

LOCATION MAP
NOT TO SCALE

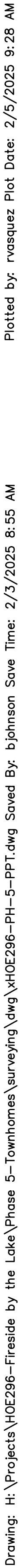
- LEGEND**
- 1/2" I.R.S. 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JBI"
 - 3-1/4" A.D.S. 3-1/4" ALUMINUM DISK STAMPED "FIRESIDE BY THE LAKE-JBI PARTNERS INC."
 - C.M. "TRESSIDE BY THE LAKE-JBI PARTNERS INC."
 - ESMT. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - P.G. PAGE
 - VOL. VOLUME
 - BL BUILDING LINE
 - WWE WASTEWATER EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SF SQUARE FEET
 - ETJ EXTRA TERRITORIAL JURISDICTION
 - PWME PRIVATE WALL MAINTENANCE EASEMENT
 - S.W.M.E. SCREEN WALL MAINTENANCE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - STREET NAME CHANGE INDICATOR
 - CENTER LINE
 - 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 TYPICAL BLOCK

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 100 SINGLE FAMILY LOTS, 2 COMMON AREA LOTS, 1 LIFT STATION LOT & TO DEDICATE THE RIGHT-OF-WAY AND EASEMENTS NECESSARY FOR DEVELOPMENT.
 - BEARINGS SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - 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.
 - ALL LOT CORNERS ARE MONUMENTED ACCORDING TO THE CITY OF DALLAS MONUMENT ORDINANCE NO. 24843.
 - ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
 - ALL EASEMENTS SHOWN HEREON ARE CREATED "BY THIS PLAT" UNLESS NOTED OTHERWISE.
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 - ALL STREET RIGHTS-OF-WAY WITHIN THE BOUNDARY OF THIS PLAT ARE DEDICATED BY THIS PLAT.
 - NO STRUCTURES ARE WITHIN THE PROPERTY.

LINE & CURVE TABLES ON SHEET 3
LOT AREA TABLE ON SHEET 3

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. DEVELOPER
4306 Miller Road, Suite A (469) 443-5938
Rowlett, Texas 75088 BDArnold@drhorton.com
Contact: Blake D. Arnold
JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006 ychoi@jbipartners.com
Contact: Young Wook Choi
TBPE No. F-438 TBPLS No. 10076000



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 follows:

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 found for corner;
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 follows:
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 tract

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 4,800.00 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 paving 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 district’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 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, Texas.

Witness my hand at Dallas, Texas this the _____day of _____, 2024.

By: _____
Blake D. Arnold,
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. 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.

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

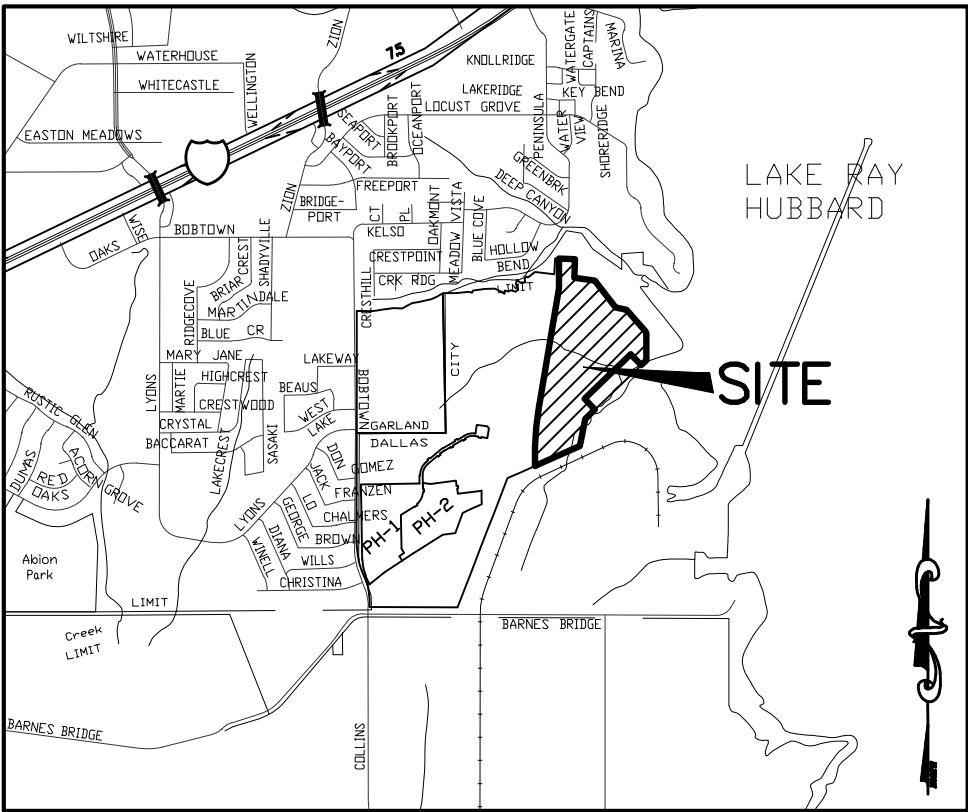
STATE OF TEXAS §

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	
I, <u>Tony Shidid</u> , Chairperson or <u>Brent 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 the _____ day of _____, A.D. 20____ by said Commission.	
Attest:	_____ Chairperson or Vice Chairperson City Plan Commission Dallas Texas
_____ 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. DEVELOPER

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

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006 ychai@jbipartners.com
Contact: Young Wook Choi
TBPE No. F–438 TBPLS No. 10076000