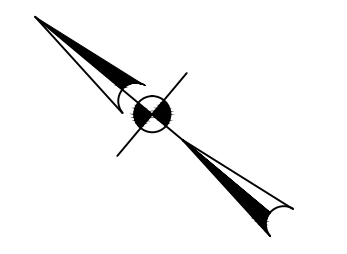


LOCATION MAP  
NOT-TO-SCALE



SCALE: 1" = 60'  
0 60 120

LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OPEN PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- CRP 5/8" IRON ROD WITH A PLASTIC CAP FOUND
- M.P.E. MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT
- B.S.L. BUILDING SETBACK LINE
- SURVEY LINE
- ROW RIGHT-OF-WAY
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- BLOCK NUMBER
- FOUND 1/2" IRON ROD SET
- BUILDING LINE
- AC ACRES

GENERAL NOTES:

1. ACCORDING TO THE F.I.R.M. NO. 481300540K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA, EXCEPT AS SHOWN.
2. BEARINGS ARE BASED ON THE RECORDED PLAT OF SHADY OAKS ESTATES, PHASE 1, RECORDED IN INSTRUMENT NO. 200600403943 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A COMMUNITY UNIT DEVELOPMENT (CUD) CONSISTING OF 284 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS FROM AN EXISTING TRACT OF LAND.

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5700 W PLANO PKWY, STE 2500 | PLANO, TX 75093 | 214.420.8494  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

DATE OF PRINT: DECEMBER 12, 2016

PRELIMINARY PLAT  
OF  
**SHADY OAKS ESTATES**

- LOTS 13-43, 48-58, BLOCK C/8813
- LOTS 1-21, BLOCK F/8813
- LOTS 1-19, BLOCK G/8813
- LOTS 1-2, 17-18, BLOCK H/8813
- LOTS 1-85, BLOCK I/8813
- LOTS 1-2, 11-18, BLOCK J/8813
- LOTS 1-13, BLOCK K/8813
- LOTS 1-24, BLOCK L/8813
- LOTS 1-12, BLOCK M/8813
- LOTS 1-19, BLOCK N/8813
- LOTS 1-25, BLOCK O/8813

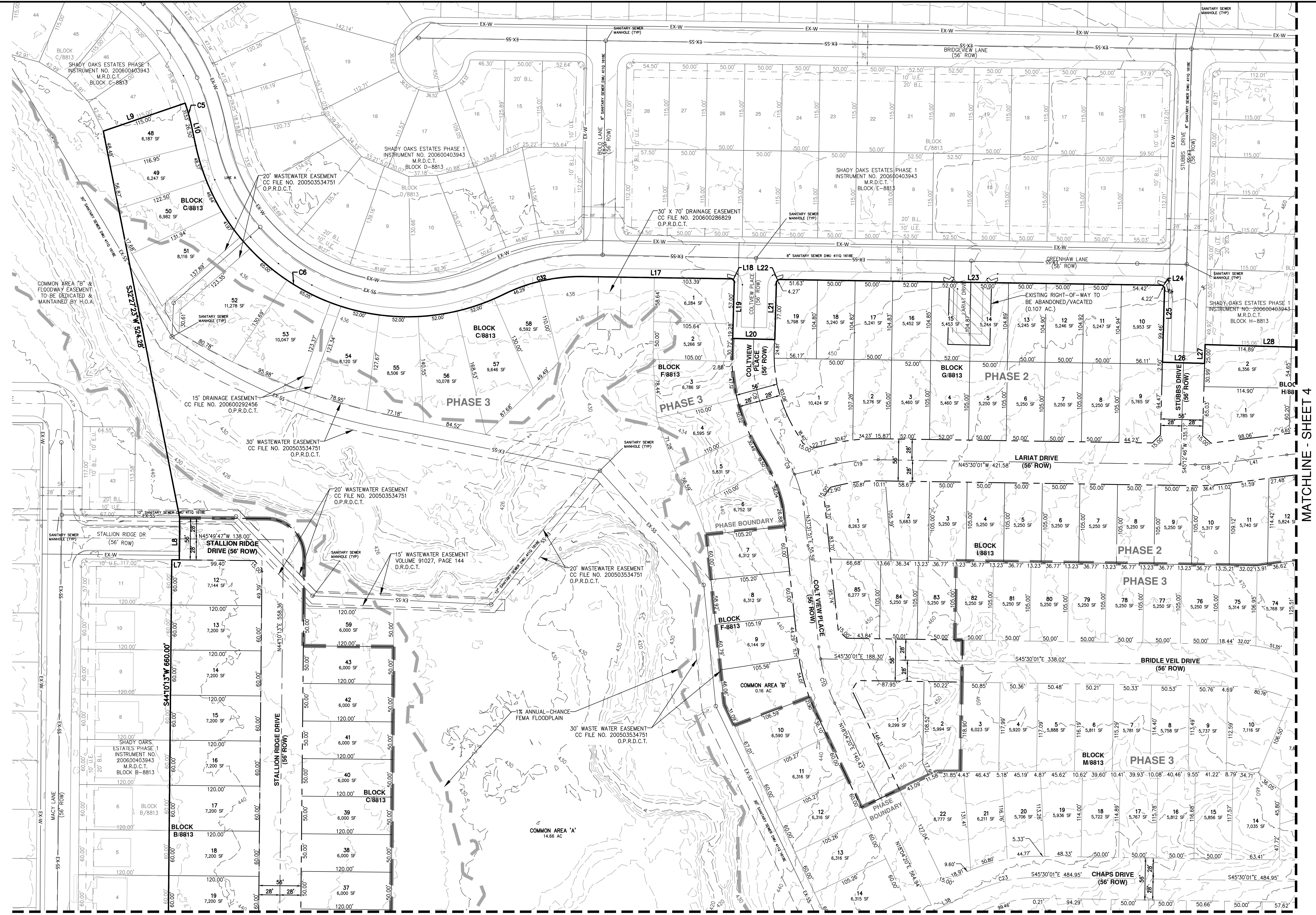
SHEET 2

CITY PLAN FILE NO. S167-080

OWNER/DEVELOPER:  
LGI HOMES - TEXAS, LLC  
1450 LAKE ROBBINS DR, SUITE 430  
THE WOODLANDS, TX 77380

SURVEYOR:  
TEXAS HERITAGE SURVEYING, LLC  
10610 METRIC DRIVE, SUITE 124  
DALLAS, TX 75243  
TEL: 214-340-9700  
TBPLS FIRM# 10169300

BEING 78.31 ACRES SITUATED IN THE  
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
284 RESIDENTIAL LOTS & 3 COMMON AREA LOTS



MATCHLINE - SHEET 3

MATCHLINE - SHEET 4

Date: Jan 18, 2017, 1:52pm User: J. W. V. S. M. W. Projects\2016\02\12\20 Preliminary Plans\161201-17\080002.dwg