





OWNER'S CERTIFICATE

STATE OF TEXAS §

DALLAS COUNTY §

WHEREAS D.R. Horton-Texas, Ltd. Is the owner a tract of land located in the City of Dallas ETJ, being in Dallas County, Texas, a part of the B.O.C. Pound Survey, Abstract No. 1143, a part of the B.O.C. Pound Survey, Abstract No. 1168, 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:

COMMENCING at a “P-K’ nail found in the west line of said 326.422 acre tract of land, being the southwest corner of a 40 foot wide right-of-way dedication for Bobtown Road as shown on the plat for Cypress Cove, Phase 1, an addition to the City of Garland Texas according to the plat thereof as recorded as Instrument No. 201300107005, Official Public Records, Dallas County, Texas, being the approximate southwest corner of said Abstract No. 1168, the approximate northwest corner of said Abstract No. 1143, and being in the approximate centerline of the existing asphalt pavement for said Bobtown Road;

THENCE, along the south line said right-of-way dedication tract, the south line of said Abstract No. 1168, and the north line of said Abstract No. 1143, South 89 degrees 47 minutes 53 seconds East, a distance of 30.00 feet to a 1/2” iron rod with cap stamped “JBI” set for the POINT OF BEGINNING;

THENCE, continuing along said common Abstract line, South 89 degrees 47 minutes 53 seconds East, passing at a distance of 20.00 feet a one-half inch iron rod with cap stamped “JBI” found for the southeast corner of Lot 10, Block 7 (Common Area), said Cypress Cove, Phase 1, said point being the southwest corner of Lot 11, Block 7 (Common Area), Cypress Cove Phase 2, an addition to the City of Garland, Texas according to the plat thereof as recorded as Instrument No. 201600078174, Official Public Records, Dallas County, Texas, continuing along the south line of said Lot 11 for a total distance of 1,302.71 feet to a 1/2” iron rod found with cap stamped “JBI” found for the southeast corner of said Cypress Cove, Phase 2 addition;

THENCE, along the east line of said Cypress Cove, Phase 2, North 00 degrees 03 minutes 51 seconds East, a distance of 149.09 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

THENCE, departing the east line of said Cypress Cove, Phase 2, over and across said 326.422 acre tract as follows:

South 89 degrees 56 minutes 09 seconds East, a distance of 80.00 feet to a 1/2” iron rod with cap stamped “JBI” set for corner, the beginning of a non-tangent curve to the left;

Along said curve to the left having a central angle of 15 degrees 20 minutes 59 seconds, a radius of 200.00 feet, an arc length of 58.94 feet, a tangent length of 29.65 feet, and a chord bearing of South 07 degrees 36 minutes 39 seconds and a chord distance of 58.76 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

North 84 degrees 08 minutes 21 seconds East, a distance of 281.60 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 05 degrees 31 minutes 39 seconds East, a distance of 286.00 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 84 degrees 08 minutes 21 seconds West, a distance of 25.26 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 05 degrees 51 minutes 39 seconds East, a distance of 115.90 feet to a 1/2” iron rod with cap stamped “JBI” set for corner, the beginning of a non-tangent curve to the left;

Along said curve to the left having a central angle of 22 degrees 54 minutes 01 seconds, a radius of 965.00 feet, an arc length of 385.70 feet, a tangent length of 195.46 feet, a chord bearing of South 70 degrees 13 minutes 11 seconds West, and a chord distance of 383.13 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 58 degrees 46 minutes 11 seconds West, a distance of 522.34 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 01 degrees 55 minutes 29 seconds West, a distance of 62.31 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 00 degrees 02 minutes 42 seconds West, a distance of 679.80 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 32 minutes 23 minutes 21 seconds East, a distance of 113.39 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 57 degrees 36 minutes 39 seconds West, a distance of 127.18 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 32 degrees 23 minutes 21 seconds East, a distance of 115.40 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 57 degrees 36 minutes 39 seconds West, a distance of 479.76 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

South 51 degrees 40 minutes 28 seconds West, a distance of 431.07 feet to a 1/2” iron rod with cap stamped “JBI” set for corner, being in the existing easterly right-of-way line of Bobtown Road (variable width R.O.W.) and the easterly line of a called 2.50 acre tract of land disannexed by the City of Dallas as described by City of Dallas Ordinance No. 16786, dated December 10, 1980, the beginning of a non-tangent curve to the left;

THENCE, along said easterly right-of-way line and along the easterly line of said 2.5 acre tract as follows: Along said curve to the left, having a central angle of 03 degrees 06 minutes 23 seconds, a radius of 984.96 feet, an arc length of 53.40 feet, a tangent length of 26.71 feet, a chord bearing of North 20 degrees 37 minutes 06 seconds West, and a chord distance of 53.40 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

North 22 degrees 10 minutes 18 seconds West, a distance of 166.66 feet to a 1/2” iron rod with cap stamped “JBI” set for corner, the beginning of a curve to the right;

Along said curve to the right, having central angle of 22 degrees 13 minutes 00 seconds, a radius of 924.30 feet, an arc length of 358.40 feet, a tangent length of 181.48 feet, a chord bearing of North 11 degrees 03 minutes 48 seconds, and a chord distance of 356.16 feet to a 1/2” iron rod with cap stamped “JBI” set for corner;

North 00 degrees 02 minutes 42 seconds East, a distance of 1,661.80 feet to the POINT OF BEGINNING and containing 2,127,934 square feet or 48.851 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, PHASE 1** 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 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 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 _____, 2019.

By: David L. Booth, 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 David L. Booth, 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 _____, 2019.

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 _____, 2019.

Notary Public, State of Texas

CITY PLAN FILE NO. **S190-006**
PRELIMINARY PLAT

**FIRESIDE BY THE LAKE,
PHASE 1**

161 LOTS
DALLAS COUNTY MUD. NO. 4
48.851 ACRES
B.O.C. POUND SURVEY, ABSTRACT NO. 1143
B.O.C. POUND SURVEY, ABSTRACT NO. 1168
CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS

D.R. HORTON—TEXAS, LTD. DEVELOPER
4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

Revised:
Date: October 08, 2019 Sheet 3 of 3