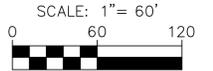


LOCATION MAP
NOT-TO-SCALE



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
- CRF 5/8" IRON ROD WITH A PLASTIC CAP FOUND
- M.P.E. MOUNTAIN PEAK SPECIAL UTILITY DISTRICT EASEMENT
- BSL BUILDING SETBACK LINE
- SURVEY LINE
- ROW RIGHT-OF-WAY
- (SURVEYOR) FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- BLOCK NUMBER
- FOUND 1/2" IRON ROD SET
- BL 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 4

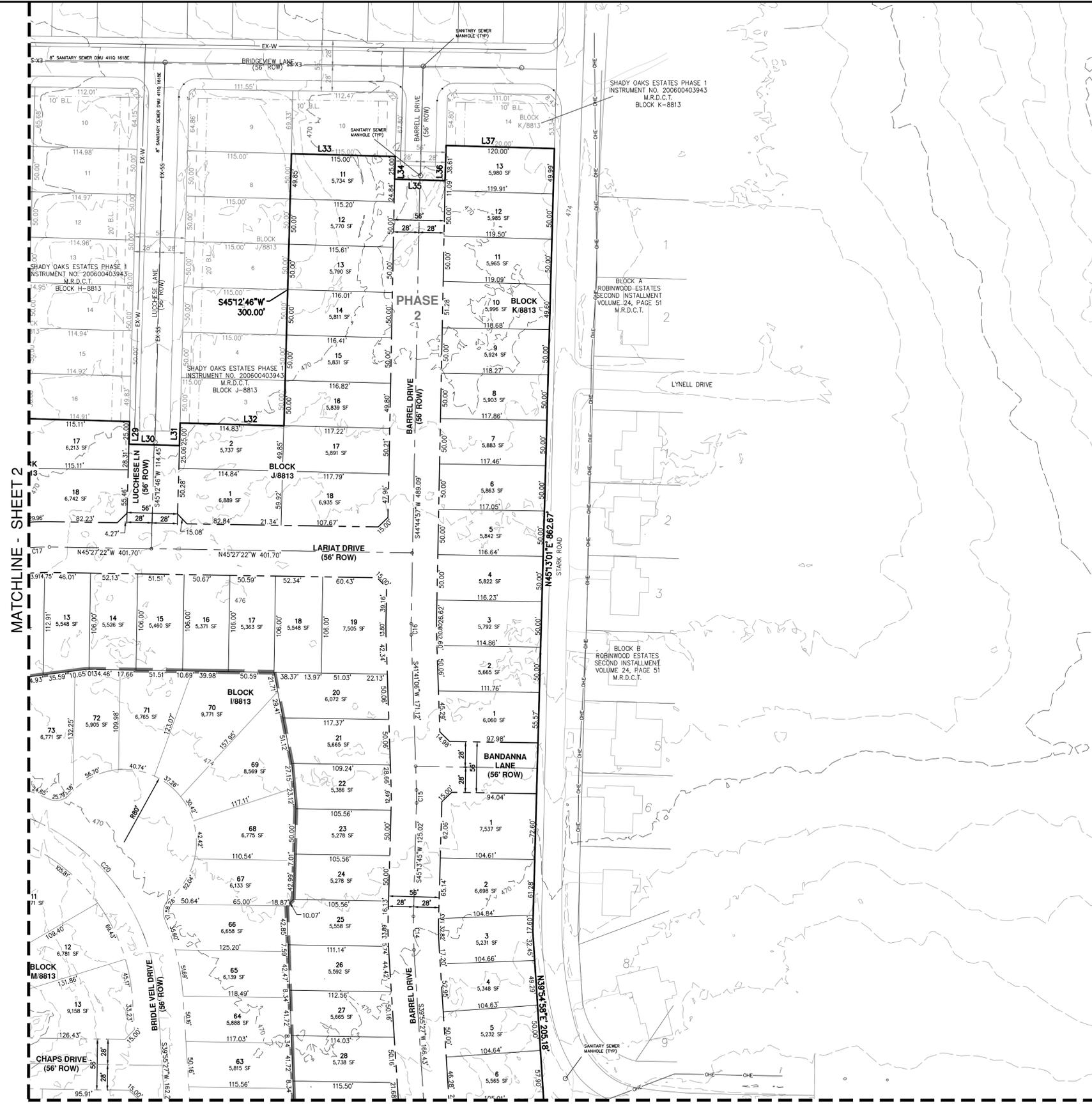
CITY PLAN FILE NO. S167-080

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

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



MATCHLINE - SHEET 5

MATCHLINE - SHEET 2