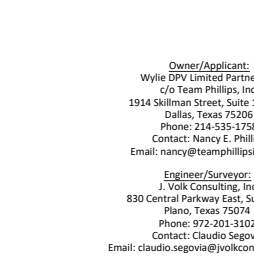
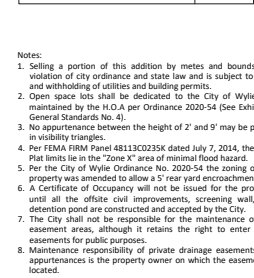
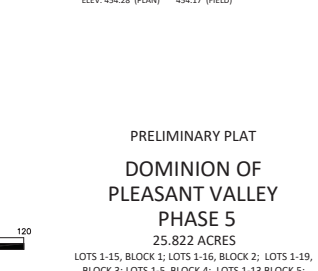
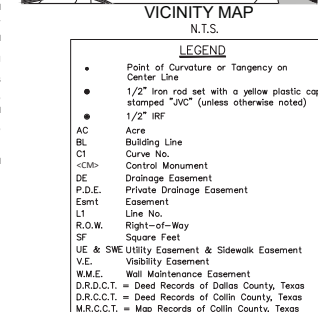


Line Table		
L#	Length	Direction
L19	14.14	N66° 10' 12" E
L20	14.14	S23° 49' 48" E
L21	13.88	N76° 48' 58" E
L22	13.54	S8° 49' 59" E
L23	31.67	N34° 46' 41" E
L24	14.14	S52° 46' 58" W
L25	54.09	S82° 13' 02" E
L26	14.14	S37° 13' 02" E
L27	70.44	S88° 23' 02" E
L28	14.14	S89° 29' 39" W
L29	14.14	S1° 30' 21" E
L30	105.29	N46° 30' 21" E
L31	15.39	N13° 09' 16" W
L32	14.12	S70° 44' 26" W
L33	197.41	N62° 13' 02" E
L34	21.21	N52° 46' 58" E
L35	20.03	S40° 20' 11" E
L36	25.50	S82° 13' 02" E

Line Table		
Line	Length	Direction
L1	50.01	S45° 15' 51" E
L2	42.51	S46° 46' 55" W
L3	62.08	N46° 27' 33" E
L4	60.00	S7° 46' 58" W
L5	64.12	S28° 26' 41" W
L6	54.63	S31° 31' 56" W
L7	50.00	S26° 56' 15" E
L8	22.16	S50° 10' 32" W
L9	50.00	N82° 59' 16" W
L10	21.21	N137° 13' 02" W
L11	59.80	S57° 41' 47" W
L12	45.67	N0° 36' 36" E
L13	110.00	S43° 29' 59" W
L14	10.00	S7° 46' 58" W
L15	14.14	N52° 46' 58" E
L16	14.14	N37° 13' 02" W
L17	14.14	S52° 46' 58" W
L18	61.00	N7° 46' 58" E



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE FIVE
25.822 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. 20130034379, 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' 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 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 43 degrees 29 minutes 39 seconds West, a distance of 1,100.30 feet to a 1/2 inch iron rod with a yellow 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 'JVC' set for the south corner of said 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 Wylie DPV Limited Partnership tract, a distance of 354.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

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 'JVC' 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 yellow plastic cap stamped 'JVC' set for corner;

THENCE North 26 degrees 56 minutes 15 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 at the beginning of a non-tangent curve to the right having a central angle of 28 degrees 05 minutes 49 seconds, a radius of 305.00 feet and a chord 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 rod 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 yellow plastic cap stamped 'JVC' 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 yellow plastic cap stamped 'JVC' set for corner;

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 'JVC' set for corner at the beginning of a curve to the left having a central angle of 02 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, 38.92 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 corner 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 of 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 plastic cap stamped 'JVC' 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 chord 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 'JVC' 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 yellow plastic cap stamped 'JVC' 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 yellow plastic cap stamped 'JVC' set for corner;

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:

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 5, 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 _____, 20____.

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 _____, 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: _____

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 _____, 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 5, 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.

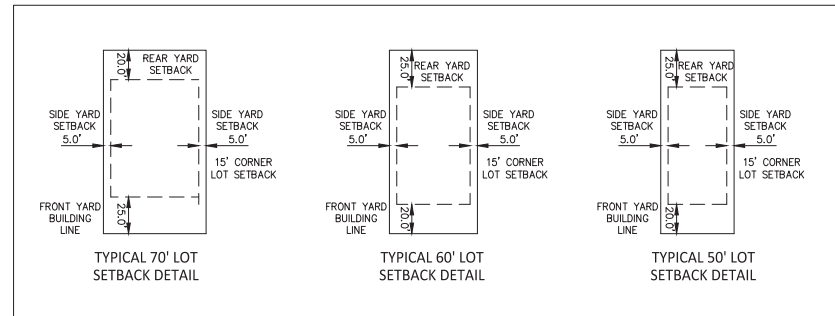
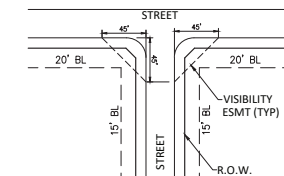
Witness my hand this _____ day of _____, A.D., 20____.

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 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



PRELIMINARY 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

14 May 2021

SHEET 3 OF 3



J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

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:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com