easmt	Easement
FCP	Fence Corner Post
IRF	Iron Rod Found
L1	Line No.
SF	Square Feet
UE	Utility Easement
D.R.D.C.T. = Deed Records of Dallas County, Texas	
O.P.R.D.C.T. = Official Public Records of Dallas County, Texas	

Notes:

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

BENCHMARKS:

CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

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

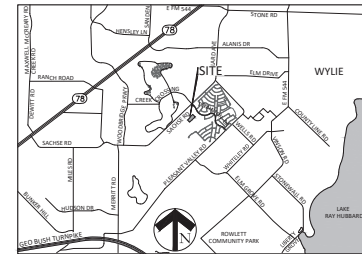
CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Bus Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66 E: 2569073.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)

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		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 50'	436	38	464
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TOTAL	1104	19	1123
TOTAL AREA (ACS)	370.88	4.02	374.90
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MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 20200018066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

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

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

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

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

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

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

CONCEPT PLAN

DOMINION OF PLEASANT VALLEY ANNEX TRACT

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



25 August 2025

SHEET 1 OF 1

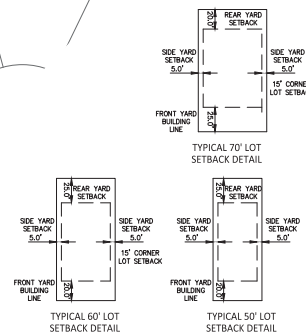


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Dallas, TX 75225
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Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

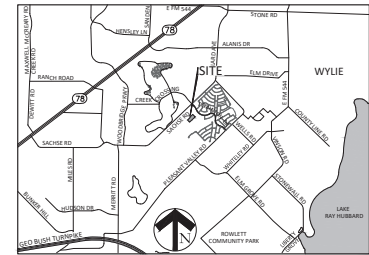
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com

Line Table		
Line	Length	Direction
L1	4.80	S46° 22' 24" W
L2	14.14	N89° 31' 54" E

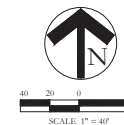
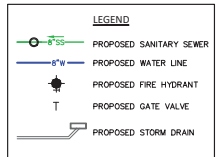
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	30.59	600.00	02°50'10"	30.58 N45° 59' 21" E
C2	102.14	400.00	01°43'52"	101.87 N30° 12' 47" E
C3	134.09	526.00	01°43'50"	133.73 S37° 12' 52" W



POINT OF BEGINNING



VICINITY MAP
N.T.S.



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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

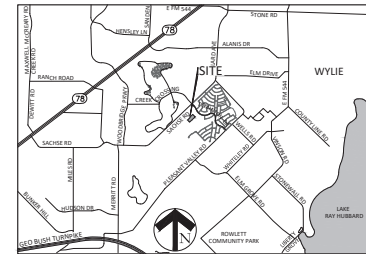
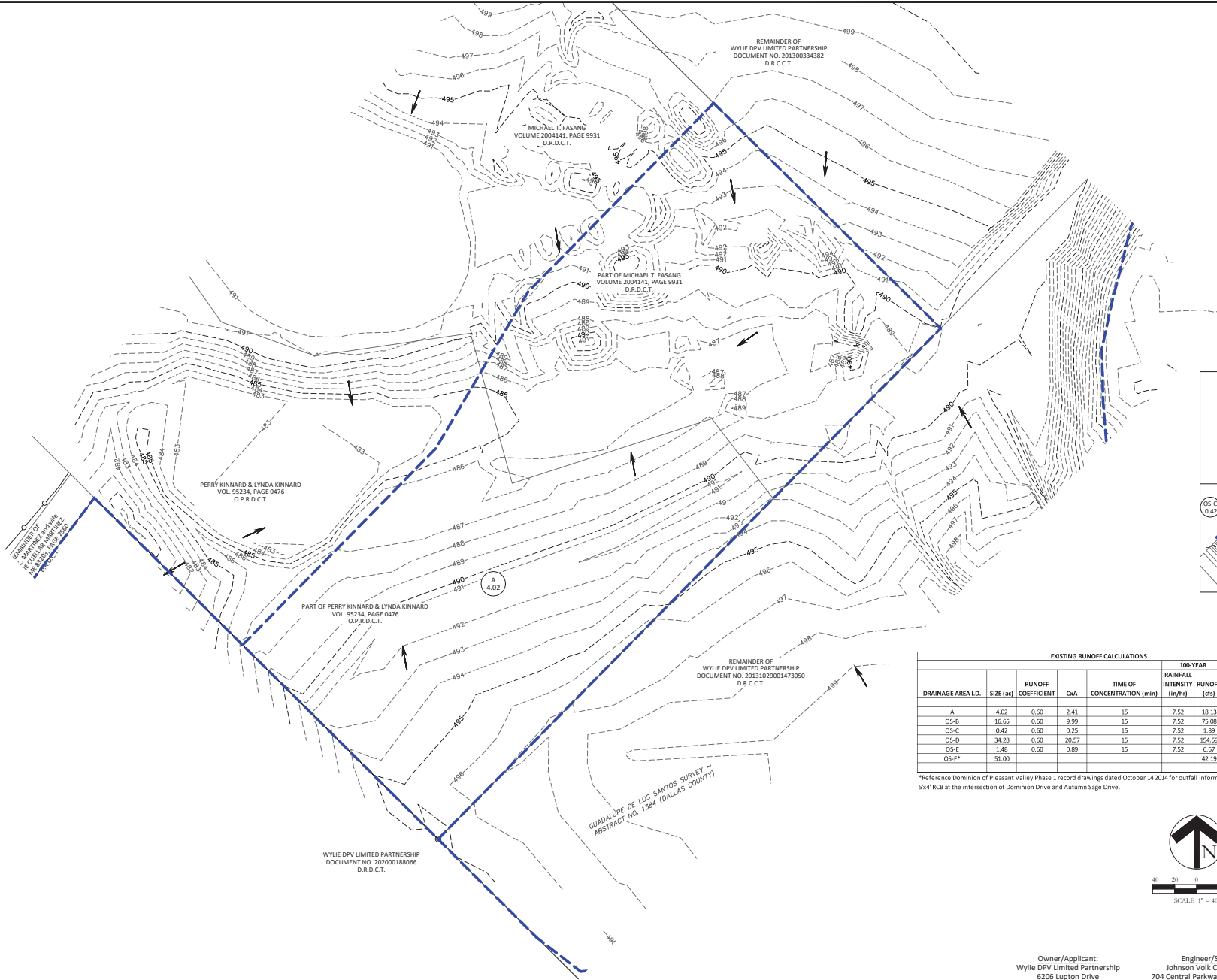
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25 August 2025
SHEET 1 OF 1

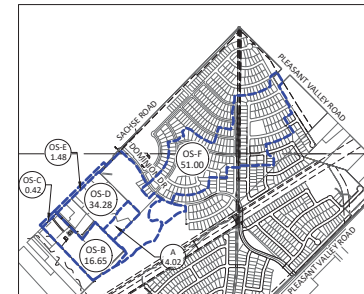
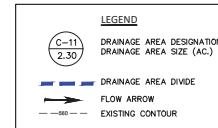
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Contact: Jay Volk
Email: jay.volk@johnsonvolk.com





VICINITY MAP
N.T.S.



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

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 54" RCB at the intersection of Dominion Drive and Autumn Sage Drive.



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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

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SHEET 1 OF 1

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Plano, Texas 75074
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Contact: Jay Volk
Email: jay.volk@johnsonvolk.com



LEGAL DESCRIPTION
4.024 ACRES

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

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

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

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

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

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

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

EXHIBIT "A"
LEGAL DESCRIPTION
ANEX TRACT THREE
2.144 ACRES

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

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

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

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

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

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

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

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

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

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

EXHIBIT "B"
LEGAL DESCRIPTION
ANNEX TRACT 4
1.880 ACRES

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

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

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

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

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

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

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

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

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

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