

VICINITY MAP  
N.T.S.

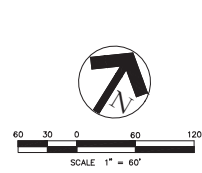
- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRP
  - AC Acre
  - BL Building Line
  - CI Curve No.
  - <C&D> Control Monument
  - DE Drainage Easement
  - Eamt Easement
  - LI Line No.
  - R.O.W. Right-of-Way
  - SF Square Feet
  - UE Utility Easement
  - V.E. Visibility Easement
  - W.M.E. Wall Maintenance Easement
  - D.R.D.C.T. = Deed Records of Dallas County, Texas
  - D.R.C.C.T. = Deed Records of Collin County, Texas
  - M.R.C.C.T. = Map Records of Collin County, Texas

BEARING BASE STATEMENT  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH  
CENTRAL ZONE 4202, NAD 83.

**CITY BENCHMARKS:**  
CITY MONUMENT #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: 7057346.78 E: 2569521.04  
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CITY MONUMENT #4: 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 feet west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.  
N: 7050245.80 E: 2578669.15  
ELEV: 454.28' (PLAN) 454.17' (FIELD)



FINAL PLAT  
**DOMINION OF PLEASANT VALLEY  
PHASE 6**  
40.573 ACRES

LOTS 8-16, 17X, 18-44, BLOCK 4;  
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6;  
LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8;  
LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X,  
BLOCK 10

168 SINGLE FAMILY LOTS  
3 OPEN SPACES/COMMON AREAS  
OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS  
13 October 2025  
SHEET 2 OF 3

**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, PE  
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, PE  
claudio.segovia@johnsonvolk.com



THIS PLAT IS PART OF A SET OF PLATS FOR THE DOMINION OF PLEASANT VALLEY PHASE 6. THE TOTAL AREA OF THE SET IS 40.573 ACRES.

LEGAL DESCRIPTION  
DOMINION AT PLEASANT VALLEY  
PHASE SIX  
40.573 ACRES

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1384, Dallas County, Texas and being a portion of those tracts of land conveyed to Wylie DPV Limited Partnership, according to the documents filed of record in Document Number 201300334379 and 2013029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped 'JVC' set in the southeasterly line of said Wylie DPV tract recorded in Document Number 201300334379, same being the common northeast line of that tract of land conveyed to North Texas Municipal Water District, Trustee, according to the document filed of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the south line of this tract, from which the south corner of said Wylie DPV tract bears S 45° 52' 19" E, 354.37 feet, from said corner a 1/2" iron rod with yellow plastic cap found for reference to said corner bears S 01° 53' 39" E, 1.07 feet;

THENCE, N 45° 52' 19" W, with said common line, a distance of 1185.30 feet to a 1/2" iron rod found in the southeasterly line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, for the north corner of said North Texas Municipal Water District, Trustee tract, same being the common west corner of said Wylie DPV tract recorded in Document Number 201300334379 and for an interior 'ell' corner of this tract;

THENCE, S 44° 57' 32" W, with the northwesterly line of said North Texas Municipal Water District, Trustee tract, same being common with the south line of said Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, a distance of 869.02 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly corner of this tract;

THENCE, leaving said common line over and across the above-mentioned Wylie DPV Limited Partnership tracts the following ten (10) courses and distances:

N 22° 49' 09" W, a distance of 193.28 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 2° 39' 45" E, a distance of 20.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right, having a central angle of 197° 38' 00", a radius of 50.00 feet, a chord bearing and distance of N 11° 28' 45" E, 98.82 feet;

With said curve to the right an arc distance of 172.47 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 74° 31' 11" E, a distance of 14.98 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 24° 21' 52", a radius of 875.00 feet, a chord bearing and distance of N 45° 30' 51" E, 369.29 feet.

With said curve to the right an arc distance of 372.08 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 57° 41' 47" E, a distance of 289.50 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 11° 47' 23", a radius of 305.00 feet, a chord bearing and distances of N 63° 35' 29" E, 62.65 feet;

With said curve to the right an arc distance of 62.76 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right having a central angle of 46° 18' 23", a radius of 50.00 feet, a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

With said curve to the right and arc distance of 40.41 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 42° 20' 15" E, a distance of 26.86 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 57° 41' 47" E, a distance of 1802.20 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly northwest corner of Dominion of Pleasant Valley, Phase 6, an addition to the City of Wylie, according to the plat filed of record in Document Number 2023-202300178546, Plat Records Dallas County, Texas, same being the north corner of this tract;

THENCE with the northwest lines of said addition the following thirteen (13) course and distances:

S 00° 36' 58" W, a distance of 786.80 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 653.88 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 13' 02" W, a distance of 106.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 37° 13' 02" W, a distance of 21.21 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 59' 16" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 50° 10' 32" W, a distance of 22.16 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract at the beginning of a non-tangent curve to the left, having a central angle of 28° 08' 49", a radius of 305.00 feet, and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left an arc distance of 149.57 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 26° 16' 15" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 156.89 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 31° 31' 56" W, a distance of 54.63 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 28° 26' 41" W, a distance of 64.12 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 44° 07' 41" W, a distance of 205.04 feet to the POINT OF BEGINNING and containing 1,767,369 square feet or 40.573 acres of land.

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 6, 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 use 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 \_\_\_\_\_, 2025.

WYLIE DPV LIMITED PARTNERSHIP,  
A Texas Limited Partnership

By: Webb Peak Development Partners LP,  
Its General Partner  
By: RNI 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 Ronald N. Haynes, Jr., President, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

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

SURVEYOR'S 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

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

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Date

"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 6, 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.

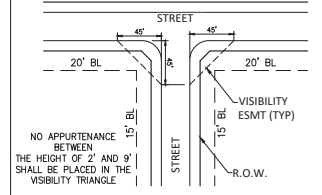
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

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 to, 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.

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



FINAL PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 6

40.573 ACRES

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LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6;  
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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, PE  
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, PE  
claudio.segovia@johnsonvolk.com

168 SINGLE FAMILY LOTS  
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OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS  
13 October 2025  
SHEET 3 OF 3

**JOHNSON VOLK  
CONSULTING**  
1991 Co. Engineering/Plat No. 11902, Land Surveying/Plat No. 1074603  
Professional Engineer License No. 10461, Professional Surveyor License No. 1074603