

Sheet 2 of 4

LEGEND

PLASTIC CAP STAMPED "JBI"

CONTROLLING MONUMENT

VOLUME BUILDING LINE WASTEWATER EASEMENT

DRAINAGE EASEMENT
SQUARE FEET
EXTRA TERRITORIAL JURISDICTION

STREET NAME CHANGE INDICATOR CENTER LINE

PRIVATE WALL MAINTENANCE EASEMENT SCREEN WALL MAINTENANCE EASEMENT

WATER EASEMENT UTILITY EASEMENT

RIGHT-OF-WAY

TYPICAL BLOCK

SCALE: 1"=60'

3-1/4" ALUMINUM DISK STAMPED

"FIRESIDE BY THE LAKE-JBI PARTNERS INC."

IRON ROD FOUND WITH CAP STAMPED "JBI"
DEED RECORDS, DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, DALLAS, COUNTY, TEXAS

1/2" IRON ROD WITH YELLOW CAP STAMPED "JBI" SET AT ALL PLAT BOUNDARY CORNERS COMMON WITH FIRESIDE BY THE LAKE NO. 1 ADDITION INST. NO. 202200260364

1/2" I.R.S. 1/2" IRON ROD SET WITH YELLOW

1. THE PURPOSE OF THIS PLAT IS TO CREATE 100 SINGLE FAMILY LOTS, 2 COMMON AREA LOTS, L LIFT STATION LOT & TO DEDICATE THE RIGHT-OF-WAY AND EASEMENTS NECESSARY FOR DEVELOPMENT.

- 2. BEARINGS SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 3. COORDINATES SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4 ALL LOT CORNERS ARE MONUMENTED ACCORDING TO THE CITY OF DALLAS MONUMENT ORDINANCE NO. 24843.
- 5. ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
- 6. ALL EASEMENTS SHOWN HEREON ARE CREATED "BY THIS PLAT" UNLESS NOTED OTHERWISE.
- 7. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 8. ALL STREET RIGHTS-OF-WAY WITHIN THE BOUNDARY OF THIS PLAT ARE DEDICATED BY THIS PLAT.
- 9. NO STRUCTURES ARE WITHIN THE PROPERTY.

## LOT AREA TABLE

(INST. NØ. 20210&096302,

ABSTRACT NO. 1143

30' WASTÉRWATER ESMT./ -(INST. NO. 2021þ0096302,

Δ=10.59.30"

R=4,600.00'

L=882.46'

T=442,59'

CH=881.11'

ChB=N02'55'28"E

Ò.P.R.D.C.T.)

SHEET 2 OF 3

SHEET 3 OF 3

RIGHT-OF-WAY

RESERVATION FOR FUTURE HIGHWAY EXTENSION PRES. GEO. BUSH TOLLWAY

(229,634/S.F./ 5.272 AC.)

ALLAS POWER & LIGHT

VOL. 596, PG. 0782 D.R.D.C.T.

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0.P.R.D.¢.T.)

LOT AREA TABLE														
BLOCK-LOT	SQUARE FEET	ACRES												
A-1	10,002	0.230	A-21	13,395	0.308	A-41	7,296	0.167	C-7	6,120	0.140	D-5	6,000	0.138
A-2	10,087	0.232	A-22	7,955	0.183	B-1	8,588	0.197	C-8	6,120	0.140	D-6	6,000	0.138
A-3	10,012	0.230	A-23	8,040	0.185	B-2	6,000	0.138	C-9	6,120	0.140	D-7	6,240	0.143
A-4	7,375	0.169	A-24	8,040	0.185	B-3	6,240	0.143	C-10	6,120	0.140	D-8	6,240	0.143
A-5	7,200	0.165	A-25	8,970	0.206	B-4	6,240	0.143	C-11	6,124	0.141	D-9	6,240	0.143
A-6	7,200	0.165	A-26	7,200	0.165	B-5	6,240	0.143	C-12	8,617	0.198	D-10	6,240	0.143
A-7	7,200	0.165	A-27	7,200	0.165	B-6	6,120	0.140	C-13	9,749	0.224	D-11	6,240	0.143
A-8	7,200	0.165	A-28	8,072	0.185	B-7	11,979	0.275	C-14	8,490	0.195	D-12	6,240	0.143
A-9	7,654	0.176	A-29	8,727	0.200	B-8	12,247	0.281	C-15	6,169	0.142	D-13	6,192	0.142
A-10	10,471	0.240	A-30	8,773	0.201	B-9	6,551	0.150	C-16	6,120	0.140	D-14	8,844	0.203
A-11	8,840	0.203	A-31	8,190	0.188	B-10	6,551	0.150	C-17	6,120	0.140	E-1	7,150	0.164
A-12	9,349	0.215	A-32	7,200	0.165	B-11	8,735	0.201	C-18	6,120	0.140	E-2	6,000	0.138
A-13	8,133	0.187	A-33	7,200	0.165	B-12	11,726	0.269	C-19	6,120	0.140	E-3	6,000	0.138
A-14	7,200	0.165	A-34	7,200	0.165	B-13	11,857	0.272	C-20	6,120	0.140	E-4	6,000	0.138
A-15	7,200	0.165	A-35	7,200	0.165	C-1	10,792	0.248	C-21	6,120	0.140	E-5	6,000	0.138
A-16	7,202	0.165	A-36	7,909	0.182	C-2	6,120	0.140	C-22	11,448	0.263	E-6	6,000	0.138
A-17	8,930	0.205	A-37	6,000	0.138	C-3	6,120	0.140	D-1	14,433	0.331	E-7	6,000	0.138
A-18	9,752	0.224	A-38	6,000	0.138	C-4	6,120	0.140	D-2	9,005	0.207	E-8	6,000	0.138
A-19	8,785	0.202	A-39	7,200	0.165	C-5	6,120	0.140	D-3	7,448	0.171	E-9	6,997	0.161
A-20	9,698	0.223	A-40	7,200	0.165	C-6	6,120	0.140	D-4	6,576	0.151	E-10	8,869	0.204

# LINE TADIE

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LINE TABLE								
NO.	BEARING	LENGTH						
L1	S47°01'53"W	28.55'						
L2	N14°36'08"E	37.73						
L3	N29°26'38"W	11.94'						
L4	S03°54'29"W	14.73'						
L5	S86'45'46"E	13.36'						
L6	S1813'48"E	15.67						
L7	S63°35'33"W	14.13'						
L8	S40°05'05"W	15.07						
L9	S71"15'21"E	13.45						
L10	S21°21'29"W	13.92'						
L11	N53°25'12"E	14.14'						
L12	S36°34'48"E	14.14'						
L13	S36°34'48"E	14.14'						
L14	S50°40'41"W	14.14'						
L15	S39°29'57"E	9.27'						
L16	S50°56'37"W	10.35						
L18	S29°56'21"E	14.17'						
L19	N59°57'54"E	14.14'						
L20	N45°40'00"W	19.80'						

#### CURVE TABLE

DALLAS POWER & LIGHT

BLOCK A, LOT 1X

COMMON AREA

(387,731 S.F./ 8.901 AC.)

SEE NOTE NO. 5

VOL. 596, PG. 0782 D.R.D.C.T.

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			CURVE	TABLE	_	
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	238.33'	02718'37"	500.00'	121. <del>4</del> 7'	N84°45'54"E	236.08
C2	281.86	07012'50"	230.00'	161.69'	N73 <b>*</b> 46 <b>'</b> 59 <b>"</b> W	264.55
С3	164.35	040°56'30"	230.00'	85.86'	S59*08'50"E	160.88
C4	147.62	036*46'25"	230.00'	76.45'	N6113'53"W	145.10'
C5	198.59'	049*28'16"	230.00'	105.96'	N18°06'32"W	192.48'
C6	81.04	02011'15"	230.00'	40.94'	S71°06'42"W	80.62
C7	177.20'	044°08'29"	230.00'	93.26'	N83°05'19"E	172.85
C8	27.05	006'44'21"	230.00'	13.54	N7812'37"W	27.04
С9	75.53	00610'56"	700.00'	37.80'	N11°30'40"E	75.49'
C10	155.00'	038'36'41"	230.00'	80.57'	S27 <b>:</b> 43'33"W	152.08'
C11	75.82	018*53'19"	230.00'	38.26'	S17*51'52"W	75.48
C12	152.00'	037*51'51"	230.00'	78.89'	S10°30′43″E	149.25
C13	23.93'	002'44'31"	500.00'	11.97'	S07*02'57"W	23.93
C14	167.32	165"17'30"	58.00'	449.39'	N39°27'16"E	115.05
C15	461.42'	00617'41"	4200.00'	230.94'	S02°51'26"W	461.19

#### PRELIMINARY PLAT

## FIRESIDE BY THE LAKE NO. 5 ADDITION

BLOCK A, LOTS 1-41; COMMON AREA LOTS 1X & 2X; LIFT STATION LOT 3X BLOCK B, LOTS 1-13; BLOCK C, LOTS 1-22; BLOCK D, LOTS 1-14; BLOCK E, LOTS 1-10

100 SINGLE FAMILY LOTS, 2 COMMON AREA LOTS; 1 LIFT STATION LOT; 5 R.O.W. RESRVATION TRACTS DALLAS COUNTY MUD. NO. 4 59.799 ACRES

B.O.C. POUND SURVEY, ABSTRACT NO. 1143 B.O.C. POUND SURVEY, ABSTRACT NO. 1168 CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-092 DALLAS CITY ENGINEERING PLAN FILE NO. DP\_\_\_ DALLAS WASTEWATER PLAN NO. WW\_\_

D.R. HORTON-TEXAS, LTD.

4306 Miller Road, Suite A Rowlett, Texas 75088 (469) 443-5938 BDArnold@drhorton.com Contact: Blake D. Arnold

SURVEYOR/ENGINEER

(972) 248-7676 ychoi@jbipartners.com

DEVELOPER

Contact: Young Wook Choi
TBPE No. F-438 TBPLS No. 10076000

2121 Midway Road, Suite 300

JBI PARTNERS, INC.

Carrollton, Texas 75006

#### OWNER'S CERTIFICATION

WHEREAS D.R. Horton-Texas, Ltd. Is the owner of a tract of land located in the City of Dallas and the City of Dallas ETJ, being in Dallas County, Texas, a part of the B.O.C. Pound Survey, Abstract No. 1168 and 1143, being a part of that called 326.422 acres tract of land described in a Special Warranty Deed to D.R. Horton—Texas, Ltd., recorded in Document No. 200503632072, Official Public Records of Dallas County, Texas, and being further described as

BEGINNING at a concrete monument found at the most northerly northeast corner of said 326.422 acre tract, said point being the southeast corner of Lot 4, Block 6 of Anchor Point described in Volume 81004, Page 3280 of Official Public Records of Dallas County, Texas, said point also being in the west line of a tract of land to the City of Dallas as described in Volume 860, Page 1012, Official Public Records of Dallas County, Texas;

THENCE along the east line of said 326.422 acre tract and the south line of said City of Dallas tract as follows:

South 00 degrees 42 minutes 00 seconds West, 280.57 feet to a concrete monument found for corner: South 83 degrees 04 minutes 04 seconds East, 312.74 feet to a concrete monument

found for corner: South 38 degrees 40 minutes 35 seconds East, 513.59 feet to a concrete monument

found for corner: South 79 degrees 37 minutes 05 seconds East, 166.32 feet to a concrete monument found for corner, said point being the northwest corner of a tract of land to the City of Dallas as described in Volume 67048, Page 0649, Official Public Records of Dallas County, Texas:

THENCE departing said south line, along the east line of said 326.422 acre tract and the west line of said City of Dallas Tract as follows:

South 42 degrees 50 minutes 40 seconds East, 422.36 feet to a concrete monument South 28 degrees 45 minutes 47 seconds East, 40.47 feet to a concrete monument

found for corner: South 00 degrees 35 minutes 03 seconds East, 408.96 feet to a point for corner, said point being the north corner of a tract of land to Dallas Power & Light as described in Volume 5464, Page 42, Official Public Records of Dallas County, Texas;

THENCE South 45 degrees 04 minutes 21 seconds West, 105.54 feet to a point for corner in the east line of said 326.422 acre tract, said point being in the northwest line of said Dallas Power & Light tract, said point also being the east corner of a called 5.000 acre Director's Lot as described in Instrument Number 201900277437. Official Public Records of Dallas County, Texas;

THENCE along the common line of said 326.422 acre tract and said 5.000 acre tract as

North 44 degrees 55 minutes 39 seconds West, 225.00 feet to a 3-1/4" aluminum disk stamped "Fireside by the Lake-JBI Partners, Inc." set for corner;

South 45 degrees 04 minutes 21 seconds West, 968.00 feet to a 3-1/4" aluminum disk stamped 'Fireside by the Lake-JBI Partners. Inc." set for corner:

South 44 degrees 55 minutes 39 seconds East, 225.00 feet to a point for corner in the east line of said 326.422 acre tract, said point being the south corner of said 5.000 acre tract, said point also being in the north west line of said Dallas power & Light tract:

THENCE South 45 degrees 04 minutes 21 seconds West, 200.00 feet to a 3-1/4" aluminum disk stamped 'Fireside by the Lake-JBI Partners, Inc." set for corner in the east line of said 326.422 acre tract, said point also being in the northwest line of said Dallas Power & Light

THENCE South 10 degrees 37 minutes 12 seconds West, 278.55 feet to a 3-1/4" aluminum disk stamped 'Fireside by the Lake-JBI Partners, Inc." set for corner in the east line of said 326.422 acre tract, said point also being in the west line of a tract of land to Dallas Power & Light described in Volume 596. Page 0782. Official Public Records of Dallas County. Texas:

THENCE along the east line of said 326.422 acre tract and the west line of said Dallas Power & Light tract as follows: South 10 degrees 37 minutes 39 seconds West, 95.45 feet to a five-eighths inch iron

rod found for corner; South 09 degrees 29 minutes 35 seconds West. 44.77 feet to a five-eighths inch iron

rod found for corner; South 64 degrees 48 minutes 17 seconds West, 36.23 feet to a five-eighths inch iron

rod found for corner;

South 64 degrees 53 minutes 45 seconds West, 654.22 feet to a five-eighths inch iron rod found for corner:

South 65 degrees 03 minutes 20 seconds West, 50.38 feet to a 3-1/4" aluminum disk stamped 'Fireside by the Lake-JBI Partners, Inc." found for corner in the east line of said 326.422 acre tract, said point being in the east line of Fireside by the Lake, No. Two Addition, an addition to the city of Dallas as recorded in Document Number 2023-202300120630, Official Public Records of Dallas County, Texas, the beginning of a non-tangent curve to the right;

THENCE along said curve to the right having a central angle of 10 degrees 59 minutes 30 seconds, a radius of 4,600.00 feet, an arc length of 882.46 feet, a tangent of 442.59 feet, a chord bearing of North 02 degrees 55 minutes 28 seconds East, and a chord distance of 881.11 feet to a 3-1/4" aluminum disk stamped "Fireside by the Lake-JBI Partners, Inc." set for corner:

THENCE North 08 degrees 25 minutes 12 seconds East, 1,826.59 feet to a 3-1/4" aluminum disk stamped 'Fireside by the Lake-JBI Partners, Inc." set for corner;

THENCE North 00 degrees 59 minutes 37 seconds West, 448.55 feet to a 3-1/4" aluminum disk stamped 'Fireside by the Lake-JBI Partners, Inc." set for corner, said corner being in the north line of said 326.422 acre tract, said corner also being in the south line of said Lot 4;

THENCE South 88 degrees 25 minutes 19 seconds East, 241.90 feet to the POINT OF BEGINNING and containing 2,604,841 square feet or 59.799 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §

DALLAS COUNTY §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON — TEXAS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as FIRESIDE BY THE LAKE TOWNHOME ADDITION an addition to the County of Dallas, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Dallas County Municipal Utility District No. 4. The streets, alleys, and utility easements shall be open to the public. fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Dallas County Municipal Utility District No. 4. The maintenance of paying on the utility 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. The easements shown shall be for Dallas County Municipal Utility District No. 4's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to it's written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the districts's use thereof. If approved by Dallas County Municipal Utility District No. 4, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Dallas County Municipal Utility District No. 4 to use said easements 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).

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 conveved 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, Texas.

Witness my hand at Dallas, Texas this the \_\_\_\_\_day of \_\_\_\_\_, 2024.

an Authorized Agent for D.R. Horton — Texas. Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME. the undersigned authority in and for the State of Texas, on this day personally appeared BLAKE D. ARNOLD, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

I, WILLIAM J. JOHNSON, 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. 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

"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.

William J. Johnson, R.P.L.S. No. 5426

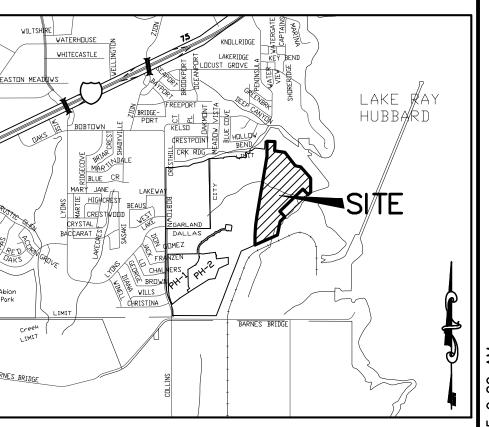
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_, 2024.

Notary Public, State of Texas



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF APPROVAL <u>Tony</u> <u>Shidid</u>, Chairperson or <u>Brent</u> <u>Rubin</u>, 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 \_\_\_\_\_ day of \_\_\_\_\_\_, A.D. 20\_\_\_\_\_ by said Commission. Chairperson or Vice Chairperson City Plan Commission Dallas Texas Attest: Secretary

#### PRELIMINARY PLAT

## FIRESIDE BY THE LAKE NO. 5 ADDITION

BLOCK A, LOTS 1-41; COMMON AREA LOTS 1X & 2X; LIFT STATION LOT 3X BLOCK B, LOTS 1-13; BLOCK C, LOTS 1-22; BLOCK D, LOTS 1-14; BLOCK E, LOTS 1-10

100 SINGLE FAMILY LOTS, 2 COMMON AREA LOTS; 1 LIFT STATION LOT; 5 R.O.W. RESRVATION TRACTS DALLAS COUNTY MUD. NO. 4 59.799 ACRES B.O.C. POUND SURVEY, ABSTRACT NO. 1143

B.O.C. POUND SURVEY, ABSTRACT NO. 1168 CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-092 DALLAS CITY ENGINEERING PLAN FILE NO. DP\_\_\_

DALLAS WASTEWATER PLAN NO. WW\_\_\_

D.R. HORTON-TEXAS, LTD.

2121 Midway Road, Suite 300

4306 Miller Road, Suite A Rowlett, Texas 75088 Contact: Blake D. Arnold

JBI PARTNERS, INC.

Carrollton, Texas 75006

Contact: Young Wook Choi TBPE No. F-438 TBPLS No. 10076000

**DEVELOPER** (469) 443-5938 BDArnold@drhorton.com

SURVEYOR/ENGINEER

(972) 248-7676 ychoi@ibipartners.com

Date: FEBRUARY 05, 2025

Sheet 4 of 4