

Curve Table				
Curve	Length	Radius	Delta	Chord Bearing
C1	99.60	375.00	02°45'08"	89°00'58" 28"E
C2	1.19	1510.00	00°02'48"	88°18'18" 05"E
C3	743.71	345.50	03°40'11"	75°42'42" 40"E
C4	13.81	1114.00	00°42'54"	12°01'12" 05"W
C5	211.19	300.00	03°30'44"	208.19 120°12'37"W
C6	12.00	280.00	03°57'36"	116.54 21°21'52"E
C7	39.28	34.50	08°57'33"	55.45 57°48'27"E
C8	113.29	50.00	12°42'30"	55.57 48°38"E
C9	43.91	34.50	08°10'02"	45.73 116°11'14"E
C10	102.44	50.00	11°23'25"	85.44 80°57'04"W
C11	54.69	265.00	01°59'38"	54.69 80°53'54"W
C12	11.34	300.00	00°07'39"	11.34 188°41'23"W
C13	33.55	500.00	00°59'41"	33.55 160°27'05"E
C14	51.76	34.50	02°29'07"	47.24 167°26'10"W
C15	61.42	50.00	07°03'02"	57.63 158°17'26"W
C16	54.30	34.50	09°01'02"	48.87 162°35'15"E
C17	16.75	50.00	10°08'32"	79.41 132°13'57"E
C18	207.05	40.00	26°37'19"	67.08 58°47'49"E
C19	7.73	200.00	00°22'08"	7.73 187°41'49"E

Line Table		
Line	Length	Direction
L1	24.25	N13° 06' 23"W
L2	14.28	N45° 02' 53"E
L3	50.00	N07° 45' 12"W
L4	14.00	N44° 58' 16"W
L5	13.77	N38° 23' 30"E
L6	64.21	N09° 51' 10"E
L7	63.28	N58° 25' 06"E
L8	38.49	S45° 36' 55"W
L9	21.21	S44° 23' 04"E
L10	18.65	N73° 13' 35"W
L11	22.44	S16° 06' 12"W
L12	52.08	N33° 51' 02"W
L13	53.54	N12° 56' 48"W

Line Table		
Line	Length	Direction
L14	21.21	N45° 36' 55"E
L15	21.21	N44° 23' 05"W
L16	20.19	S51° 25' 23"E
L17	22.43	N38° 48' 42"E
L18	37.05	N15° 34' 38"W
L19	21.94	S72° 29' 47"E
L20	11.92	S69° 42' 22"W
L21	21.18	S12° 36' 16"W
L22	20.00	N57° 30' 45"E
L23	21.21	S77° 29' 15"E
L24	217.20	N57° 30' 45"E
L25	21.21	S12° 36' 45"W

- Notes:
1. 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.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2000-54 (see Exhibit B, General Standards No. 4) with the exception of Lot 14 on Block T which will be both owned and maintained by the H.O.A.
 3. No appearance between the height of 2' and 5' may be placed in visibility triangles.
 4. Per FEMA Flood Panel 481310C235 dated July 7, 2014, the Flood Flat lands lie in the "Zone X" area of minimal flood hazard.
 5. For the City of Wylie Ordinance No. 2010-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 6. A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 7. 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.
 8. Maintenance responsibility of private drainage easements and appearances is the property owner on which the easement is located.



- 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
 - CI Curve No.
 - CM Control Monument
 - DE Drainage Easement
 - Emt Easement
 - Line No.
 - R.O.W. Right-of-Way
 - Square Feet
 - UE & SWE Utility Easement & Sidewalk Easement
 - V.E. Visibility Easement
 - W.M.E. Well Maintenance Easement
 - D.R.C.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

- BENCHMARKS:
- BM 22: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.0' south of the southwest corner of the building located at 104 South Ballard Street.
N: 7057346.76 E: 256921.09
ELEV: 550.24' (PLAN) 550.37' (FIELD)
 - BM 24: Located in the northeast corner of Quail Meadow Park north of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to s.c. parking area.
N: 7057346.76 E: 256921.09
ELEV: 550.24' (PLAN) 552.86' (FIELD)
 - BM 25: Located north of the northeast intersection of Trill Road and County Road 782 (Beverly Creek). The monument is located approximately 8.7' west of the southeast corner of a chain-link fence and 5.1' south of the south chain-link fence.
N: 7050425.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)

FINAL PLAT
DOMINION OF
PLEASANT VALLEY
PHASE 4
23.436 ACRES

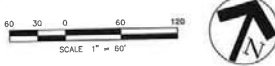
- LOTS 1-3, 17, BLOCK Q; LOTS 1-3, 15-39, BLOCK P;
LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20
BLOCK S; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U
95 SINGLE FAMILY LOTS
4 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1100 (COLLIN COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

31 May 2022
SHEET 1 OF 2

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Sullivan Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillips.com

Engineer/Surveyor:
Johnston Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-9102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com



JOHNSON VOLK
CONSULTING
INCORPORATED
10000 West 10th Street, Suite 1000, Dallas, Texas 75243
(972) 201-9102

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE FOUR
23.436 acres

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1100, City of Wylie, Collin County, Texas and the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document Nos. 201300334380 and 20131029001473050, Deed Records, Dallas County, Texas and being all of that tract of land described in Deed to Wylie DPV, LP, as recorded in Document No. 2017002000184840, Deed Records, Collin County, Texas and Document No. 201700174627, 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 in the northeast line of Dominion Drive, a 60 foot right-of-way at the south end of a corner clip for the most southerly southeast corner of DOMINION AT PLEASANT VALLEY PHASE 2, on Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Book 2018, Page 234 (Document No. 2018042601001840), Map Records, Collin County, Texas;

THENCE Northeasterly, with the east line of said Addition, the following eighteen (18) courses and distances:

North 13 degrees 08 minutes 23 seconds West, with said corner clip, a distance of 24.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of Rosemary Drive, a 50 foot right-of-way, at the north end of said corner clip, said point being at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 45 minutes 08 seconds, a radius of 275.00 feet and a chord bearing and distance of North 10 degrees 59 minutes 28 seconds East, 99.06 feet;

Northeasterly, with said east line of Rosemary Drive and said curve to the left, an arc distance of 99.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 36 minutes 56 seconds East, continuing with said east line of Rosemary Drive, a distance of 448.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 89 degrees 23 minutes 04 seconds East, leaving said east line of Rosemary Drive, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of Torch Lily Lane, a 50 foot right-of-way;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lily Lane, a distance of 116.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the south end of a corner clip;

North 45 degrees 02 minutes 53 seconds East, with said corner clip, a distance of 14.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of Prairie Clover Way, a 50 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 02 minutes 42 seconds, a radius of 1,015.00 feet and a chord bearing and distance of North 89 degrees 16 minutes 09 seconds East, 1.19 feet;

Easterly, with said south line and said curve to the left, an arc distance of 1.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 45 minutes 12 seconds West, leaving said south line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of said Prairie Clover Way at the south end of a corner clip;

North 44 degrees 58 minutes 16 seconds West, with said corner clip, a distance of 14.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of said Torch Lily Lane;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lily Lane, a distance of 109.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of Lot 14, Block P of said Addition at the beginning of a non-tangent curve to the left having a central angle of 31 degrees 40 minutes 11 seconds, a radius of 1,345.50 feet and a chord bearing and distance of North 73 degrees 42 minutes 58 seconds East, 734.28 feet;

Easterly, with said curve to the left, leaving said east line of Torch Lily Lane, an arc distance of 743.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4, Block P of said Addition;

North 32 degrees 07 minutes 07 seconds West, a distance of 170.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of Mint Marigold Drive, a 50 foot right-of-way, at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 40 minutes 24 seconds, a radius of 1,175.00 feet and a chord bearing and distance of South 56 degrees 13 minutes 05 seconds West, 13.81 feet;

Southwesterly, with said north line of Mint Marigold Drive and said curve to the right, an arc distance of 13.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4, Block Q of said Addition;

North 31 degrees 26 minutes 43 seconds West, leaving said north line of Mint Marigold Drive, a distance of 124.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of said Lot 4;

North 58 degrees 23 minutes 38 seconds East, a distance of 13.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 60 degrees 01 minutes 10 seconds East, a distance of 64.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 58 degrees 25 minutes 06 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 57 degrees 30 minutes 14 seconds East, a distance of 120.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an external oil corner of said Addition;

THENCE South 32 degrees 29 minutes 15 seconds East, leaving the east line of said Addition, a distance of 680.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the east corner of the above mentioned Wylie DPV, LP tract;

THENCE South 44 degrees 35 minutes 15 seconds West, a distance of 281.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380 for the south corner of said Wylie DPV, LP tract;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 200.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 41 minutes 47 seconds West, leaving said northeast line, a distance of 1,482.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the northeast line of the above mentioned Dominion Drive at the beginning of a non-tangent curve to the left having a central angle of 33 degrees 36 minutes 44 seconds, a radius of 360.00 feet and a chord bearing and distance of North 31 degrees 12 minutes 37 seconds West, 208.18 feet;

THENCE Northwesterly, with said northeast line and said curve to the left, an arc distance of 211.19 feet to the POINT OF BEGINNING and containing 23.436 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 add 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 so 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 of 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: RNH 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: _____

SURVEYORS 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 4, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alleys, 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 state the acceptance thereof by signing his name as hereinafter 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 features. 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.

FINAL PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 4

23.436 ACRES

LOTS 1-3-17, BLOCK Q; LOTS 1-3, 15-39, BLOCK P;
LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20
BLOCK S; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U
95 SINGLE FAMILY LOTS

4 OPEN SPACES/COMMON AREAS

OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1100 (COLLIN COUNTY)

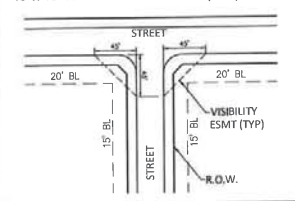
CITY OF WYLIE
DALLAS COUNTY, TEXAS

31 May 2022

SHEET 2 OF 2

**JOHNSON VOLK
CONSULTING**
2015-2016 National Land Surveyors Association (NLSA) Member
2015-2016 National Association of Professional Land Surveyors (NAPLS) Member

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



Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-555-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Piano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@jvokconsulting.com