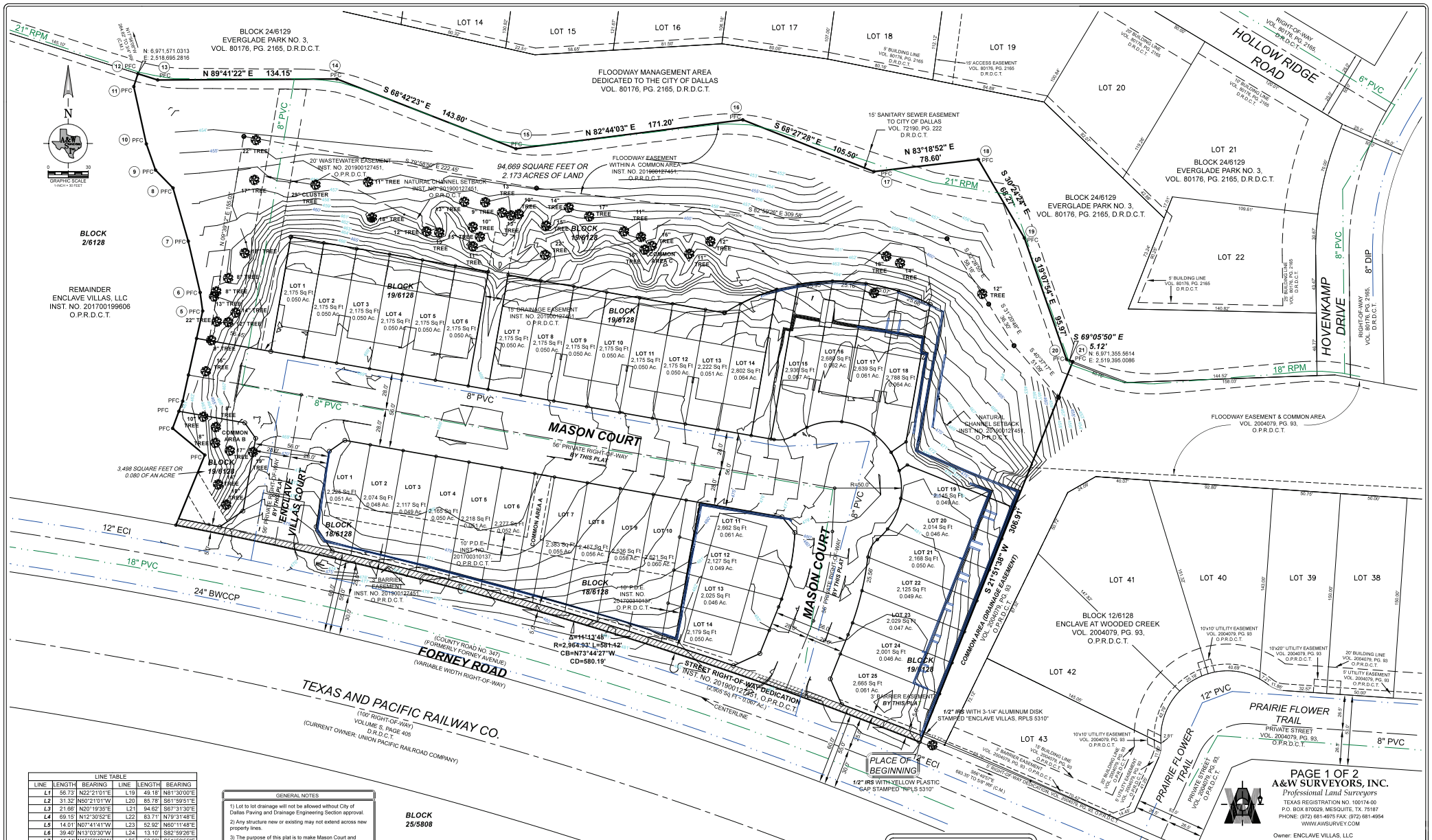


LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	56.73'	N22°21'01"E	L19	49.18'	N81°30'00"E
L2	31.32'	N50°21'01"W	L20	85.78'	S61°59'51"E
L3	21.66'	N20°19'35"E	L21	94.62'	S67°31'30"E
L4	69.15'	N12°30'52"E	L22	83.71'	N79°31'48"E
L5	14.01'	N07°41'41"W	L23	52.92'	N60°11'48"E
L6	39.40'	N13°03'30"W	L24	13.10'	S82°59'26"E
L7	41.44'	N15°59'12"W	L25	50.66'	S51°50'55"E
L8	18.70'	N44°20'01"W	L26	37.97'	S50°19'11"E
L9	20.78'	N19°25'03"W	L27	34.91'	N52°27'01"E
L10	43.88'	N12°20'21"W	L28	10.94'	N48°12'02"E
L11	10.14'	N17°54'17"E	L29	25.47'	S81°48'52"E
L12	15.50'	S72°29'00"E	L30	35.95'	S09°38'18"E
L13	9.55'	S80°04'10"E	L31	6.68'	S23°27'08"W
L14	10.35'	S80°04'10"E	L32	29.68'	S03°42'57"E
L15	24.23'	N11°52'04"E	L33	34.05'	S09°55'38"W
L16	57.86'	N13°30'08"W	L34	1.90'	S20°17'15"E
L17	29.21'	N20°38'26"W	L35	17.74'	S10°09'10"E
L18	26.82'	N09°39'12"E	L36	20.87'	S26°44'26"E
			L37	58.14'	S58°25'45"E

GENERAL NOTES

1) Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.

2) Any structure new or existing may not extend across new property lines.

3) The purpose of this plat is to make Mason Court and Enclave Villas Court in a private right-of-way.

4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale and No Projection.

5) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. (2011)

6) Monuments set at lot corners are 1/2" iron rods with yellow plastic cap stamped "RPLS 5310", unless otherwise noted.

7) Monuments set at Block corners are 1/2" iron rods with 2" aluminum disk stamped "ENCLAVE VILLAS, 18/6128 OR 19/6128, RPLS 5310".

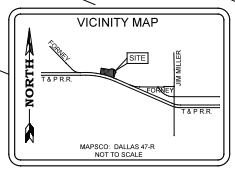
LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
PFC	POINT FOR CORNER
P.D.E.	PRIVATE DRAINAGE EASEMENT
●	FLOODWAY MONUMENT SET
○	BLOCK CORNER MONUMENT
IRS	IRON ROD SET

PFC: POINT FOR CORNER / COORDINATES

1	N: 6,971,285.6322 E: 2,518,745.3159	6	N: 6,971,407.3225 E: 2,518,741.8350	11	N: 6,971,561.3857 E: 2,518,692.1653	16	N: 6,971,536.5255 E: 2,519,148.0209
2	N: 6,971,305.6175 E: 2,518,721.2005	7	N: 6,971,445.7028 E: 2,518,732.9332	12	N: 6,971,571.0313 E: 2,518,695.2816	17	N: 6,971,497.7873 E: 2,519,246.1515
3	N: 6,971,318.3680 E: 2,518,725.9239	8	N: 6,971,485.5399 E: 2,518,721.5200	13	N: 6,971,565.3670 E: 2,518,710.0600	18	N: 6,971,506.9379 E: 2,519,324.2170
4	N: 6,971,325.9331 E: 2,518,728.7261	9	N: 6,971,498.9148 E: 2,518,708.4526	14	N: 6,971,567.0940 E: 2,518,844.2127	19	N: 6,971,448.0581 E: 2,519,358.7707
5	N: 6,971,393.4426 E: 2,518,743.7103	10	N: 6,971,518.5168 E: 2,518,701.5429	15	N: 6,971,514.8734 E: 2,518,978.1957	20	N: 6,971,357.3887 E: 2,519,390.2239
						21	N: 6,971,355.5614 E: 2,519,395.0086

VICINITY MAP



TRIANGLE ENGINEERING, LLC
1333 McDermott Drive, Ste. 200
Allen, TX 75013
214-609-9271
kpatel@triangle-engr.com

PAGE 1 OF 2
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE. (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: ENCLAVE VILLAS, LLC
~ 14114 N. Dallas Parkway Suite 265, Dallas, Texas 75254 ~

Job No.: 26-0422 | Drawn by: AR | Date:04-22-2026| Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

ENCLAVE VILLAS ON FORNEY ROAD SUBDIVISION

LOTS 1-14, AND COMMON AREA A, BLOCK 18/6128
LOTS 1-25, AND COMMON AREAS B AND C, BLOCK 19/6128
BEING 5.410 ACRES OUT OF CITY BLOCK 2/6128
WILLIAM C. HUNNICUT SURVEY, ABSTRACT NO. 586
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000127
ENGINEERING PLAN NO. ___-___

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ENCLAVE VILLAS, LLC is the sole owner of a tract of land located in the WILLIAM C. HUNNICUT SURVEY, ABSTRACT NO. 586, City of Dallas, Dallas County, Texas, and being Lot 1 - 39, of Enclave Villas on Forney Road Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof, recorded in Instrument No. 201900127451, Official Public Records, Dallas County, Texas and being part of a tract of land described in General Warranty Deed to Enclave Villas, LLC, recorded in Instrument No. 201700199606, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of Forney Road, a variable width right-of-way, at the Southwest corner of a Common Area of Enclave at Wooded Creek, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004079, Page 93, Official Public Records, Dallas County, Texas, and being at the beginning of a curve to the left, having a central angle of 11°13'48", a radius of 2,964.93', and a chord bearing and distance of North 73°44'27" West, 580.19';

Thence Northwesterly, along the said North line of Forney Road and said curve to the left, same being the South line of said Enclave Villas, LLC tract, an arc distance of 581.12' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 22°21'01" East, over and across aforesaid Enclave Villas, LLC tract, a distance of 56.73' to a point for corner in the center of a creek;

Thence Northerly, along center of said creek, the following ten (10) courses and distances:

1) North 50°21'01" West, a distance of 31.32' to a point for corner;
2) North 20°19'35" East, a distance of 21.66' to a point for corner;
3) North 12°30'52" East, a distance of 69.15' to a point for corner;
4) North 07°41'41" West, a distance of 14.01' to a point for corner;
5) North 13°03'30" West, a distance of 39.40' to a point for corner;
6) North 15°59'12" West, a distance of 41.44' to a point for corner;
7) North 44°20'01" West, a distance of 18.70' to a point for corner;
8) North 19°25'03" West, a distance of 20.78' to a point for corner;
9) North 12°20'21" West, a distance of 43.88' to a point for corner
10) North 17°54'17" East, a distance of 10.14' to a point for corner in the South line of Block 24/6129, of Everglade Park No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 80176, Page 2165, Deed Records, Dallas County, Texas;

Thence Easterly, along said South line, the following nine (9) courses and distances:

1) South 72°29'00" East, a distance of 15.50' to a point for corner;
2) North 89°41'22" East, a distance of 134.15' to a point for corner;
3) South 68°42'23" East, a distance of 143.80' to a point for corner;
4) North 82°44'03" East, a distance of 171.20' to a point for corner;
5) South 68°27'28" East, a distance of 105.50' to a point for corner;
6) North 83°18'52" East, a distance of 78.60' to a point for corner;
7) South 30°24'24" East, a distance of 68.27' to a point for corner;
8) South 19°07'54" East, a distance of 95.97' to a point for corner;
9) South 69°05'50" East, a distance of 5.12' to a point at the Northwest corner of a Floodway Easement and Common Area, of said Enclave at Wooded Creek addition;

Thence South 21°51'38" West, along the West line of said Enclave at Wooded Creek addition, a distance of 306.91' to the PLACE OF BEGINNIG and containing 235,663 square feet or 5.410 acres of land.

SURVEYOR'S STATEMENT

I, John S. Turner, 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.

Dated this the_____ day of _____, 2026.

PRELIMINARY, RELEASED FOR REVIEW 05-13-26
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ENCLAVE VILLAS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as ***ENCLAVE VILLAS ON FORNEY ROAD SUBDIVISION,*** an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane 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. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

WITNESS, my hand at Dallas, Texas, this the _____day of_____, 2026.

By: Enclave Villas, LLC, a Texas limited liability company

_____
J. Brady Giddens
President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Brady Giddens, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, This _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

FLOODWAY EASEMENT STATEMENT
(WITHIN A COMMON AREA)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 19/6128 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. 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 hereinafter defined in Block 19/6128, unless approved by the Chief Engineer of Sustainable Development and Construction; 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. The Homeowner's Association shall keep clean 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 Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 19/6128, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. 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
I, _____, 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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: ENCLAVE VILLAS, LLC
~ 14114 N. Dallas Parkway Suite 255, Dallas, Texas 75254 ~

Drawn by: 26-0422	Drawn by: AR	Date:04-22-2026	Revised:

"A professional company operating in your best interest"

TRIANGLE ENGINEERING, LLC

1333 McDermott Drive, Ste. 200
Allen, TX 75013

214-609-9271
kpatel@triangle-engr.com

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ENCLAVE VILLAS ON FORNEY ROAD SUBDIVISION
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