

LEGAL DESCRIPTION DOMINION AT PLEASANT VALLEY PHASE SEVEN 6.475 ACRES

BEING of tract of land shisched in the GUIADAUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1398, City of Wele-Dollaro County, Freze and being the remoinder of that toract of land described in Deed to Well De'U Lieface Partnership, according to the document filed of record in Document No. 20130034380, Deed Records, Dallos County, Texos (DR.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2"rice rod with yellow cap stamped "IVC" found in the northwest line of Pleasant Valley Road (a variable width right of way) for the east corner of Dominion of Pleasant Valley, Phase 3 on addition to the City of Wylle according to the plat filled of record in Document Number 2021—202100154042, Plat Records Dallas Courty, Texas (P.R.D.C.1) some being common with the south corner of sold Wylle 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

N 37 05 25 E, a distance of 121.14 feet to a 1/2 iron rod with yellow plastic cap stamped 'UVC' found for a corner of this tract and the beginning of a non-tangent curve to the left, having a central rangle of 28 10 55 C, a radius of 625.01 feet, and a chord beginning and distance of N 17 41 58 M, 30-34 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 "UVC" found for a corner of this tract

N. 31 \*47' 27" M. a distance of 342.30 feet to a 1/2" icon rod with yellow plastic cap stomped "UK" found in the south line of that tract of load described in Deed to Alexis Hermandex, occording to the document flumber 2022000105890, Deed Records Collin County, Texcs (D.R.C.C.T.) and Document Number 2022000105890 (Deed Records Collin County, Texcs (D.R.C.C.T.) and Document Number 202200105891 (D.R.D.T.) for the west corner 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 filled of record in Document Number 201400107809, (D.R.D.C.1) for a corner of this tract:

TREMCE, 5.45° 0.4° 5.6° E, with the abult the line of said twiburt tract, and the south line of that tract of land described in Deed to Michele Gouplac, according to the document file of recroat in Decument Number 201600332319 (D.R.D.C.T.) a distance of 659.02 feet to a point in the northwest line of the above—mentioned Pleasant Valler Road for the south corner of said Coputo tract and common east corner of this tract. From which a 1/2" from rad found for reference to said corner bears \$2.7° 56' 0.7° E, 0.19 feet and a second 1/2" foun rad data found for reference to said corner bears N 4.6° 41' 20' N, 1.68 feet:

THENCE S  $44^{\circ}$   $41^{\circ}$   $00^{\circ}$  W, with said northwest line, a distance of 473.31 feet to the POINT OF BEGINNING and containing 282,061 square 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 Wylle 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 Wylle and public utility entities shall at all times have the full right of ingress and eyers 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 Wylle,

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: RNH Development Company,

Its General Partner

Ronald N. Haynes, Jr., President

STATE OF TEXAS \$
COUNTY OF \_\_\_\_\_ \$

BEFFIRE ME, the undersipned outbrilly, a lotoury Public in and for the state of feat on this sole personally operated frond of the state. A response for measurement of the state of the st

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ doy of \_\_\_\_\_\_, 2025.

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 Wylle.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

RYAN S. REYNOLDS, R.P.L.S. Realstered Professional Land Surveyor No. 6385

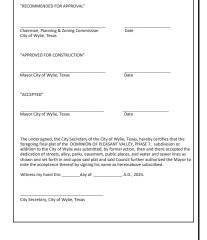
STATE OF TEXAS \$
COUNTY OF COLLIN \$

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.

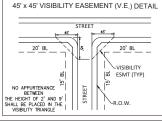
Notary Public in and for the State of Texas

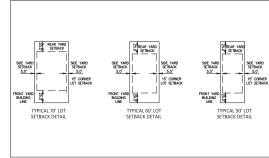
My Commission Expires: \_\_\_\_\_



## 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





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 FINAL 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 COLINTY TEXAS

13 October 2025 SHEET 2 OF 2

