

LEGAL DESCRIPTION DOMINION AT PLEASANT VALLEY PHASE SEVEN

BEING o tract of land shisted in the CUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO, 1394, City of Myle, Dollaro Courty, Texas and being the remolated or that total of land described in Dead to Myle DPV Lorison Portnership, according to the document filed of record in Document No. 20130034380, Dead Records, Dallas County, Texas (DR.D.C.T.) and being more portfolioty/described as offlows:

BECNNNO at a 1/2 fron rod with yellow cop stamped 3VC found in the northwest line of Pleasant Valley Road (a variable with right of way) for the east corner of Daminion of Pleasant Valley, Phase 3 an addition to the City of Wyle according to the plot filed of record in Document Number 2021—202100154042, Plot Records Dallas County, Texas (R-R.D.C.1) some being common with the south corner of sald Wyle DPV tract;

THENCE, leaving said northwest line, in a northwesterly direction, with the northern line of said Phase 3 the following six (6) courses and distances:

N 45" 19' 00'' W, a distance of 246.00 feet to a 1/2"iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract;

S 89° 41′ 16″ W, a distance of 21.22 feet to a 1/2°iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract:

N 45° 19° 00° W, a distance of 66.96 feet to a 1/2° iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract:

 $N.37^{\circ}.05^{\circ}.25^{\circ}$  E, a distance of 121.14 feet to a 1/2 iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 28 10° 58°, a radius of 62.501 feet, and a chard bearing and distance of  $N.17^{\circ}.41^{\circ}.87^{\circ}.30-43.4$  feet,

With said curve to the left an arc distance of 307.43 feet to a 1/2-iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract

N. 31 47 27 W, a distance of 342.30 feet to a 1/2"con rod with yellow plastic cap stamped "NC" found in the south line of that that cold folia described in Dead to Alexia Hernonder, according to the document flow of record in Document Number 2022000105899, Deed Records Collin County, Texas (D.R.C.C.T.) and Document Number 2022000105899, Deed Records Collin County, Texas (D.R.C.C.T.) and Document Number 2022000105899, Deed Records Collin County, Texas (D.R.C.C.T.) and Document Number 20220010520521 (C.R.D.C.T.) for the west conner of this tract).

THENCE, S 72: 50' 30" E, with said south line, a distance of 324.12 feet to a 1/2'iron rod found for the west corner of that tract of land described in Deed to John C. Hurlbert and Sandra D. Hurlbert, according to the document filed of record in Document Number 20140010789, (D.R.D.C.1) for a corner of this tract:

THENCS, 3.45° 04° 55° E, with the south the line of sold Huribert tract, and the south line of that tract of land described in Declared Michele Capato, according to the document field of record in Declarent Number of Research Vallet Research Vallet Read of the south comer of sold Capato from the Capato Research Vallet Read for the south comer of sold Capato from the accommon west Corner of this tract, from which a 1/2" from rad falso fland for reference to sold corner bears \$ 27° 56′ 07° E, 0.19 feet and a second 1/2" from rad data found for reference to sold corner bears N 6.4° 11′ 20° W, 1.68 feet;

THENCE S 44° 41°  $00^{\circ}$  W, with said northwest line, a distance of 473.31 feet to the POINT OF BEGINNING and containing 282,061square feet or 6.475 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILE DPV LMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plot designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 7, and addition to the City of Wije, less, and does hereby dedicate, in the simple, to the public use forewr the additional property of the public services of th

The City of Wyle 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, mointenance, or efficiency of their respective systems in said easements. The City of Wyle and public utility entities should all times have the fair right of impress and eyess to or from their meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyons.

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.

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By: Webb Peak Development Partners LP, Its General Partner

By: RNH Development Company,

Its General Partner

Ronald N. Haynes, Jr., President

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notory Public in and for the State of Texas on this date personally appeared.

Owher's Agent, Anom to me to be the person whose name is substanced to the three personal control of the control

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, Ryon 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 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

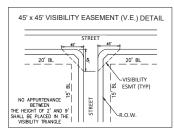
STATE OF TEXAS \$ COUNTY OF COLLIN \$

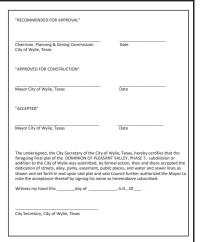
BEFORE ME, the undersigned authority, a Notory Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations 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: \_\_\_\_\_





## VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or area shown on the plot as Visibility, Access, Mointenance, and/or Drainage Examents or hereby given and granted to the City, its successors and assigns, as essements to provide visibility, right of access for maintenance, and drainage upon and across add essements. The City shall have the right but not the obligation to maintain any and all landscaping within the essements that the obligation to maintain any and all landscaping within the essements within the contract of the co

STEACK DETAIL

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
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 PRELIMINARY PLAT

## DOMINION OF PLEASANT VALLEY PHASE 7

6.475 ACRES LOTS 25-31, 24X, BLOCK BB; LOTS 29-32, 33X, BLOCK V 11 SINGLE FAMILY LOTS

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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

01 April 2024 SHEET 2 OF 2

