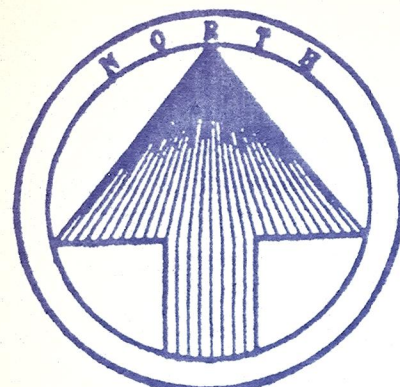
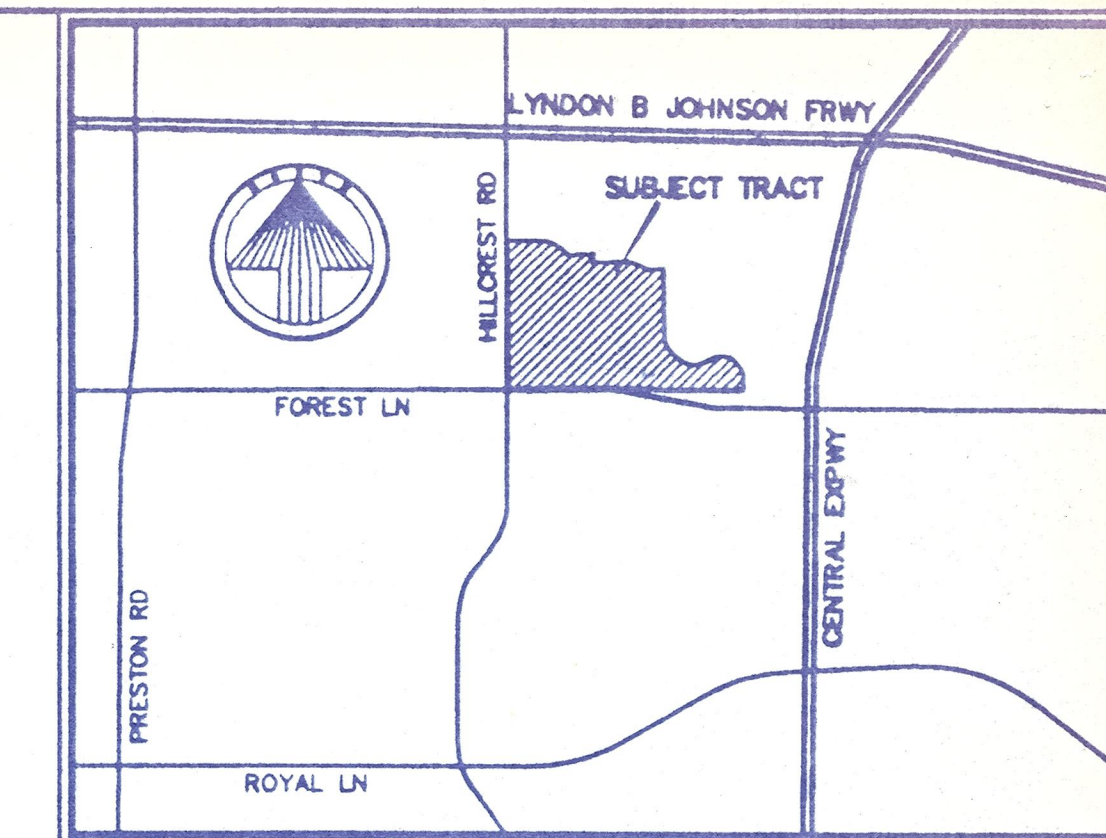




Common Area 5 - 40' Buffer Zone
to be Maintained by the H.O.A.

PHASE IA BOUNDARY LINE

FUTURE DEVELOPMENT
P D - 381



LOCATION MAP Not to Scale

Approved
City Plan Commission
5-14-09

PLANNED DEVELOPMENT DISTRICT NO. 381

DEVELOPMENT PLAN OF LAKE FOREST PHASE A

HIRAM WILBURN SURVEY ABSTRACT NO. 1568

IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SCALE: 1"=100' ~ DATE 10-01-97 ~ 157 LOTS ~ 86.209 ACRES
~ OWNER ~

FOREST / HILLCREST PARTNERS

8440 Walnut Hill Lane ~ 8th Floor ~ Dallas, Texas 75231
(214) 373-6666

~ ENGINEER ~
TIPTON ENGINEERING, INC.

6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

LAND USE DATA, PHASE IA

	CUMULATIVE FLOOR AREA (S.F.)
COMMERCIAL AND BUSINESS SERVICES	0
LODGING	0
OFFICE:	0
ADMINISTRATION BUILDING	162,138
COMPUTER BUILDING	93,240
RETAIL AND PERSONAL SERVICES	0
TOTAL FLOOR AREA	255,378 S.F.

SUBDISTRICT B, B1 & C - MIN. LOT S.F. REQUIRED - 2,000 S.F.
MIN. LOT S.F. PROVIDED - 4,000 S.F.
TOTAL LOTS FOR SUBDISTRICT B & B1 - 52
SUBDISTRICT A - MIN. LOT S.F. REQUIRED - 7,500 S.F.
MIN. LOT S.F. PROVIDED - 7,500 S.F.
TOTAL LOTS FOR SUBDISTRICT A - 105

Notes: 1. Common Areas 1-7 to be Maintained by the Lake Forest H.O.A.
2. Refer to Landscape Plans for Screening Wall & Landscape Details.
3. Minimum Open Space to be 40%.

A = 8679'50"
R = 277'50"
T = 218'07"
L = 350'32"
CD = 318'11"
CB = 572'31'20"E

A = 08'36'50"
R = 277'50"
T = 20'90"
L = 41'72"
CD = 41'68"
CB = S33'41'50"E

A = 37'22'24"
R = 172'50"
T = 58'34"
L = 112'52"
CD = 110'54"
CB = S19'19'03"E

Common Area 1
To Be Maintained
By The H.O.A.

Common Area 3 - 40' Buffer Zone
To Be Maintained By The H.O.A.

A = 74'48'41"
R = 57'00"
T = 43'59"
L = 74'43"
CD = 69'25"
CB = N53'52'16"W

A = 01'53'14"
R = 4055'00"
T = 66'79"
L = 133'56"
CD = 133'56"
CB = S88'41'53"W

NANDENA ESTATES
R - 16 (A)

A = 07'20'04"
R = 1472'80"
T = 94'40"
L = 188'53"
CD = 188'41"
CB = N86'41'28"W

A = 07'20'04"
R = 1472'80"
T = 94'40"
L = 188'53"
CD = 188'41"
CB = N86'41'28"W

JAN MAR CIRCLE NO. 3
R - 1 o.c. (A)

JAN MAR CIRCLE NO. 6
R - 1 o.c. (A)