

CITY PLAN COMMISSION

THURSDAY, OCTOBER 24, 2024

FILE NUMBER: S234-205

SENIOR PLANNER: Hema Sharma

LOCATION: Prairie Run Lane, east of Bison Creek Lane

DATE FILED: September 25, 2024

ZONING: N/A

CITY COUNCIL DISTRICT: N/A

SIZE OF REQUEST: 59.799-acre

APPLICANT/OWNER: D.R. Horton-Texas, LTD

REQUEST: An application to create a 231-lot single family subdivision with lots ranging in size from 2,075 square feet to 3,651 square feet, 6 common areas from 59.799-acre tract of land and to dedicate a right-of-way and easements on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Prairie Run Lane, east of Bison Creek Lane.

SUBDIVISION HISTORY:

1. S223-015 was a request northwest of the present request to to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road. The request was approved on November 17, 2022 but has not been recorded.
2. S212-311 was a request southwest of the present request to to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez lane, east of Bobtown Road. The request was approved on September 15, 2022 and recorded on September 5, 2024.
3. S201-549 was a request southwest of the present request to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road. The request was approved on January 7, 2021 and recorded on June 20, 2023.
4. S190-006 was a request west of the present request to create 161 single family lots ranging in size from 6,899 square feet to 20,125 square feet and 9 common areas from a 48.851-acre tract of land on property located on Bobtown Road, north of Barnes Bridge Road. The request was approved on November 7, 2019 and recorded on September 30, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the Dallas Extra Territorial Jurisdiction (ETJ); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 231 and 6 Common Areas.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. *51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Fireside & Casita Lane. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
19. Provide approval from the City of Garland for any work within their jurisdiction.
20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
21. Coordinate with Dallas Water Utilities for the proposed development that discharges into the Lake Ray Hubbard.

Flood Plain Conditions:

22. On the final plat, determine the 100-year water surface elevation across this addition.
23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
24. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
25. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
26. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

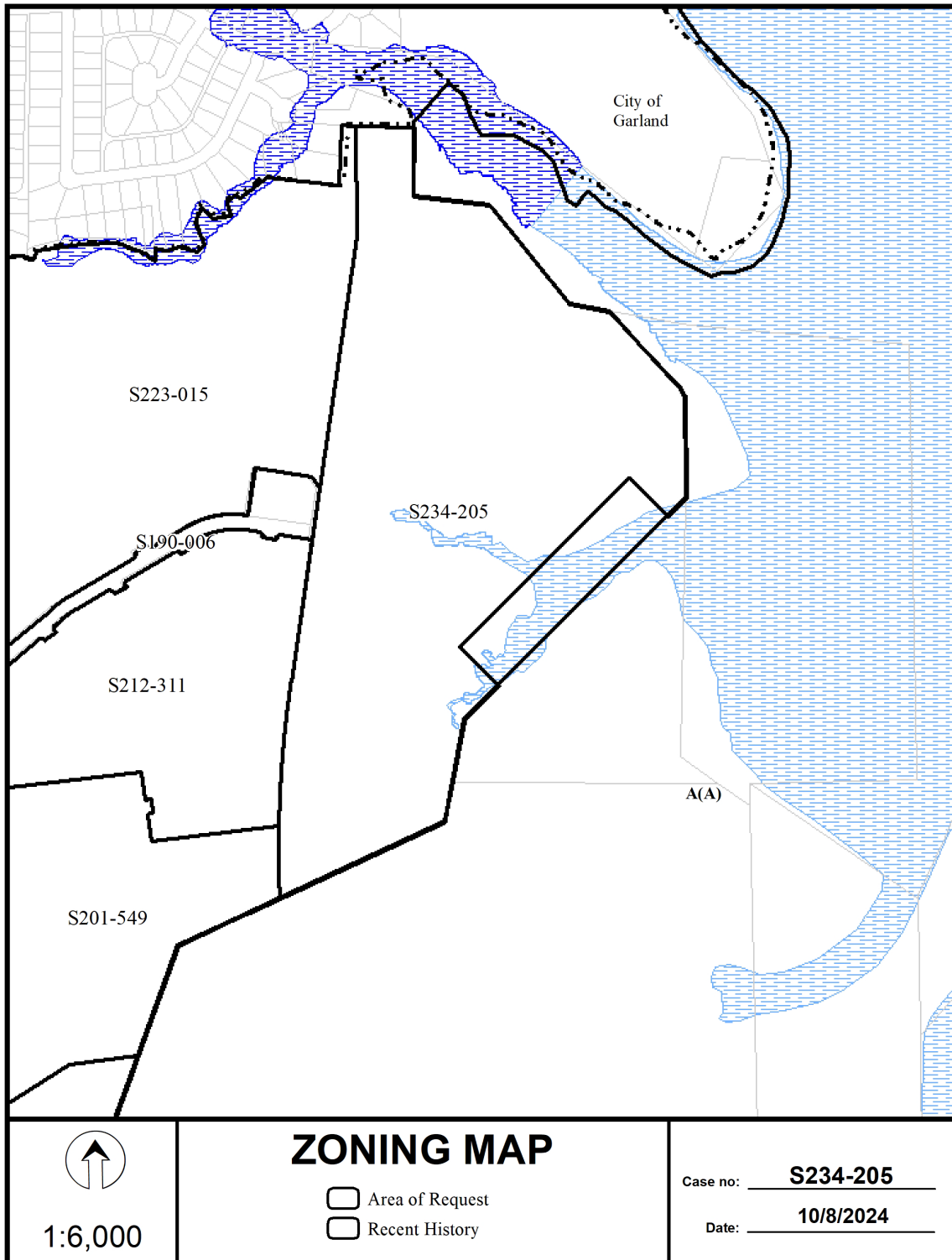
29. Prior to final plat, submit a completed final plat checklist and all supporting documents.
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
31. On the final plat, show distances/width across all adjoining right-of-way
32. On the final plat, show recording information on all existing easements within 150 feet of the property.
33. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
34. Clarify reservation parcels to be common areas and submit regulatory agency request for R.O.W.

Dallas Water Utilities Conditions:

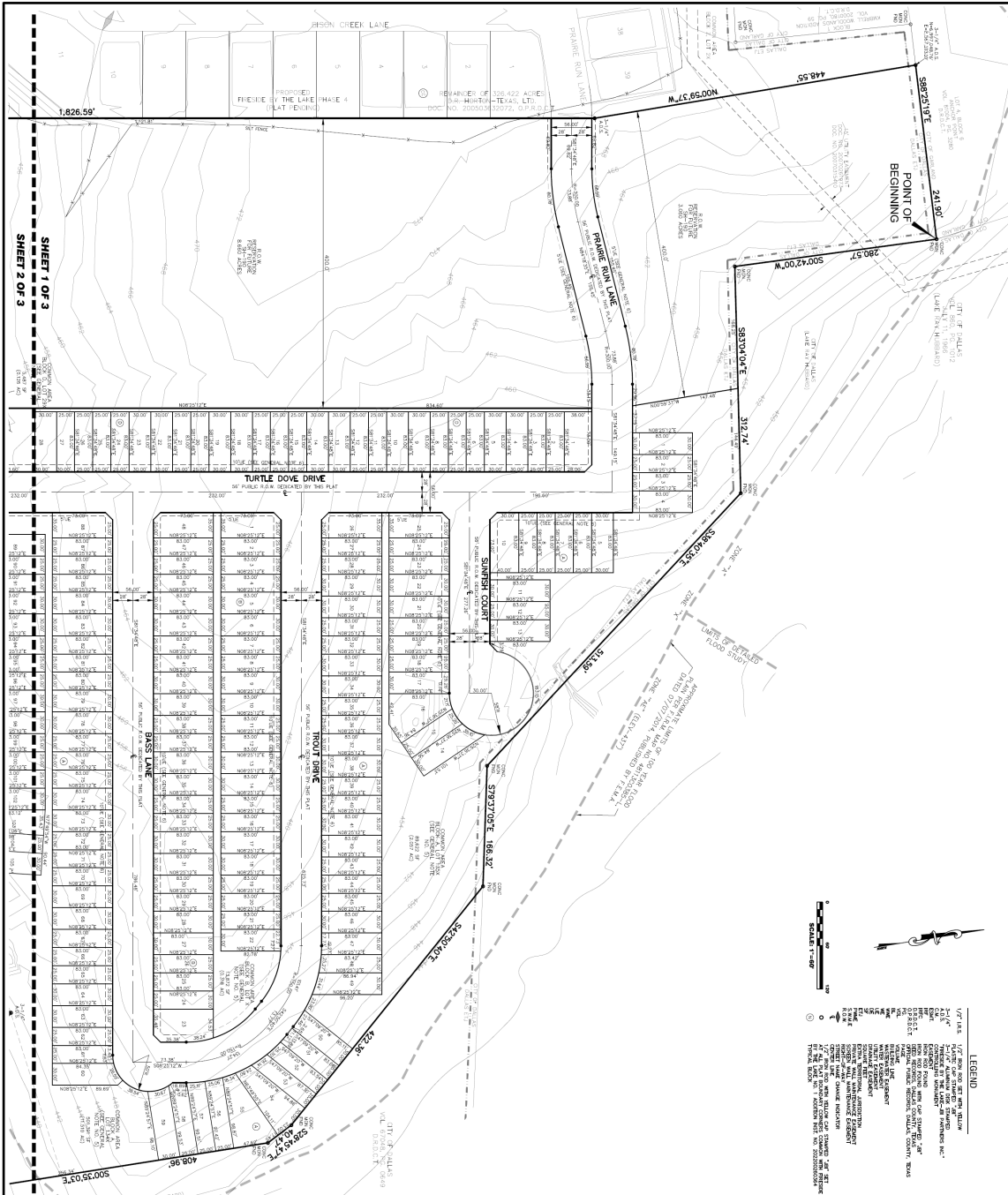
35. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
36. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
37. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
38. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
39. Must comply with DWU Regulations construction of utilities in Dallas E.T.J.

Street Light/ Street Name:

40. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
41. Contact addressing Team for appropriate names for proposed ROWs.

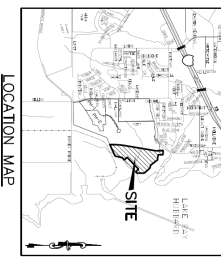






LEGEND

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1" AS BOUNDARY	1" AS BOUNDARY



- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAN IS TO CREATE 231 SINGLE FAMILY LOTS, 5 COMMON AREAS, AND A COMMON AREA. THIS PLAN IS SUBJECT TO THE CITY OF DALLAS CITY PLAN RULE NO. 5234-205 AND EXEMPTIONS NECESSARY FOR DEVELOPMENT.
 2. BEINGS SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE DATUM OF 1983 ADJUSTMENT (NAD 83).
 3. COORDINATES SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE DATUM OF 1983 ADJUSTMENT (NAD 83).
 4. ALL LOT CORNERS ARE UNMOUNTED ACCORDING TO THE CITY OF DALLAS MOUNTAIN ORDINANCE NO. 24943.
 5. ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EXEMPTIONS.
 6. ALL EXEMPTIONS SHOWN HEREON ARE CREATED BY THIS PLAN UNLESS NOTED OTHERWISE.
 7. LOTS-LOT CORNERS WILL NOT BE ALIGNED WITHOT PROPER CITY OF DALLAS EXEMPTIONS DEPARTMENT APPROVAL.
 8. ALL STREET RIGHTS-OF-WAY WITHIN THE BOUNDARY OF THIS PLAN ARE DEDICATED BY THIS PLAN.
 9. NO STRUCTURES ARE WITHIN THE PROPERTY.

LOT AREA TABLE ON SHEET 3

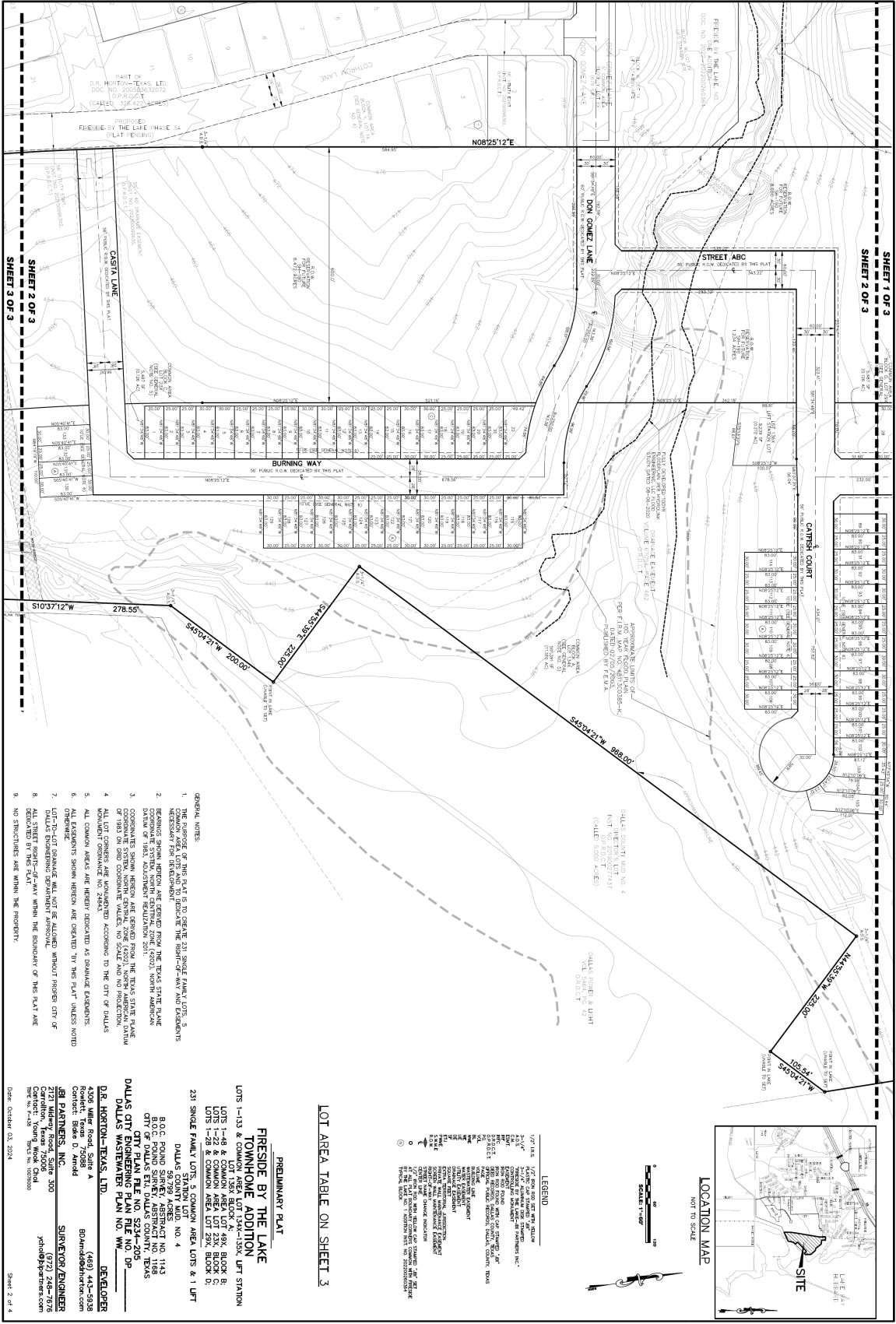
PRELIMINARY PLAN
FRESIDE BY THE LAKE
TOWNSHIP ADDITION
 LOTS 1-133 & COMMON AREAS 1-5, LOT STATION
 LOT 133X BLOCK M-133X, LEFT STATION
 LOTS 1-48 & COMMON AREA 1, LOT 49X, BLOCK B
 LOT 49X BLOCK M-49X, LEFT STATION
 LOTS 1-58 & COMMON AREA 1, LOT 29X, BLOCK B
 LOT 29X BLOCK M-29X, LEFT STATION
 231 SINGLE FAMILY LOTS, 5 COMMON AREA LOTS & 1 LOT
 DALLAS STATION LOT NO. 4
 B.O.C. PLANNING, ARCHITECT NO. 1143
 58,799 SQUARE FEET
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DALLAS CITY PLAN RULE NO. 5234-205
 DALLAS WASTEWATER PLAN NO. 17W

DEVELOPER
 D.B. HORTON-TEXAS, LTD.
 14650 W. HIGHTOWER
 Houston, Texas 77048
 Contact: Blake D. Andra
 bandra@dbhouston.com

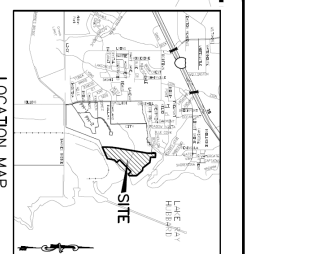
DEVELOPER
 SUREVEYOR/ENGINEER
 J.B.I. PARTNERS, INC.
 14650 W. HIGHTOWER
 Houston, Texas 77048
 Contact: Blake D. Andra
 bandra@jbiinc.com

CITY PLANNING
 DALLAS WASTEWATER
 CONTACT: Young Weck Child
 2500 N. MCKAY
 Dallas, TX 75209

Date: October 03, 2024



SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3



SCALE 1"=50'
SCALE 1"=100'

LEGEND

- 1" LOT LINE
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- 94" LOT LINE
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- 96" LOT LINE
- 97" LOT LINE
- 98" LOT LINE
- 99" LOT LINE
- 100" LOT LINE

LOT AREA TABLE ON SHEET 3

PRELIMINARY PLAT
FIRESIDE BY THE LAKE
TONNHHOME ADDITION

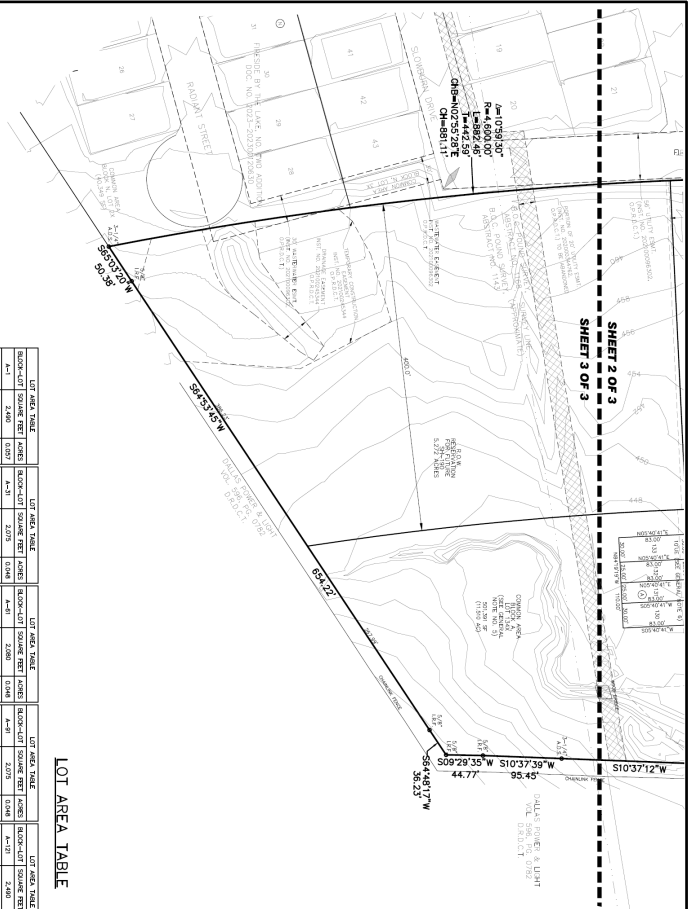
LOTS 1-133 & COMMON AREA LOT 134-135X, LEFT STATION
 LOTS 1-48 & COMMON AREA LOT 49X, BLOCK B
 LOTS 1-22 & COMMON AREA LOT 23X, BLOCK C
 LOTS 1-28 & COMMON AREA LOT 29X, BLOCK D,
 231 SINGLE FAMILY LOTS, 3 COMMON AREA LOTS & 1 LEFT
 DALLAS COUNTY W.D. NO. 4

B.O.C. PLANNING SERVICES, ARCHITECT NO. 1143
 B.O.C. PLANNING SERVICES, ARCHITECT NO. 1168
 B.O.C. PLANNING SERVICES, ARCHITECT NO. 1168
 CITY PLAN FILE NO. 5234-205
 DALLAS CITY ENGINEERING PLAN FILE NO. DP-
 DALLAS WASTEWATER PLAN NO. W-
 DEVELOPER
 D.R. HORTON, TEXAS, LTD. (469) 443-5838
 4308 W. Mar Road, Suite A
 Carrollton, Texas 75006
 Contact: Brad D. Yehnd
 BYHAND@DRHORTON.COM
 JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Wilbrey Road, Suite 300
 Carrollton, Texas 75006
 Contact: Jeffery M. Yehnd
 JYEHND@JBIPARTNERS.COM

Date: October 03, 2024

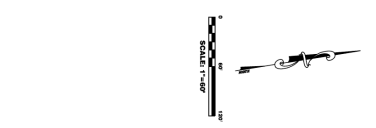
- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO SUBMIT 231 SINGLE FAMILY LOTS, 3 COMMON AREA LOTS AND TO DEDICATE THE RIGHT-OF-WAY AND EXISTING 2. SERVICE LINES, WASTEWATER SERVICE LINES, WATER SERVICE LINES, SEWERAGE SYSTEM, WORTH CENTRAL ZONE (WCZ), WORTH AMERICAN DIVISION OF 1963, WASTEWATER TREATMENT PLANT, THE STATE STREET PLATE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NCZ), WORTH AMERICAN DIVISION OF 1963 AND COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. ALL UTILITIES ARE LOCATED ACCORDING TO THE CITY OF DALLAS 5. ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EXPOSURES.
 6. ALL EXISTING SERVICE AREAS ARE DELETED BY THIS PLAT UNLESS NOTED OTHERWISE.
 7. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF 8. ALL STREET RIGHT-OF-WAY WIDTHS, THE BOUNDARY OF THIS PLAT ARE 9. NO STRUCTURES ARE WITHIN THE PROPERTY.

SHEET 2 OF 3
SHEET 3 OF 3

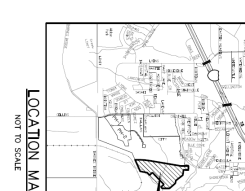


LOT AREA TABLE

LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)
1-1	2,075	1-2	2,075	1-3	2,075	1-4	2,075	1-5	2,075	1-6	2,075	1-7	2,075	1-8	2,075	1-9	2,075	1-10	2,075	1-11	2,075
1-12	2,075	1-13	2,075	1-14	2,075	1-15	2,075	1-16	2,075	1-17	2,075	1-18	2,075	1-19	2,075	1-20	2,075	1-21	2,075	1-22	2,075
1-23	2,075	1-24	2,075	1-25	2,075	1-26	2,075	1-27	2,075	1-28	2,075	1-29	2,075	1-30	2,075	1-31	2,075	1-32	2,075	1-33	2,075
1-34	2,075	1-35	2,075	1-36	2,075	1-37	2,075	1-38	2,075	1-39	2,075	1-40	2,075	1-41	2,075	1-42	2,075	1-43	2,075	1-44	2,075
1-45	2,075	1-46	2,075	1-47	2,075	1-48	2,075	1-49	2,075	1-50	2,075	1-51	2,075	1-52	2,075	1-53	2,075	1-54	2,075	1-55	2,075
1-56	2,075	1-57	2,075	1-58	2,075	1-59	2,075	1-60	2,075	1-61	2,075	1-62	2,075	1-63	2,075	1-64	2,075	1-65	2,075	1-66	2,075
1-67	2,075	1-68	2,075	1-69	2,075	1-70	2,075	1-71	2,075	1-72	2,075	1-73	2,075	1-74	2,075	1-75	2,075	1-76	2,075	1-77	2,075
1-78	2,075	1-79	2,075	1-80	2,075	1-81	2,075	1-82	2,075	1-83	2,075	1-84	2,075	1-85	2,075	1-86	2,075	1-87	2,075	1-88	2,075
1-89	2,075	1-90	2,075	1-91	2,075	1-92	2,075	1-93	2,075	1-94	2,075	1-95	2,075	1-96	2,075	1-97	2,075	1-98	2,075	1-99	2,075
1-100	2,075	1-101	2,075	1-102	2,075	1-103	2,075	1-104	2,075	1-105	2,075	1-106	2,075	1-107	2,075	1-108	2,075	1-109	2,075	1-110	2,075



- LEGEND**
- 1. LOT AREA (SQ. FT.)
 - 2. LOT NO.
 - 3. LOT AREA (SQ. FT.)
 - 4. LOT NO.
 - 5. LOT AREA (SQ. FT.)
 - 6. LOT NO.
 - 7. LOT AREA (SQ. FT.)
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 - 9. LOT AREA (SQ. FT.)
 - 10. LOT NO.
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 - 13. LOT AREA (SQ. FT.)
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 - 36. LOT NO.
 - 37. LOT AREA (SQ. FT.)
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 - 41. LOT AREA (SQ. FT.)
 - 42. LOT NO.
 - 43. LOT AREA (SQ. FT.)
 - 44. LOT NO.
 - 45. LOT AREA (SQ. FT.)
 - 46. LOT NO.
 - 47. LOT AREA (SQ. FT.)
 - 48. LOT NO.
 - 49. LOT AREA (SQ. FT.)
 - 50. LOT NO.



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CREATE 231 SINGLE FAMILY LOTS, 5 COMMON AREA LOTS AND TO REDUCE THE RIGHT-OF-WAY AND EXISTENTS BEHIND SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLAT COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM.
 2. COMMON AREAS SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLAT COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM AND NOT BE SUBJECT TO SURVEY ADJUSTMENT.
 3. ALL COMMON AREAS ARE HEREBY DEDICATED AS CHANGKAT EXISTENTS, UNLESS OTHERWISE SPECIFIED.
 4. ALL EXISTENTS SHOWN HEREON ARE CREATED BY THIS PLAN UNLESS NOTED OTHERWISE.
 5. LOTS NOT DESIGNATED HEREON AS ALLIATED WITHOUT PROPER CITY OF DALLAS APPROVAL SHALL REMAIN UNDER THE CONTROL OF THE CITY OF DALLAS.
 6. ALL STREET RIGHTS-OF-WAY WITHIN THE BOUNDARY OF THIS PLAN ARE DEDICATED BY THIS PLAN.
 7. NO STRUCTURES ARE WITHIN THE PROPERTY.

PRELIMINARY PLAN
FRESIDE BY THE LAKE
TOWNSHIP ADDITION
 LOTS 1-133 & COMMON AREA LOTS 1-134-135, LIFT STATION
 LOTS 1-136 & COMMON AREA LOT 1-137, BLOCK B
 LOTS 1-278 & COMMON AREA LOT 1-279, BLOCK D
 LOTS 1-280 & COMMON AREA LOT 1-281, BLOCK D

231 SINGLE FAMILY LOTS, 5 COMMON AREA LOTS & 1 LIFT STATION
 DALLAS STATION LOT NO. 4
 B.O.C. PLANNING SURVEY, ASSISTANT NO. 1143
 LOT 135, BLOCK B, LOT 133, BLOCK B
 CITY OF DALLAS CITY PLAN NO. S234-205
 DALLAS CITY PLAN NO. S234-205
 DALLAS CITY PLAN NO. S234-205
 DALLAS CITY PLAN NO. S234-205

D.B. HORTON-TEXAS, LTD.
 2731 Midway Road, Suite 300
 Carrollton, Texas 75006
 Contact: Baker D. Arnold
 (972) 441-3538
 bdn@dbhorton.com

JB PARTNERS, INC.
 2731 Midway Road, Suite 300
 Carrollton, Texas 75006
 Contact: Young Meek Chai
 (972) 248-7978
 ymch@jbpattners.com

Dated: October 03, 2024

