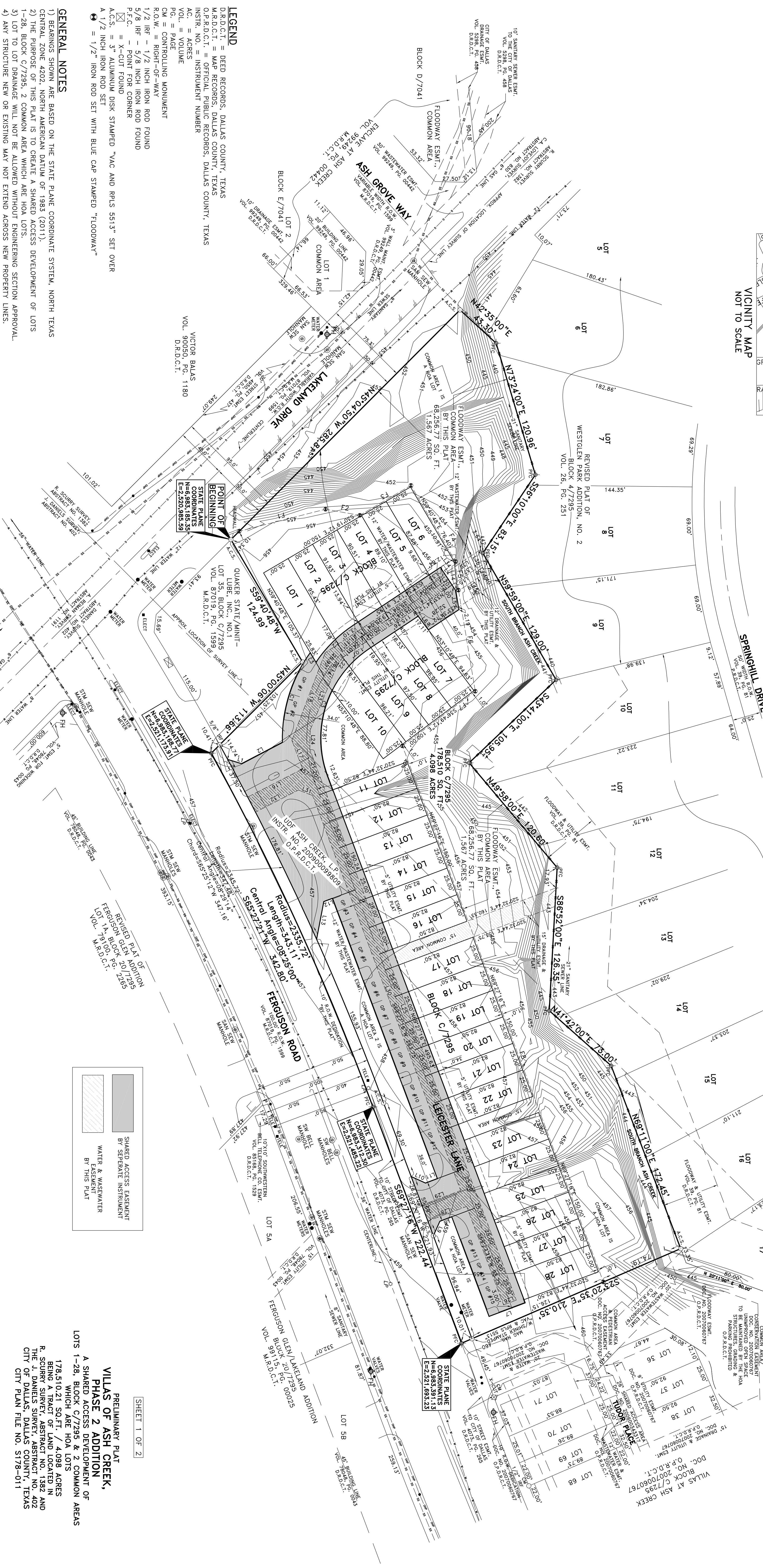


LINE	BEARING	LENGTH
L1	N16°58'53"E	12.25
L2	S77°40'59"E	40.64
L3	N89°40'48"E	9.80
L4	N86°25'48"E	24.80
L5	N80°34'56"E	16.99
L6	N83°02'48"E	13.92
L7	S00°32'44"E	32.81
L8	S00°32'44"E	32.81
L9	S65°41'59"E	14.01
L10	S24°22'31"W	13.82
L11	S20°32'44"E	32.71
L12	S20°32'44"E	29.80
L13	N20°32'44"W	38.50
L14	N83°53'42"E	22.82
L15	S33°34'12"E	1.59

LINE	BEARING	LENGTH
L16	N27°10'23"W	54.34
L17	N69°27'16"E	26.78
L18	S89°14'02"E	82.69
L19	S33°34'12"E	126.16
L20	N89°34'56"E	12.00
L21	S83°04'12"E	118.26
L22	S83°04'12"E	37.51
L23	S67°19'12"E	60.46
L24	S88°55'58"E	17.43
L25	N69°27'16"E	518.24
L26	N20°32'44"W	12.00
L27	N69°27'16"E	92.70
L28	N20°32'44"W	38.50
L29	N69°27'16"E	371.81
L30	N21°08'26"E	13.30
L31	N27°10'23"W	42.55

LINE	BEARING	LENGTH
L32	N16°58'53"E	78.48
L33	S33°34'12"E	3.40
L34	N50°25'48"E	6.50
L35	S33°34'12"E	34.98
L36	N50°19'12"W	52.18
L37	N89°40'48"E	25.38
L38	S83°04'12"E	80.42
L39	S83°04'12"E	37.51
L40	N89°59'00"E	12.02
L41	S33°34'12"E	42.48

LINE	BEARING	LENGTH
F1	N16°19'37"W	78.48
F2	N10°04'50"E	50.71
F3	N50°19'12"W	52.18
F4	N89°40'48"E	25.38
F5	S83°04'12"E	80.42
F6	S83°04'12"E	37.51
F7	N89°59'00"E	12.02
F8	N69°27'16"E	504.75



LEGEND

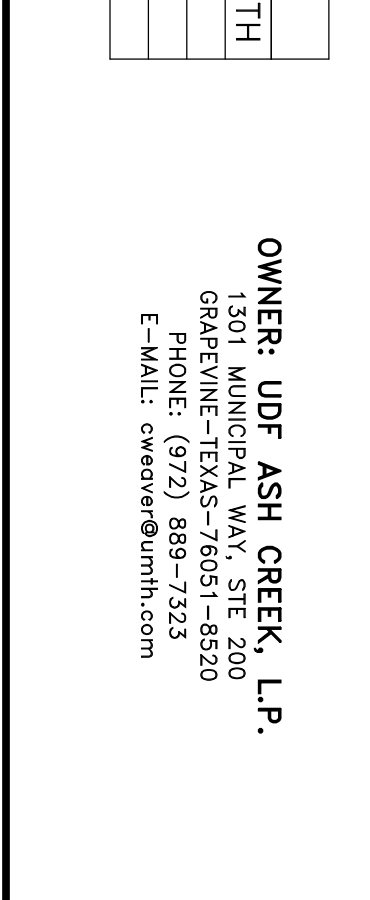
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INSTR. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CN = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2 IRF = 1/2 INCH IRON ROD FOUND
 5/8 IRF = 5/8 INCH IRON ROD FOUND
 F.L.C. = POINT FOR CORNER
 X = CUT FOUND
 A.C.S. = 3 ALUMINUM DISK STAMPED "VAC AND PRIS 5513" SET OVER
 A 1/2 INCH IRON ROD SET
 * = 1/2" IRON ROD SET WITH BLUE CAP STAMPED "FLOODWAY"

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE A SHARED ACCESS DEVELOPMENT OF LOTS 1-28, BLOCK C/7295, 2 COMMON AREA WHICH ARE HOA LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) TPOOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- 6) ALL BUILDINGS EXISTING ON PROPERTY WILL BE REMOVED.
- 7) ACCORDING TO THE F.L.P.M. NO. 4811300355K, THIS PROPERTY DOES LIE IN ZONE AE & X AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) "NO VEHICULAR ACCESS IS PERMITTED TO LAKELAND DRIVE OR ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET."
- 9) GENERAL PARKING #1-15 = 9 X 12'

CURVE TABLE

CURVE RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
C1	129.00°	37°24.37"	84.23°	82.74'
C2	120.00°	22°23.05"	46.88°	46.58'
C3	93.00°	76°58.32"	127.83°	118.29'



OWNER: UDE ASH CREEK, L.P.
 19095 Shiloh Road, Ste. 200
 Dallas, TX 75228
 PHONE: (972) 889-7323
 E-MAIL: csw@ashcreek.com

PLANNING & SURVEYING
 Main Office: 19095 Shiloh Road, Ste. 200, Dallas, TX 75228
 P: 214.949.0485
 F: 214.949.2216
 Form No. 01/06/8800
 www.cbgsurveying.com

PRELIMINARY PLAT
VILLAS OF ASH CREEK,
PHASE 2 ADDITION
 A SHARED ACCESS DEVELOPMENT OF LOTS 1-28, BLOCK C/7295 & 2 COMMON AREAS WHICH ARE HOA LOTS

178,510.21 SQ.FT. / 4.098 ACRES
 BEING A TRACT OF LAND LOCATED IN R. SCURRY SURVEY, ABSTRACT NO. 1382 AND THE J. DANIELS SURVEY, ABSTRACT NO. 402 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. 5178-011

SHEET 1 OF 2