

FIELD NOTES
SWAN LAKE ADDITION DEVELOPMENT PLAN, A PART OF
SUBDISTRICTS C, D, & D1 IN PD 381

LEGAL DESCRIPTION OF SURVEYED TRACT:

Meters & Bounds :

Beginning at a 1/2 inch capped steel rod found for the southwest corner of said Lot 1;
Thence North 01 degrees 05 minutes 02 seconds West with said boundary line a distance of 1005.19 feet to a 1/2 inch capped steel rod set;
Thence North 88 degrees 53 minutes 08 seconds East with said boundary line a distance of 437.51 feet to a 1/2 inch capped steel rod set; to the beginning
of a curve to the right with a radius of 267.50 feet and whose chord bears South 74 degrees 24 minutes 07 seconds East, at 63.27 feet;
Thence with said curve along an arc length of 63.42 feet and through a delta angle of 13 degrees 34 minutes 58 seconds;
Thence South 67 degrees 36 minutes 38 seconds East with said boundary line a distance of 220.87 feet to a 1/2 inch capped steel rod set;
Thence North 88 degrees 54 minutes 20 seconds East with said boundary line a distance of 172.19 feet to a 1/2 inch capped steel rod set;
Thence South 01 degrees 09 minutes 34 seconds East with said boundary line a distance of 264.68 feet to a 1/2 inch capped steel rod set;
Thence North 88 degrees 50 minutes 26 seconds East with said boundary line a distance of 2.50 feet to a 1/2 inch capped steel rod set;
Thence South 01 degrees 09 minutes 34 seconds East with said boundary line a distance of 521.36 feet to a 1/2 inch capped steel rod set; to the beginning of
a curve to the left with a radius of 390.00 feet and whose chord bears South 17 degrees 04 minutes 07 seconds East, at 213.81 feet;
Thence with said curve along an arc length of 216.58 feet and through a delta angle of 31 degrees 49 minutes 06 seconds;
Thence South 78 degrees 31 minutes 55 seconds East with said boundary line a distance of 46.55 feet to a 1/2 inch capped steel rod set;
Thence North 36 degrees 19 minutes 06 seconds East with said boundary line a distance of 32.71 feet to a 1/2 inch capped steel rod set; to the beginning of
a curve to the left with a radius of 190.00 feet and whose chord bears North 14 degrees 41 minutes 31 seconds East, at 14.46 feet;
Thence with said curve along an arc length of 14.47 feet and through a delta angle of 04 degrees 21 minutes 46 seconds;
Thence South 77 degrees 29 minutes 22 seconds East with said boundary line a distance of 80.00 feet to a 1/2 inch capped steel rod set; to the beginning of
a curve to the right with a radius of 270.00 feet and whose chord bears South 24 degrees 28 minutes 26 seconds West, at 111.92 feet;
Thence with said curve along an arc length of 112.74 feet and through a delta angle of 23 degrees 55 minutes 26 seconds; for the beginning of a curve to the
right with a radius of 305.00 feet and whose chord bears South 38 degrees 35 minutes 58 seconds West, at 24.35 feet;
Thence with said curve along an arc length of 24.36 feet and through a delta angle of 04 degrees 34 minutes 31 seconds;
Thence North 41 degrees 13 minutes 20 seconds East with said boundary line a distance of 110.03 feet to a 1/2 inch capped steel rod set;
Thence North 00 degrees 50 minutes 39 seconds West with said boundary line a distance of 173.87 feet to a 1/2 inch capped steel rod set;
Thence North 43 degrees 07 minutes 13 seconds East with said boundary line a distance of 74.25 feet to a 1/2 inch capped steel rod set;
Thence North 01 degrees 16 minutes 05 seconds West with said boundary line a distance of 143.29 feet to a 1/2 inch capped steel rod set;
Thence North 17 degrees 08 minutes 04 seconds West with said boundary line a distance of 121.11 feet to a 1/2 inch capped steel rod set;
Thence North 00 degrees 04 minutes 24 seconds East with said boundary line a distance of 52.00 feet to a 1/2 inch capped steel rod set;
Thence North 60 degrees 25 minutes 51 seconds East with said boundary line a distance of 119.50 feet to a 1/2 inch capped steel rod set;
Thence North 88 degrees 50 minutes 26 seconds East with said boundary line a distance of 64.21 feet to a 1/2 inch capped steel rod set;
Thence North 44 degrees 18 minutes 55 seconds East with said boundary line a distance of 44.56 feet to a 1/2 inch capped steel rod set;
Thence North 10 degrees 10 minutes 24 seconds West with said boundary line a distance of 501.93 feet to a 1/2 inch capped steel rod set;
Thence North 14 degrees 36 minutes 50 seconds West with said boundary line a distance of 5.16 feet to a 1/2 inch capped steel rod set;
Thence North 87 degrees 21 minutes 22 seconds East with said boundary line a distance of 439.26 feet to a 1/2 inch capped steel rod set;
Thence South 23 degrees 08 minutes 30 seconds East with said boundary line a distance of 167.92 feet to a 1/2 inch capped steel rod set;
Thence South 22 degrees 48 minutes 30 seconds East with said boundary line a distance of 91.80 feet to a 1/2 inch capped steel rod set;
Thence South 03 degrees 29 minutes 30 seconds West with said boundary line a distance of 106.80 feet to a 1/2 inch capped steel rod set;
Thence South 28 degrees 33 minutes 30 seconds West with said boundary line a distance of 282.80 feet to a 1/2 inch capped steel rod set;
Thence South 05 degrees 55 minutes 30 seconds West with said boundary line a distance of 172.80 feet to a 1/2 inch capped steel rod set;
Thence South 13 degrees 31 minutes 30 seconds East with said boundary line a distance of 88.10 feet to a 1/2 inch capped steel rod set;
Thence South 28 degrees 52 minutes 30 seconds East with said boundary line a distance of 123.90 feet to a 1/2 inch capped steel rod set;
Thence South 51 degrees 47 minutes 30 seconds East with said boundary line a distance of 123.90 feet to a 1/2 inch capped steel rod set;
Thence South 40 degrees 50 minutes 30 seconds East with said boundary line a distance of 187.20 feet to a 1/2 inch capped steel rod set;
Thence South 14 degrees 19 minutes 30 seconds East with said boundary line a distance of 189.30 feet to a 1/2 inch capped steel rod set;
Thence South 47 degrees 17 minutes 30 seconds East with said boundary line a distance of 144.95 feet to a 1/2 inch capped steel rod set;
Thence South 58 degrees 16 minutes 30 seconds East with said boundary line a distance of 176.10 feet to a 1/2 inch capped steel rod set;
Thence South 07 degrees 23 minutes 00 seconds East with said boundary line a distance of 103.20 feet to a 1/2 inch capped steel rod set;
Thence North 89 degrees 38 minutes 30 seconds West with said boundary line a distance of 228.80 feet to a 1/2 inch capped steel rod set;
Thence North 84 degrees 01 minutes 15 seconds West with said boundary line a distance of 90.55 feet to a 1/2 inch capped steel rod set;
Thence South 89 degrees 38 minutes 30 seconds West with said boundary line a distance of 179.87 feet to a 1/2 inch capped steel rod set;
Thence South 00 degrees 21 minutes 30 seconds East with said boundary line a distance of 10.00 feet to a 1/2 inch capped steel rod set;
Thence South 89 degrees 38 minutes 30 seconds West with said boundary line a distance of 823.22 feet to a 1/2 inch capped steel rod set; to the
beginning of a curve to the right with a radius of 1472.85 feet and whose chord bears North 86 degrees 41 minutes 20 seconds West, at 188.30 feet;
Thence with said curve along an arc length of 188.42 feet and through a delta angle of 07 degrees 19 minutes 48 seconds; for the beginning of a curve
to the left with a radius of 1582.80 feet and whose chord bears North 86 degrees 41 minutes 28 seconds West, at 202.48 feet;
Thence with said curve along an arc length of 202.62 feet and through a delta angle of 07 degrees 20 minutes 04 seconds;
Thence South 89 degrees 38 minutes 30 seconds West with said boundary line a distance of 991.46 feet to a 1/2 inch capped steel rod set; to the
beginning of a curve to the left with a radius of 4055.00 feet and whose chord bears South 88 degrees 41 minutes 53 seconds West, at 133.56 feet;
Thence with said curve along an arc length of 133.57 feet and through a delta angle of 01 degrees 53 minutes 14 seconds;
Thence South 87 degrees 45 minutes 16 seconds West with said boundary line a distance of 261.77 feet to a 1/2 inch capped steel rod set;
Thence North 85 degrees 11 minutes 30 seconds West with said boundary line a distance of 99.47 feet to a 1/2 inch capped steel rod set;
Thence South 88 degrees 37 minutes 01 seconds West with said boundary line a distance of 131.49 feet to a 1/2 inch capped steel rod set; to the
beginning of a curve to the right with a radius of 57.00 feet and whose chord bears North 53 degrees 52 minutes 16 seconds West, at 69.25 feet;
Thence with said curve along an arc length of 74.43 feet and through a delta angle of 74 degrees 48 minutes 42 seconds;
Thence North 00 degrees 10 minutes 44 seconds West with said boundary line a distance of 438.86 feet to a 1/2 inch capped steel rod set; to the beginning
of a curve to the left with a radius of 209.00 feet and whose chord bears North 83 degrees 47 minutes 53 seconds East, at 53.80 feet;
Thence with said curve along an arc length of 53.95 feet and through a delta angle of 14 degrees 47 minutes 20 seconds; for the beginning of a curve to the
right with a radius of 216.01 feet and whose chord bears South 87 degrees 24 minutes 45 seconds East, at 123.42 feet;
Thence with said curve along an arc length of 125.16 feet and through a delta angle of 33 degrees 11 minutes 56 seconds; for the beginning of a curve to the left with a radius of *
284.00 feet and whose chord bears South 80 degrees 29 minutes 44 seconds East, at 95.54 feet;
Thence with said curve along an arc length of 95.99 feet and through a delta angle of 19 degrees 21 minutes 59 seconds;
Thence South 89 degrees 49 minutes 16 seconds West with said boundary line a distance of 230.95 feet to a 1/2 inch capped steel rod set;
Thence South 00 degrees 10 minutes 44 seconds East with said boundary line a distance of 393.82 feet to a 1/2 inch capped steel rod set;
Thence South 45 degrees 46 minutes 52 seconds East with said boundary line a distance of 41.97 feet to a 1/2 inch capped steel rod set;
Thence North 88 degrees 37 minutes 01 seconds East with said boundary line a distance of 118.63 feet to a 1/2 inch capped steel rod set;
Thence South 85 degrees 11 minutes 30 seconds East with said boundary line a distance of 99.17 feet to a 1/2 inch capped steel rod set;

Thence North 87 degrees 45 minutes 16 seconds East with said boundary line a distance of 259.30 feet to a 1/2 inch capped steel rod set; to the beginning of a curve to the
right with a radius of 4095.00 feet and whose chord bears North 88 degrees 41 minutes 53 seconds East, at 134.88 feet;
Thence with said curve along an arc length of 134.88 feet and through a delta angle of 01 degrees 53 minutes 14 seconds;
Thence North 89 degrees 38 minutes 30 seconds East with said boundary line a distance of 847.03 feet to a 1/2 inch capped steel rod set;
Thence North 50 degrees 49 minutes 34 seconds East with said boundary line a distance of 191.81 feet to a 1/2 inch capped steel rod set; to the beginning of a curve to the left
with a radius of 275.00 feet and whose chord bears North 45 degrees 05 minutes 13 seconds East, at 45.00 feet;
Thence with said curve along an arc length of 55.09 feet and through delta angle of 11 degrees 28 minutes 42 seconds; for the beginning of a curve to the right with a radius of
225.00 feet and whose chord bears North 45 degrees 05 minutes 13 seconds East, at 45.00 feet;
Thence with said curve along an arc length of 45.08 feet and through a delta angle of 11 degrees 28 minutes 42 seconds;
Thence North 09 degrees 15 minutes 35 seconds West with said boundary line a distance of 80.00 feet to a 1/2 inch capped steel rod set; to the beginning of a curve to the left
with a radius of 225.00 feet and whose chord bears North 68 degrees 13 minutes 31 seconds East, at 96.33 feet;
Thence with said curve along an arc length of 97.08 feet and through a delta angle of 34 degrees 45 minutes 49 seconds; for the beginning of a curve to the left with a radius of
305.00 feet and whose chord bears North 83 degrees 25 minutes 27 seconds East, at 29.77 feet;
Thence with said curve along an arc length of 29.79 feet and through a delta angle of 05 degrees 35 minutes 43 seconds ;
Thence North 09 degrees 15 minutes 35 seconds West with said boundary line a distance of 80.00 feet to a 1/2 inch capped steel rod set; to the beginning of a curve to the left
with a radius of 225.00 feet and whose chord bears North 68 degrees 13 minutes 31 seconds East, at 96.33 feet;
Thence with said curve along an arc length of 97.08 feet and through a delta angle of 34 degrees 45 minutes 49 seconds; for the beginning of a curve to the right with a radius of
387.50 feet and whose chord bears North 28 degrees 00 minutes 25 seconds West, at 208.10 feet;
Thence with said curve along an arc length of 210.68 feet and through a delta angle of 31 degrees 09 minutes 06 seconds;
Thence South 88 degrees 53 minutes 21 seconds West with said boundary line a distance of 820.59 feet to a 1/2 inch capped steel rod set; to the point of beginning and containing
53.2125 acres of land, more or less;

Curve	Arch	Radius	Central Angle	Chord Brg.	Chord Dist.
C1	24.36'	305.00'	4°34'31"	S38°35'58"W	24.35'
C2	112.74'	270.00'	23°55'26"	S24°28'26"W	111.92'
C3	14.47'	190.00'	4°21'46"	N14°41'31"E	14.46'
C4	5.03'	225.00'	1°16'54"	N55°13'46"E	5.03'
C5	97.08'	225.00'	24°43'16"	N68°13'31"E	96.33'
C6	145.50'	305.00'	27°20'02"	N66°57'34"W	144.13'
C7	29.79'	305.00'	5°35'43"	N83°25'27"E	29.77'
C8	45.08'	225.00'	1°12'42"	N45°05'13"E	45.00'
C9	55.09'	275.00'	1°12'42"	N45°05'13"E	55.00'

Line	Bearing.	Dist.
L1	N36°19'06"W	32.71'
L2	S78°31'55"E	46.55'
L3	N50°49'33"E	30.67'

Land Use Data	Cumulative Floor Area (S.F.)
Commercial and Business Services	= 0
Lodging	= 0
Office:	= 0
Administration Building	= 162,138
Garage Building	= 119,150 (Including Ramps=135,260)
Retail and Personal Services	= 0

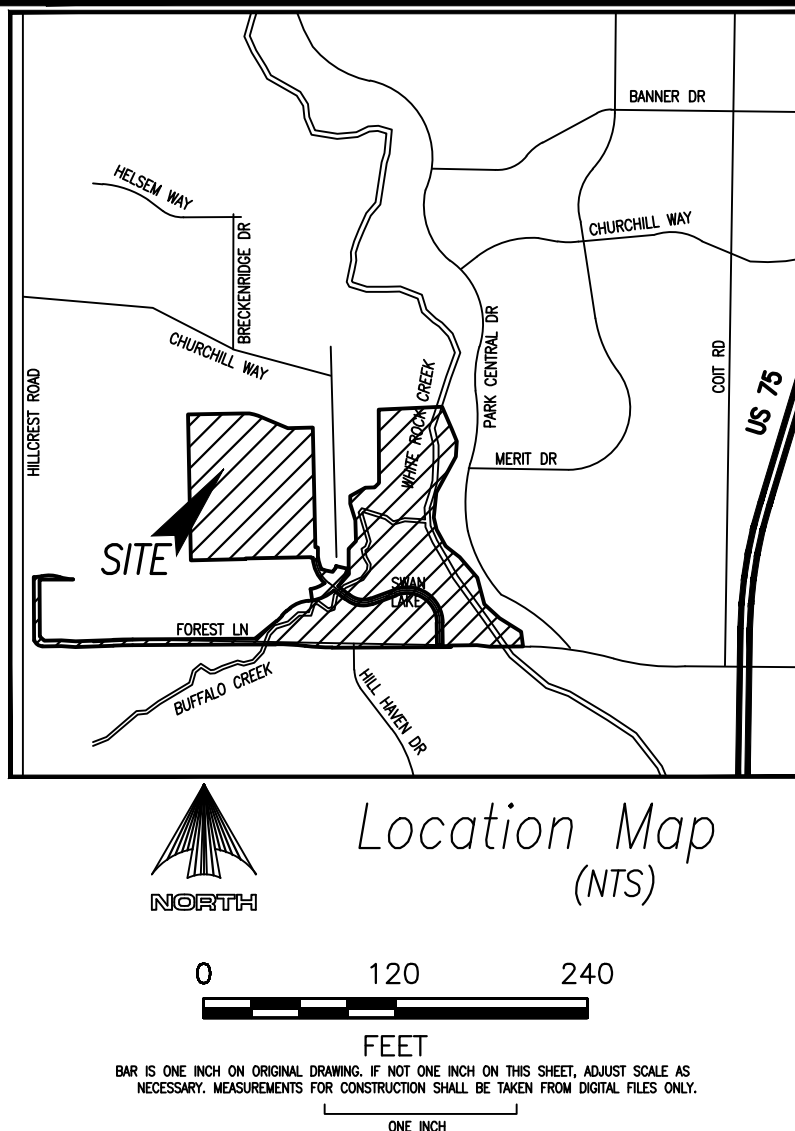
Subdistrict C

Total Floor Area = 297,398 S.F.
Min Lot S.F. Required - 2,000 S.F.
Min Lot S.F. Provided - 2,002 S.F.
Required Dwelling Units Per Acre - 9.0 units/acre
Proposed Dwelling Units Per Acre - 8.62 units/acre
Detached Dwelling Units - 65 units
Attached Dwelling Units - 46 units
Common Area A - 0.889 acres
Common Area B - 0.614 acres
Common Area C - 0.048 acres
Common Area D - 0.064 acres
Common Area E - 0.044 acres
Lot No 66 Area - 6.59 acres
Total Subdistrict C Area - 19.4739 acres
Total Lots For Subdistrict C - 112 (In this Development Plan)

Subdistrict D & D1

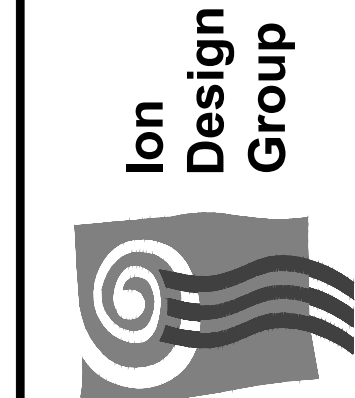
Total No. Lots - 6 (In this Development Plan)

- Notes
1. Common Areas A, B, C, D, E, 2-R, 3-R, 4-R, 14-R, 16-R, 22-R, and 23-R
to be maintained by Lake Forest H.O.A.
2. Parking Spaces
Parking Lot: 241 Spaces (10 Accessible Spaces)
Garage Parking: 237 Spaces (9 Accessible Spaces)
Total Parking Provided: 478 Spaces



PROPERTY OWNER
M M SWAN LAKE LLC
1800 Valley View Lane
Farmers Branch, TX 75234
469.892.7200 Ph
Contact: Trevor Kollinger
trevor@centurionamerican.com

ENGINEER
ION DESIGN GROUP, LLC
F-6701
7075 Twin Hills Ave
Suite 350
Dallas, TX 75231
214.370.3470 Ph
Contact: Jason Trafton, PE
jason@iondesigngroup.net



DEVELOPMENT PLAN

SWAN LAKE ADDITION
MARIA SANCHEZ SURVEY, ABSTRACT NO 1272
HICAM WILBURN SURVEY, ABSTRACT NO 1568
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO S223-250

Sheet Number
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