



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

LOCATION MAP
(mapscs 70A-E)

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	S45°39'34"E	51.78'
L2	S39°58'54"E	35.75'
L3	S70°06'37"W	58.78'
L4	S44°28'30"W	50.00'
L6	N19°53'23"W	30.55'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°27'03"	200.00'	88.84'	S57°12'01"W	88.11'
C2	5°40'40"	400.00'	39.64'	N42°49'14"W	39.62'
C3	5°40'40"	600.00'	59.46'	S42°49'14"E	59.45'
C5	64°21'53"	240.00'	269.61'	N12°17'33"E	255.66'
C6	27°57'50"	240.00'	117.13'	N33°52'18"W	115.98'
C7	31°21'20"	200.00'	109.45'	N28°13'47"E	108.09'
C8	59°33'44"	200.00'	207.91'	S42°19'59"W	198.68'
C9	157°40'05"	50.00'	137.59'	N89°24'28"E	98.11'
C10	10°53'21"	386.50'	73.46'	N07°13'16"E	73.35'
C11	13°58'56"	386.50'	94.32'	N15°04'35"E	94.09'
C12	27°58'30"	386.50'	188.71'	N05°54'08"W	186.84'
C15	138°06'16"	50.00'	120.52'	N12°17'33"E	93.39'
C16	16°50'16"	93.50'	27.48'	N11°28'15"W	27.38'
C17	171°33'06"	50.00'	149.71'	S01°14'43"W	99.73'

- 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, 5-X" WILL BE USED AS A PERMANENT OPEN SPACE TO OFFSET THE LOT REDUCTIONS IN ACCORDANCE WITH THE C.U.D. REQUIREMENTS

TOTAL NUMBER OF LOTS 151 S-F & 5 O.S. LOT

TOTAL AREA	43,082 AC.
OPEN SPACE	11.56 AC.
R-7.5 AREA REQUIRED	7,500 SF
ALLOWED LOT AREA REDUCTION (20%) PER LOT	1,500 SF
MINIMUM LOT AREA ALLOWED	6,000 SF
SMALLEST LOTS	6,000 SF

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THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 151 RESIDENTIAL LOTS OUT OF THE 43.082 AC. OF LAND

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

Caldwell Lakes
Block A/8838, Lots 1-20
Block B/8838, Lots 1-19
Block C/8838, Lots 1-36
Block D/8838, Lots 1-15
Block E/8838, Lots 1-8
Block F/8838, Lots 1-39
Block G/8838, Lots 1-14
5 Open Spaces (Lot 1-X, 2-X, 3-X, 4-X, 5-X)

Being a 43.082 Acre Tract in the 8838 Block out of the S.A. Haight 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

3076 Hays Lane
Rockwall, Texas 75087
972.388.5383
Contact: Pat Atkins

- NOTES:**
1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic. (TX83-NCF).
 2. According to my interpretation of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0535K, dated July 7, 2014, the subject property lies within flood zone "X" and is not shown to be within a Special Flood Hazard Area.
- SCHEDULE "B" ITEMS**
101. Easement to TP&L Vol. 3849, Pg. 38, DRDCT-AS SHOWN
10g. Easement to TP&L Vol. 2303, Pg. 148, DRDCT-AS SHOWN

LOT REDUCTION TABLE table with columns: BLK. NO., LOT NO., REQD. SF, ACTUAL SF, SF REDUCTION, REDUCTION %

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BLOCK A table with columns: LOT #, AREA (sq)

BLOCK B table with columns: LOT #, AREA (sq)

BLOCK C table with columns: LOT #, AREA (sq)

BLOCK D table with columns: LOT #, AREA (sq)

BLOCK E table with columns: LOT #, AREA (sq)

BLOCK F table with columns: LOT #, AREA (sq)

BLOCK G table with columns: LOT #, AREA (sq)

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CARL PORTER CALDWELL JR, WILLIAM DAVID CALDWELL II, & JOHN PATRICK CALDWELL does hereby adopt this plat, designating the herein above described property as CALDWELL LAKES, an addition to the City of Dallas, Texas...

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

CARL PORTER CALDWELL JR, WILLIAM DAVID CALDWELL II, JOHN PATRICK CALDWELL

By: _____ Name

By: _____ Name

By: _____ Name

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation...

Dated this the _____ day of _____, 2020.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This document was released 08/21/20 for the City of Dallas' preliminary plat review process.

ROBERT C. MYERS
STATE OF TEXAS NO. 3963

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas
My commission expires:

PROPERTY DESCRIPTION

BEING a 43.082 acre tract of land situated in the S.A. Haight Survey, Abstract No. 567, City of Dallas, Dallas County, Texas, and being part of a called 80.23 acre tract of land described in a Deed to Carl Porter Caldwell, Jr., GST Trust, Carl Porter Caldwell, Jr., Trustee, and William David Caldwell, II, recorded as Instrument No. 201600269744, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a point for corner in a northwest line of said 80.23 acre tract common to the southeast line of a called 18.389 acre tract of land described in a Deed to Sophia Ranch, LLC, recorded as Instrument No.201500233624, Official Public Records, Dallas County, Texas (OPRDCT), at the most northern corner of a 1.30 acre right-of-way parcel described in a Deed to the County of Dallas, recorded in Volume 5467, Page 117 (DRDCT), from which a 1/2-inch iron rod with a plastic cap found for reference bears North 70°00'29" West, a distance of 54.72 feet, said corner also lying near the center of a creek known as East Fork of Trinity River Tributary 1.1 and from which the most western corner of said 80.23 acre tract bears South 43°58'10" West a distance of 49.94 feet;

THENCE North 43°58'10" East, along last mentioned common line and within the high banks of said creek, a distance of 866.55 feet, to a 1/2-inch iron rod found for corner at the most eastern corner of said 18.389 acre tract and being in the southwest line of a called 4.324 acre tract of land described as Tract 2 in a Deed to Thelma Rosales, recorded as Instrument No. 201100205707 (OPRDCT);

THENCE South 45°39'34" East, along the southwest lines of said 4.324 acre tract and a called 4.376 acre tract of land described in a Deed to Jose L. Serna and Norma Lopez, recorded as Instrument No. 200600368619 (OPRDCT), and a northeast line of said 80.23 acre tract, a distance of 187.92 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner near a fence post at the most southern corner of said 4.376 acre tract;

THENCE North 43°54'27" East, along and near a fence line on the southeast line of said 4.376 acre tract common to a northwest line of said 80.23 acre tract, a distance of 617.76 feet, to a point for corner thereof;

THENCE South 46°03'50" East, a distance of 1152.18 feet, to a point for corner in the east line of said 80.23 acre tract common to a west line of Highland Meadows Phase I, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 2005138, Page 181 (DRDCT);

THENCE South 44°28'30" West, a distance of 1502.36 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner at the most eastern corner of said 1.30 acre right-of-way parcel;

THENCE in a northwesterly direction, along the northeasterly lines of said 1.30 acre right-of-way parcel, the following courses:

North 45°39'34" West, a distance of 909.64 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;
North 39°58'54" West, a distance of 100.50 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;
North 45°39'34" West, a distance of 316.62 feet, to the POINT OF BEGINNING and containing 1,876,651 square feet, or 43.082 acres of land.

NOTE: This City limit boundary line was established from the remainder of said 80.23 acre tract less the property contained in 13.254 Acre Tract located by City of Mesquite Ordinance No. 2003 passed on the 12th of March, 1984, and a previous 20.351 Acre tract described for the City of Seagoville. No City of Dallas Ordinance was found to confirm this location.

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Owner:
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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:
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

