

**BOUNDARY  
LINE & CURVE TABLE**

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
V1	02°22'20" **	S 53°00'02" E	175.50'	7.27'	7.27'
V2	103°20'50"	N 74°08'22" E	235.50'	424.78'	369.50'
V3	59°25'01" ***	N 52°10'27" E	134.50'	139.48'	133.31'

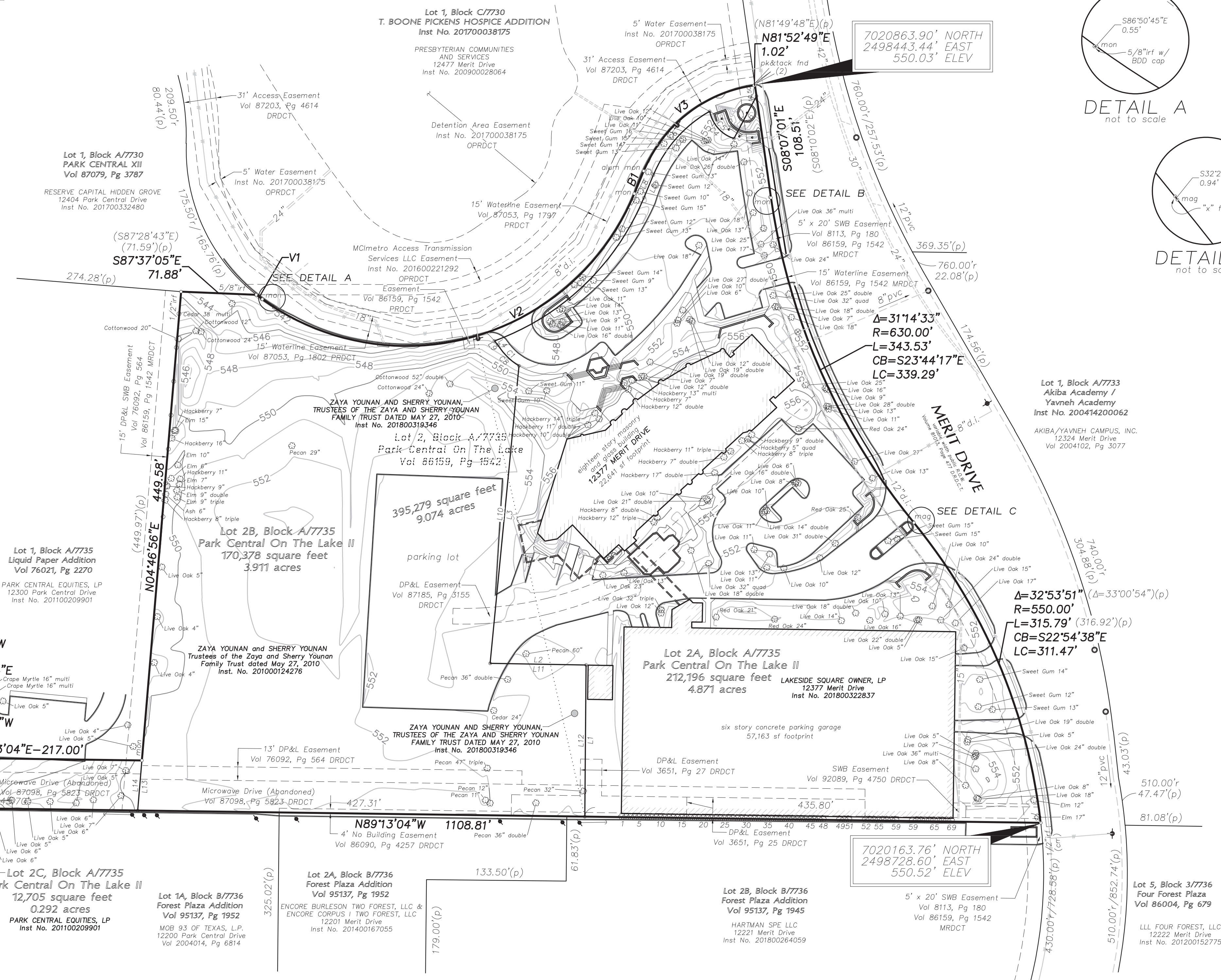
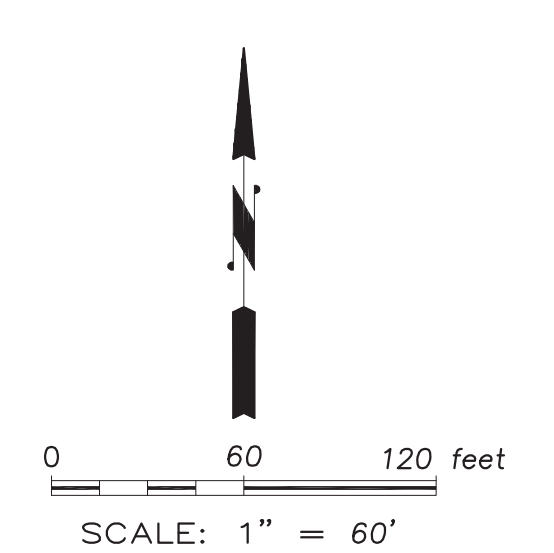
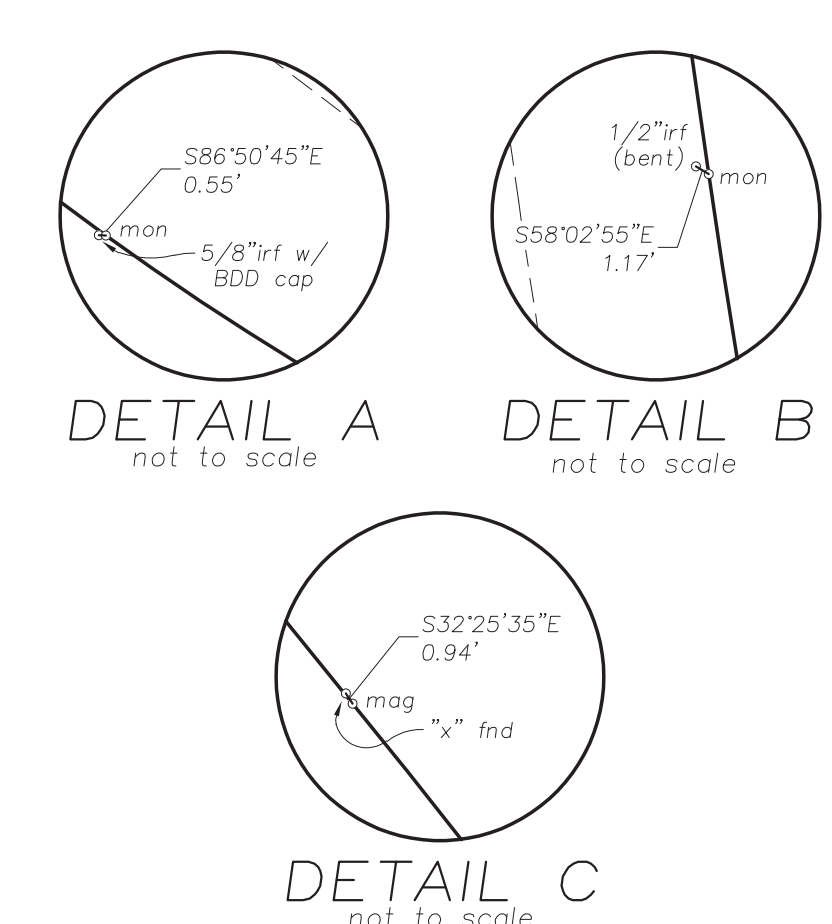
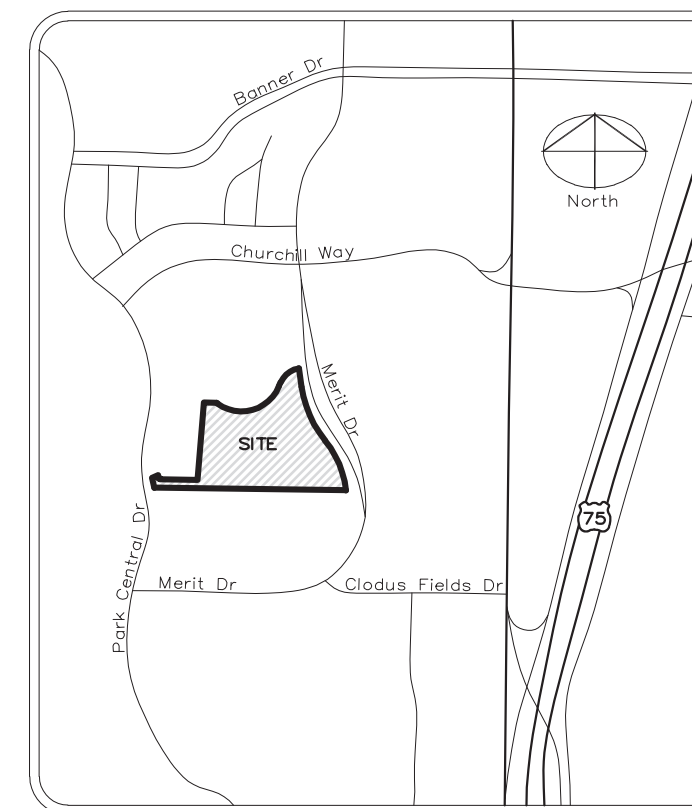
\*N 22°24'55" E (p)    \*\*02°14'43" (p)    \*\*\*59°25'08" (p)

**LOT LINE & CURVE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°29'04" E	144.86'
L2	N 88°59'57" W	91.72'
L3	N 05°32'51" E	285.66'
L4	N 39°51'57" W	5.19'
L5	N 22°27'56" E	23.50'
L6	N 28°03'30" E	45.92'
L7	S 28°03'30" W	45.92'
L8	S 22°27'56" W	23.50'
L9	S 39°51'57" E	5.19'
L10	S 05°32'51" W	285.66'
L11	S 88°59'57" E	91.72'
L12	S 00°29'04" W	144.86'
L13	N 04°46'56" E	48.04'
L14	S 04°46'56" W	48.04'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C1	27°16'50"	N 45°21'53" W	60.00'	28.57'	28.30'
C2	47°31'43"	N 46°13'47" E	245.50'	203.65'	197.86'
C3	38°03'08"	N 41°29'31" E	124.50'	82.69'	81.17'
C4	61°37'06"	S 41°42'24" E	34.00'	36.57'	34.83'
C5	61°37'06"	N 41°42'24" W	34.00'	36.57'	34.83'
C6	38°03'08"	S 41°29'31" W	124.50'	82.69'	81.17'
C7	47°31'43"	S 46°13'47" W	245.50'	203.65'	197.86'
C8	27°16'50"	S 45°21'53" E	60.00'	28.57'	28.30'

PREVIOUS PLAT ILLEGIBLE. EASEMENTS HAVE BEEN DEPICTED TO THE BEST OF OUR ABILITIES.



**CREPE MYRTLE TABLE  
FOR SOUTH SIDE OF PARKING GARAGE**

TREE	SIZE	TRUNKS	TREE	SIZE	TRUNKS
1	20"	4	36	13"	5
2	15"	3	37	12"	3
3	15"	4	38	17"	4
4	17"	4	39	10"	3
5	10"	4	40	18"	3
6	19"	4	41	11"	3
7	17"	5	42	11"	3
8	15"	5	43	14"	5
9	12"	3	44	12"	3
10	18"	4	45	13"	2
11	16"	4	46	13"	3
12	14"	4	47	17"	5
13	14"	3	48	15"	5
14	13"	5	49	8"	1
15	15"	5	50	8"	2
16	15"	10	51	12"	4
17	13"	6	52	4"	1
18	11"	6	53	11"	3
19	15"	3	54	10"	3
20	15"	4	55	10"	3
21	13"	5	56	11"	2
22	10"	5	57	16"	3
23	15"	6	58	12"	2
24	15"	5	59	10"	3
25	18"	7	60	13"	2
26	14"	5	61	11"	4
27	18"	9	62	10"	3
28	16"	5	63	14"	4
29	14"	4	64	7"	1
30	19"	7	65	15"	2
31	13"	5	66	11"	1
32	17"	4	67	10"	2
33	17"	5	68	16"	4
34	15"	4	69	16"	3
35	15"	5			

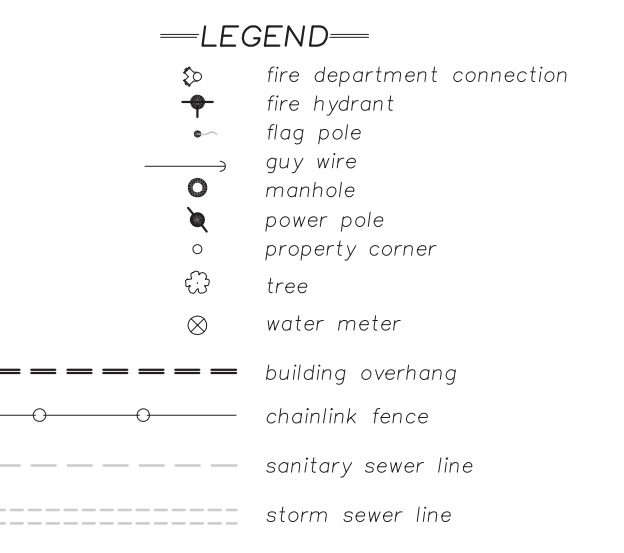
TREES NUMBERED ON DRAWING FROM LEFT TO RIGHT. APPROX. EVERY FIVE SHOWN

**PRELIMINARY PLAT  
PARK CENTRAL ON THE LAKE II  
LOTS 2A, 2B & 2C BLOCK A/7735  
A REPLAT OF  
LOT 2 Block A/7735  
PARK CENTRAL ON THE LAKE  
M.J. SANCHEZ SURVEY, ABSTRACT NO. 1272  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. S189-304  
OWNER: ZAYA YOUNAN and SHERRY YOUNAN, Trustees of the Zaya Younan and Sherry Younan Family Trust dated May 27, 2010  
OWNER: PARK CENTRAL EQUITIES, LP  
OWNER: LAKESIDE SQUARE OWNER, LP  
ENGINEER/SURVEYOR: Pibum & Carson, LLC  
801 E. Campbell Road - Suite 575  
Richardson, Texas 75081  
Ph: 214.328.3500 Fax: 214.328.3512  
CONTACT: Alison Hersey

**NOTES:**  
alum mon = aluminum monument stamped BDD  
T. BOONE HOSPICE PICKENS ADDITION found for corner  
cm = controlling monument  
irf = iron rod found for corner  
mag = mag nail with washer in concrete set for corner  
mon = 3" aluminum disk stamped "Park Central 3689" set for corner  
DRDCT = Deed Records, Dallas County, Texas  
MRDCT = Map Records, Dallas County, Texas  
OPRDCT = Official Public Records, Dallas County, Texas  
P.O.B = Point of Beginning  
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**GENERAL NOTES:**  
1. Lot-to-Lot drainage is not permitted without engineering section approval.  
2. Bearings are based the south line (N 89°13'04" W) of Lot 2, Block A/7735, Park Central on the Lake, recorded in Volume 86159, Page 1542, Deed Records, Dallas County, Texas.  
3. The purpose of this plat is to create three lots.  
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. Buildings to remain.  
6. Adjacent line dimensions and curve information per plot (p) and deed (d) and not measured.  
7. No structures over 6" may cross a lot line.



Engineering Firm #100871-00  
File No. 16013