



LEGEND

SHEET 2 OF 7

SHEET 3 OF 7

SHEET 4 OF 7

INDEX MAP

SCALE:

REFERENCE SHEET 6 FOR LINE TABLE
AND CURVE TABLE

PLAT PURPOSE:
TO CREATE A SUBDIVISION CONSISTING OF 258 RESIDENTIAL LOTS AND 4
COMMON AREA LOTS FROM AN EXISTING TRACT OF LAND.

PRELIMINARY NOTE:
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DOCUMENT.

FLOOD NOTE:
AS SHOWN ON THE SURVEY, PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AMENDED. THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE A AND ZONE X AS EXPLAINED ON COMMUNITY PANEL NUMBER 4813C0511 AND 4813C0495K OF THE FLOOD INSURANCE RATE MAP CITY OF DALLAS, TEXAS, DATED JULY 7, 2014. AREAS OF LOCAL DRAINAGE ARE NOT NOTED ON THIS MAP.

GENERAL NOTES:

1. THE BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS (4202) NORTH AMERICAN DATUM 1983 (2011).
2. ALL CORNERS ARE SET IN ACCORDANCE WITH THE CITY OF DALLAS SURVEYING STANDARDS SET FORTH IN THE CITY OF DALLAS ORDINANCE NO. 19455 SEC. 31A-8.6177, 8.603 [A](6)[A](IX) AND WILL BE SET UPON SUBSTANTIAL COMPLETION OF CONSTRUCTION ACTIVITIES.
3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTOR APPROVAL.
4. MINIMUM LOT SIZE PERMITTED IS 5,000 SQUARE FEET.
5. ALL FOUND MONUMENTS AROUND THE EXTENTS OF THIS PLAT ARE CONTROL MONUMENTS.
6. UNLESS OTHERWISE NOTED EASEMENTS SHOWN HEREON ARE DEDICATED UPON FILING OF THIS PLAT.

LOT DATA			
BLOCK & LOT	SQ.FOOT	USE	
BLK 1/18/260, LOT 5	8447	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 6	6412	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 7	5399	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 8	5399	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 9	4999	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 10	9296	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 11	9022	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 12	5006	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 13	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 14	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 15	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 16	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 17	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 18	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 19	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 20	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 21	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 22	5000	SINGLE FAMILY RESIDENTIAL	
BLK 1/18/260, LOT 23	5950	SINGLE FAMILY RESIDENTIAL	
BLK 11/8/260, LOT 1	5950	SINGLE FAMILY RESIDENTIAL	

LOT DATA			
BLOCK & LOT	SQ.FOOT	USE	
BLK 11/8260, LOT 2	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 3	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 4	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 5	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 6	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 7	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 8	5145	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 9	5245	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 10	5826	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 11	5000	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 12	5181	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 13	6389	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 14	7285	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 15	11516	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 16	7080	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 17	5806	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 18	8122	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 19	5755	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 20	6169	SINGLE FAMILY RESIDENTIAL	
BLK 11/8260, LOT 21	5693	SINGLE FAMILY RESIDENTIAL	

LOT DATA		
BLOCK & LOT	SQ.FOOT	USE
BUX 11/8260, LOT 22	5396	SINGLE FAMILY RESIDENTIAL
BUX 11/8260, LOT 23	5395	SINGLE FAMILY RESIDENTIAL
BUX 11/8260, LOT 24	5395	SINGLE FAMILY RESIDENTIAL
BUX 11/8260, LOT 25	5540	SINGLE FAMILY RESIDENTIAL
BUX 11/8260, LOT 26	6150	SINGLE FAMILY RESIDENTIAL
BUX 11/8260, LOT 27	7244	SINGLE FAMILY RESIDENTIAL
BUX 11/8260, LOT 28	9649	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 1	9540	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 2	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 3	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 4	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 5	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 6	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 7	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 8	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 9	7200	SINGLE FAMILY RESIDENTIAL
BUX 12/8260, LOT 10	7200	SINGLE FAMILY RESIDENTIAL

OPEN SPACE DATA		
BLOCK & LOT	SQ.FOOT	USE
COMMON AREA "A", BLK 3/8260	219907	OPEN SPACE
COMMON AREA "B", BLK 7/8260	443140	OPEN SPACE
COMMON AREA "C", BLK 9/8260	58678	OPEN SPACE
COMMON AREA "D", BLK 12/8260	6314	OPEN SPACE

DATE OF PREPARATION: JANUARY 24, 2020

PRELIMINARY PLAT
OF
COLLEGE PARK, NO. 7A
BLOCK 3/8260 - BLOCK 12/8260
BLOCK 7/6870

LOTS 3-60, BLOCK 3/8260, COMMON AREA "A", BLOCK 3/8260, LOTS 3-7, BLOCK 4/8260, LOTS 14-28, BLOCK 5/8260, LOTS 15-30, BLOCK 6/8260, LOTS 1-76, BLOCK 7/8260, COMMON AREA "B", BLOCK 7/8260, LOTS 1-11, BLOCK 8/8260, COMMON AREA "C", BLOCK 9/8260, LOTS 1-23, BLOCK 10/8260, LOTS 1-28, BLOCK 11/8260, LOTS 1-10, BLOCK 12/8260, COMMON AREA "D", BLOCK 12/8260, LOTS 15-30, BLOCK 7/6870

AN ADDITION TO THE CITY OF DALLAS

PART OF CITY BLOCK 8260,
LEVI DIXON SURVEY, ABSTRACT NUMBER 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS

67.296 ACRES

CITY PLAN FILE NO. S190-086
CITY ENGINEER PLAN FILE NO. ~~XXX-XXX~~
BEING 67.296 ACRES SITUATED IN THE LEVI DIXON
SURVEY, ABSTRACT NUMBER 380, IN THE CITY OF
DALLAS, DALLAS COUNTY, TEXAS.

258 RESIDENTIAL LOTS
4 COMMON AREA LOTS

OWNER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
(281) 210-2601

OWNER:

LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
(281) 210-2601

DEVELOPER:

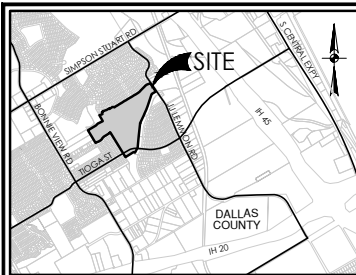
W.P. LEGACY, LTD
101 VALLEY RIDGE DRIVE
RED OAK, TEXAS 75154
TEL: (972) 227-4718

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390



LOCATION MAP
NOT-TO-SCALE



SCALE: 1" = 80'



LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS	(PD)	SET 1/2" IRON ROD (PD)
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	CA	COMMON AREA
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		
—	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
—	CENTERLINE		
—	10' SANITARY SEWER EASEMENT (VOL. 72159, PG. 2716, D.R.D.C.T.)	①	COMMON AREA "D", BLK. 12/8260 (LOT 1) (0.145 ACRE)
—	60' WATER, SEWER AND STREET EASEMENT (VOL. 70176, PG. 925, D.R.D.C.T.)	②	COMMON AREA "A", BLK. 3/8260 (LOT 60) (5.172 ACRE)

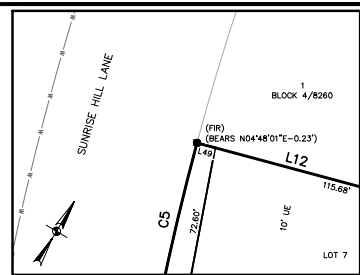
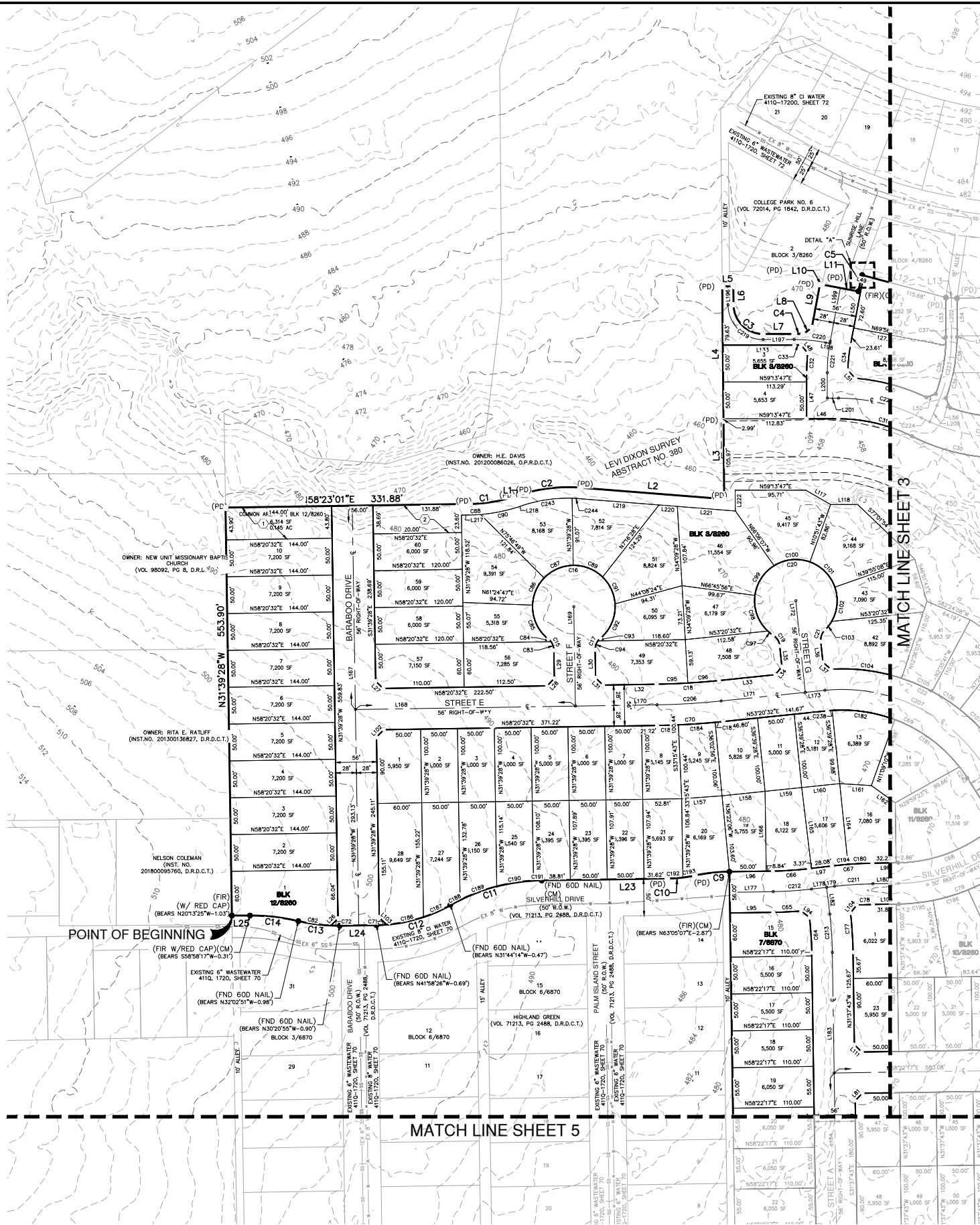
REFERENCE SHEET 6 FOR LINE TABLE AND CURVE TABLE

PLAT PURPOSE:
TO CREATE A SUBDIVISION CONSISTING OF 258 RESIDENTIAL LOTS AND 4 COMMON AREA LOTS FROM AN EXISTING TRACT OF LAND.

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FLOOD NOTE:
AS SHOWN ON THE SURVEY, PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN ADVISORY FLOOD PRONE AREA, AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973. AMENDED. THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE AE AND ZONE X AS EXPLAINED ON COMMUNITY PANEL NUMBER 48113C0511L AND 48113C0495K OF THE FLOOD INSURANCE RATE MAP, CITY OF DALLAS, TEXAS, DATED JULY 7, 2014. AREAS OF LOCAL DRAINAGE ARE NOT NOTED ON THIS MAP.



DETAIL "A"
SCALE: 1" = 10'

OWNER:
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TEL: (281) 210-5484
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PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

DATE OF PREPARATION: JANUARY 24, 2020
**PRELIMINARY PLAT
OF
COLLEGE PARK, NO. 7A**
BLOCK 3/8260 - BLOCK 12/8260
BLOCK 7/6870

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LEVI DIXON SURVEY, ABSTRACT NUMBER 380,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
67.296 ACRES
CITY PLAN FILE NO. S190-086
CITY ENGINEER PLAN FILE NO. XXXX-XXXX
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4 COMMON AREA LOTS



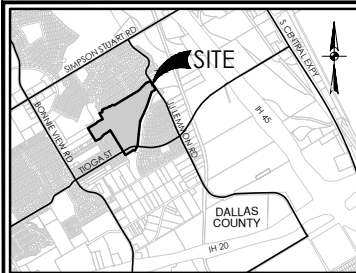
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258 RESIDENTIAL LOTS
4 COMMON AREA LOTS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390



LOCATION MAP
NOT-TO-SCALE



SCALE: 1" = 80'



LEGEND

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BLK	BLOCK	PG	PAGE(S)
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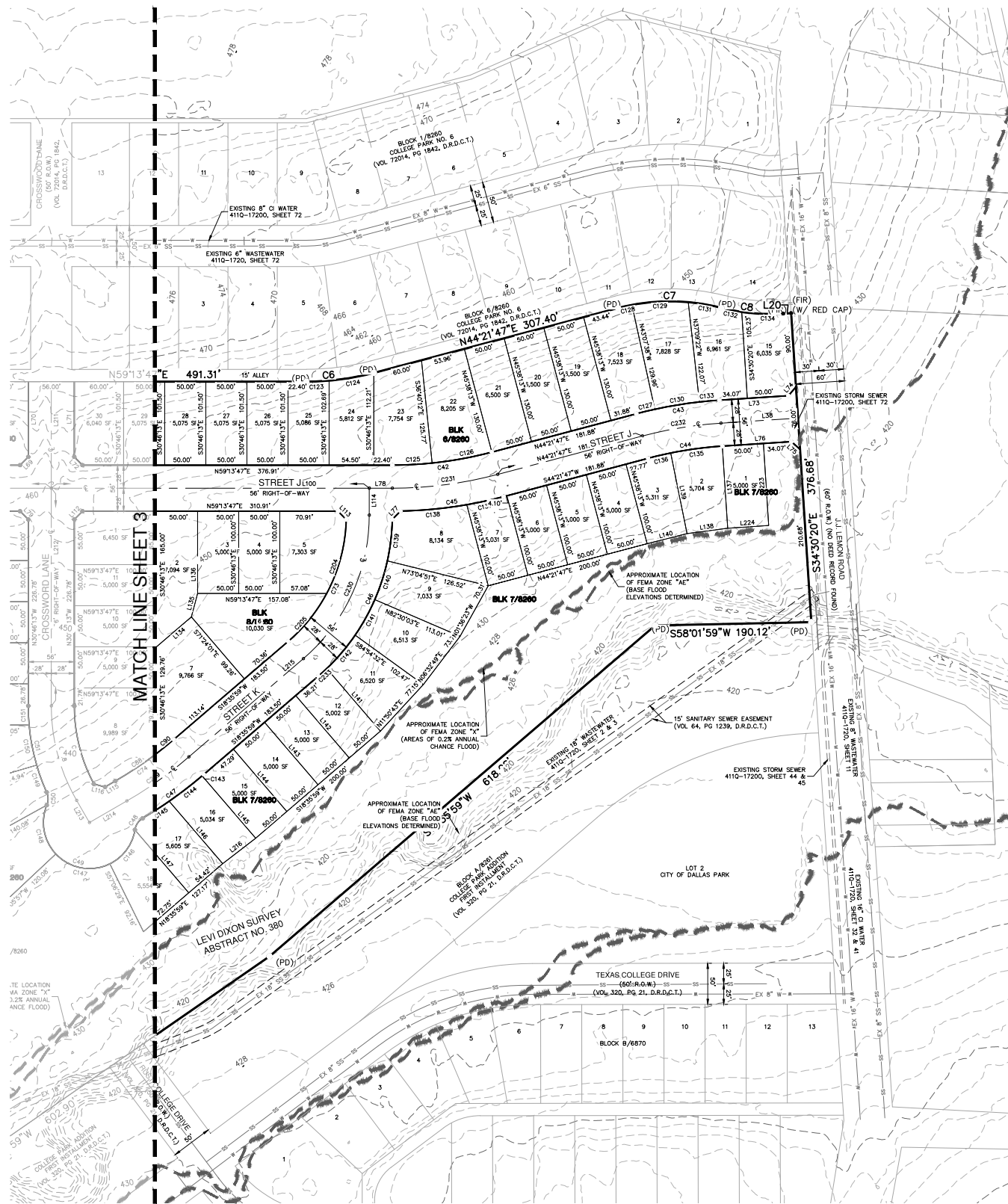
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BLOCK 7/6870

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67.296 ACRES

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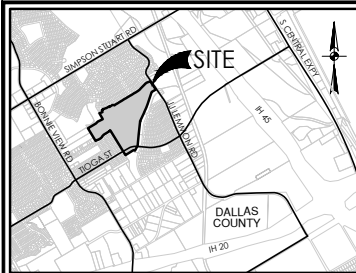
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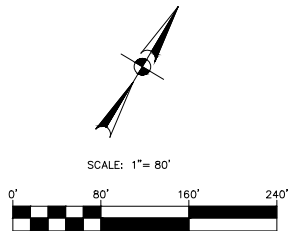
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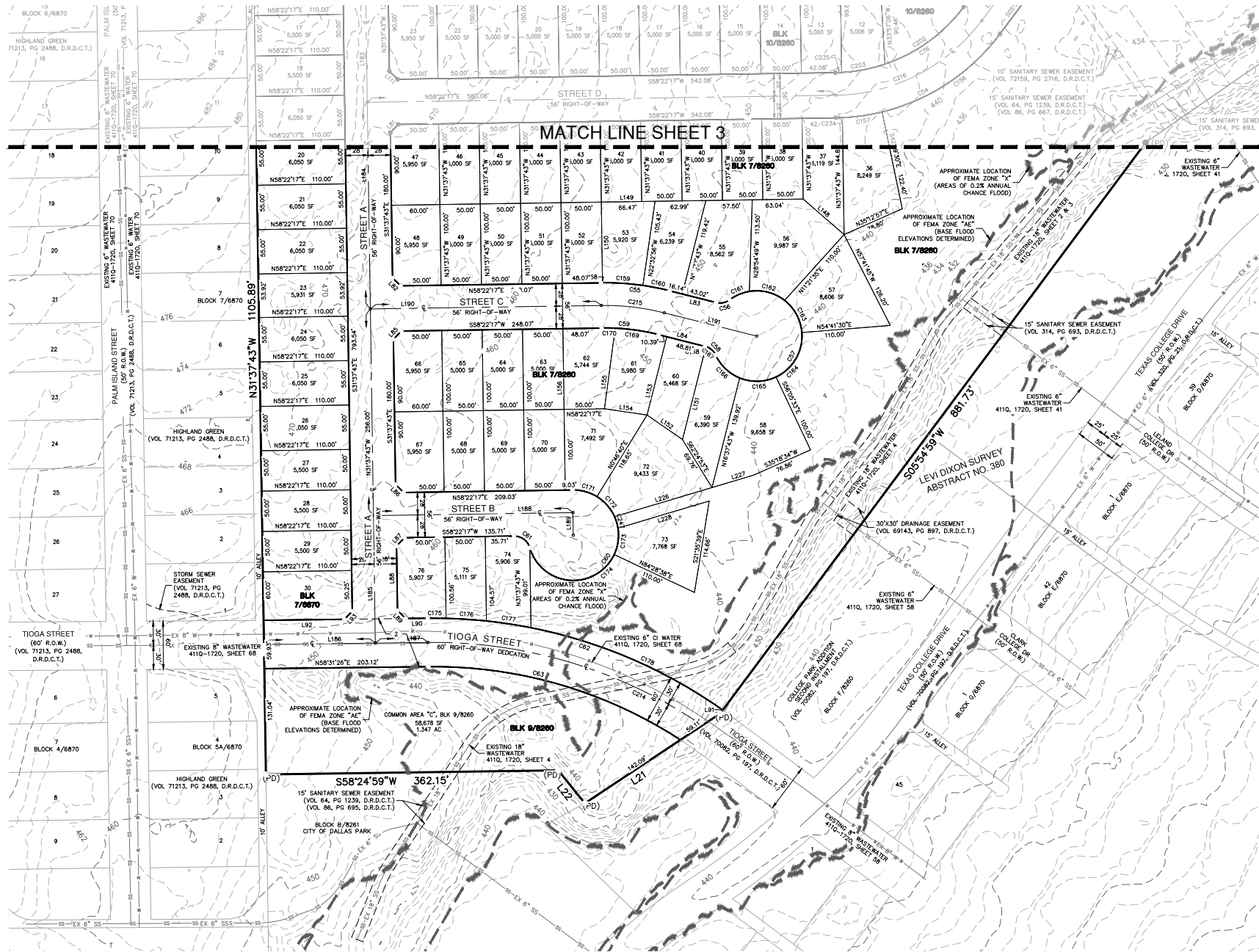
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AN ADDITION TO THE CITY OF DALLAS
PART OF CITY BLOCK 8260,
LEVI DIXON SURVEY, ABSTRACT NUMBER 380,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
67.296 ACRES
CITY PLAN FILE NO. S190-088
CITY ENGINEER PLAN FILE NO. XXXX-XXXX
BEING 67.296 ACRES SITUATED IN THE LEVI DIXON
SURVEY, ABSTRACT NUMBER 380, IN THE CITY OF
DALLAS, DALLAS COUNTY, TEXAS.

OWNER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
(281) 210-2601

DEVELOPER:
W.P. LEGACY, LTD.
101 VALLEY RIDGE DRIVE
RED OAK, TEXAS 75154
TEL: (972) 227-4718

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390

PAPE-DAWSON ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

258 RESIDENTIAL LOTS
4 COMMON AREA LOTS

LINE TABLE			
LINE #	BEARING	LENGTH	
L76	S55°40'40"W	84.07'	
L77	S14°06'26"W	14.25'	
L78	N69°15'47"E	28.00'	
L79	N75°46'13"W	14.14'	
L80	S141°34'77"W	14.14'	
L81	S72°12'17"W	14.14'	
L82	S76°37'43"E	14.14'	
L83	N73°22'17"E	59.16'	
L84	S73°22'17"E	59.20'	
L85	S131°43'34"E	14.14'	
L86	S76°37'43"E	14.14'	
L87	S131°43'34"E	14.14'	
L88	S131°43'34"E	80.00'	
L89	S76°37'43"E	14.16'	
L90	N58°30'15"E	27.28'	
L91	S55°02'07"E	5.28'	
L92	S68°30'15"W	100.00'	
L93	S132°06'15"W	14.13'	
L94	S81°05'45"E	14.30'	
L95	N58°22'17"E	58.84'	
L96	S58°22'17"W	58.84'	
L97	S58°22'40"W	31.45'	
L98	S58°22'17"W	35.12'	
L99	S73°28'01"E	14.68'	
L100	N69°15'47"E	386.91'	

LINE TABLE		
LINE #	BEARING	LENGTH
L176	S84°50'01"E	135.79'
L177	N58°21'27"E	58.84'
L178	N52°24'00"E	20.07'
L179	N52°40'00"E	10.13'
L180	N58°21'27"E	35.72'
L181	S191°72'00"W	37.76'
L182	N37°30'00"W	36.68'
L183	N131°43'45"E	163.67'
L184	N131°43'45"E	256.00'
L185	N131°43'45"E	157.91'
L186	N58°31'26"E	138.00'
L187	N58°31'26"E	65.20'
L188	N58°21'27"E	247.03'
L189	N131°43'45"E	280.07'
L190	S58°21'27"E	286.07'
L191	S73°22'17"E	118.10'
L192	S25°54'59"W	45.11'
L193	S25°54'59"W	103.49'
L194	N17°08'29"W	98.42'
L195	S30°46'13"E	320.06'
L196	S131°47'42"E	25.20'
L197	N59°17'42"E	42.35'
L198	S69°56'38"W	5.73'
L199	N20°23'32"E	73.61'
L200	S30°46'13"E	54.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L226	N42°37'39"E	126.11'
L227	N42°37'39"E	53.93'
L228	N42°37'39"E	118.02'

SHEET 6 OF 7

