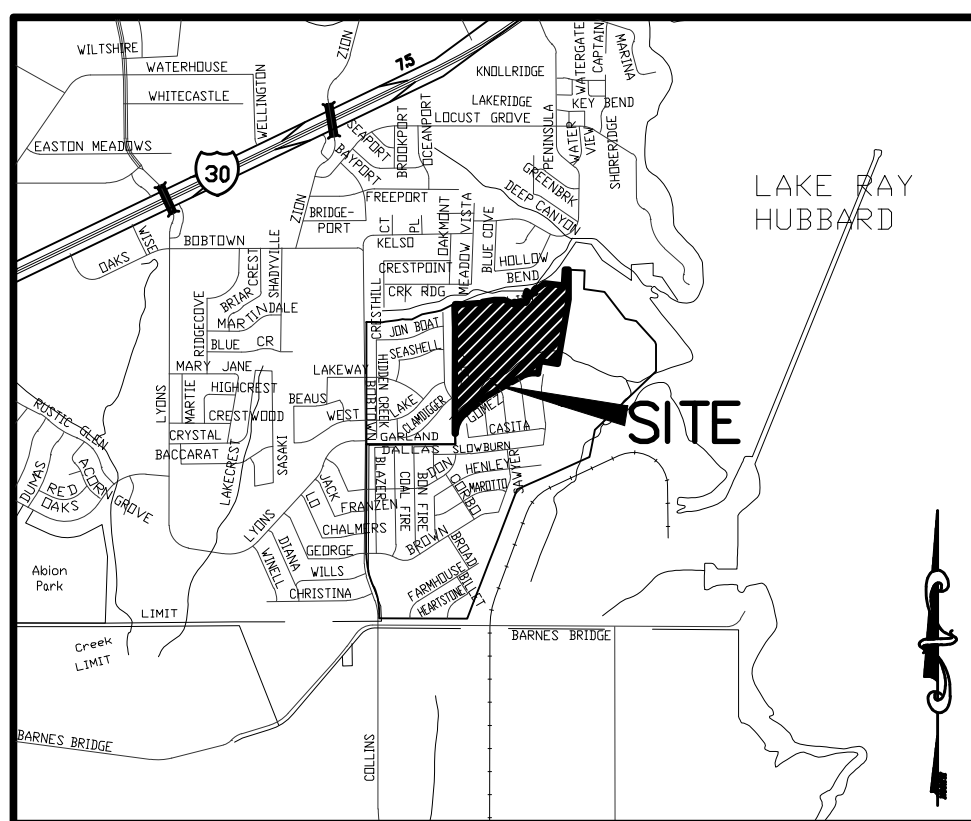
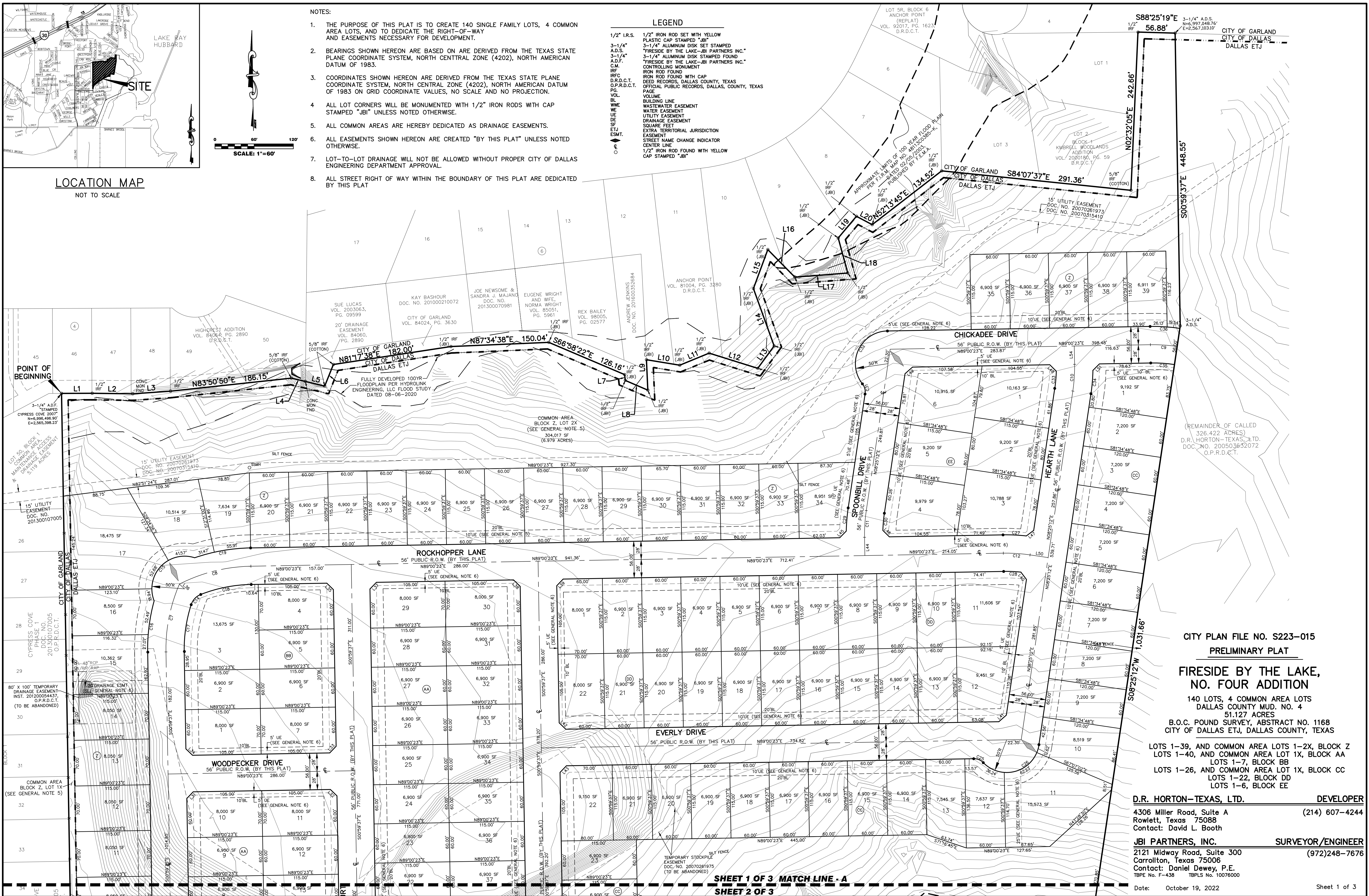


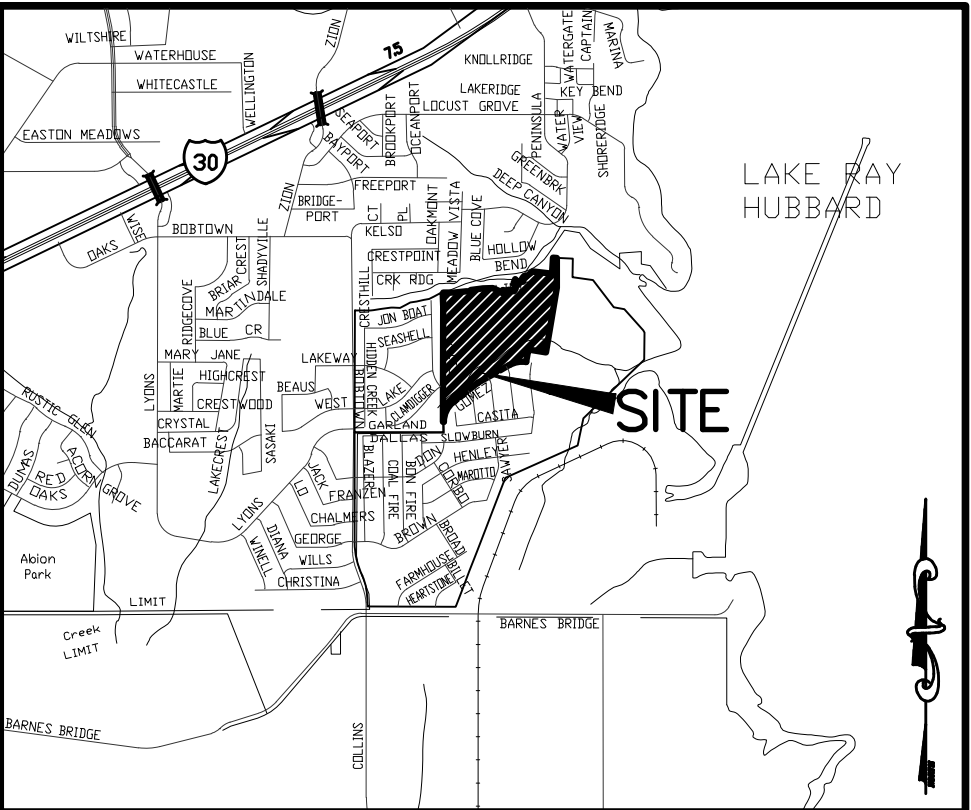


- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 140 SINGLE FAMILY LOTS, 4 COMMON AREA LOTS, AND TO DEDICATE THE RIGHT-OF-WAY AND EASEMENTS NECESSARY FOR DEVELOPMENT.
 2. BEARINGS SHOWN HEREON ARE BASED ON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 3. COORDINATES SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. ALL LOT CORNERS WILL BE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
 5. ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
 6. ALL EASEMENTS SHOWN HEREON ARE CREATED "BY THIS PLAT" UNLESS NOTED OTHERWISE.
 7. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 8. ALL STREET RIGHT OF WAY WITHIN THE BOUNDARY OF THIS PLAT ARE DEDICATED BY THIS PLAT

LEND

3-1/2" I.R.S.
1-1/4"
3-1/4" ALUMINUM DISK SET STAMPED
"FRESIDE BY THE LAKE-JBI PARTNERS INC."
A.D.F.
3-1/4" ALUMINUM DISK STAMPED FOUND
"FRESIDE BY THE LAKE-JBI PARTNERS INC."
C.D.
IRF
IRFC
D.R.D.C.T.
D.R.D.C.T.
V.G.
POL
BUILL
WE
WE
WE
SE
SE
TJ
ESMT.
E
O
CAP STAMPED "JBI"





LEGEND

1/2" I.R.S. 1/2" IRON ROD SET WITH YELLOW
PLASTIC CAP STAMPED "JBI"
3-1/4" 3-1/4" ALUMINUM DISK SET STAMPED
A.D.S. "FIRESIDE BY THE LAKE-JBI PARTNERS INC."
3-1/4" 3-1/4" ALUMINUM DISK STAMPED FOUND
A.D.F. "FIRESIDE BY THE LAKE-JBI PARTNERS INC."
C.M. CONCRETE MONUMENT
IRF IRON ROD FOUND
IRFC IRON ROD FOUND WITH CAP
O.D.R.C.T. OCEAN DRIVE, DALLAS COUNTY, TEXAS
O.P.R.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PG. PAGE
VOL. VOLUME
BLD. BUILDING
WE WASTE WATER
WE WASTEWATER EASEMENT
UT UTILITY
UT UTILITY EASEMENT
SF DRAINAGE EASEMENT
DE SQUARE FEET
ETJ EXTRA TERRITORIAL JURISDICTION
ESMT. EASEMENT
SCE STREET NAME CHANGE INDICATOR
CEN. CENTER LINE
E 1/2" IRON ROD FOUND WITH YELLOW
CAP STAMPED "JBI"

- NOTES:
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CITY PLAN FILE NO. S223-015
PRELIMINARY PLAT

FIRESIDE BY THE LAKE,
NO. FOUR ADDITION

140 LOTS, 4 COMMON AREA LOTS
DALLAS COUNTY MUD. NO. 4
51.127 ACRES

B.O.C. POUND SURVEY, ABSTRACT NO. 1168
CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS

LOTS 1-39, AND COMMON AREA LOTS 1-2X, BLOCK Z
 LOTS 1-40, AND COMMON AREA LOT 1X, BLOCK AA
 LOTS 1-7, BLOCK BB
 LOTS 1-26, AND COMMON AREA LOT 1X, BLOCK CC
 LOTS 1-22, BLOCK DD
 LOTS 1-6, BLOCK EE

D.R. HORTON—TEXAS, LTD.	DEVELOPER
4306 Miller Road, Suite A	(214) 607-4244
Rowlett, Texas 75088	
Contact: David L. Booth	

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: October 19, 2022

LEGAL DESCRIPTION

WHEREAS D.R. Horton–Texas, Ltd. Is the owner a tract of land located in the City of Dallas and the City of Dallas ETJ, being in Dallas County, Texas, a part of the B.O.C. Pound Survey, Abstract No. 1168, being a part of that called 326.422 acres tract of land described in a Special Warranty Deed to D.R. Horton–Texas, Ltd., recorded in Document No. 200503632072, Official Public Records of Dallas County, Texas, and being further described as follows:

BEGINNING at a 3–1/4" aluminum disk stamped 'Cypress Cove 2007.' found at the northeast corner of Lot 50, Block 1, Cypress Cove, Phase 1, an addition to the City of Garland as recorded in Document Number 201300107005, Official Public Records of Dallas County, Texas, said point being in the south line of Lot 46, Block 4, Highcrest Addition, an addition to Dallas County as recorded in Volume 84064, Page 2890, Official Public Records of Dallas County, Texas, said point also being in the north line of said 326.422 acre tract;

THENCE along the north line of said 326.422 acre tract and along the south line of said Highcrest Addition as follows:

North 89 degrees 50 minutes 19 seconds East, 46.91 feet to a one–half inch iron rod found for corner;
South 89 degrees 19 minutes 06 seconds East, 62.15 feet to a concrete monument found for corner;
North 86 degrees 03 minutes 19 seconds East, 57.95 feet to a one–half inch iron rod found for corner;
North 83 degrees 05 minutes 50 seconds East, 186.15 feet to a five–eighths inch iron rod with cap stamped 'COTTON' found for corner;
South 76 degrees 39 minutes 58 seconds East, 22.09 feet to a concrete monument found for the southeast corner of Lot 50, Block 4 of said Highcrest Addition, said point also being the southwest corner of a tract of land described in deed to the City of Garland as recorded in Volume 84024, Page 3630, Official Public Records of Dallas County, Texas;

THENCE continuing along the north line of said 326.422 acre tract and along the south line of said City of Garland tract as follows:

South 76 degrees 26 minutes 22 seconds East, 30.32 feet to a five–eighths inch iron rod with cap stamped 'COTTON' found for corner;
North 21 degrees 54 minutes 38 seconds East, 35.70 feet to a five–eighths inch iron rod with cap stamped 'COTTON' found for corner;
North 81 degrees 17 minutes 38 seconds East, 182.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 87 degrees 34 minutes 38 seconds East, 150.04 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 66 degrees 58 minutes 22 seconds East, 126.16 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 06 degrees 16 minutes 21 seconds East, 8.99 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 66 degrees 40 minutes 45 seconds East, 37.52 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for the southeast corner of said City of Garland tract;

THENCE North 02 degrees 34 minutes 26 seconds West, 46.60 feet along the north line of said 326.422 acre tract to a one–half inch iron rod with yellow cap stamped 'JBI' found for the southwest corner of Lot 12, Block 6, Anchor Point, an addition to Dallas County as recorded in Volume 81004, Page 3280, Official Public Records of Dallas County, Texas;

THENCE continuing along the north line of said 326.422 acre tract and along the south line of said Anchor Point as follows:

South 80 degrees 35 minutes 35 seconds East, 51.66 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 67 degrees 37 minutes 33 seconds East, 48.71 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 72 degrees 36 minutes 22 seconds East, 77.97 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 36 degrees 14 minutes 26 seconds East, 42.52 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 19 degrees 50 minutes 51 seconds West, 93.48 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 20 degrees 12 minutes 40 seconds East, 63.60 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 44 degrees 28 minutes 27 seconds East, 59.17 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 85 degrees 31 minutes 06 seconds East, 81.23 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 15 degrees 12 minutes 36 seconds West, 55.60 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 39 degrees 59 minutes 14 seconds East, 43.39 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 61 degrees 55 minutes 28 seconds East, 27.32 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 52 degrees 13 minutes 45 seconds East, 134.52 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for the east corner of Lot 7, Block 6 of said Anchor Point, said point also being the southwest corner of Lot 3, Block 1, Kimbrell Woodlands Addition, an addition to Dallas County as recorded in Volume 2000180, Page 59, Official Public Records of Dallas County, Texas;

THENCE Continuing along the north line of said 326.422 acre tract and along the south line of said Kimbrell Woodlands Addition as follows:

South 84 degrees 07 minutes 37 seconds East, 291.36 feet to a five–eighths inch iron rod with cap stamped 'COTTON' found for corner;
North 02 degrees 32 minutes 05 seconds East, 242.66 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for the northeast corner of Lot 1, Block 1 of said Kimbrell Woodlands Addition, said point being in the south line of Lot 4, Block 6 of said Anchor Point;

THENCE South 88 degrees 25 minutes 19 seconds East, 56.88 feet along the north line of said 326.422 acre tract and along the south line of said Lot 4, Block 6 to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" set for corner;

THENCE departing said south line, over and across said 326.422 acre tract as follows:

South 00 degrees 59 minutes 37 seconds East, 448.55 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" set for corner;

South 08 degrees 25 minutes 12 seconds West, 1031.66 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner, being the northeast corner of Fireside by the Lake No. 1 Addition as recorded as Document No. 2022–202200260364, Plat Records, Dallas County, Texas;

THENCE along the north line of said Fireside by the Lake No. 1 Addition as follows:

North 34 degrees 37 minutes 09 seconds West, 57.90 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner;

North 81 degrees 34 minutes 48 seconds West, 232.13 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner;

South 08 degrees 25 minutes 12 seconds West, 192.30 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner;

Southwesterly, 259.05 feet along a curve to the left having a central angle of 39 degrees 03 minutes 32 seconds, a radius of 380.00 feet, a tangent of 134.79 feet, and whose chord bears South 78 degrees 53 minutes 26 seconds West, 254.06 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 59 degrees 21 minutes 40 seconds West, 164.77 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

North 75 degrees 38 minutes 20 seconds West, 14.14 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

North 30 degrees 38 minutes 20 seconds West, 10.50 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 59 degrees 21 minutes 40 seconds West, 56.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 30 degrees 38 minutes 20 seconds East, 10.50 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 14 degrees 21 minutes 40 seconds West, 14.14 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 59 degrees 21 minutes 40 seconds West, 308.42 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

Southwesterly, 86.59 feet along a curve to the left having a central angle of 09 degrees 21 minutes 40 seconds, a radius of 530.00 feet, a tangent of 43.39 feet, and whose chord bears South 54 degrees 40 minutes 50 seconds East, 86.50 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 50 degrees 00 minutes 00 seconds West, 263.39 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

North 84 degrees 28 minutes 24 seconds West, 14.01 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

Northwesterly, 9.99 feet along a curve to the right having a central angle of 02 degrees 06 minutes 16 seconds, a radius of 272.00 feet, a tangent of 5.00 feet, and whose chord bears North 36 degrees 50 minutes 28 seconds West, 9.99 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 54 degrees 12 minutes 40 seconds West, 56.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

Southeasterly, 14.11 feet along a curve to the left having a central angle of 02 degrees 27 minutes 51 seconds, a radius of 328.00 feet, a tangent of 7.05 feet, and whose chord bears South 37 degrees 01 minutes 16 seconds East, 14.11 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 05 degrees 26 minutes 12 seconds West, 14.25 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 50 degrees 00 minutes 00 seconds West, 49.57 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

Southwesterly, 338.20 feet along a curve to the left having a central angle of 50 degrees 59 minutes 37 seconds, a radius of 380.00 feet, a tangent of 181.22 feet, and whose chord bears South 24 degrees 30 minutes 12 seconds West, 327.15 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 89 degrees 00 minutes 23 seconds West, 11.00 feet to a one–half inch iron rod with yellow cap stamped 'JBI' found at the southeast corner of Lot 51, Block 1, Cypress Cove, Phase 2, an addition to the City of Garland as recorded in Document Number 201600078174, Official Public Records of Dallas County, Texas;

North 00 degrees 59 minutes 37 seconds West, 1,952.78 feet along the east line of said Cypress Cove, Phase 2 and the east line of the aforementioned Cypress Cove, Phase 1 to the POINT OF BEGINNING and containing 2,227,080 square feet or 51.127 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §

DALLAS COUNTY §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON – TEXAS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FIRESIDE BY THE LAKE, NO. FOUR ADDITION** an addition to the County of Dallas, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Dallas County Municipal Utility District No. 4. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Dallas County Municipal Utility District No. 4. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Dallas County Municipal Utility District No. 4's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to it's written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof. If approved by Dallas County Municipal Utility District No. 4, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Dallas County Municipal Utility District No. 4 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness my hand at Dallas, Texas this the _____day of _____, 2022.

By: _____
David L. Booth,
an Authorized Agent for D.R. Horton – Texas, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth, 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 purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a) (b) (c) (d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON 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 purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public, State of Texas

CITY PLAN FILE NO. S223–015

PRELIMINARY PLAT

FIRESIDE BY THE LAKE,
NO. FOUR ADDITION

140 LOTS, 4 COMMON AREA LOTS
DALLAS COUNTY MUD. NO. 4
51.127 ACRES

B.O.C. POUND SURVEY, ABSTRACT NO. 1168
CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS

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LOTS 1–40, AND COMMON AREA LOT 1X, BLOCK AA
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TBPE No. F–438 TBPLS No. 10076000

Date: October 19, 2022