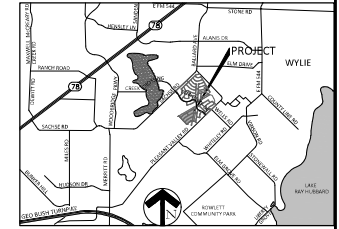


- Notes:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (see Exhibit B, General Standards No. 4).
 - No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48133C025K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5 year weed encroachment.
 - A Certificate of Occupancy will not be issued for the property until all the official city improvements, screening wall, and detention pond are constructed and accepted by the City.
 - The City shall not be responsible for the maintenance of any easement area, although it retains the right to enter upon easements for public purposes.
 - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

PROPOSED UNITS THIS PLAT		
SINGLE FAMILY "TYPE A" LOTS (70)	26	
SINGLE FAMILY "TYPE B" LOTS (60)	54	
SINGLE FAMILY "TYPE C" LOTS (50)	73	
TOTAL PHASE 6	153	

Line Table		
Line #	Length	Direction
L1	25.00	S89° 24' 00.72"E
L2	15.43	N89° 26' 37.51"W
L3	21.18	S89° 02' 23.04"W
L4	21.25	S00° 57' 36.96"E
L5	21.21	S12° 41' 47.08"W
L6	21.21	N77° 18' 12.92"W
L7	20.38	S46° 38' 30.42"E
L8	19.36	N43° 40' 36.85"E
L9	19.97	S47° 39' 15.70"E
L10	22.20	N42° 52' 47.48"E
L11	21.22	N44° 23' 31.48"W
L12	21.21	N45° 36' 28.52"E
L13	21.21	S77° 18' 12.92"E
L14	21.21	S12° 41' 47.08"W
L15	21.18	S89° 02' 23.04"W
L16	21.25	S00° 57' 36.96"E
L17	22.59	N48° 53' 28.88"E

Line Table		
Line #	Length	Direction
L18	19.43	S41° 51' 16.42"E
L19	21.18	S89° 02' 23.04"W
L20	21.25	N00° 57' 36.96"W
L21	21.18	N89° 02' 23.04"E
L22	22.16	S50° 10' 32.41"W
L23	21.21	N37° 13' 02.24"W
L24	43.61	N40° 29' 29.54"E
L25	54.63	S31° 31' 55.94"E
L26	64.12	S28° 26' 40.54"W
L27	60.00	S07° 46' 57.76"W
L28	25.00	N44° 50' 20.44"E
L29	81.89	N45° 52' 18.92"W
L30	25.78	S76° 38' 14.69"E
L31	50.00	N21° 01' 15.16"E
L32	50.00	S26° 56' 15.04"E
L33	26.86	N42° 20' 15.10"E
L34	50.00	N82° 59' 15.62"W

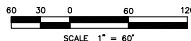


VICINITY MAP
N.T.S.

- 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
 - Eemt Easement
 - L1 Line No.
 - R.O.W. Right-of-Way
 - SF Square Feet
 - UE & SWE Utility Easement & Sidewalk Easement
 - VE 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

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: 550.34 (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, 54.5 feet south of the south line of alley concrete paving, 7.3 feet perpendicular to b.c. parking area.
N: 7065787.60 E: 2560973.93
ELEV: 562.91 (PLAN) 562.86 (FIELD)
- CITY MONUMENT #8: Located north of the northeast intersection of Troy Road and County Road 732 (Bever 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: 7050345.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)



PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 6

36.113 ACRES
LOT 17X, BLOCK 1; LOTS 8-16, 17X-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
153 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

20 February 2023
SHEET 1 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
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

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	36.80	34.50	61°06'49"	35.08 N76°25'43.42"W
C2	54.30	34.50	90°10'36"	48.87 N89°02'23.04"E
C3	83.96	350.00	13°44'42"	63.76 S50°49'26.04"W
C4	153.53	640.00	13°44'42"	153.17 S50°49'26.04"W
C5	187.22	280.00	38°18'37"	183.75 S76°51'05.75"W
C6	223.10	930.00	13°44'42"	222.57 S50°49'26.04"W
C7	160.88	280.00	32°55'11"	158.67 S74°09'22.42"W
C8	292.67	1220.00	13°44'42"	291.97 S50°49'26.04"W
C9	160.58	280.00	32°51'35"	158.39 S74°07'34.78"W
C10	125.37	1000.00	7°10'58"	125.28 N04°11'28.52"E
C11	8.60	255.00	1°55'58"	8.60 S69°56'43.18"W
C12	77.80	50.00	89°09'26"	70.19 S33°34'50.08"W
C13	184.35	50.00	21°14'57"	96.30 S33°28'44.03"W
C14	2.70	305.00	0°30'26"	2.70 N69°13'57.73"E
C15	19.72	280.00	4°02'08"	19.72 S70°59'48.22"W
C16	143.04	50.00	16°35'49"	99.02 N89°02'23.04"E
C17	149.57	305.00	28°05'49"	148.07 S77°06'39.71"W
C18	26.22	280.00	5°21'58"	26.21 S60°22'46.02"W
C19	124.47	280.00	25°28'09"	123.44 S74°36'03.64"W

LEGAL DESCRIPTION

DOMINION AT PLEASANT VALLEY

PHASE SIX

36.113 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 corner 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 the west corner this tract;

THENCE, N 44° 50' 20" E, with said southeasterly line, same being common with the northwesterly line of said Wylie DPV tract recorded in Document Number 201300334379 for a distance of 25.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

THENCE, leaving said common line, over and across said Wylie DPV tracts the following twenty-one (21) courses and distances:

N 45° 52' 19" W, a distance of 81.89 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 76° 38' 15" W, a distance of 25.78 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 radius of 255.00 feet, a central angle of 01° 55' 58" and a chord bearing and distance of S 69° 56' 43" W, 8.60 feet;

With said curve to the left on arc distance of 8.60 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 21° 01' 15" 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 at the beginning of a non-tangent curve to the right, having a radius of 305.00 feet, a central angle of 00° 30' 26" and a chord bearing and distance of N 69° 13' 58" E, 2.70 feet;

With said curve to the right on arc distance of 2.70 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 right, having a radius of 50.00 feet, a central angle of 48° 18' 23" and a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

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

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 north corner of this tract;

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 radius of 305.00 feet, a central angle of 28° 05' 49", and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left on 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° 56' 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' 06" 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 1,573,084 square feet or 36.113 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 _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RHH 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
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, parts, 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.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 6
36.113 ACRES

LOT 17X, BLOCK1; 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
153 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

20 February 2023
SHEET 3 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
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

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

TYPICAL 70' LOT
SETBACK DETAIL

TYPICAL 60' LOT
SETBACK DETAIL

TYPICAL 50' LOT
SETBACK DETAIL

LEGAL DESCRIPTION

DOMINION AT PLEASANT VALLEY

PHASE SIX

36.113 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 corner 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 the west corner this tract;

THENCE, N 44° 50' 20" E, with said southeasterly line, same being common with the northwesterly line of said Wylie DPV tract recorded in Document Number 201300334379 for a distance of 25.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

THENCE, leaving said common line, over and across said Wylie DPV tracts the following twenty-one (21) courses and distances:

N 45° 52' 19" W, a distance of 81.89 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 76° 38' 15" W, a distance of 25.78 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 radius of 255.00 feet, a central angle of 01° 55' 58" and a chord bearing and distance of S 69° 56' 43" W, 8.60 feet;

With said curve to the left on arc distance of 8.60 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 21° 01' 15" 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 at the beginning of a non-tangent curve to the right, having a radius of 305.00 feet, a central angle of 00° 30' 26" and a chord bearing and distance of N 69° 13' 58" E, 2.70 feet;

With said curve to the right on arc distance of 2.70 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 right, having a radius of 50.00 feet, a central angle of 48° 18' 23" and a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

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

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 north corner of this tract;

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 radius of 305.00 feet, a central angle of 28° 05' 49", and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left on 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° 56' 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' 06" 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;

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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 _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RHH 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
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, parts, 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.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 6
36.113 ACRES

LOT 17X, BLOCK1; 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
153 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

20 February 2023
SHEET 3 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
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

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

TYPICAL 70' LOT
SETBACK DETAIL

TYPICAL 60' LOT
SETBACK DETAIL

TYPICAL 50' LOT
SETBACK DETAIL