



LEGEND

IRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS

- NOTES:**
1. BASIS OF BEARING - SUBJECT TRACT
 2. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING DEPARTMENT APPROVAL
 3. YARD SETBACKS:
 - FRONT - 20'
 - REAR - 5'
 - SIDE - 5'
 - SIDE - CORNER LOT - 15'
 4. H.O.A. TO OWN AND MAINTAIN OPEN SPACE
 5. NO IMPROVEMENTS ON SITE
 6. A 20% LOT REDUCTION IS REQUESTED IN THIS C.U.D. OPEN SPACE AREAS "LOTS 1-X, 2-X, 3-X, 4-X" WILL BE USED AS A PERMANENT OPEN SPACE TO OFFSET THE LOT REDUCTIONS IN ACCORDANCE WITH THE C.U.D. REQUIREMENTS

- NOTES:**
1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- SCHEDULE "B" ITEMS**
- 10f. Easement to IP&L Vol. 3849, Pg. 38, DRDCT-AS SHOWN
 - 10g. Easement to IP&L Vol. 2303, Pg. 168, DRDCT-AS SHOWN

TOTAL NUMBER OF LOTS	166 S-F & 4 O.S. LOT
TOTAL AREA	43.082 AC.
OPEN SPACE	9.19 AC.
R-7.5 AREA REQUIRED	7500 SF
ALLOWED LOT AREA REDUCTION (20%) PER LOT	1500 SF
MINIMUM LOT AREA ALLOWED	6000 SF
SMALLEST LOTS	6000 SF

"THIS DOCUMENT SHALL NOT BE RECORDED"

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 170 RESIDENTIAL LOTS OUT OF THE 43.082 AC. OF LAND

City File Plan No. S190-068
Preliminary Plat
 COMMUNITY UNIT DEVELOPMENT

Caldwell Farms
 Block A/8838, Lots 1-55
 Block B/8838, Lots 1-19
 Block C/8838, Lots 1-50
 Block D/8838, Lots 1-21
 Block E/8838, Lots 1-5
 Block F/8838, Lots 1-3
 Block G/8838, Lots 1-17
 4 Open Spaces, Lot 1-X, 2-X, 3-X, 4-X

Being a 43.082 Acre Tract in the 8838 Block out of the S.A. Haught Survey, Abstract No. 567 in the City of Dallas, Dallas County, Texas

Owner:
CARL PORTER JR., CALDWELL
 3301 SW 134th, Pl.
 Miami, Florida 33175

Surveyor:
R.C. Myers Surveying, LLC
 488 Arroyo Ct.
 Sunnyvale, Texas 75182
 214.532.0636
 Firm No. 10192300



Developer/Applicant:
TACK TEAM INVESTMENTS LLC
 3076 Hays Lane
 Rockwall, Texas 75087
 972.388.6383
 Contact: Pat Atkins

