

• LEGEND •

P.O.B.
CIRF
CIRF
CIRF
PFC
O.P.R.D.C.T.
M.P.R.D.C.T.
C.M.
INST#
VOL./PG.
NO.
R.O.W.
BLK.
SF
ESMT.
CONC.
MON SET
MAG SET
C.A.
D.E.
U.E.
B.L.
B.E.
E

POINT OF BEGINNING
CAPPED IRON ROD FOUND
CAPPED IRON ROD SET
IRON ROD FOUND
POINT FOR CORNER
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
CONTROLLING MONUMENT
INSTRUMENT NUMBER
VOLUME/PAGE
NUMBER
RIGHT-OF-WAY
BLOCK
SQUARE FEET
EASEMENT
CONCRETE
3.25" METAL DISK STAMPED "LJV ADD RPLS 6647"
SET
NAIL WITH 2" WASHER STAMPED "LJV ADD RPLS 6647" SET
COMMON AREA
DRAINAGE EASEMENT
UTILITY EASEMENT
BUILDING LINE
BARRIER EASEMENT
CENTERLINE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, COUNTY OF DALLAS, TEXAS, IS THE SOLE OWNER OF A COMBINED 7.043 ACRE TRACT OF LAND SITUATED IN THE DAVID BARROW SURVEY, ABSTRACT NUMBER 177, AND THE M. J. SANCHEZ SURVEY, ABSTRACT NUMBER 1272, CITY BLOCK 7500, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING ALL OF A TRACT OF LAND AS CONVEYED TO COUNTY OF DALLAS, TEXAS IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202300099318 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND CONTAINING ALL OF LOT 1, BLOCK 1/7500, GREATER CORNERSTONE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, AS DEPICTED IN A PLAT THEREOF RECORDED AS VOLUME 2001098, PAGE 2050, D.R.D.C.T., AS CONVEYED TO COUNTY OF DALLAS, TEXAS IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202300099650, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT 1), SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF LOT 8, BLOCK 1/7507, FLOYD LAKE ESTATES, AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 18, PAGE 373, D.R.D.C.T., SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF STULTS ROAD (A 60-FOOT WIDTH RIGHT-OF-WAY);

THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID FLOYD LAKE ESTATES, THE FOLLOWING COURSES:

NORTH 89 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 625.13 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 3 OF SAID FLOYD LAKE ESTATES;

NORTH 02 DEGREES 25 MINUTES 22 SECONDS WEST, A DISTANCE OF 237.02 FEET, TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF FLOYD BRANCH CREEK;

NORTH 47 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 63.82 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "PACHECO KOCH" (CONTROLLING MONUMENT 2), SAID POINT BEING THE MOST WESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE EAST BOUNDARY LINE OF A 100-FOOT WIDE, RIGHT-OF-WAY AS CONVEYED TO DALLAS AREA RAPID TRANSIT IN A DEED RECORDED AS VOLUME 88083, PAGE 4905, D.R.D.C.T., SAID POINT ALSO BEING THE BEGINNING OF A NONTANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1,860.12 FEET, A CENTRAL ANGLE OF 006 DEGREES 41 MINUTES 34 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 45 DEGREES 32 MINUTES 19 SECONDS EAST, A CHORD DISTANCE OF 217.16 FEET;

DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID FLOYD LAKE ESTATES, AND FOLLOWING ALONG SAID DALLAS AREA RAPID TRANSIT EAST RIGHT-OF-WAY LINE, ALONG SAID NONTANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 217.28 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "PACHECO KOCH", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE INTERSECTION POINT OF SAID DALLAS AREA RAPID TRANSIT EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF FOREST LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, DEPARTING THE DALLAS AREA RAPID TRANSIT EAST RIGHT-OF-WAY LINE, AND FOLLOWING SAID SOUTH RIGHT-OF-WAY LINE OF FOREST LANE, THE FOLLOWING COURSES:

NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 341.26 FEET, TO A 5/8-INCH IRON ROD FOUND WITH 3.25-INCH BRASS DISK STAMPED "GREATER CORNERSTONE BAPTIST CHURCH RPLS 1285";

NORTH 17 DEGREES 06 MINUTES 19 SECONDS EAST, A DISTANCE OF 14.56 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "PACHECO KOCH";

NORTH 89 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 262.39 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "PACHECO KOCH";

NORTH 80 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 63.65 FEET, TO AN X-CUT IN CONCRETE FOUND, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE INTERSECTION POINT OF SAID SOUTH RIGHT-OF-WAY LINE OF FOREST LANE AND THE WEST RIGHT-OF-WAY LINE OF SAID STULTS ROAD;

THENCE, FOLLOWING THE WEST RIGHT-OF-WAY LINE OF SAID STULTS ROAD, THE FOLLOWING COURSES:

SOUTH 17 DEGREES 06 MINUTES 12 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "SURVEYING ASSOC.", AT A DISTANCE OF 292.17 FEET, AND PASSING A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "PACHECO KOCH" AT A DISTANCE OF 396.77 FEET, AND CONTINUING A TOTAL DISTANCE OF 481.27 FEET, TO A 5/8-INCH IRON ROD SET WITH 3.25-INCH BRASS DISK STAMPED "COTTONWOOD ADDN RPLS 7249", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1,106.40 FEET, A CENTRAL ANGLE OF 000 DEGREES 18 MINUTES 34 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING SOUTH 17 DEGREES 16 MINUTES 27 SECONDS WEST, A CHORD DISTANCE OF 5.97 FEET;

ALONG SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 5.97 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 306,789 SQUARE FEET, OR 7.043 ACRES OF LAND, MORE OR LESS.

• GENERAL NOTES •

1. THE PURPOSE OF THIS PLAT IS TO CREATE 31 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS.

2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

3. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL MEASUREMENTS IN US FOOT.

4. ALL LOT CORNERS TO BE MONUMENTED WITH 5/8" YELLOW CAPPED IRON ROD STAMPED "HANNA SURV PLS 6647", UNLESS OTHERWISE DENOTED.

5. COORDINATES SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GROUND COORDINATES, USING THE TXDOT ASSIGNED SCALE FACTOR FOR DALLAS COUNTY OF 1.000136306.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 4811300195K, DATED 7/7/2014, CITY OF DALLAS, LOMR 18-06-0160P EFF. 2/6/2019) PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AJ

DATE: 06/24/2026

PROJECT NO. 23-743

DRAWN BY: DL

SCALE: 1" = 50'

SAM@HANNA-SE.COM

HSE

HANNA SURVEYING & ENGINEERING LLC.

VICTOR TOLEDO
GREENLEAF VENTURES, LLC
AUTHORIZED AGENT FOR DALLAS COUNTY
6435 TULIP ST.
DALLAS, TX 75230
VICTOR.GREENLEAFVENTURES@GMAIL.COM
(214) 755-9905

HANNA SURVEYING AND ENGINEERING, LLC
N. DREW LONGRO, RPLS, NO. 7249
1380 U.S. 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
PH: 818-859-7241
FIRM NO. 10194633

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.

H:\2023\23-743 - 8350 Forest Ln Dallas\Survey\23-743 - Forest Lane_Preliminary Plat.dwg

LOT NO.	SQ. FT.	ACRES
1	6,002	0.138
2	4,667	0.107
3	4,021	0.092
4	4,050	0.093
5	4,050	0.093
6	3,600	0.083
7	3,600	0.083
8	3,150	0.072
9	3,150	0.072
10	3,600	0.083
11	3,600	0.083
12	3,600	0.083
13	3,601	0.083
14	6,695	0.154
15	5,667	0.130
16	3,815	0.088
17	3,150	0.072
18	3,600	0.083
19	3,600	0.083
20	3,600	0.083
21	3,600	0.083
22	3,600	0.083
23	3,600	0.083
24	3,899	0.090
25	4,159	0.095
26	3,797	0.087
27	3,600	0.083
28	3,600	0.083
29	3,600	0.083
30	3,633	0.083
31	3,804	0.087
C.A.A	1,350	0.031
C.A.B	1,350	0.031
C.A.C	138,353	3.176

FLOODWAY EASEMENT STATEMENT:

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK B/6715 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK B/6715. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREMETER DEFINED IN BLOCK B/6715, UNLESS APPROVED BY THE DIRECTORS OF PLANNING AND DEVELOPMENT AND DALLAS WATER UTILITIES, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK B/6715, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERTFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DENIED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY PLAT
COTTONWOOD ADDITION
LOTS 1-31 & COMMON AREAS A-C
BLOCK 1/7500, 7.043 ACRES

BEING ALL OF LOT 1, BLOCK1/7500, GREATER CORNERSTONE BAPTIST CHURCH ADDITION, AND A TRACT OF LAND OUT OF THE DAVID BARROW SURVEY, ABSTRACT NO. 177, CITY BLOCK 7500 CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY FILE NO. PLAT-26-000156
ENGR. NO. ____-____
PAGE 1 OF 1