

SEDGEWICK DRIVE
(79' RIGHT-OF-WAY)
(INST. NO. 200900128293)
(O.P.R.D.C.T.)

POINT OF COMMENCING

LOT 4A, BLOCK A/8125
LAKE HIGHLANDS TOWN CENTER,
MULTIFAMILY NO. ONE
(INST. NO. 201400224254)
(O.P.R.D.C.T.)

PART OF
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)
(O.P.R.D.C.T.)

LOT 4B, BLOCK A/8125
LAKE HIGHLANDS TOWN CENTER,
MULTIFAMILY NO. ONE
(INST. NO. 201400224254)
(O.P.R.D.C.T.)

LHCT BLOCK D, LLC
(INST. NO. 201200227220)
(O.P.R.D.C.T.)

WATERCREST PARKWAY
(INST. NO. 200900128293)
(O.P.R.D.C.T.)

WATERCREST PARKWAY
(DEDICATED BY THIS PLAT)

POINT OF BEGINNING

PART OF
LOT 1-A, BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
(VOL. 76202, PG. 379)
(O.P.R.D.C.T.)

SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 3892, PG. 532)
(D.R.D.C.T.)

BLOCK 2/8125
ENCLAVE AT
LAKE HIGHLANDS TC

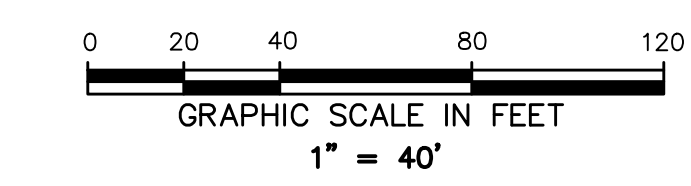
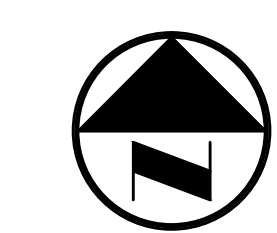
PART OF
PC LH LAND PARTNERS, LP
(INST. NO. 20070235129)
(O.P.R.D.C.T.)

5.106 ACRES
(222,418 SF)

25' BUILDING LINE
(VOL. 74172, PG. 1773)
(VOL. 76202, PG. 379)
(REMOVED BY THIS PLAT)

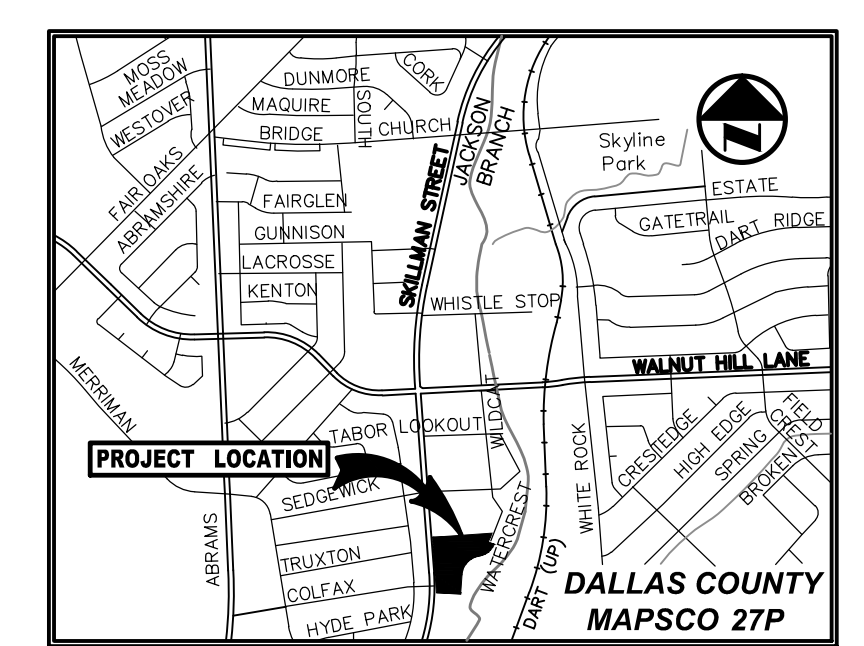
REVISED PLAT OF LOTS 3 THRU 10 IN CITY BLOCK 6/7682 MERRIMAN PARK
ESTATES NO. 2 AND LOTS 11, BLOCK 6/7682 AND LOTS 8 THRU 17 IN CITY
BLOCK C/7682 REVISED PLAT OF MERRIMAN PARK ESTATES NO. 3
(VOL. 74113, PG. 2168)
(D.R.D.C.T.)

COLFAX DRIVE



LEGEND

- MNF MAG NAIL W/ WASHER FOUND
- (C.M.) CONTROLLING MONUMENT
- (D.R.D.C.T.) DEED RECORDS DALLAS COUNTY, TEXAS
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY CENTERLINE
- FLOOD LINE
- 480 100-YEAR WATER SURFACE CONTOURS



VICINITY MAP
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	LENGTH
L1	N 24°21'49" E	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	022°04'08"	62.00'	23.88'	12.09'	N 13°19'45" E	23.73'
C2	047°16'38"	62.00'	51.16'	27.14'	N 48°00'08" E	49.72'
C3	006°37'34"	62.00'	7.17'	3.59'	N 74°57'14" E	7.17'
C4	074°19'01"	262.00'	339.83'	198.57'	N 41°06'31" E	316.51'

NOTES

1. Bearing system for this survey is based on a bearing of South 86 degrees, 14 minutes, 00 seconds West, for the south line of Lots 4A and 4B, Block A/8125 according to the plat of Lots 4A and 4B, Block A/8125, Lake Highlands Town Center, Multifamily No. One, an addition to the City of Dallas, recorded in Instrument No. 201400224254 of the Official Public Records, Dallas County, Texas.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4811300355K, Community Panel No. 480171 0355 K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "AE" - Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined..
3. Lot to lot drainage is not permitted without Engineering Section approval.
4. All of the Deed references shown herein are filed in the Deed Records of Dallas County, Texas unless otherwise noted.
5. The purpose of this replat is to subdivide part of Lot 1-A, Block 2/8125, Jackson Square Addition No. 1 into fifty five (55) lots and remove a 25' building line.
6. The subject property shown hereon is a portion of the property described in Exhibit A (Page 66) in the Deed Restriction and Easement Agreement recorded in Instrument No. 201100084489 of the Official Public Records of Dallas County, Texas.
7. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983(2011) on grid values, no scale and no projection.
8. No structures exist.
9. The shared access area is limited to single family access.

1 DETAIL
NOT TO SCALE

ZONE "AE"
PART OF
LOT 1-A, BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
(VOL. 76202, PG. 379)
(D.R.D.C.T.)
CITY OF DALLAS
(INST. NO. 201100084491)
(O.P.R.D.C.T.)

A=76°58'12"
R=200.00'
L=268.68'
T=159.00'
CB=S 42°26'06" W
CD=248.92'

A=56°33'23"
R=200.00'
L=197.42'
T=107.59'
CB=S 52°38'31" W
CD=189.50'

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PRELIMINARY PLAT - ENCLAVE AT LAKE HIGHLANDS TC

SHEET 1 OF 2
PRELIMINARY PLAT
ENCLAVE AT
LAKE HIGHLANDS TC
LOT 2 THROUGH LOT 56,
BLOCK 2/8125, A SHARED
ACCESS SUBDIVISION AND
WATERCREST PARKWAY
BEING A REPLAT OF
PART OF LOT 1-A, BLOCK 2/8125
JACKSON SQUARE ADDITION NO. 1
SITUATED IN THE
W.P. WYCHE SURVEY, ABSTRACT NO. 1522,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-196
ENG. FILE NO.

Pacheco Koch 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY RMT	CHECKED BY MLL	SCALE 1"=40'	DATE 05/05/2016	JOB NUMBER 2253-15.412
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SURVEYOR:
PACHECO KOCH, LLC
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107
PH: 817-412-7155
CONTACT: MICHAEL LEWIS, JR, RPLS

OWNER:
PC LH LAND PARTNERS, LP
6060 N. CENTRAL EXPY, SUITE 642
DALLAS, TEXAS 75206
PHONE: 214-292-3759
CONTACT: DAVID DIERKES