

Wylie Planning and Zoning Commission Regular Meeting

June 01, 2021 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of minutes from the May 18, 2021 meeting
- B. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 4B, to establish 19 single family residential lots and 1 open space lot on 8.85 acres, property generally located on Meziere Sky Drive and April Dew Way in the City of Wylie's Extraterritorial Jurisdiction.

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on May 28, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

Minutes

Regular Meeting

May 18, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Chair Cory Plunk called the regular meeting to order at 6:00PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Brian Ortiz, Commissioner Dan Norris & Commissioner Charla Riner.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner, and Stephanie Storm, City Secretary.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Rogers gave the invocation and Commissioner Newson led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners request that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one approached the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the May 04, 2021 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 4, creating 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Commission Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers, to approve the Consent Agenda as presented. A vote was taken and the vote carried 7-0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Albert Retail III a retail multi-tenant use on 1.046 acres. Property located at 2588 W FM 544, being Lot 8R, Block B of Woodbridge Centre, Phase I.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing to develop an 8,000 sq.ft multi-tenant retail building with restaurant and commercial uses at 2588 W FM 544. The property is zoned within Planned Development 2003-01 and the use is allowed by right.

The Zoning Board of Adjustments approved variances in March due to a hardship with TxDot acquiring R.O.W along the street frontage. The approved variances allowed for a reduction in parking and landscaping.

The proposed site plan provides 34 parking spaces with two of them being ADA accessible and 15% of landscaping. The exterior of the building consists of stone and stucco.

Board Discussion

The Commissioners questioned if there was enough parking for the site's proposed use. Mr. Molina explained that the Woodbridge Shopping Centre shares a parking agreement through the Covenants, Conditions & Restrictions that allows for shared parking.

Board Action

A motion was made by Commissioner Newsom, and seconded by Commissioner Norris to approve the Site Plan for Albert Retail III on 1.046 acres. Property located at 2588 W FM 544. A vote was taken and the vote carried 7- 0.

- 2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. (ZC2021-14)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting to rezone 4.6 acres located at 601 & 595 Parker Road. The purpose of rezoning to Planned Development is to allow for the construction of 20 single family residential lots with minimum residential lot sizes of 7.200 sq.ft..

The requested development standards are similar to the existing Harvest Bend subdivision located east of the subject property.

Access to the 20 single family homes is provided by a public street built to city standards. The street is in compliance with fire code requirements and will contain a fire hydrant at the end of the cul-de-sac.

Public notification forms were mailed to 27 property owners, 14 comments received in opposition of the request.

Public Comments

Chair Plunk opened the Public Hearing for Item 2, asking anyone wishing to speak to the Commissioner to come forward.

Mr. Doug Hunt, a citizen, spoke in opposition of the request, stating traffic, noise, environmental and density concerns.

Ms. Mary Holder, a citizen, spoke in opposition of the request, restating Mr. Doug Hunt's similar concerns.

Mr. Tim Bennet, Applicant, spoke in favor of the request stating that the land use plan calls for commercial and potentially high density residential use for the subject property. He stated that his proposal is a lower density product that matches the surrounding neighborhood.

Chair Plunk closed the Public Hearing for Item 2.

Board Discussion

The Commissioners questioned the design's lack of park amenities for children to play in.

A suggestion was made by Planning Manager, Jasen Haskins to include a pedestrian trail easement that connects to the Oncor open space land south of the subject property. Mr. Bennet agreed to include the pedestrian easement.

Board Action

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers to recommend approval with conditions that a pedestrian trail easement be added in between lots 9 and 10, to the City Council regarding a change of zoning from Agricultural (AG/30) to Planned Development (PD-SF), to allow for a single family development on 4.6 acres, generally located at 601 & 595 Parker Road. (ZC 2021-14). A vote was taken and the vote carried 6 - 1, with Chair Cory Plunk voting in opposition.

Mr. Haskins mentioned that the next Planning and Zoning Meeting is scheduled for June 01, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Commissioner Loraine, to adjourn the meeting at 6:44 PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Prepared By: Kevin Molina

Date Prepared: May 13, 2021

Subdivision: Dominion of Pleasant Valley
Planned Development (PD
2020-54)

Zoning District: 2020-54)

Exhibits: Preliminary Plat

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Preliminary Plat for Phase 5 of the Dominion of the Pleasant Valley Planned Development, Ordinance 2020-54. The plat consists of 68 residential lots and five open space lots and conforms to the design standards of PD 2020-54.

The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phases 1-5 of the Dominion of Pleasant Valley Development there are 720 residential lots leaving 384 residential lots for future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Approved By

Department Director

Initial
JH

Date
May 26, 2021

Line	Length	Direction
L1	50.01	S45° 15' 51"E
L2	42.51	S45° 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	N37° 13' 02"W
L11	59.60	S57° 41' 47"W
L12	45.67	N0° 36' 56"E
L13	1100.00	S43° 29' 39"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

Line	Length	Direction
L19	14.14	N66° 10' 12"E
L20	14.14	S23° 49' 48"E
L21	13.88	N76° 48' 48"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	S89° 23' 02"E
L28	14.14	S88° 29' 39"W
L29	14.14	S1° 30' 21"E
L30	109.29	N46° 30' 21"W
L31	15.39	N13° 09' 16"W
L32	14.12	S70° 44' 26"W
L33	197.41	N82° 13' 02"W
L34	21.21	N52° 46' 58"E
L35	20.03	S40° 20' 11"E
L36	25.00	S82° 13' 02"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	149.57	305.00	028°05'49"	148.07	S77° 06' 40"W
C2	569.67	470.00	069°26'46"	535.43	N34° 06' 26"W
C3	168.47	410.00	023°32'33"	167.28	N57° 03' 32"W
C4	128.63	1000.00	007°22'13"	128.54	S04° 05' 51"W
C5	54.19	34.50	090°00'00"	48.79	N52° 46' 58"E
C6	100.93	50.00	115°39'35"	84.65	N39° 53' 51"E
C7	93.46	400.00	013°23'14"	93.25	S14° 28' 35"W
C8	131.92	280.00	026°59'44"	130.71	S21° 16' 50"W
C9	65.67	525.00	007°10'00"	65.63	N85° 48' 02"W
C10	163.67	300.00	031°15'31"	161.65	N16° 02' 31"E
C11	174.52	280.00	035°42'41"	171.71	N64° 21' 42"W
C12	169.68	280.00	034°43'13"	167.09	S80° 25' 21"W
C13	235.62	50.00	270°00'00"	70.71	S37° 13' 02"E

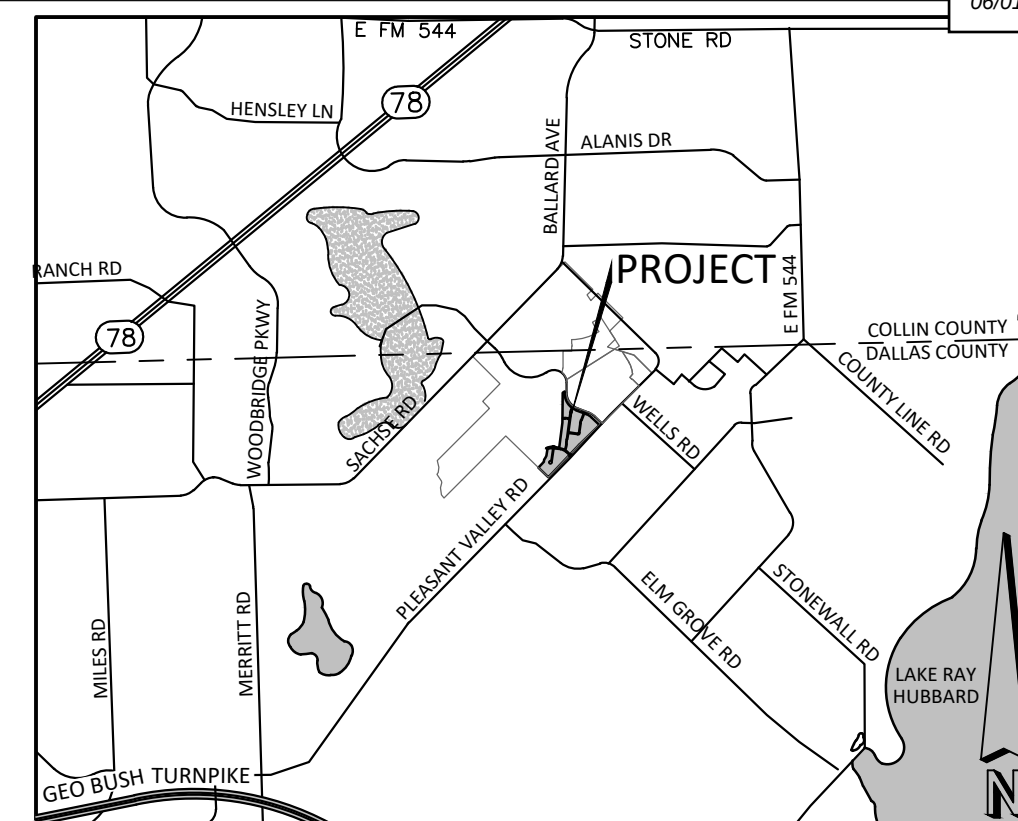


PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70')	18
SINGLE FAMILY "TYPE B" LOTS (60')	22
SINGLE FAMILY "TYPE C" LOTS (50')	28
TOTAL PHASE 5	68

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 48113C0235K 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' rear yard encroachment.
- A Certificate of Occupancy will not be issued for the property until all the offsite civil 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 areas, 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.

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.
 <CM> Control Monument
 DE Drainage Easement
 P.D.E. Private Drainage Easement
 Esmt Easement
 L1 Line No.
 R.O.W. Right-of-Way
 SF Square Feet
 UE & SWE Utility Easement & Sidewalk 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

BENCHMARKS:

CM #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: 7057346.76 E: 2569521.09
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66 E: 2560973.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver 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: 7050245.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)

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

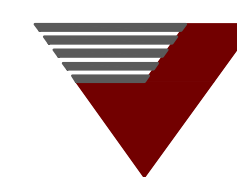
OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

14 May 2021

SHEET 1 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

60 30 0 60 120
SCALE 1" = 60'

POINT OF
BEGINNING

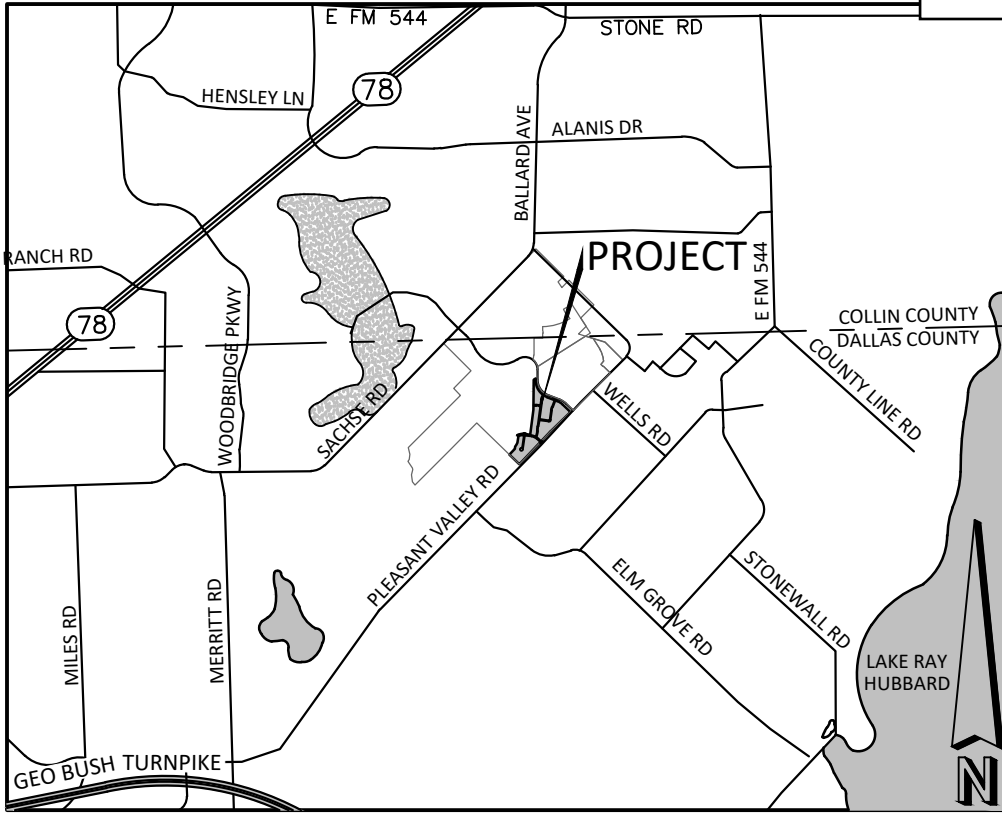
N: 7044160.69

E: 2569511.16

S56°23'50"W 10995.36'

TO MONUMENT #5

PLEASANT VALLEY ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
N.T.S.

LEGEND

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BENCHMARKS:

CM #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.

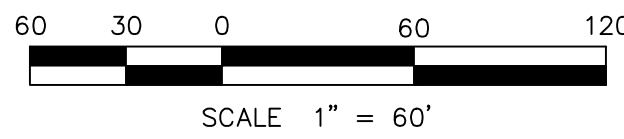
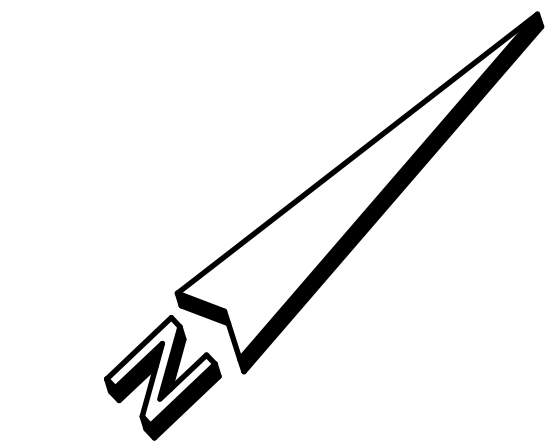
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ELEV: 562.91' (PLAN) 562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver 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: 7050245.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)



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 2 OF 3



J. VOLK
consulting

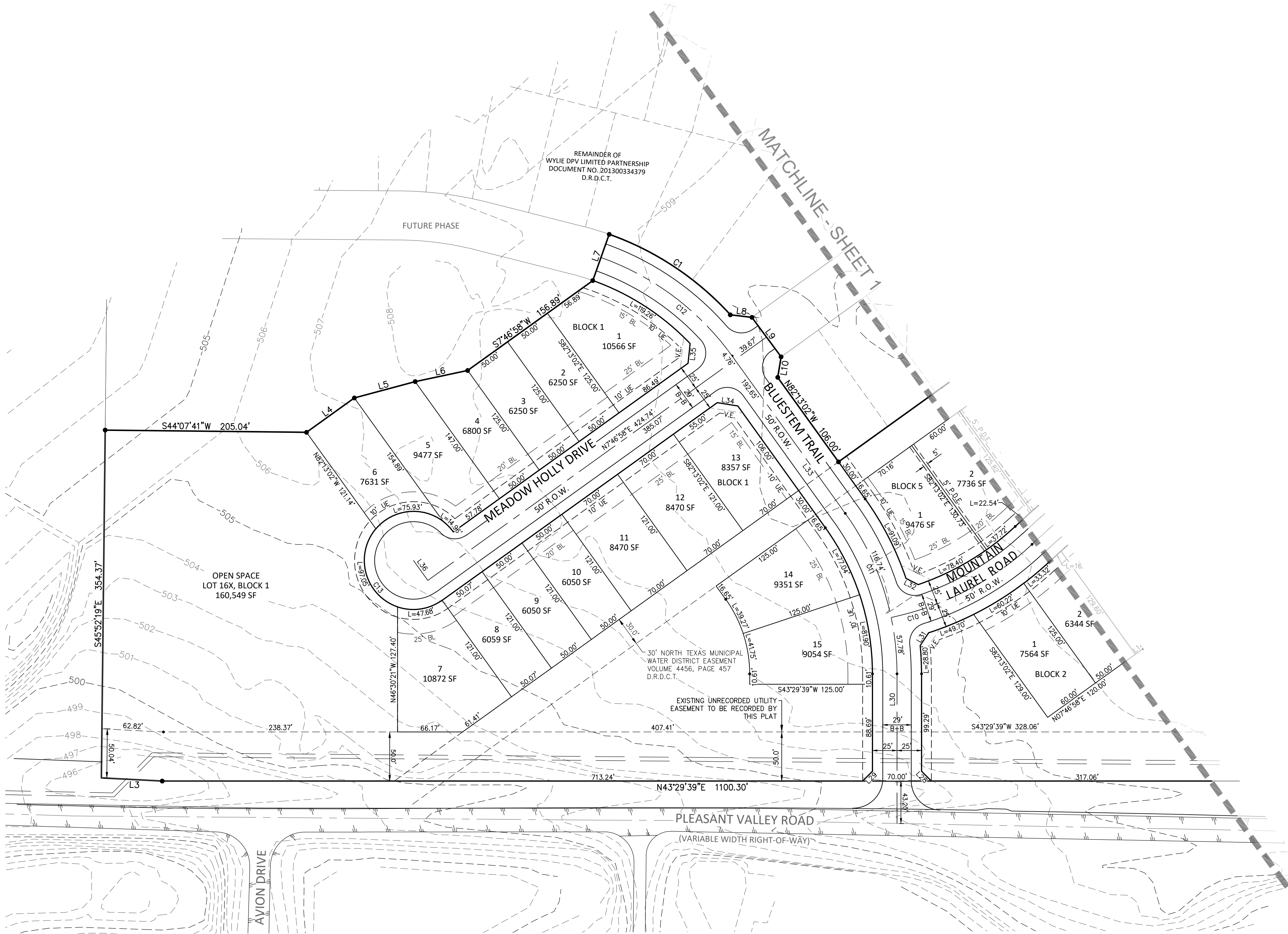
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Email: nancy@teamphillipsinc.com

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



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. 201300334379, 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 28 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 uses 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: 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: _____

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 in, 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 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

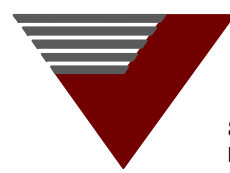
OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

14 May 2021

SHEET 3 OF 3

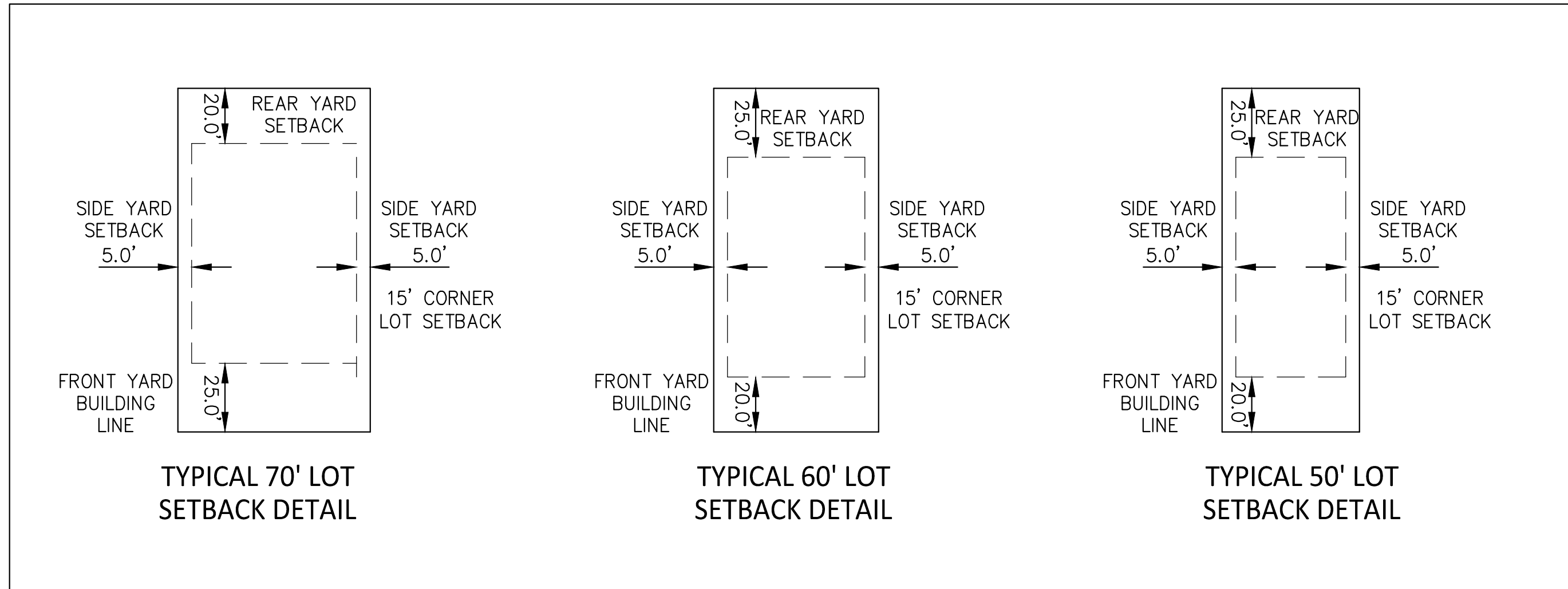
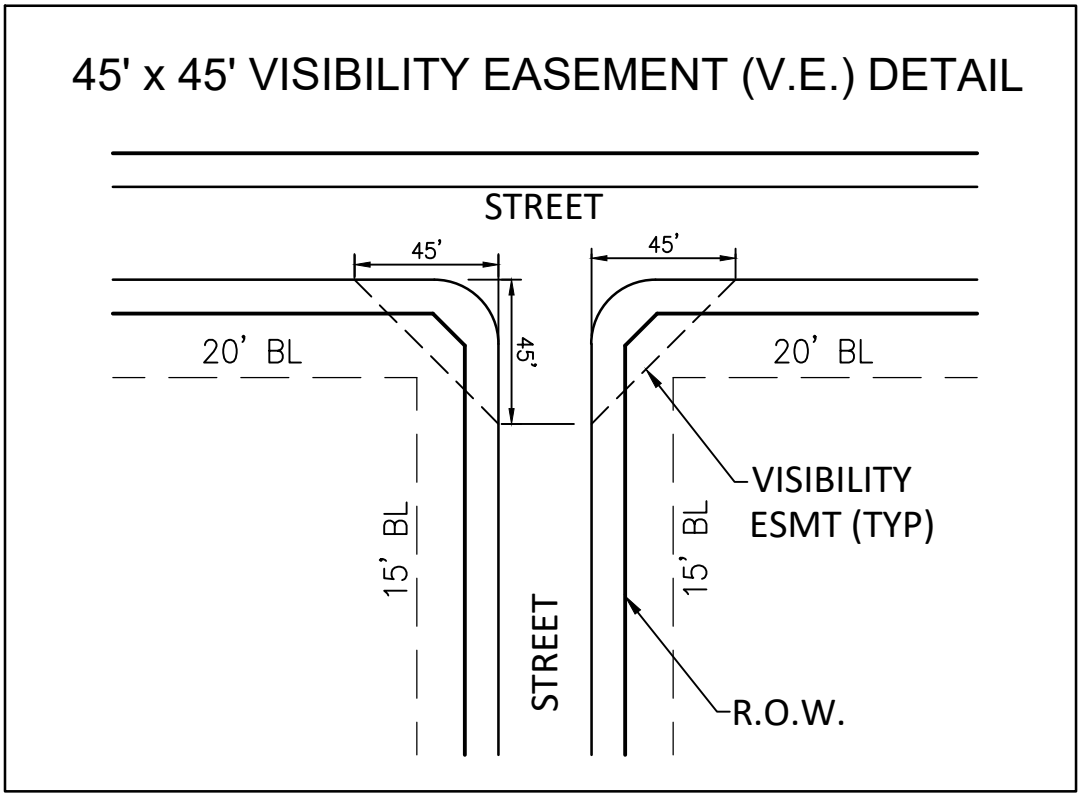


J. VOLK
consulting

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





Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Prepared By: Kevin Molina

Date Prepared: May 13, 2021

Subdivision: Inspiration Phase 4B

Zoning District: ETJ - Collin County

Exhibits: Final Plat

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Inspiration Phase 4B, to establish 19 single family residential lots and one open space lot on 8.85 acres, property generally located on Meziere Sky Drive and April Dew Way in the City of Wylie's Extraterritorial Jurisdiction.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Lavon Development, LLC

APPLICANT: Michelle Tilotta

The applicant has submitted a Final Plat for Phase 4B of the Inspiration residential development to establish 19 single family residential lots and one open space lot on 8.85 acres located in the City of Wylie's extraterritorial jurisdiction.

The preliminary plat for Phase 4 of Inspiration was approved by City Council in June of 2016. The final plat of Inspiration Phase 4B, being a part of Phase 4, conforms to that approved preliminary plat.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

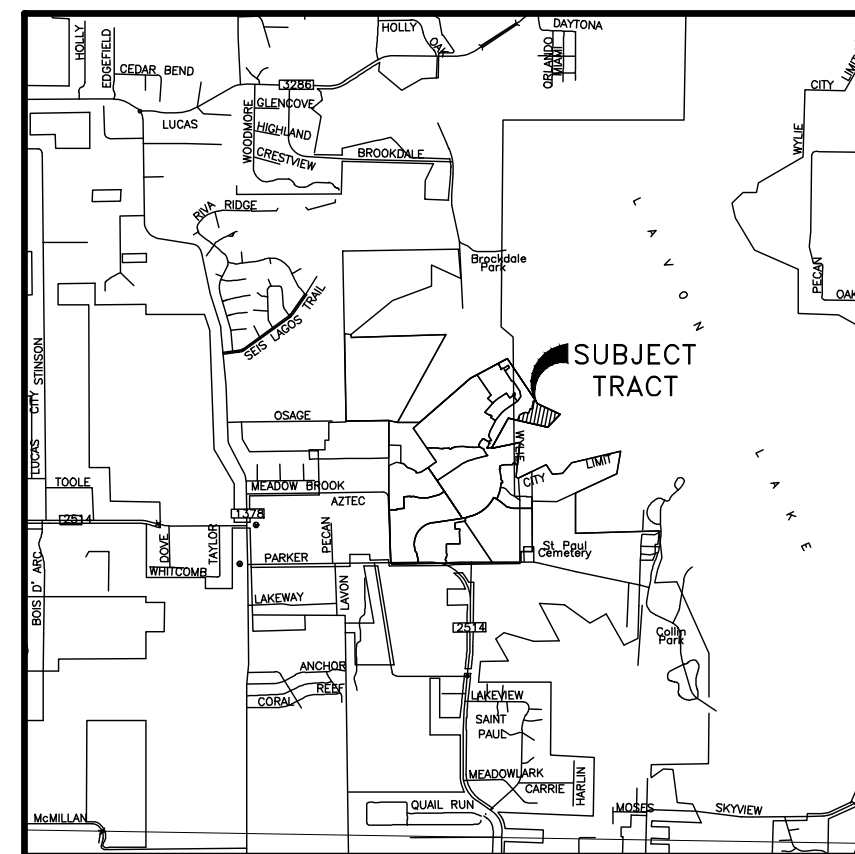
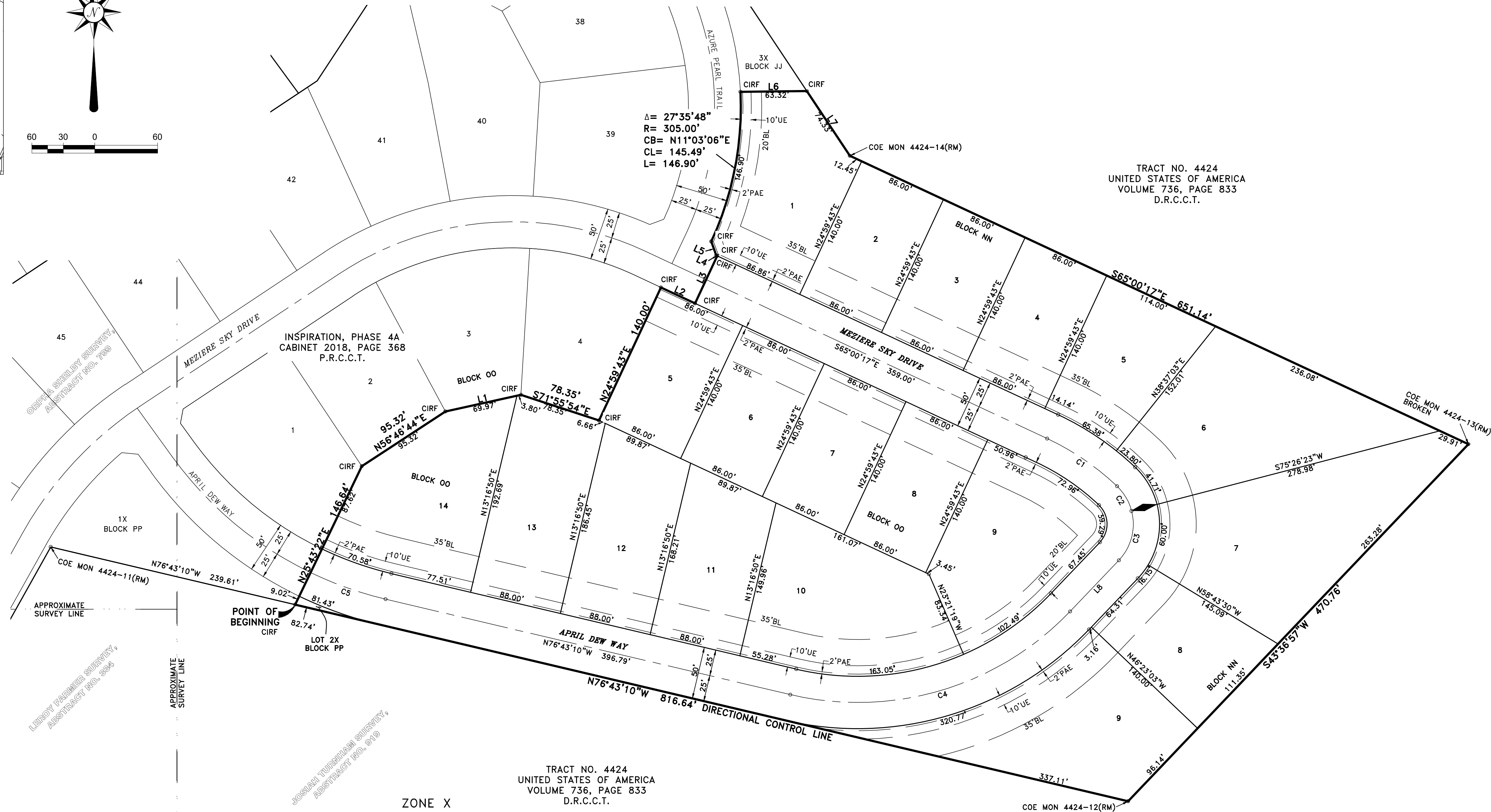
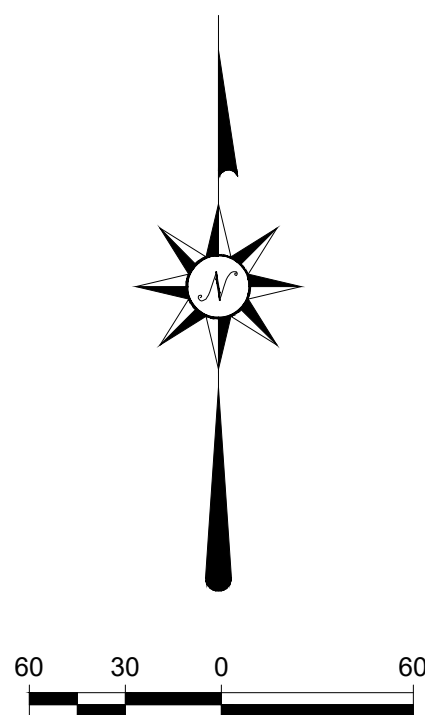
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Approved By

Department Director

Initial
JH

Date
May 26, 2021

VICINITY MAP
NOT TO SCALE

TRACT NO. 4424
UNITED STATES OF AMERICA
VOLUME 736, PAGE 833
D.R.C.C.T.

ZONE X

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986).
2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA", UNLESS OTHERWISE SPECIFIED.
3. LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
4. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0100K WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 48085C0410J, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE A DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.
5. NO APPURTENANCE BETWEEN 2' AND 9' MAY BE PLACED IN VISIBILITY TRIANGLES.

CIRF CAPPED IRON ROD FOUND
COE MON CORPS OF ENGINEERS MONUMENT FOUND
UE UTILITY EASEMENT
BL BUILDING LINE
PAE PEDESTRIAN ACCESS EASEMENT
S.F. SQUARE FEET
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
(RM) RECORD MONUMENT
STREET NAME CHANGE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	18°34'48"	250.00'	S55°42'53"E	80.72'	81.07'
C2	31°51'52"	50.00'	S30°29'33"E	27.45'	27.81'
C3	58°10'34"	50.00'	S14°31'40"W	48.62'	50.77'
C4	59°39'54"	280.00'	S73°26'53"W	278.58'	291.58'
C5	12°26'32"	350.00'	N70°29'54"W	75.86'	76.00'

LINE	BEARING	DISTANCE
L1	N77°34'31"E	73.77'
L2	S65°00'17"E	35.96'
L3	N24°59'43"E	50.00'
L4	N65°00'17"W	1.00'
L5	N20°00'17"W	14.14'
L6	N89°14'08"E	63.32'
L7	S33°36'41"E	74.33'
L8	S43°36'57"W	67.47'

LOT	BLOCK	S.F.	ACRES
1	BLK NN	17529	0.402
2	BLK NN	12040	0.276
3	BLK NN	12040	0.276
4	BLK NN	12040	0.276
5	BLK NN	13857	0.318
6	BLK NN	25463	0.585
7	BLK NN	29424	0.675
8	BLK NN	13454	0.309
9	BLK NN	24104	0.553
5	BLK OO	12040	0.276
6	BLK OO	12040	0.276
7	BLK OO	12040	0.276
8	BLK OO	12040	0.276
9	BLK OO	20103	0.461
10	BLK OO	22795	0.523
11	BLK OO	13999	0.321
12	BLK OO	15605	0.358
13	BLK OO	16797	0.386
14	BLK OO	20349	0.467
2X	BLK PP	245	0.006

FINAL PLAT
OF
INSPIRATION
PHASE 4B

LOTS 1-9, BLOCK NN; LOTS 5-14, BLOCK OO;
LOT 2X, BLOCK PP;

OUT OF THE
JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919
IN THE CITY OF WYILE, E.T.J.
COLLIN COUNTY, TEXAS

8.850 ACRES
19 RESIDENTIAL LOTS
1 NON-RESIDENTIAL LOTS

SHEET 1 OF 2

OWNER/DEVELOPER: ST. PAUL INSPIRATION, LLC.
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710

T.B.P.E.L.S. Firm No. 10194382

MAY 2021

THIS PLAT FILED IN _____

STATE OF TEXAS)
COUNTY OF COLLIN)

BEARING ON A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AT THE SOUTH LINE OF SAID 168 422 ACRE ACT AND A COMMON NORTH LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING A SOUTHEAST CORNER OF INSPIRATION PHASE 4A AN ADDITION TO THE CITY OF WYLIE E.T.J. AND LUCAS E.T.J. AS RECORDED IN CABINET 19, PAGE 368, PLAT RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-11" FOUND BEARS NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 239.61 FEET;

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 146.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 56 DEGREES 46 MIUNTES 44 SECONDS EAST, A DISTANCE OF 95.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 77 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 73.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 71 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 78.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 24 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE SOUTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A 50' RIGHT OF WAY OF SAID INSPIRATION, PHASE 4A;

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A DISTANCE OF 35.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 24 DEGREES 59 MINUTES 43 SECONDS EAST, OVER AND ACROSS SAID MEZIERE SKY DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE NORTH RIGHT OF WAY LINE OF SAID MEZIERE SKY DRIVE;

NORTH 65 DEGREES 00 MINUTES 17 SECONDS FOOT, ALONG SAID NORTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE, A DISTANCE OF 1.00 FOOT TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF MEZIERE SKY DRIVE AND THE EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL, A 50' RIGHT OF WAY OF SAID INSPIRATION, PHASE 4A;

NORTH 20 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTH END OF SAID CORNER CLIP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 35 MINUTES 48 SECONDS, A RADIUS OF 305.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 03 MINUTES 06 SECONDS EAST A DISTANCE OF 145.49 FEET;

ALONG SAID EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 146.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

DEPARTING SAID EAST RIGHT OF WAY LINE OF AZURE PEARL TRAIL NORTH 89 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 63.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER ON THE EAST LINE OF AFORESAID 168.42 ACRE TRACT, A WEST LINE OF AFORESAID TRACT NO. 4424 AND A EAST CORNER OF SAID INSPIRATION, PHASE 4A;

THENCE ALONG THE COMMON LINES OF SAID 168.42 ACRE TRACT AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 74.33 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED 4424-14 FOUND FOR CORNER;

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 651.14 FEET TO A BROKEN CORPS OF ENGINEERS MONUMENT STAMPED 4424-13 FOUND FOR THE EAST CORNER OF SAID 168.422 ACRE TRACT;

SOUTH 43 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 470.76 TO A CORPS OF ENGINEERS MONUMENT STAMPED 4424-12 FOUND FOR THE SOUTHEAST CORNER OF SAID 168.422 ACRE TRACT;

NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 816.64 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 8.850 ACRES.

ST. PAUL INSPIRATION, LLC.

BY: _____

NAME: PHILLIP HUFFINES
TITLE: MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,
ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS
THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#: _____
MY COMMISSION EXPIRES: _____

CHRIS MATTEO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE
AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID#: _____
MY COMMISSION EXPIRES: _____

FINAL PLAT
OF
INSPIRATION
PHASE 4B
LOTS 1-9, BLOCK NN; LOTS 5-14, BLOCK OO;
LOT 2X, BLOCK PP;
OUT OF THE
JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919
IN THE CITY OF WYLE, E.T.J.
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8.850 ACRES
19 RESIDENTIAL LOTS
1 NON-RESIDENTIAL LOTS

SHEET 2 OF 2

OWNER/DEVELOPER: ST. PAUL INSPIRATION, LLC.
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

ENGINEER/SURVEYOR:
LJA Surveying, Inc. 
 6060 North Central Expressway Suite 400 Phone 469.621.0710
 Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382



THIS PLAT FILED IN _____

MAY 2021