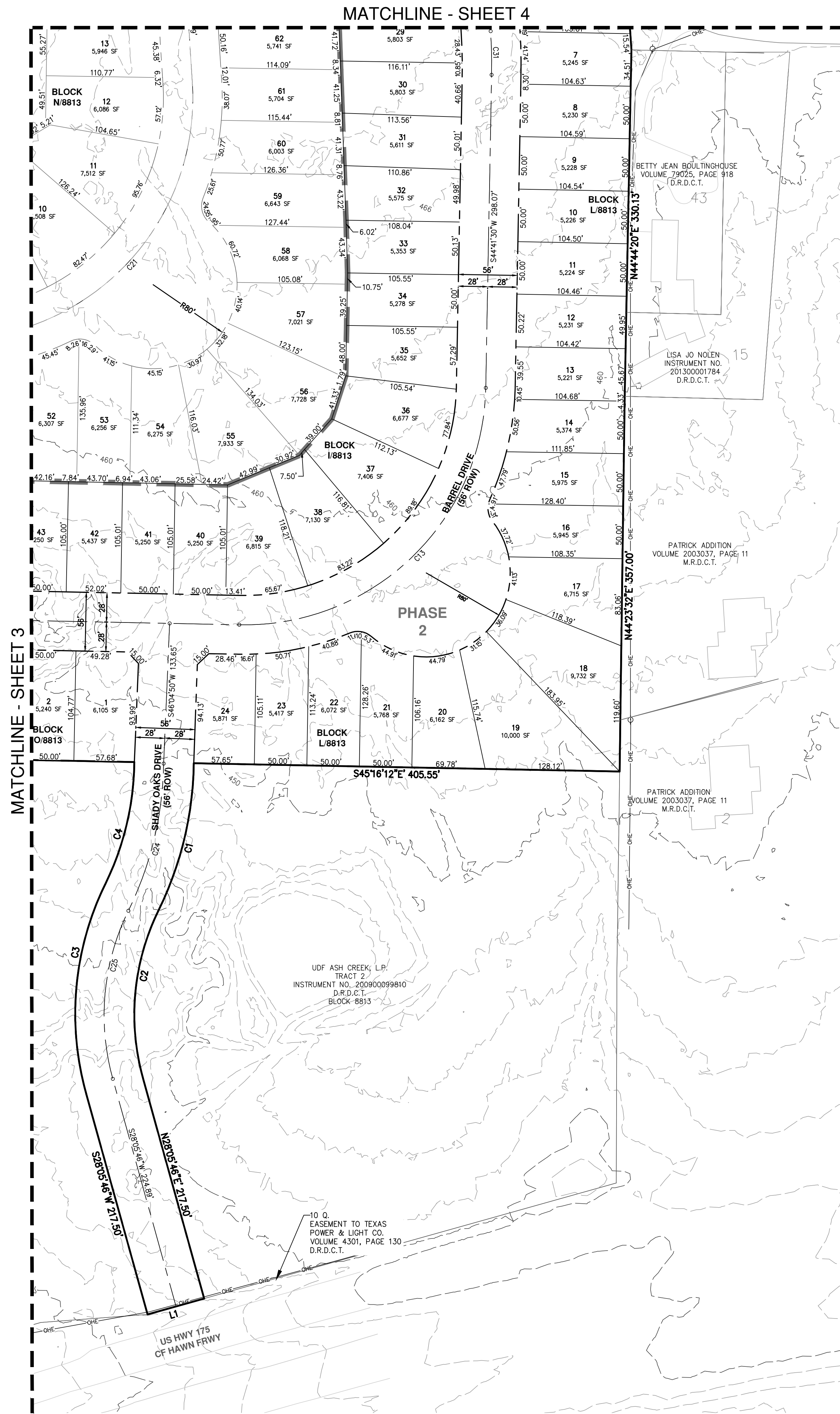


Date: Jan 18, 2017, 1:53pm User: JNEVSON
 File: W:\Projects\200\60\02\02 Design\2.4 Civil\2.4.4 Exhibits\Preliminary\Plats\161201-PP706002.dwg



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LGI HOMES-TEXAS, LLC, does hereby adopt this plat, designating the herein described property as SHADY OAKS ESTATES, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

LGI HOMES-TEXAS,LLC

Name
 Owner/Signee/Agent
 STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____ 2016.

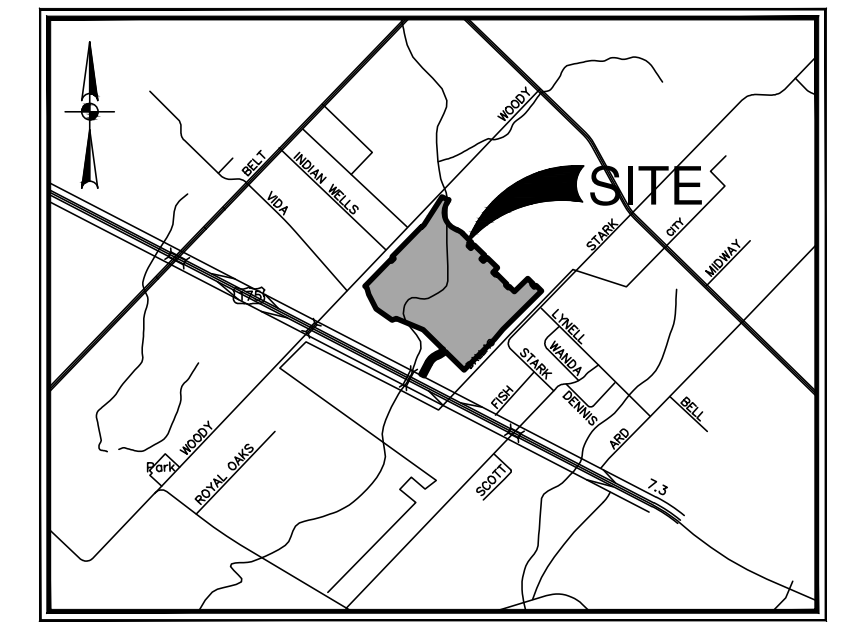
Gary E. Johnson
 Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
 COUNTY OF DALLAS

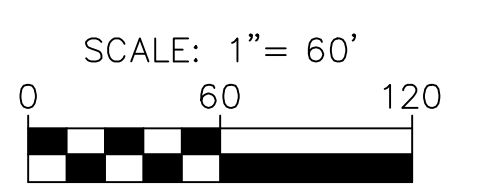
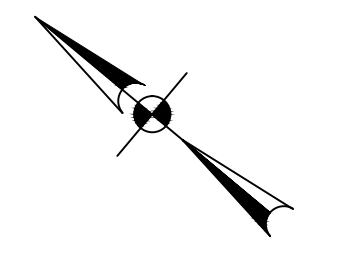
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

Notary Signature



LOCATION MAP
 NOT-TO-SCALE



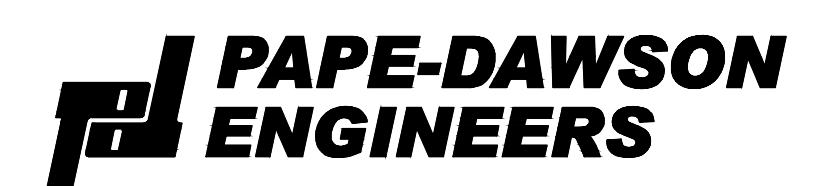
LEGEND

- 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
- 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 5

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