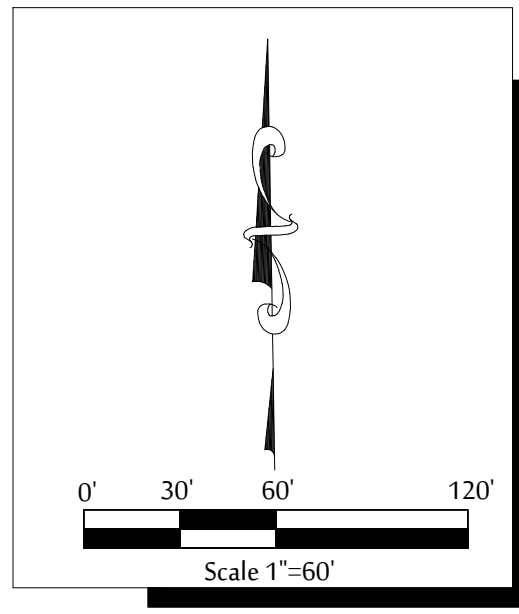


MAPSCO-69K
LOCATION MAP
(NOT TO SCALE)



LINE TABLE		
No.	Bearing	Length
L1	S0°52'06"E	136.76'
L2	S74°42'02"W	1122.33'
L3	S89°07'54"W	530.33'
L4	S0°52'06"E	23.00'
L5	S0°52'06"E	446.73'
L6	N0°52'06"W	96.26'
L7	N74°42'02"E	1085.18'
L8	N89°07'54"E	483.81'
L9	S89°07'54"W	382.80'
L10	S0°52'06"E	389.96'
L11	S0°52'06"E	389.96'
L12	N89°07'54"E	98.23'
L13	N74°42'02"E	1098.43'
L14	N0°52'06"W	116.21'

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C1	257°52'40"	50.00'	225.04'	77.78'	S47°54'57"E
C2	149°33'17"	50.00'	130.51'	96.49'	N36°54'58"E

ABBREVIATION LEGEND	
CIWF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "WAI"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

BENCH MARKS:

BM #1 - "X" cut in top of concrete curb, east curb line of concrete drive, ±153.5 feet south of the north property line and ±66.8 feet east of the west property line. ELEVATION - 435.03 feet

BM #2 - "X" cut at the northeast corner of a concrete apron around a storm water manhole, ±1091.7 feet east of the centerline of Saint Augustine Road and ±16.2 feet south of the centerline of Brierwood Lane. ELEVATION - 435.84 feet

- GENERAL NOTES:
- Lot to lot will not be allowed without Engineering Section approval.
 - Any structure new or existing may not extend across new property line.
 - The purpose of the plat is to create one platted subdivision from Unplatted land.
 - Contours derived from City of Dallas Water Department Benchmarks.
 - All existing structure are demolished from the property. New structures are proposed.

PURPOSE OF PLAT : DIVIDE THE LAND IN TO 79 SINGLE FAMILY LOTS & ONE DETENTION POND

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PRELIMINARY PLAT BRIERWOOD HEIGHTS PHASE 3 19.108 ACRES IN THE ISHAM B. BROWDER SURVEY, ABSTRACT NO. 71 OPRDCT CITY OF DALLAS, DALLAS COUNTY, TEXAS. CITY PLAT FILE NO. S-178-229

- NOTES :
- No concentrated stormwater flow greater than 10 cfs will be allowed to enter the right of way at any location.
 - Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 - All garage door set-backs to be min.30 ft. from front yard property lines.
 - S private retaining wall maintenance easement is dedicated on lots on the non retained side.
 - All common area lots to be permanently owned and maintained by a homeowners association established prior to construction of the first lot.
 - Prior to issuance of each and every building permit, a grading plan shall be submitted that demonstrates conformance with the site grading for this subdivision.
 - All new utilities will be installed under-ground.
 - All commercial dumpsters shall be constructed, placed, screened and maintained in accordance with chapter 33 of the code of ordinance.
 - Any plan to use water injection or any other chemical injections for any purpose shall be reviewed and approved by the CIP/Engineering Department prior to any application at the Site.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0460K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.