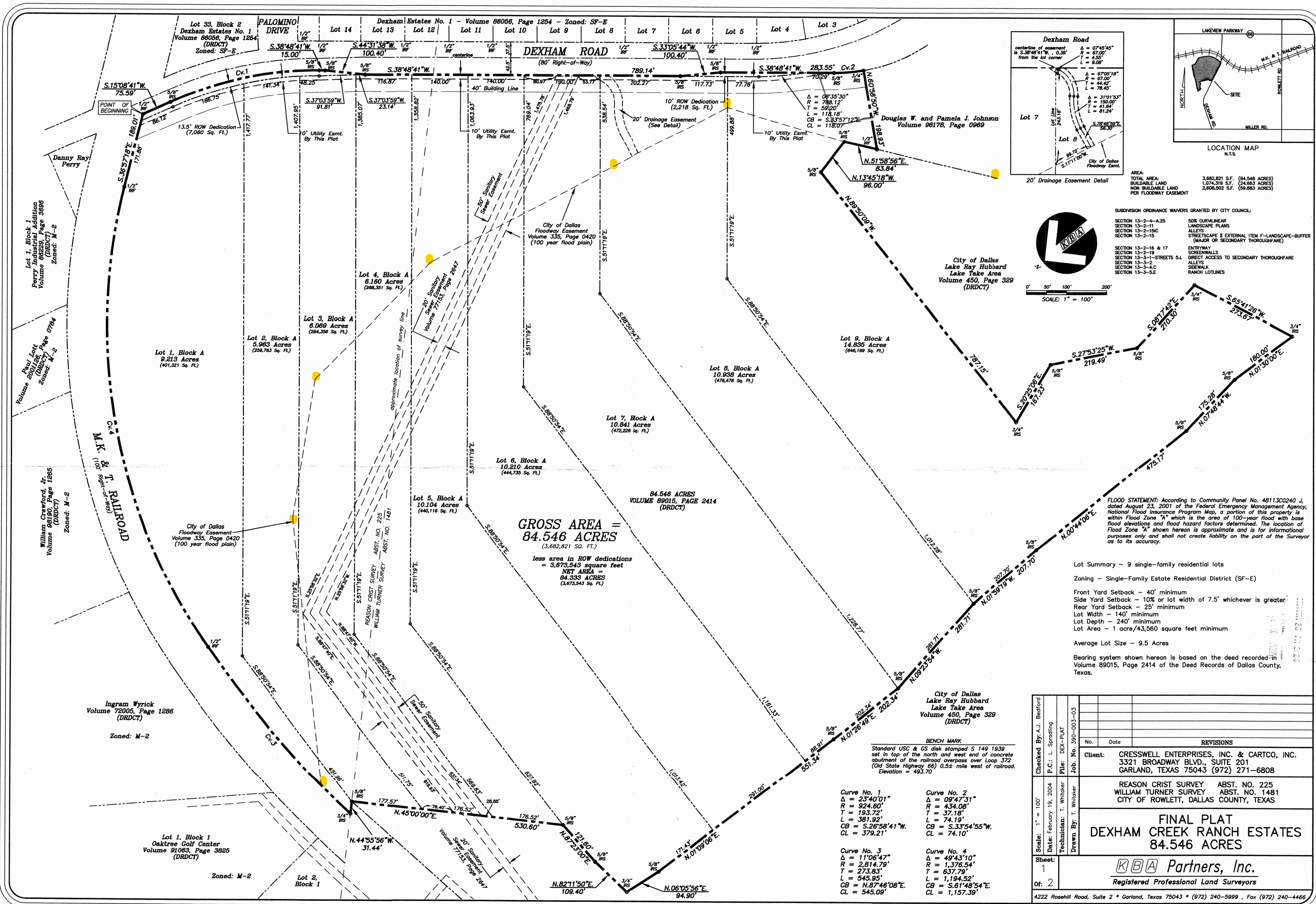
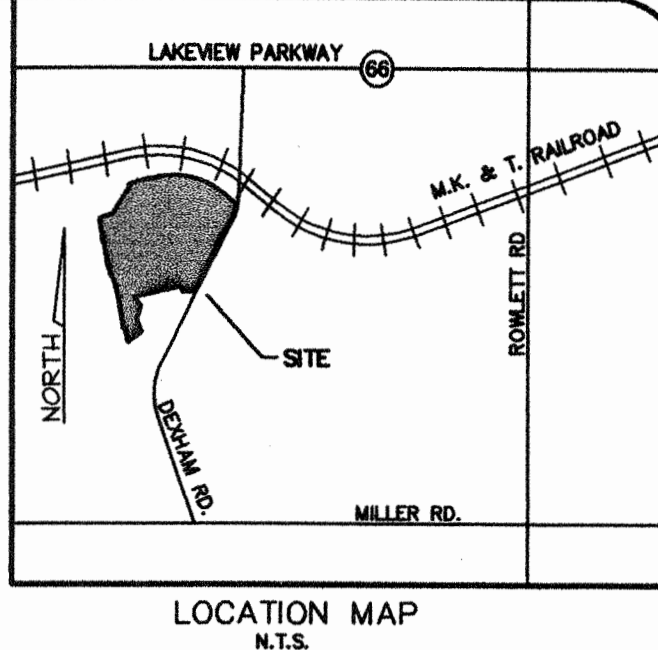
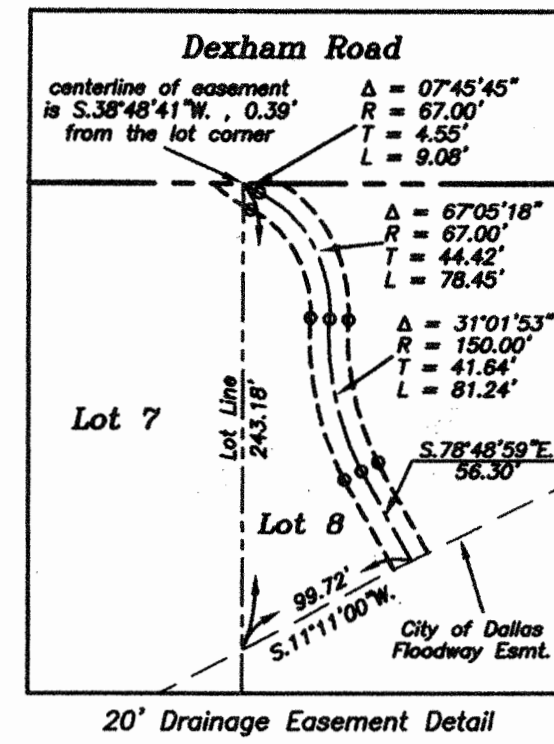


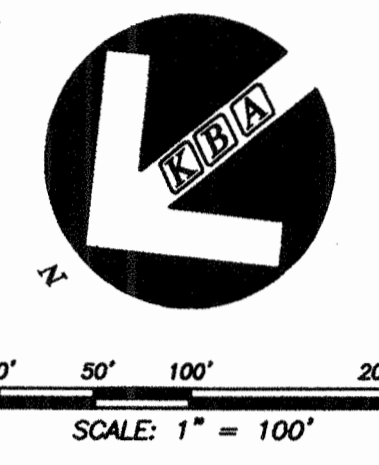
1: 120031231361\DEX-PLAT.dwg Tue May 11 07:27:52 2004



GROSS AREA = 84.546 ACRES
(3,682,821 SQ. FT.)
less area in ROW dedications = 3,673,543 square feet
NET AREA = 84.333 ACRES
(3,673,543 SQ. FT.)



AREA:
TOTAL AREA: 3,682,821 S.F. (84.546 ACRES)
BUILDABLE LAND: 1,074,319 S.F. (24.663 ACRES)
NON BUILDABLE LAND PER FLOODWAY EASEMENT: 2,608,502 S.F. (59.883 ACRES)



- SUBDIVISION ORDINANCE WAIVERS GRANTED BY CITY COUNCIL:
- SECTION 13-2-4-A.25 50% CURVILINEAR LANDSCAPE PLANS
 - SECTION 13-2-11 ALLEYS
 - SECTION 13-2-15 STREETScape II EXTERNAL ITEM F-LANDSCAPE-BUFFER (MAJOR OR SECONDARY THOROUGHFARE)
 - SECTION 13-2-16 & 17 ENTRYWAY SCREENWALLS
 - SECTION 13-3-1-STREETS S.L. DIRECT ACCESS TO SECONDARY THOROUGHFARE
 - SECTION 13-3-2 ALLEYS
 - SECTION 13-3-4-C SIDEWALK
 - SECTION 13-3-5-E RANCH LOT LINES

FLOOD STATEMENT: According to Community Panel No. 48113C0240 J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to its accuracy.

Lot Summary - 9 single-family residential lots
Zoning - Single-Family Estate Residential District (SF-E)
Front Yard Setback - 40' minimum
Side Yard Setback - 10% or lot width of 7.5' whichever is greater.
Rear Yard Setback - 25' minimum
Lot Width - 140' minimum
Lot Depth - 240' minimum
Lot Area - 1 acre/43,560 square feet minimum
Average Lot Size - 9.5 Acres
Bearing system shown hereon is based on the deed recorded in Volume 89015, Page 2414 of the Deed Records of Dallas County, Texas.

BENCH MARK
Standard USC & GS disk stamped S 149 1939 set in top of the north and west end of concrete abutment of the railroad overpass over Loop 372 (Old State Highway 66) 0.5± mile west of railroad. Elevation = 493.70

Curve No. 1
Δ = 23°40'01"
R = 924.60'
T = 193.72'
L = 381.92'
CB = S.26°58'41"W.
CL = 379.21'

Curve No. 2
Δ = 09°47'31"
R = 434.08'
T = 37.18'
L = 74.19'
CB = S.33°54'55"W.
CL = 74.10'

Curve No. 3
Δ = 11°06'47"
R = 2,814.79'
T = 273.83'
L = 545.95'
CB = N.87°46'08"E.
CL = 545.09'

Curve No. 4
Δ = 49°43'10"
R = 1,376.54'
T = 637.79'
L = 1,194.52'
CB = S.61°48'54"E.
CL = 1,157.39'

Checked By: A.J. Bedford	No.	Date	REVISIONS
P.C.: L. Spradling			
File: DEX-PLAT			
Job No. 390-003-03			
Date: February 19, 2004			
Technician: T. Whitaker			
Drawn By: T. Whitaker			
Client: CRESSWELL ENTERPRISES, INC. & CARTCO, INC. 3321 BROADWAY BLVD., SUITE 201 GARLAND, TEXAS 75043 (972) 271-6808			
Reason Crst Survey Abst. No. 225 William Turner Survey Abst. No. 1481 City of Rowlett, Dallas County, Texas			
FINAL PLAT DEXHAM CREEK RANCH ESTATES 84.546 ACRES			
K&B Partners, Inc. Registered Professional Land Surveyors			
Sheet: 1			
Of: 2			
4222 Rosehill Road, Suite 2 • Garland, Texas 75043 • (972) 240-5999 • Fax (972) 240-4466			