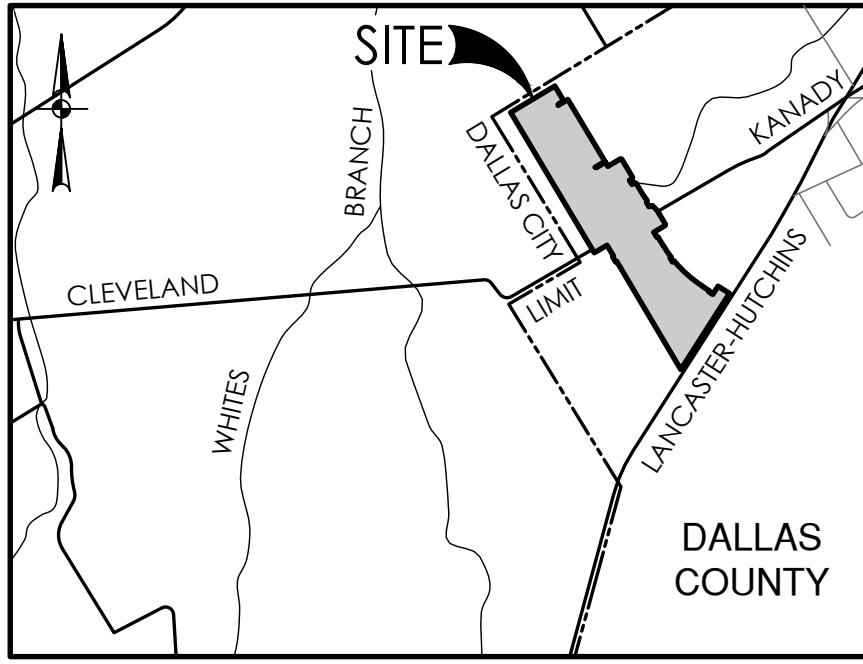
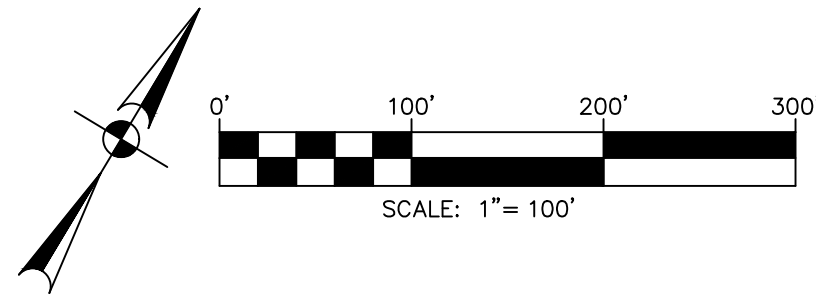




LOCATION MAP

NOT-TO-SCALE



LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (AS NOTED)
M.P.R.D.C.T.	MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP
O.R.D.C.T.	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS	—	STAMPED "PAPE DAWSON"
CAB.	CABINET	FD.	FOUND
INST. NO.	INSTRUMENT NUMBER	I.R.	1/2" IRON ROD (UNLESS NOTED OTHERWISE)
UE	UTILITY EASEMENT	(W.A.I.)	RED CAP STAMPED "W.A.I."
VOL.	VOLUME	(PD)	YELLOW CAP STAMPED "PAPE DAWSON"
PG.	PAGES	BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY		
VAR WD	VARIABLE WIDTH		
BLK	BLOCK		
N	NORTH		
(M)	BLOCK LETTER		
—	STREET NAME CHANGE		
—	SURVEY LINE		
—	CENTERLINE		

SITE DATA TABLE - SOUTHAVEN, PHASE B

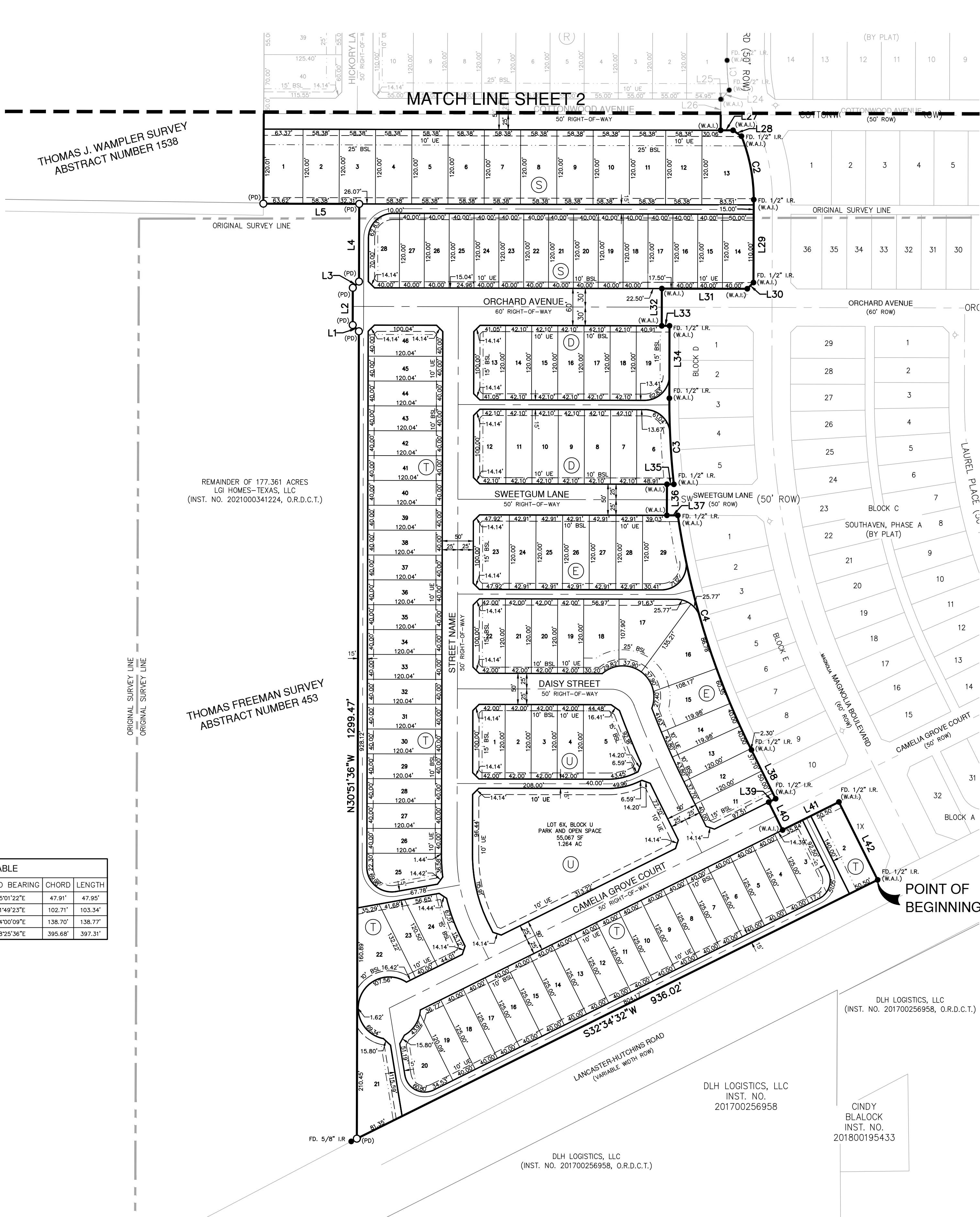
TRACT AREA (ACRES / SQ. FT.)	43.702	1,903,649
TRACT ZONING	PD-ORD, 2018-1068 & REVISED ORD, 2020-1103	
MIN. LOT SIZES (W x D & SQ. FT. / ACRES)		
55' X 120'	6,600 SF.	0.152 AC.
40' X 120'	4,800 SF.	0.110 AC.
MIN. UNIT SIZE (SQ. FT.)	55' X 120'	1,250
MAX. LOT COVERAGE	55' X 120'	70%
BUILDING SETBACKS		
FRONT (FT.)	55' X 120'	25'
REAR (FT.)	55' X 120'	20'
SIDE & SIDE ON STREET (FT.)	55' X 120'	5 & 15'
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
LOTS		
RESIDENTIAL LOTS	214	31,283
OPEN SPACE	2	2,649
LOT DENSITY	4.897 LOTS/ACRE	

LINE #	BEARING	LENGTH
L1	N75°51'36"W	14.14'
L2	N30°51'36"W	60.00'
L3	N14°08'24"E	14.14'
L4	N30°51'36"W	125.00'
L5	S59°08'17"W	154.31'
L6	S31°00'22"E	180.85'
L7	S59°08'41"W	65.24'
L8	S14°04'10"W	14.40'
L9	N58°59'38"E	120.00'
L10	S59°08'24"W	120.00'
L11	S75°51'27"E	14.14'
L12	N59°08'24"E	110.00'
L13	S30°51'36"E	50.00'
L14	N59°08'24"E	152.35'
L15	S78°13'40"E	14.05'
L16	S30°51'36"E	220.13'
L17	S30°51'36"E	220.13'
L18	S14°08'24"W	14.14'
L19	S59°08'24"W	33.50'
L20	S30°51'36"E	50.00'

LINE #	BEARING	LENGTH
L21	N59°08'24"E	33.50'
L22	S75°51'36"E	14.14'
L23	S30°51'36"E	167.43'
L24	N30°51'36"W	19.36'
L25	S59°08'24"W	1.04'
L26	S30°51'36"E	50.00'
L27	N59°08'24"E	19.84'
L28	S86°16'01"E	16.46'
L29	S30°51'36"E	133.50'
L30	S14°08'24"W	14.14'
L31	S59°08'24"W	137.50'
L32	S30°51'36"E	60.00'
L33	N59°08'24"E	12.50'
L34	S30°51'36"E	116.51'
L35	S59°08'24"W	11.06'
L36	S30°51'36"E	50.00'
L37	N59°08'24"E	17.58'
L38	S57°25'28"E	87.70'
L39	S32°34'32"W	12.49'
L40	S57°25'28"E	50.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	330.00'	81°9'32"	S35°01'22"E	47.91'	47.95'
C2	270.00'	21°55'46"	S41°49'23"E	102.71'	103.34'
C3	1265.00'	61°7'07"	S34°00'09"E	138.70'	138.77'
C4	1265.00'	17°59'43"	S48°25'36"E	395.68'	397.31'

LINE #	BEARING	LENGTH
L41	N32°34'32"E	101.34'
L42	S57°25'28"E	140.00'



BLOCK & LOT	SQ. FOOT	ACRE
BLOCK D, LOT 6	6317	0.145
BLOCK D, LOT 7	5052	0.116
BLOCK D, LOT 8	5052	0.116
BLOCK D, LOT 9	5052	0.116
BLOCK D, LOT 10	5052	0.116
BLOCK D, LOT 11	5052	0.116
BLOCK D, LOT 12	6152	0.141
BLOCK D, LOT 13	6028	0.138
BLOCK D, LOT 14	5052	0.116
BLOCK D, LOT 15	5052	0.116
BLOCK D, LOT 16	5052	0.116
BLOCK D, LOT 17	5052	0.116
BLOCK D, LOT 18	5052	0.116
BLOCK D, LOT 19	6066	0.139

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK T, LOT 2	7070	0.162
BLOCK T, LOT 3	6053	0.139
BLOCK T, LOT 4	5000	0.115
BLOCK T, LOT 5	5000	0.115
BLOCK T, LOT 6	5000	0.115
BLOCK T, LOT 7	5000	0.115
BLOCK T, LOT 8	5000	0.115
BLOCK T, LOT 9	5000	0.115
BLOCK T, LOT 10	5000	0.115
BLOCK T, LOT 11	5000	0.115
BLOCK T, LOT 12	5000	0.115
BLOCK T, LOT 13	5000	0.115
BLOCK T, LOT 14	5000	0.115
BLOCK T, LOT 15	5000	0.115
BLOCK T, LOT 16	5000	0.115
BLOCK T, LOT 17	5000	0.115
BLOCK T, LOT 18	5000	0.115
BLOCK T, LOT 19	4992	0.115
BLOCK T, LOT 20	6066	0.139
BLOCK T, LOT 21	9642	0.221
BLOCK T, LOT 22	8185	0.187
BLOCK T, LOT 23	5055	0.116
BLOCK T, LOT 24	6249	0.143
BLOCK T, LOT 25	6614	0.152
BLOCK T, LOT 26	4802	0.110
BLOCK T, LOT 27	4802	0.110
BLOCK T, LOT 28	4802	0.110
BLOCK T, LOT 29	4802	0.110
BLOCK T, LOT 30	4802	0.110
BLOCK T, LOT 31	4802	0.110
BLOCK T, LOT 32	4802	0.110
BLOCK T, LOT 33	4802	0.110
BLOCK T, LOT 34	4802	0.110
BLOCK T, LOT 35	4802	0.110
BLOCK T, LOT 36	4802	0.110
BLOCK T, LOT 37	4802	0.110
BLOCK T, LOT 38	4802	0.110
BLOCK T, LOT 39	4802	0.110
BLOCK T, LOT 40	4802	0.110
BLOCK T, LOT 41	4802	0.110
BLOCK T, LOT 42	4802	0.110
BLOCK T, LOT 43	4802	0.110
BLOCK T, LOT 44	4802	0.110
BLOCK T, LOT 45	4802	0.110
BLOCK T, LOT 46	5902	0.135

BLOCK & LOT	SQ. FOOT	ACRE
LOT EX. BLOCK U PARK AND OPEN SPACE	55067	1.264

OWNER / DEVELOPER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

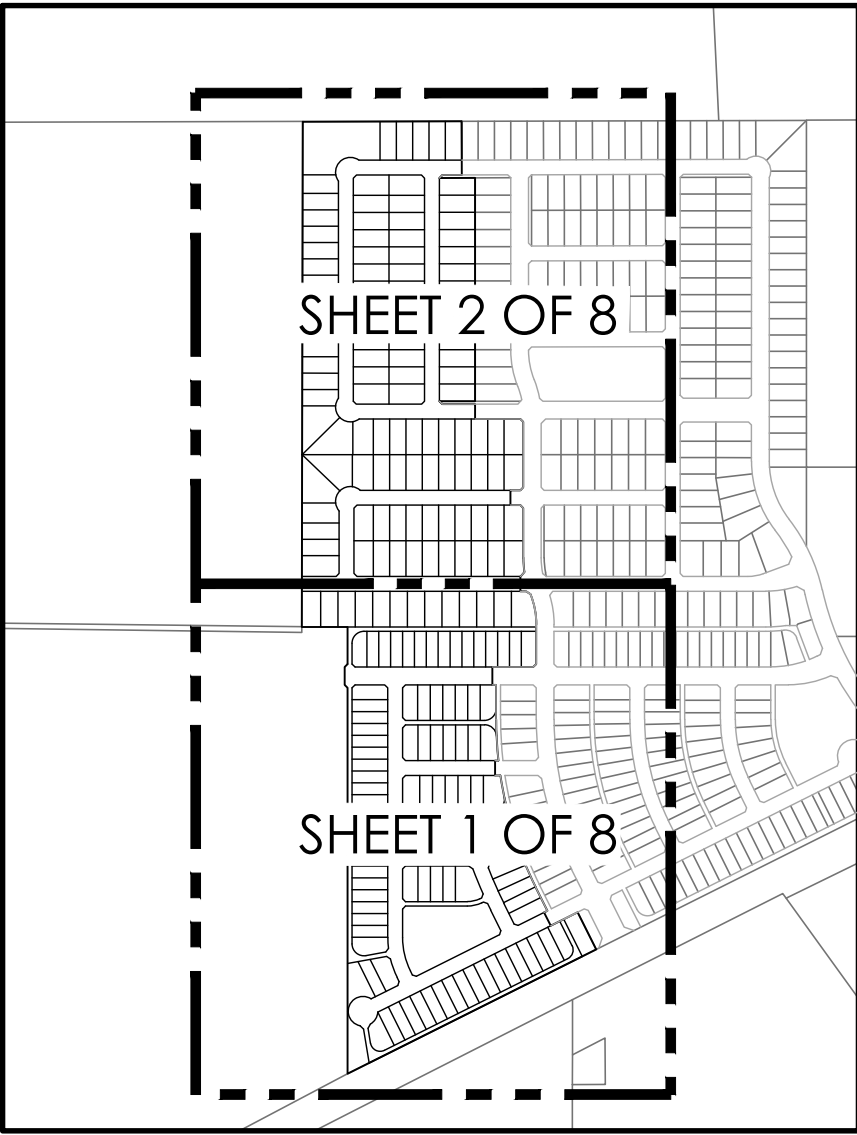
SURVEYOR:
PAPE-DAWSON CONSULTING
ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
TEXAS SURVEYING FIRM NO. 10194390
CONTACT: ERIK BJORNSTROM, P.E.

PAPE-DAWSON ENGINEERS
6105 TENNYSON PARKWAY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK E, LOT 11	5950	0.137
BLOCK E, LOT 12	4813	0.110
BLOCK E, LOT 13	5027	0.115
BLOCK E, LOT 14	5027	0.115
BLOCK E, LOT 15	7406	0.170
BLOCK E, LOT 16	8555	0.196
BLOCK E, LOT 17	8878	0.204
BLOCK E, LOT 18	6631	0.152
BLOCK E, LOT 19	5040	0.116
BLOCK E, LOT 20	5040	0.116
BLOCK E, LOT 21	5040	0.116
BLOCK E, LOT 22	6140	0.141
BLOCK E, LOT 23	6851	0.157
BLOCK E, LOT 24	5149	0.118
BLOCK E, LOT 25	5149	0.118
BLOCK E, LOT 26	5149	0.118
BLOCK E, LOT 27	5149	0.118
BLOCK E, LOT 28	5149	0.118
BLOCK E, LOT 29	7552	0.173

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK S, LOT 1	7620	0.175
BLOCK S, LOT 2	7006	0.161
BLOCK S, LOT 3	7006	0.161
BLOCK S, LOT 4	7006	0.161
BLOCK S, LOT 5	7006	0.161
BLOCK S, LOT 6	7006	0.161
BLOCK S, LOT 7	7006	0.161
BLOCK S, LOT 8	7006	0.161
BLOCK S, LOT 9	7006	0.161
BLOCK S, LOT 10	7006	0.161
BLOCK S, LOT 11	7006	0.161
BLOCK S, LOT 12	7006	0.161
BLOCK S, LOT 13	8998	0.209
BLOCK S, LOT 14	5950	0.137
BLOCK S, LOT 15	4800	0.110
BLOCK S, LOT 16	4800	0.110
BLOCK S, LOT 17	4800	0.110
BLOCK S, LOT 18	4800	0.110
BLOCK S, LOT 19	4800	0.110
BLOCK S, LOT 20	4800	0.110
BLOCK S, LOT 21	4800	0.110
BLOCK S, LOT 22	4800	0.110
BLOCK S, LOT 23	4800	0.110
BLOCK S, LOT 24	4800	0.110
BLOCK S, LOT 25	4800	0.110
BLOCK S, LOT 26	4800	0.110
BLOCK S, LOT 27	4800	0.110
BLOCK S, LOT 28	5607	0.129

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK U, LOT 1	6140	0.141
BLOCK U, LOT 2	5040	0.116
BLOCK U, LOT 3	5040	0.116
BLOCK U, LOT 4	5040	0.116
BLOCK U, LOT 5	8946	0.205



"PRELIMINARY PLAT FOR REVIEW PURPOSE ONLY"
RECOMMENDED FOR APPROVAL

INSERT NAME, CHAIRMAN,
PLANNING & ZONING COMMISSION
CITY OF HUTCHINS, TEXAS

"APPROVAL FOR PREPARATION OF FINAL PLAT"

MARIO VASQUEZ, MAYOR
CITY OF HUTCHINS, TEXAS

DATE OF PREPARATION: OCTOBER 30, 2023

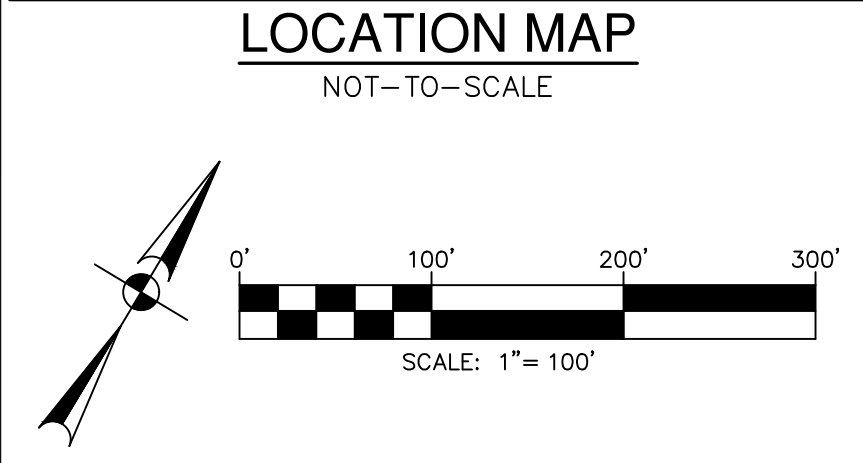
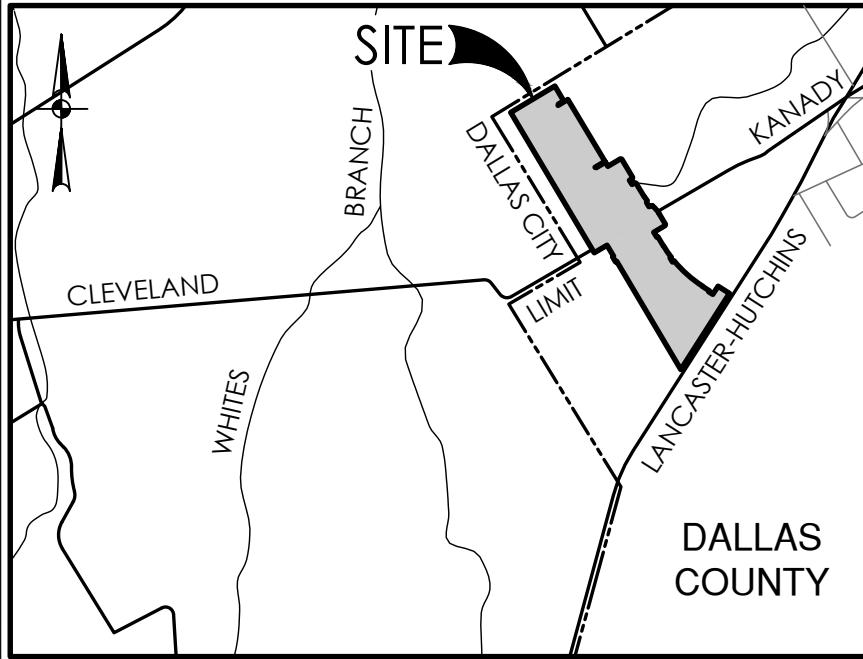
PRELIMINARY PLAT
OF
SOUTHAVEN, PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N,
BLOCK P, BLOCK Q - BLOCK U

LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M
AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS
15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS
1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5,
BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED CASWELL C. OVERTON SURVEY,
ABSTRACT NO. 1102, THOMAS J. WAMPLER SURVEY, ABSTRACT
NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO.
453, IN CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

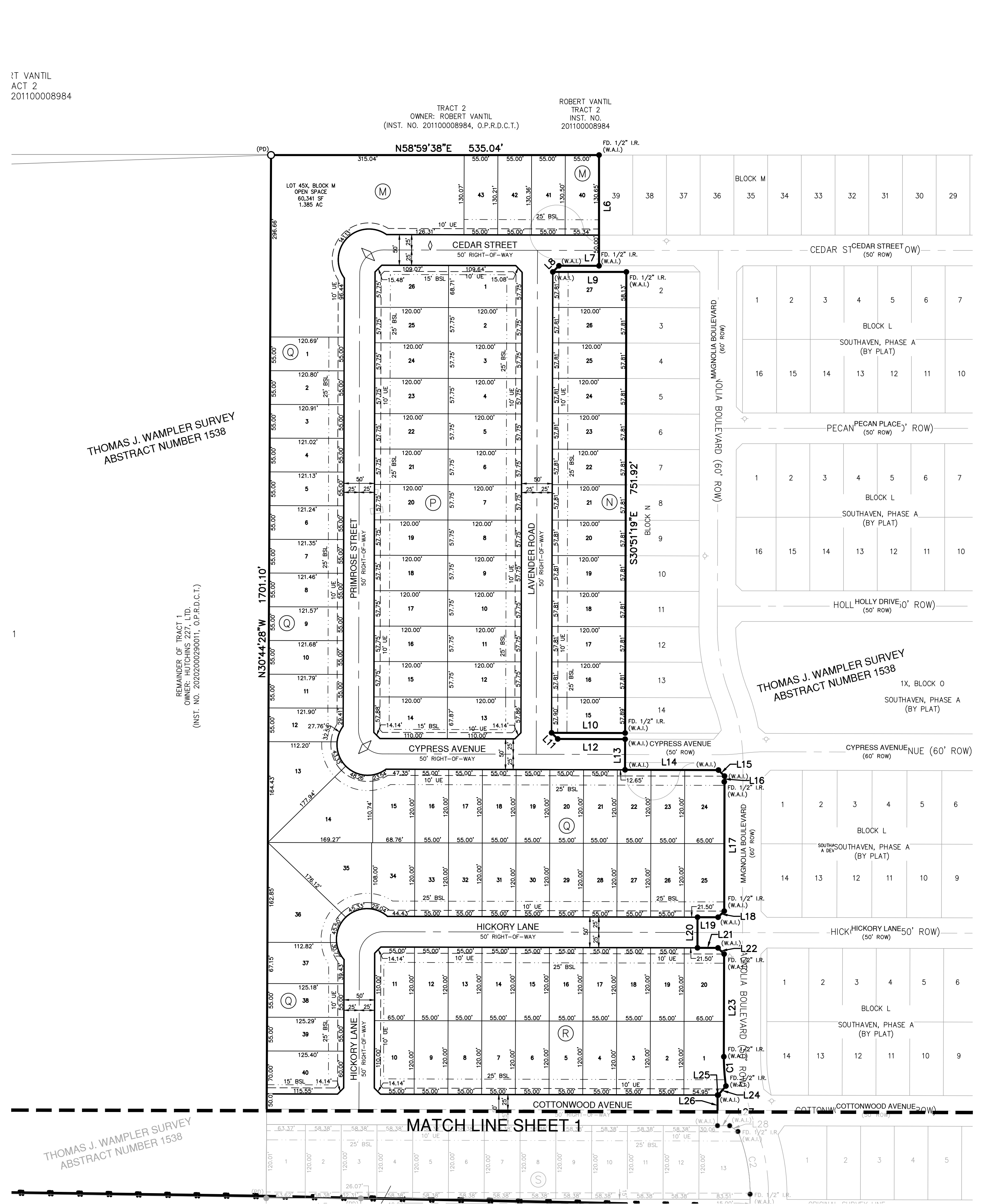
214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

SHEET 1 OF 8



LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.P.R.D.C.T.	MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
CAB.	CABINET
INST. NO.	INSTRUMENT NUMBER
UE	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE(S)
R.O.W.	RIGHT-OF-WAY
VAR. WD.	VARIABLE WIDTH
BLK.	BLOCK
N.	NORTH
(M)	BLOCK LETTER
—	STREET NAME CHANGE
—	SURVEY LINE
—	CENTERLINE

SITE DATA TABLE - SOUTHAVEN, PHASE B		
TRACT AREA (ACRES / SQ. FT.)	43.702	1,903,649
TRACT ZONING	PD-ORD, 2018-1068 & REVISED ORD, 2020-1103	
MIN. LOT SIZES (W x D & SQ. FT. / ACRES)		
55' X 120'	6,600 SF.	0.152 AC.
40' X 120'	4,800 SF.	0.110 AC.
MIN. UNIT SIZE (SQ. FT.)	55' X 120'	1,250
MAX. LOT COVERAGE	55' X 120'	50%
BUILDING SETBACKS		
FRONT (FT.)	55' X 120'	25'
REAR (FT.)	55' X 120'	20'
SIDE & SIDE ON STREET (FT.)	55' X 120'	5 & 15'
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
RESIDENTIAL LOTS	214	31.283
OPEN SPACE	2	2.649
LOT DENSITY	4.897 LOTS/ACRE	



LOT DATA		
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK M, LOT 40	7204	0.165
BLOCK M, LOT 41	7174	0.165
BLOCK M, LOT 42	7166	0.164
BLOCK M, LOT 43	7158	0.164

OPEN SPACE DATA		
BLOCK & LOT	SQ. FOOT	ACRE
LOT 45X, BLOCK M OPEN SPACE	60341	1.385

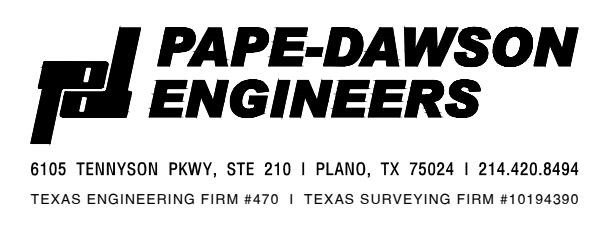
LOT DATA		
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK P, LOT 1	8189	0.188
BLOCK P, LOT 2	6930	0.159
BLOCK P, LOT 3	6930	0.159
BLOCK P, LOT 4	6930	0.159
BLOCK P, LOT 5	6930	0.159
BLOCK P, LOT 6	6930	0.159
BLOCK P, LOT 7	6930	0.159
BLOCK P, LOT 8	6930	0.159
BLOCK P, LOT 9	6930	0.159
BLOCK P, LOT 10	6930	0.159
BLOCK P, LOT 11	6930	0.159
BLOCK P, LOT 12	6930	0.159
BLOCK P, LOT 13	8093	0.186
BLOCK P, LOT 14	8095	0.186
BLOCK P, LOT 15	6930	0.159
BLOCK P, LOT 16	6930	0.159
BLOCK P, LOT 17	6930	0.159
BLOCK P, LOT 18	6930	0.159
BLOCK P, LOT 19	6930	0.159
BLOCK P, LOT 20	6930	0.159
BLOCK P, LOT 21	6930	0.159
BLOCK P, LOT 22	6930	0.159
BLOCK P, LOT 23	6930	0.159
BLOCK P, LOT 24	6930	0.159
BLOCK P, LOT 25	6930	0.159
BLOCK P, LOT 26	8186	0.188

LOT DATA		
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK R, LOT 1	7814	0.179
BLOCK R, LOT 2	6600	0.152
BLOCK R, LOT 3	6600	0.152
BLOCK R, LOT 4	6600	0.152
BLOCK R, LOT 5	6600	0.152
BLOCK R, LOT 6	6600	0.152
BLOCK R, LOT 7	6600	0.152
BLOCK R, LOT 8	6600	0.152
BLOCK R, LOT 9	6600	0.152
BLOCK R, LOT 10	7750	0.178
BLOCK R, LOT 11	7750	0.178
BLOCK R, LOT 12	6600	0.152
BLOCK R, LOT 13	6600	0.152
BLOCK R, LOT 14	6600	0.152
BLOCK R, LOT 15	6600	0.152
BLOCK R, LOT 16	6600	0.152
BLOCK R, LOT 17	6600	0.152
BLOCK R, LOT 18	6600	0.152
BLOCK R, LOT 19	6600	0.152
BLOCK R, LOT 20	7750	0.178

REFERENCE SHEET 1 FOR LINE TABLE AND CURVE TABLE		

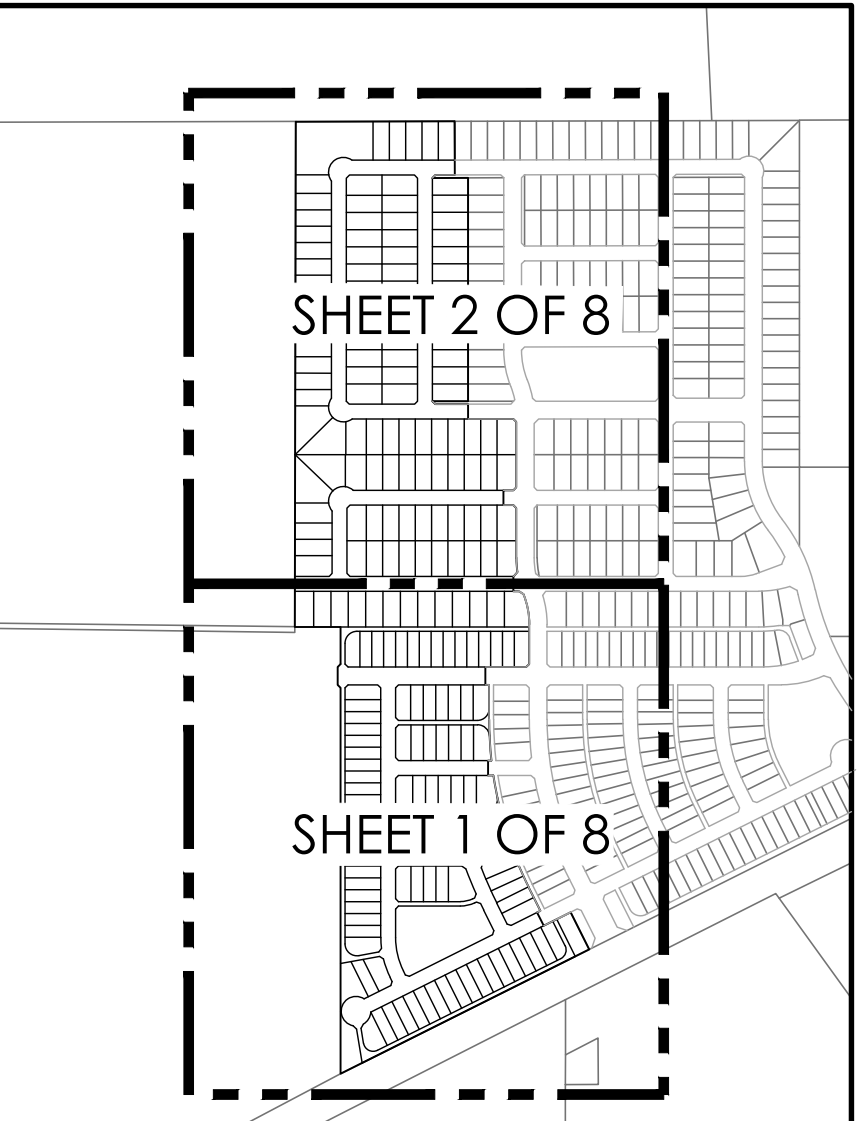
OWNER / DEVELOPER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR:
PAPE-DAWSON CONSULTING
ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
TEXAS SURVEYING FIRM NO. 10194390
CONTACT: ERIK BJORNSTROM, P.E.



LOT DATA		
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK N, LOT 15	6947	0.159
BLOCK N, LOT 16	6937	0.159
BLOCK N, LOT 17	6937	0.159
BLOCK N, LOT 18	6937	0.159
BLOCK N, LOT 19	6937	0.159
BLOCK N, LOT 20	6937	0.159
BLOCK N, LOT 21	6937	0.159
BLOCK N, LOT 22	6937	0.159
BLOCK N, LOT 23	6937	0.159
BLOCK N, LOT 24	6937	0.159
BLOCK N, LOT 25	6937	0.159
BLOCK N, LOT 26	6937	0.159
BLOCK N, LOT 27	6956	0.160

LOT DATA		
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK Q, LOT 1	6641	0.152
BLOCK Q, LOT 2	6647	0.153
BLOCK Q, LOT 3	6653	0.153
BLOCK Q, LOT 4	6659	0.153
BLOCK Q, LOT 5	6665	0.153
BLOCK Q, LOT 6	6671	0.153
BLOCK Q, LOT 7	6677	0.153
BLOCK Q, LOT 8	6683	0.153
BLOCK Q, LOT 9	6689	0.154
BLOCK Q, LOT 10	6695	0.154
BLOCK Q, LOT 11	6701	0.154
BLOCK Q, LOT 12	6547	0.150
BLOCK Q, LOT 13	12484	0.287
BLOCK Q, LOT 14	12944	0.297
BLOCK Q, LOT 15	8131	0.187
BLOCK Q, LOT 16	6600	0.152
BLOCK Q, LOT 17	6600	0.152
BLOCK Q, LOT 18	6600	0.152
BLOCK Q, LOT 19	6600	0.152
BLOCK Q, LOT 20	6600	0.152
BLOCK Q, LOT 21	6600	0.152
BLOCK Q, LOT 22	6600	0.152
BLOCK Q, LOT 23	6600	0.152
BLOCK Q, LOT 24	7751	0.178
BLOCK Q, LOT 25	7750	0.178
BLOCK Q, LOT 26	6600	0.152
BLOCK Q, LOT 27	6600	0.152
BLOCK Q, LOT 28	6600	0.152
BLOCK Q, LOT 29	6600	0.152
BLOCK Q, LOT 30	6600	0.152
BLOCK Q, LOT 31	6600	0.152
BLOCK Q, LOT 32	6600	0.152
BLOCK Q, LOT 33	6600	0.152
BLOCK Q, LOT 34	8255	0.190
BLOCK Q, LOT 35	12393	0.285
BLOCK Q, LOT 36	12579	0.289
BLOCK Q, LOT 37	8184	0.188
BLOCK Q, LOT 38	6888	0.158
BLOCK Q, LOT 39	6894	0.158
BLOCK Q, LOT 40	8733	0.200



"PRELIMINARY PLAT FOR REVIEW PURPOSE ONLY"
RECOMMENDED FOR APPROVAL

INSERT NAME, CHAIRMAN,
PLANNING & ZONING COMMISSION
CITY OF HUTCHINS, TEXAS

"APPROVAL FOR PREPARATION OF FINAL PLAT"

MARIO VASQUEZ, MAYOR
CITY OF HUTCHINS, TEXAS

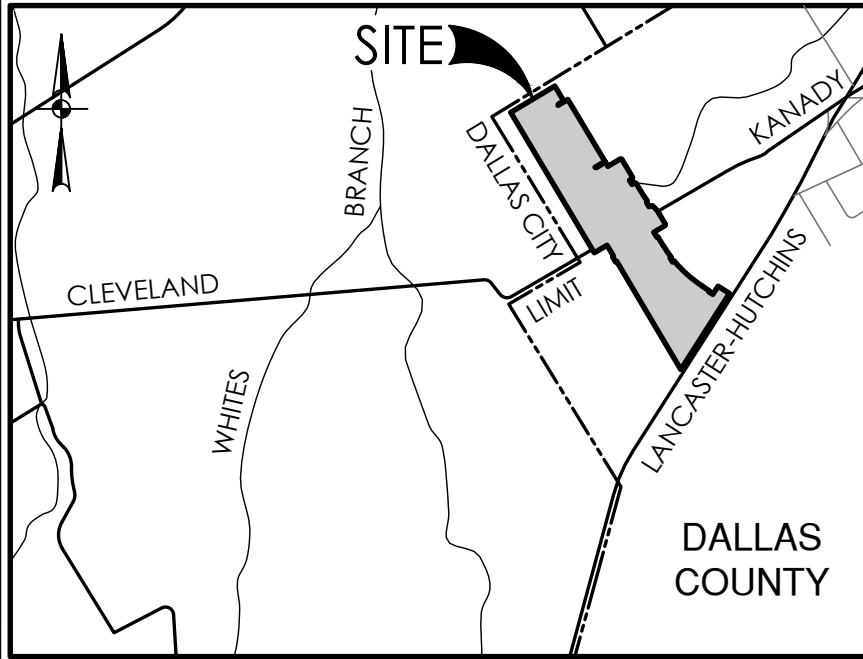
DATE OF PREPARATION: OCTOBER 30, 2023

PRELIMINARY PLAT
OF
SOUTHAVEN, PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N,
BLOCK P, BLOCK Q - BLOCK U

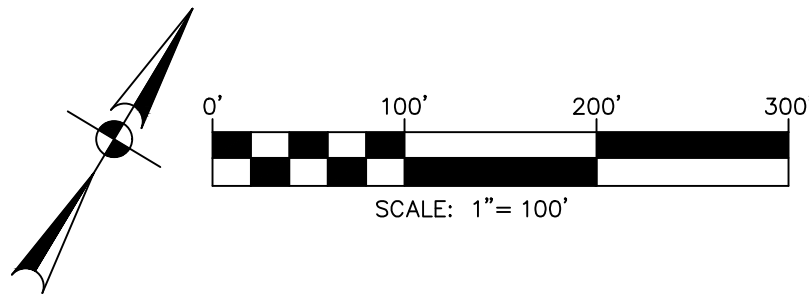
LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M
AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS
15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS
1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5,
BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED CASWELL C. OVERTON SURVEY,
ABSTRACT NO. 1102, THOMAS J. WAMPLER SURVEY, ABSTRACT
NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO.
453, IN CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

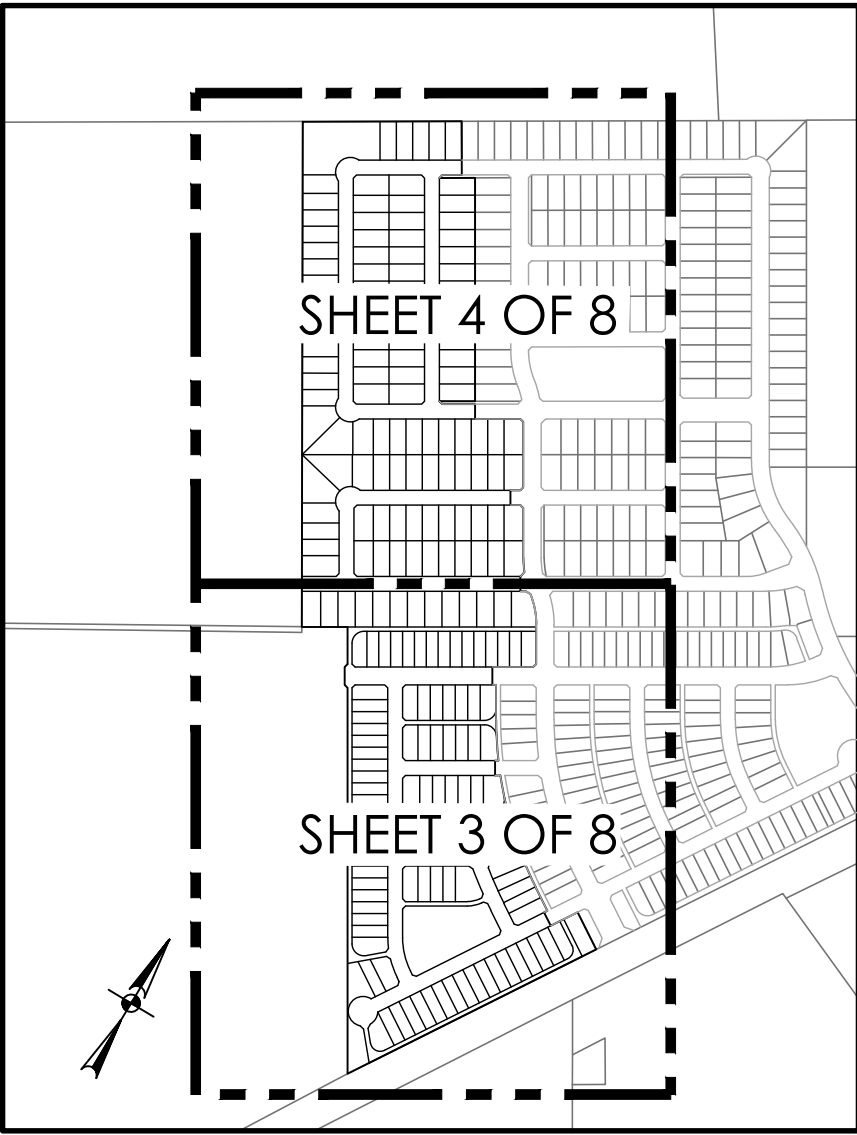
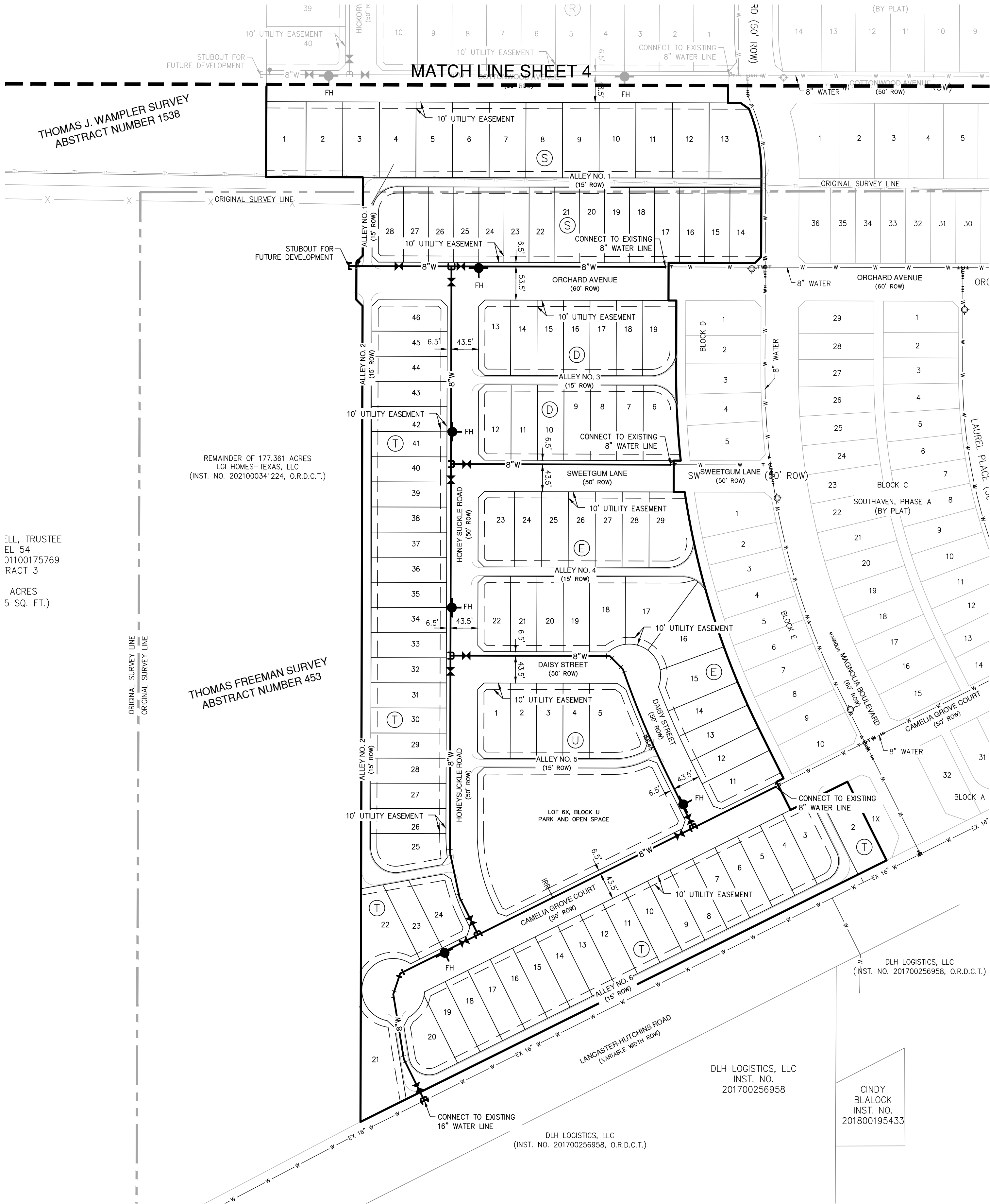


LOCATION MAP
NOT-TO-SCALE



WATER LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT



INDEX MAP
NOT-TO-SCALE

OWNER / DEVELOPER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR:
PAPE-DAWSON CONSULTING
ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
TEXAS SURVEYING FIRM NO. 10194390
CONTACT: ERIK BJORNSTROM, P.E.

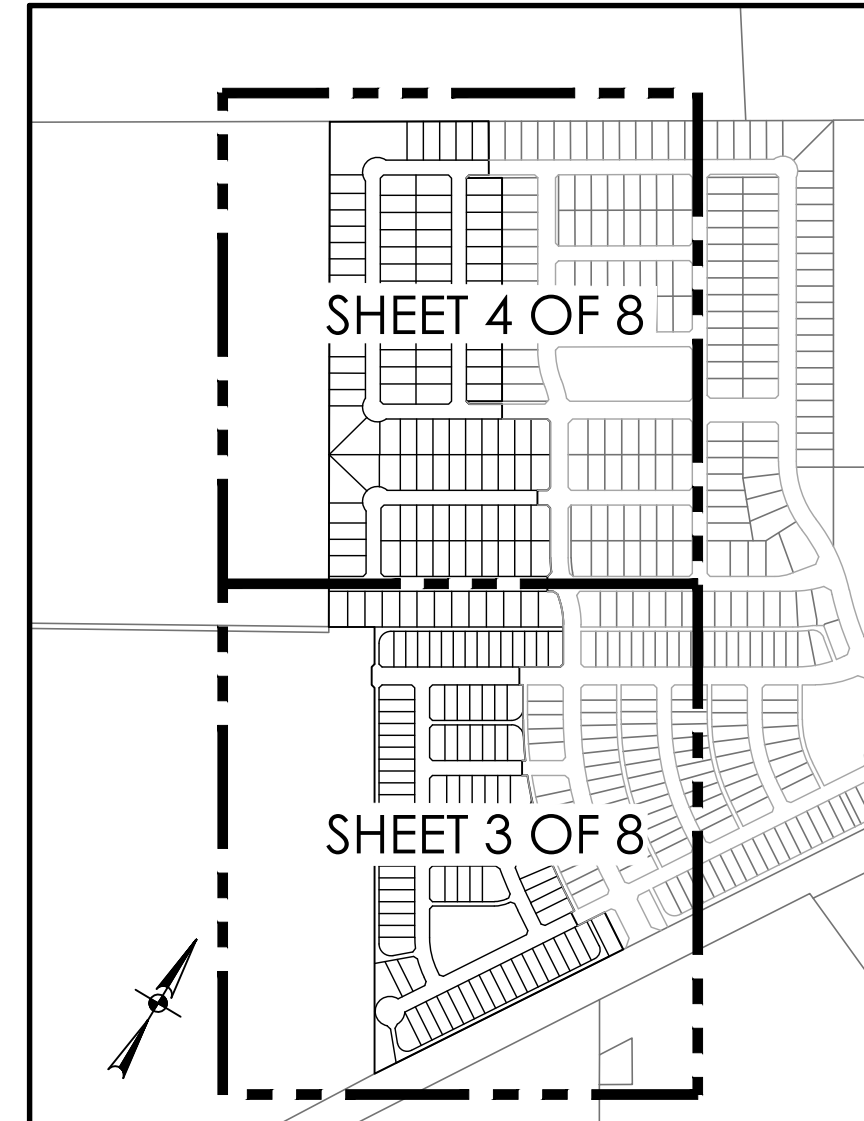
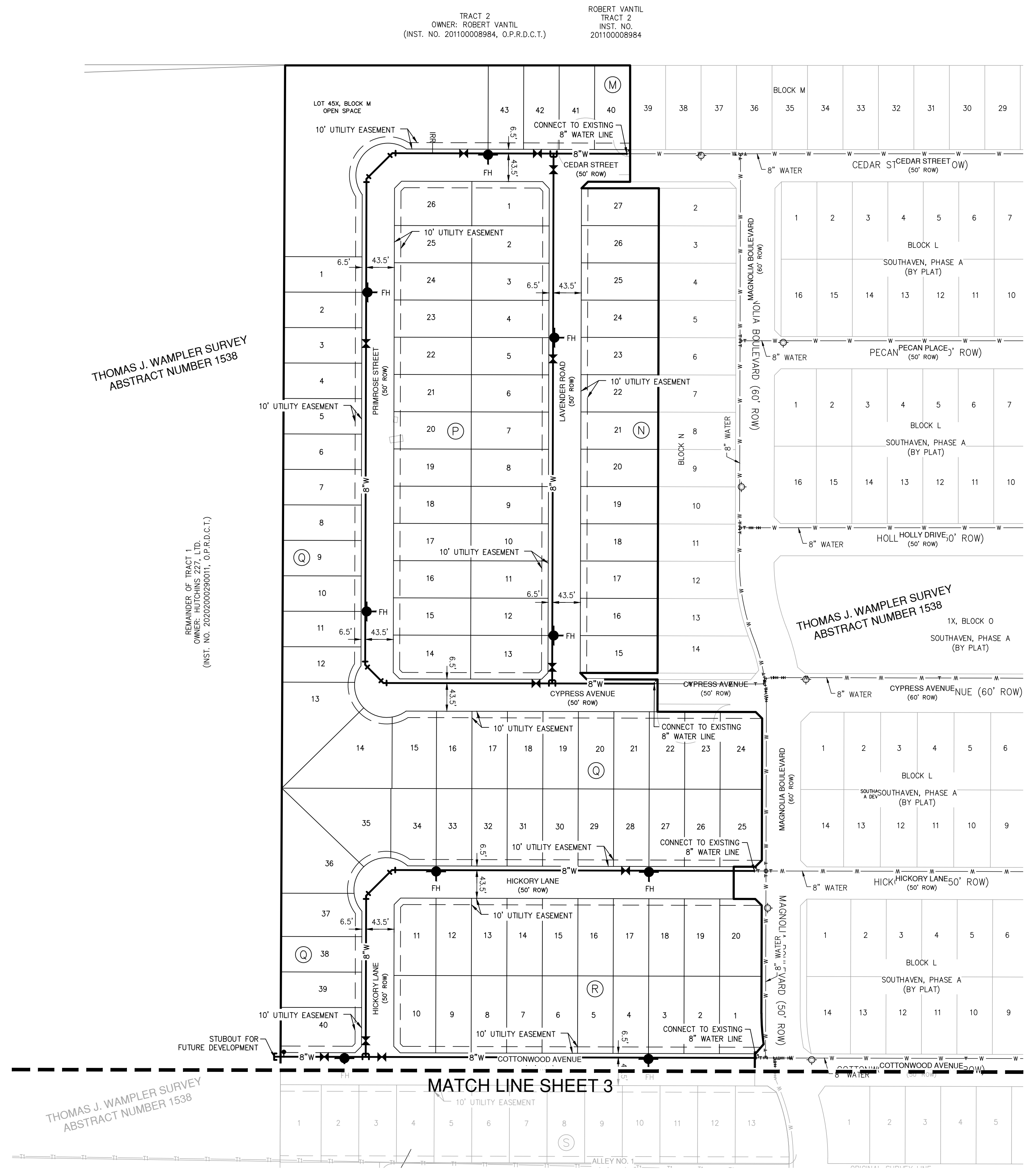
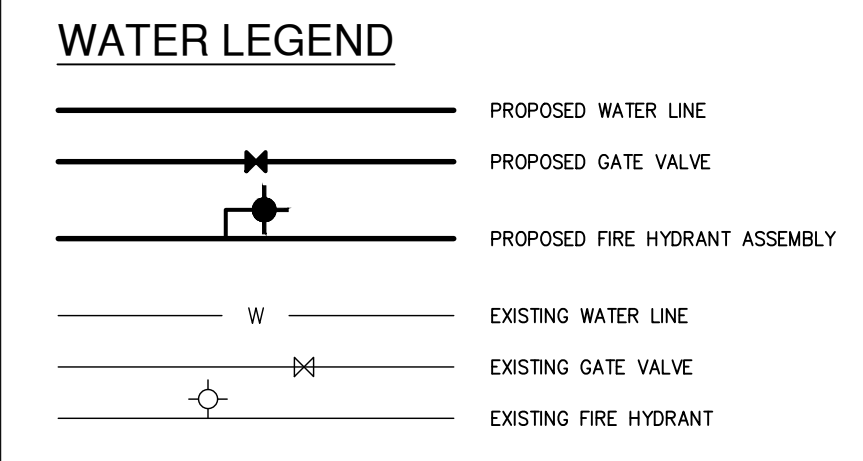
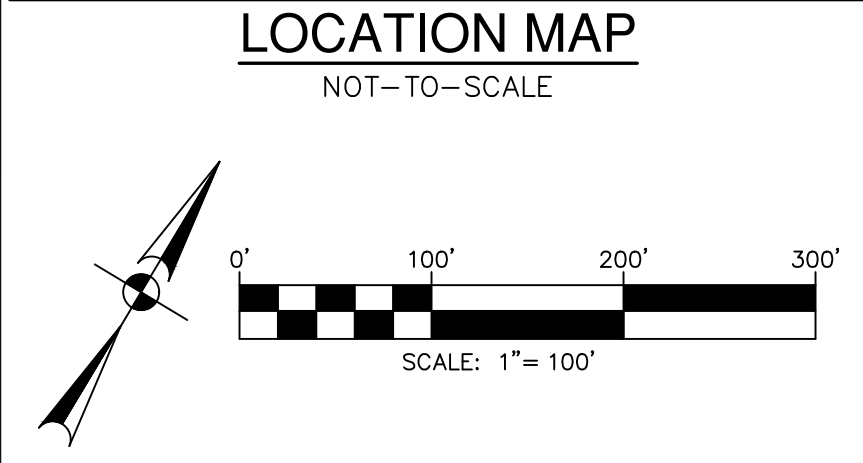
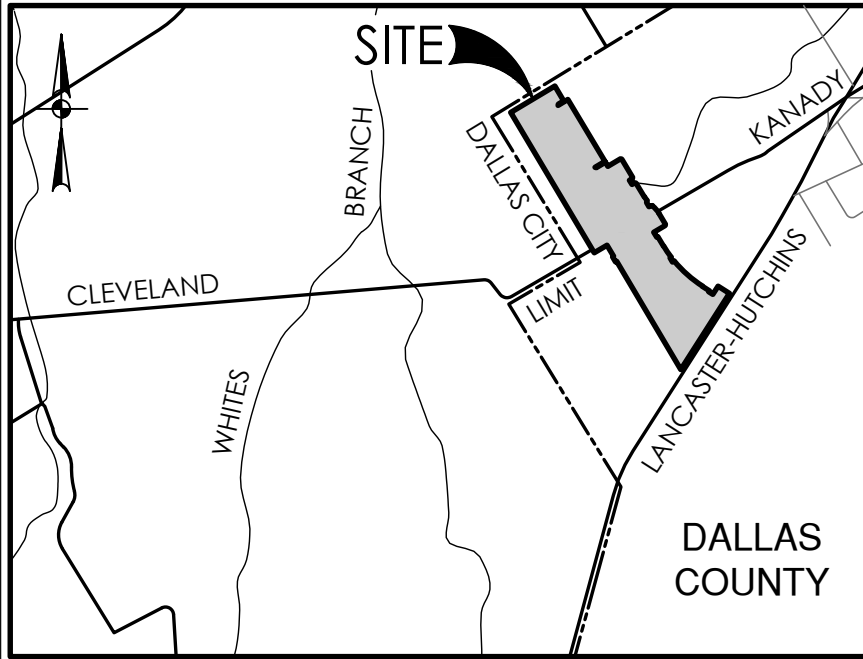
**PAPE-DAWSON
ENGINEERS**
6105 TENNYSON PARKWAY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: OCTOBER 30, 2023
PRELIMINARY WATER PLAN
OF
SOUTHAVEN, PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N,
BLOCK P, BLOCK Q - BLOCK U

LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M
AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS
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BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED CASWELL C. OVERTON SURVEY,
ABSTRACT NO. 1102, THOMAS J. WAMPLER SURVEY, ABSTRACT
NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO.
453, IN CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS



OWNER / DEVELOPER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

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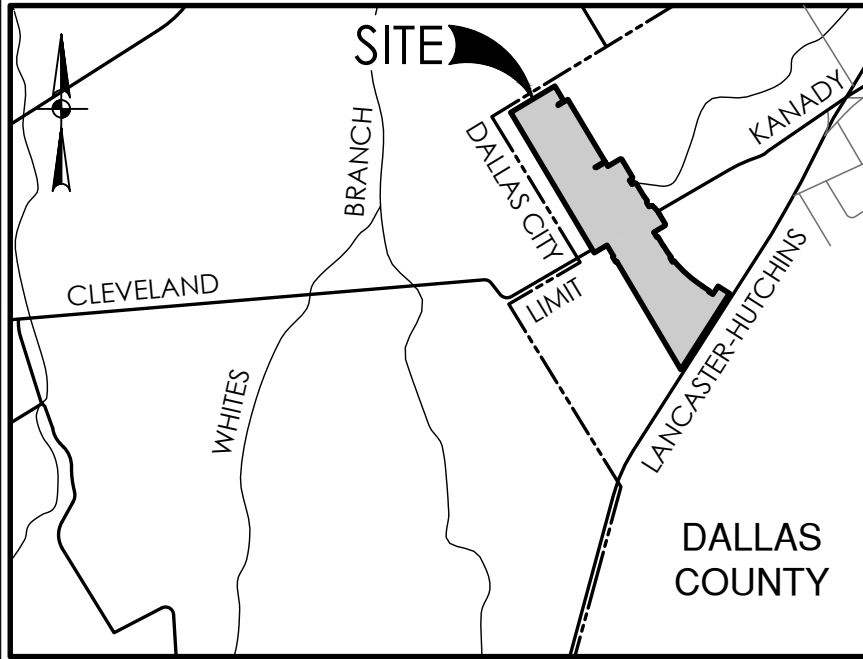
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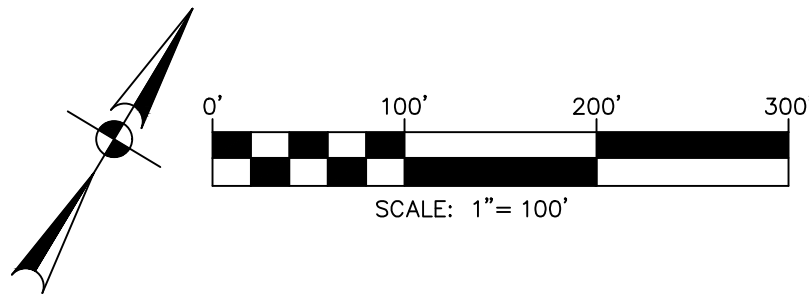
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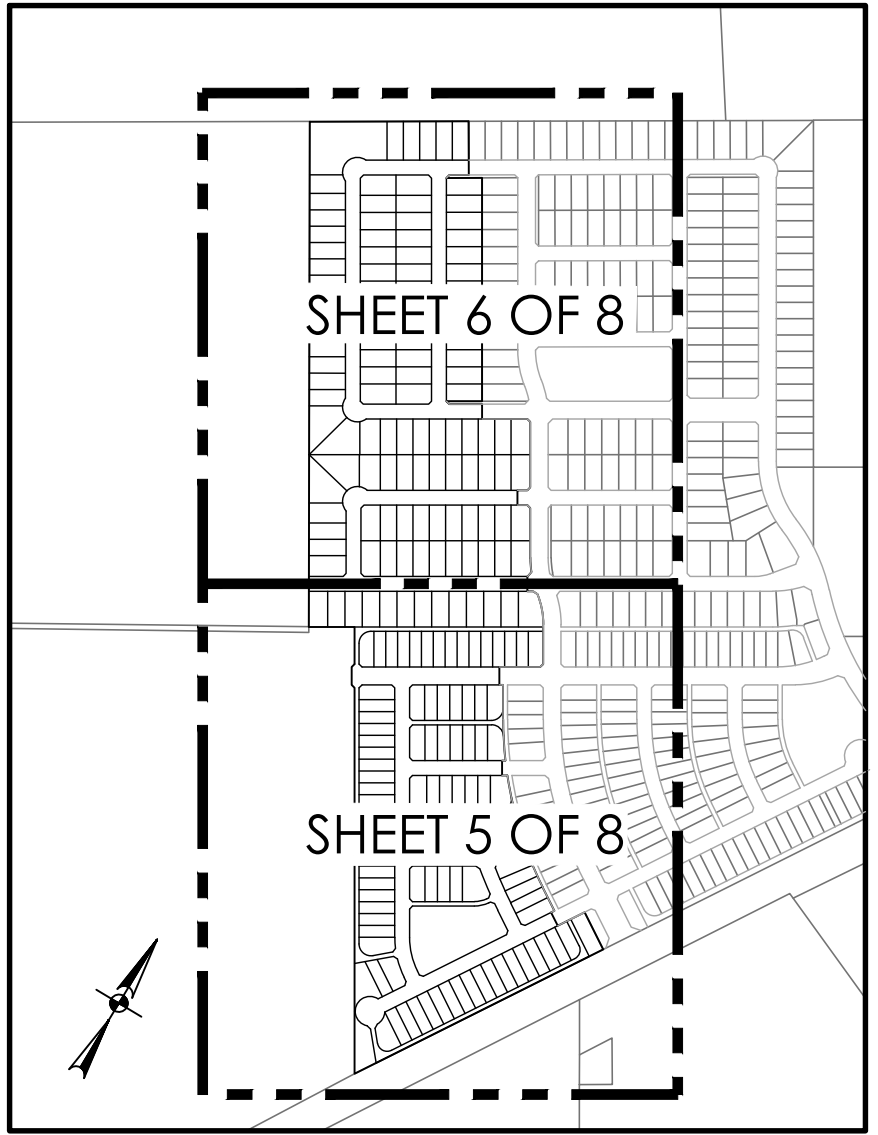
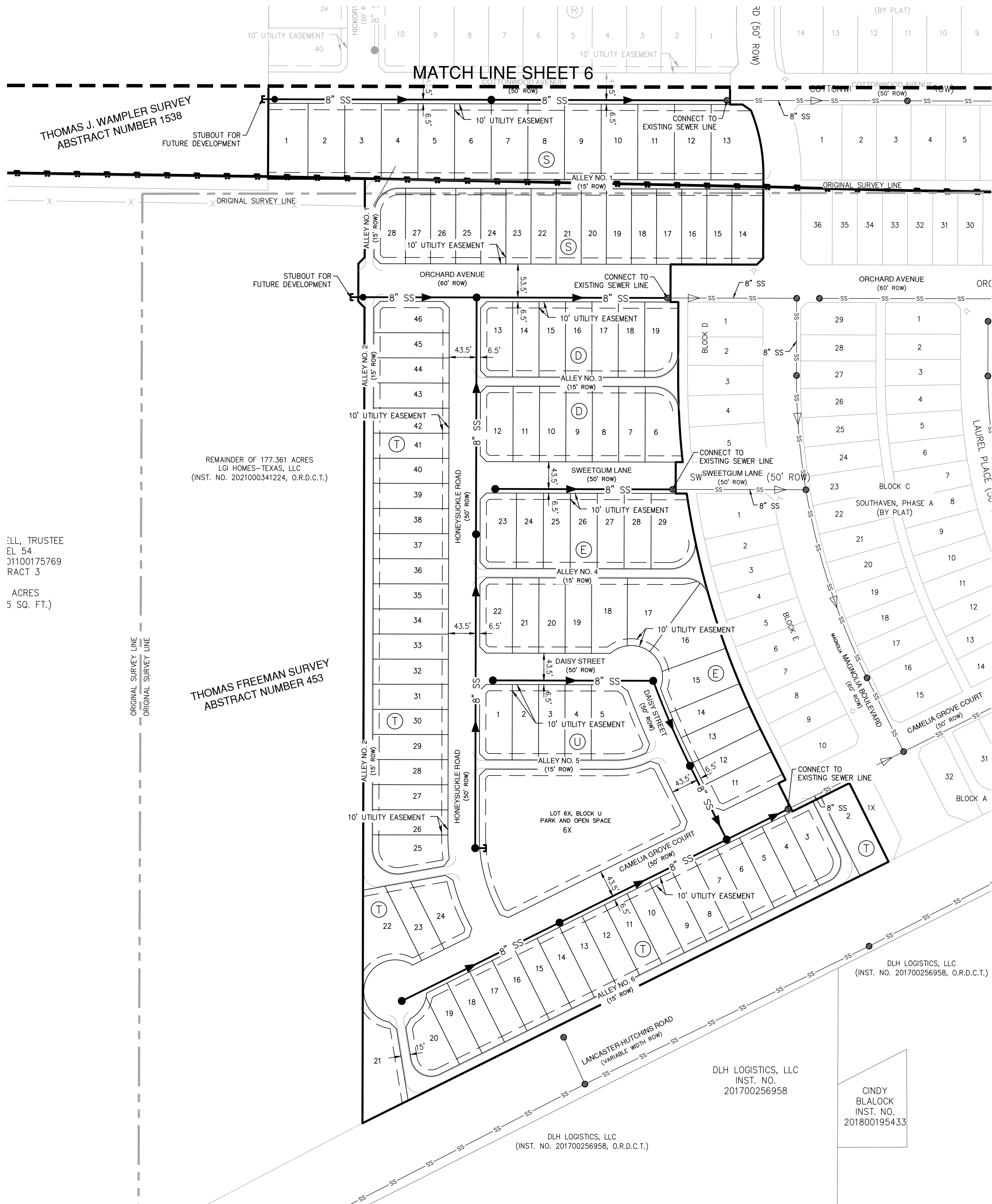


LOCATION MAP
NOT-TO-SCALE



SEWER LEGEND

- PROPOSED SANITARY SEWER LINE
- PROP. SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE



INDEX MAP
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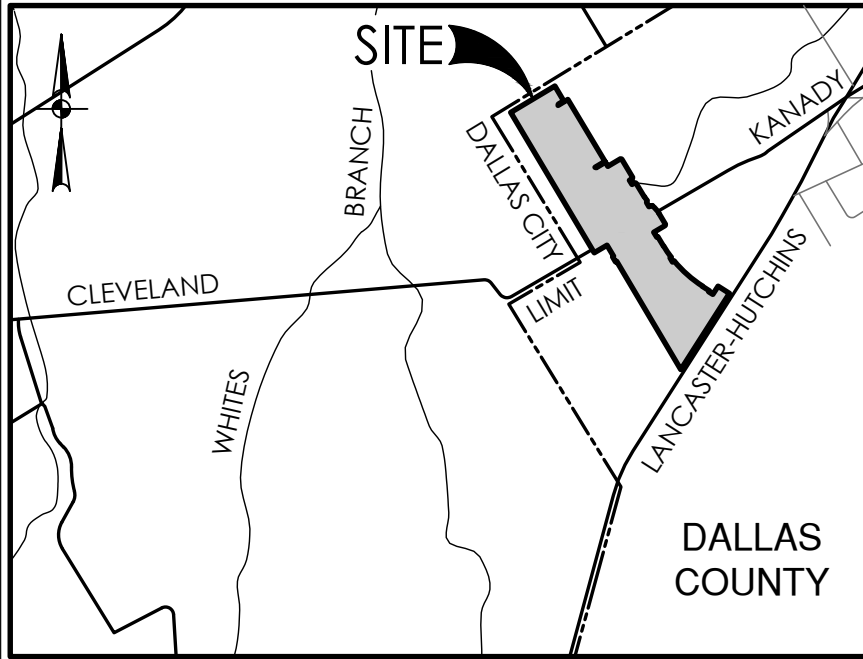
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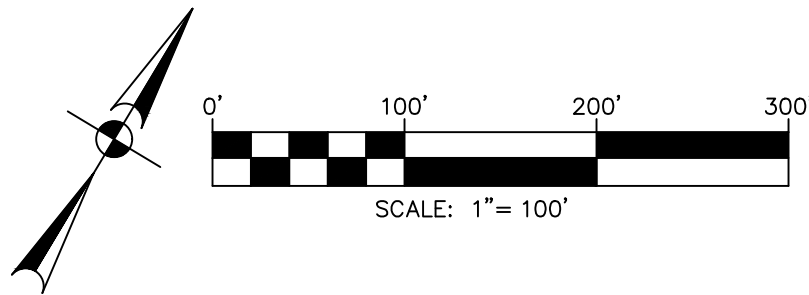
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214 RESIDENTIAL LOTS
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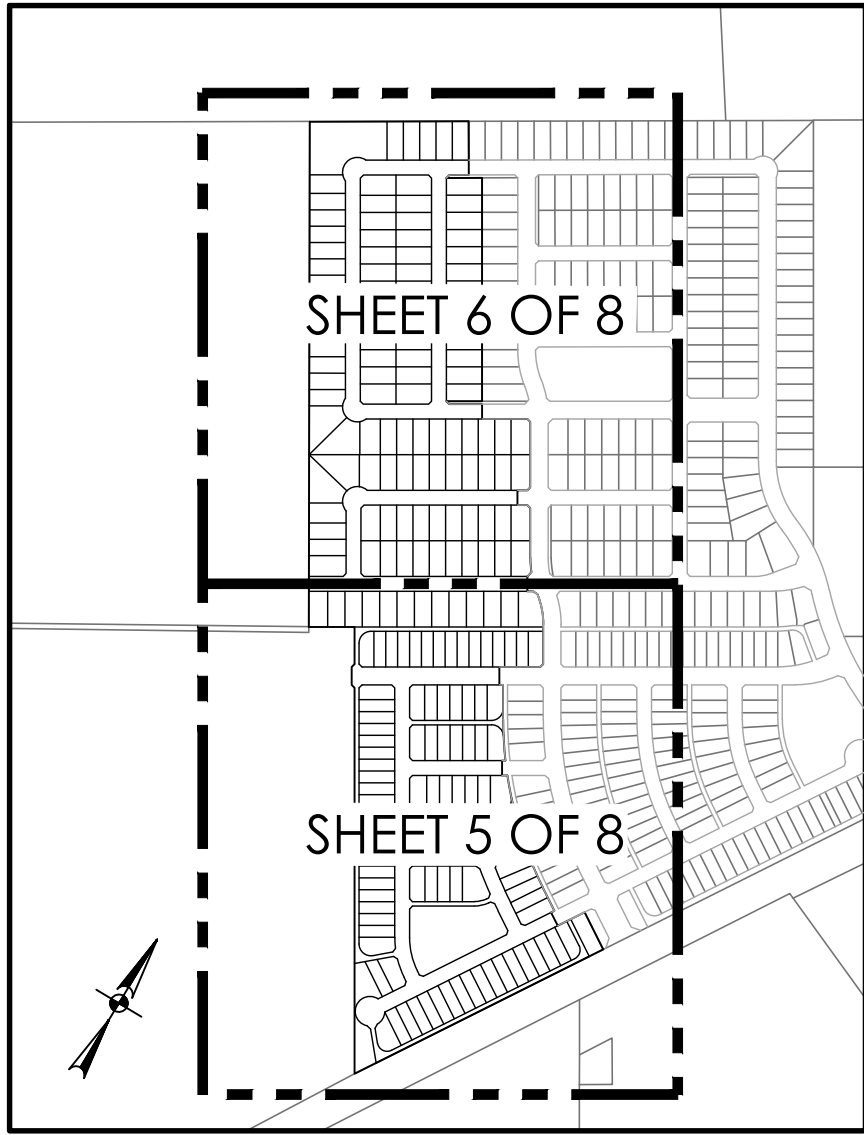
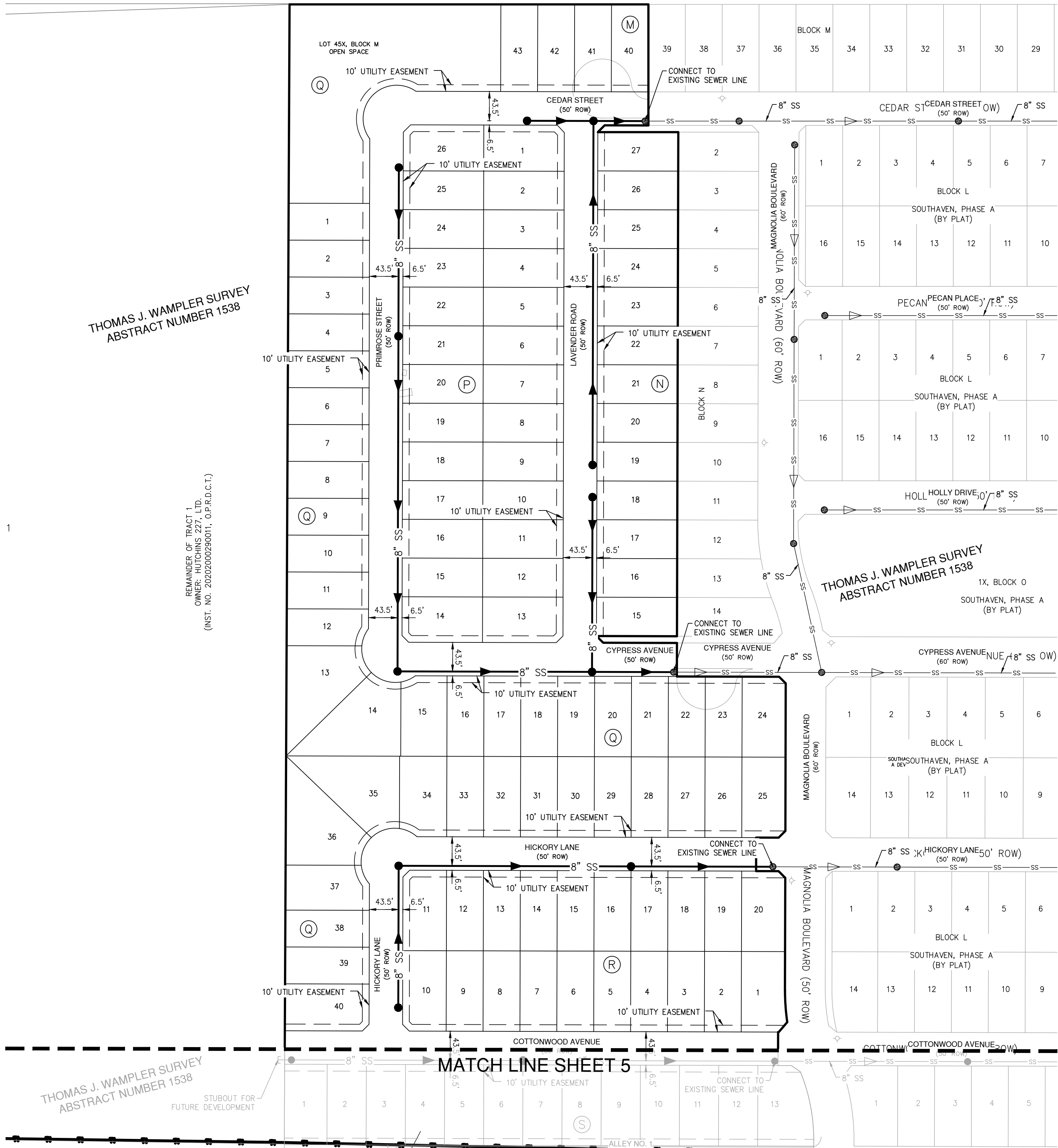
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- EXISTING SANITARY SEWER LINE
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ACT 2
201100008984

TRACT 2
OWNER: ROBERT VANTIL
(INST. NO. 201100008984, O.P.R.D.C.T.)

TRACT 2
INST. NO. 201100008984



INDEX MAP
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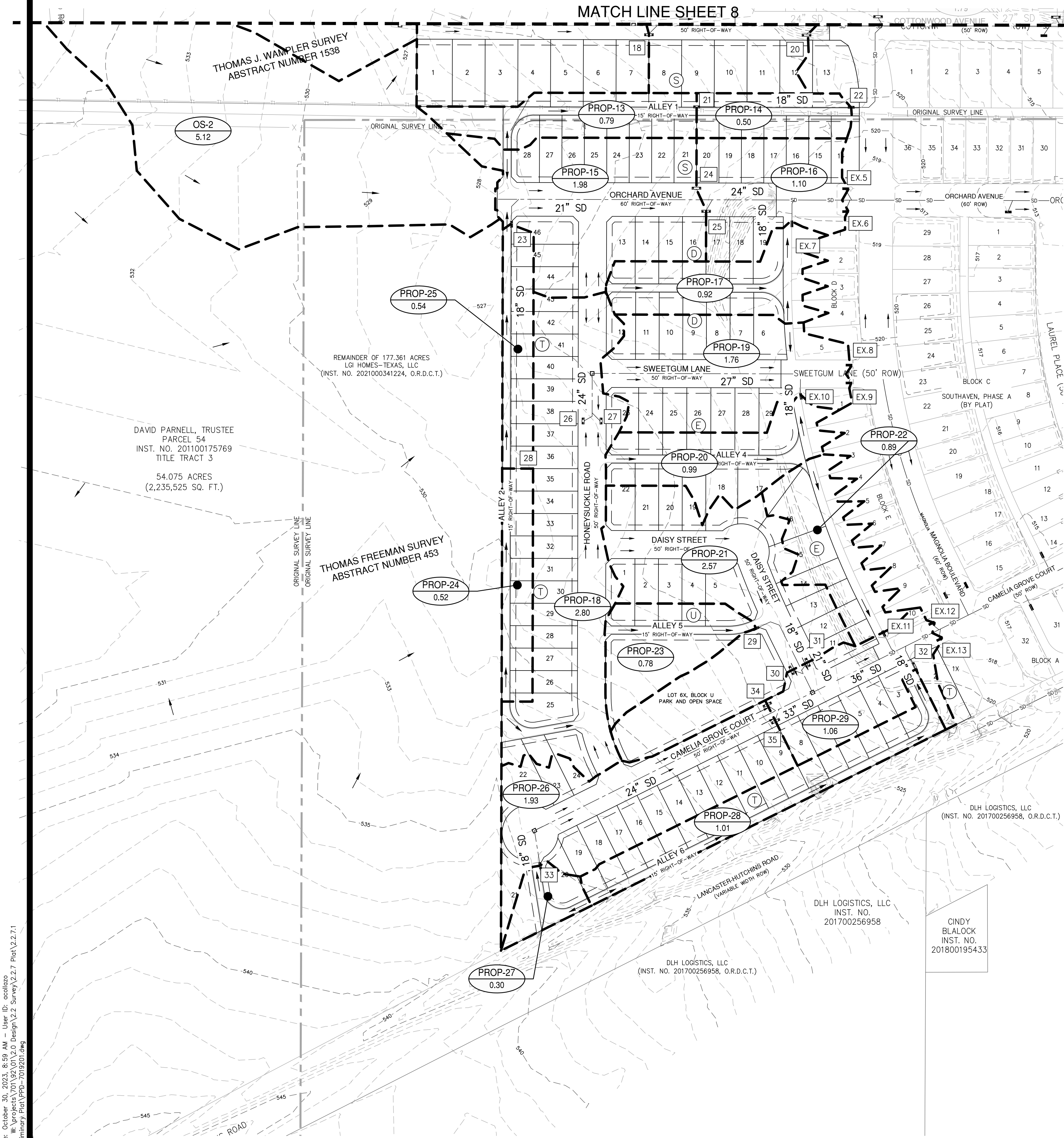
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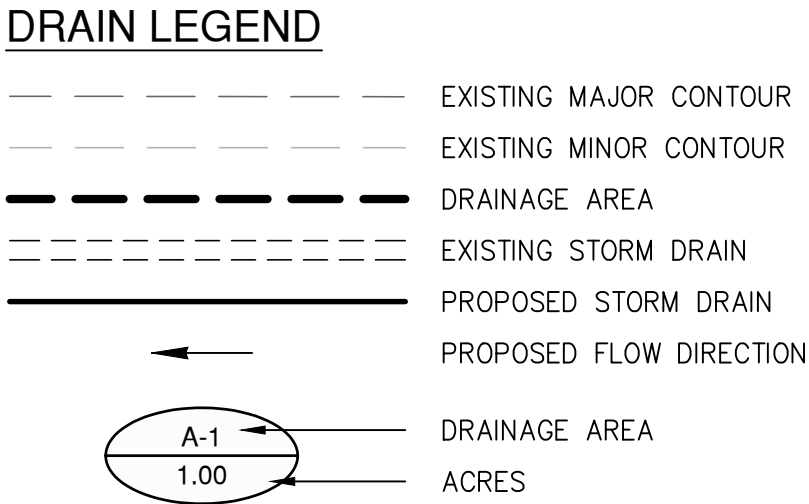
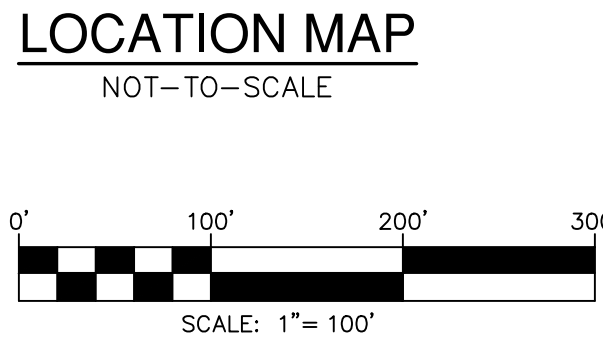
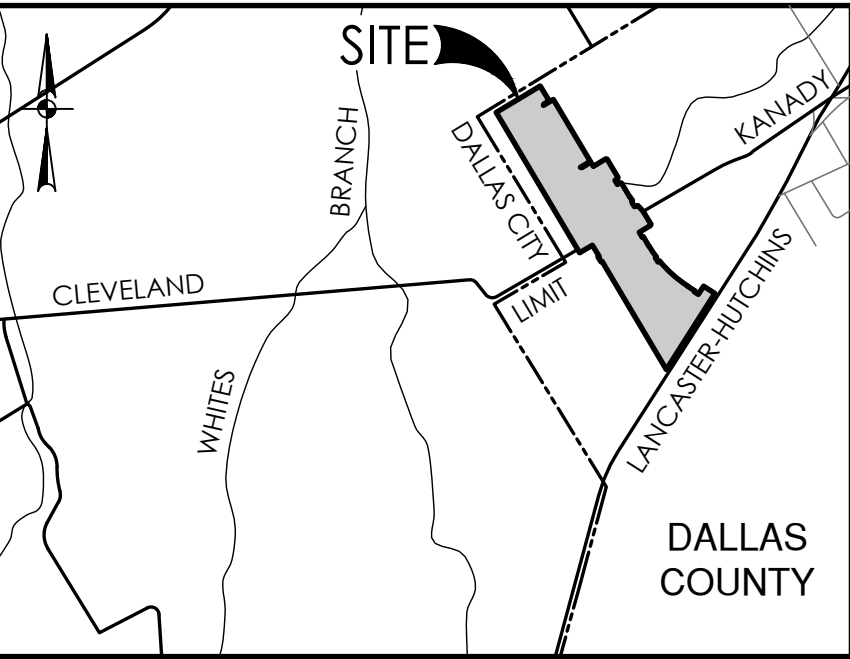
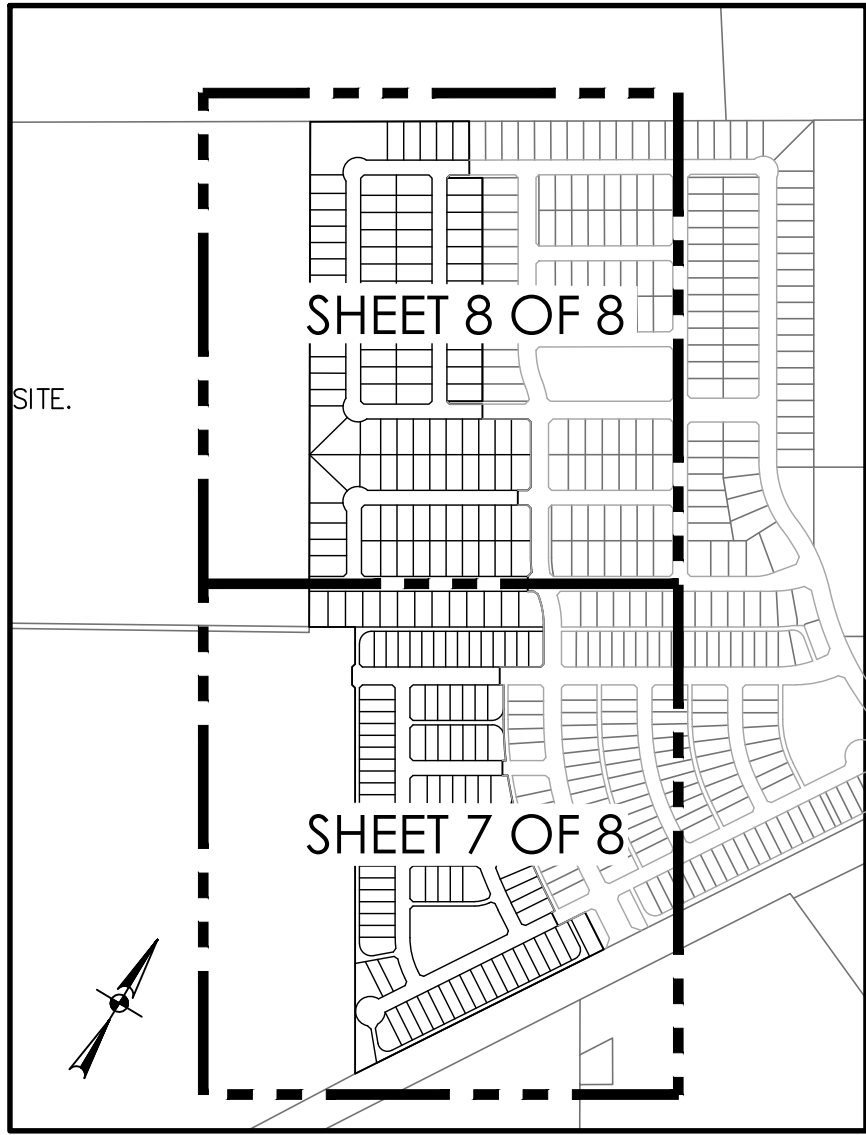
214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

Date: October 30, 2023, 8:59 AM - User ID: acallazo
Project: 214 Residential Lots, 2 HOA Maintained Open Space
Design: 2.2 Survey (2.2.7.1) Plat (2.2.7.1)
Preliminary Plan (PDP) - 20190201.dwg

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NOTES
NO FLOODPLAIN EXISTS ON THE SITE.



PROPOSED DRAINAGE AREA CALCULATIONS										
Design Point	Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)	
1	PROP-1	3.22	0.65	2.09	15	4.94	10.30	7.99	16.70	
2	PROP-2	2.36	0.65	1.53	15	4.94	7.60	7.99	12.30	
3	PROP-3	1.56	0.65	1.01	15	4.94	5.00	7.99	8.10	
4	PROP-4	2.18	0.65	1.42	15	4.94	7.00	7.99	11.30	
5	PROP-5	2.16	0.65	1.40	15	4.94	6.90	7.99	11.20	
6	PROP-6	1.33	0.65	0.86	15	4.94	4.30	7.99	6.90	
7	PROP-7	1.51	0.65	0.98	15	4.94	4.80	7.99	7.80	
8	PROP-8	2.63	0.65	1.71	15	4.94	8.40	7.99	13.70	
9	PROP-9	1.63	0.65	1.06	15	4.94	5.20	7.99	8.50	
10	PROP-10	0.84	0.65	0.55	15	4.94	2.70	7.99	4.40	
11	PROP-11	2.20	0.65	1.43	15	4.94	7.10	7.99	11.40	
12	PROP-12	1.79	0.65	1.16	15	4.94	5.70	7.99	9.30	
13	PROP-13	0.79	0.65	0.51	15	4.94	2.50	7.99	4.10	
14	PROP-14	0.50	0.65	0.33	15	4.94	1.60	7.99	2.60	
15	PROP-15	1.98	0.65	1.29	15	4.94	6.40	7.99	10.30	
16	PROP-16	1.10	0.65	0.72	15	4.94	3.50	7.99	5.70	
17	PROP-17	0.92	0.65	0.60	15	4.94	3.00	7.99	4.80	
18	PROP-18	2.80	0.65	1.82	15	4.94	9.00	7.99	14.50	
19	PROP-19	1.79	0.65	1.16	15	4.94	5.70	7.99	9.30	
20	PROP-20	0.99	0.65	0.64	15	4.94	3.20	7.99	5.10	
21	PROP-21	2.57	0.65	1.67	15	4.94	8.30	7.99	13.30	
22	PROP-22	0.89	0.65	0.58	15	4.94	2.90	7.99	4.60	
23	PROP-23	0.78	0.65	0.51	15	4.94	2.50	7.99	4.10	
24	PROP-24	0.52	0.65	0.34	15	4.94	1.70	7.99	2.70	
25	PROP-25	0.54	0.65	0.35	15	4.94	1.70	8.99	3.20	
26	PROP-26	1.93	0.65	1.25	15	4.94	6.20	9.99	12.50	
27	PROP-27	0.30	0.65	0.20	15	4.94	1.00	10.99	2.10	
28	PROP-28	1.01	0.65	0.66	15	4.94	3.20	11.99	7.90	
29	PROP-29	1.06	0.65	0.69	15	4.94	3.40	12.99	9.00	
30	OS-1	0.68	0.65	0.44	15	4.94	2.20	13.99	6.20	
31	OS-2	5.12	0.65	3.33	15	4.94	16.40	14.99	49.90	

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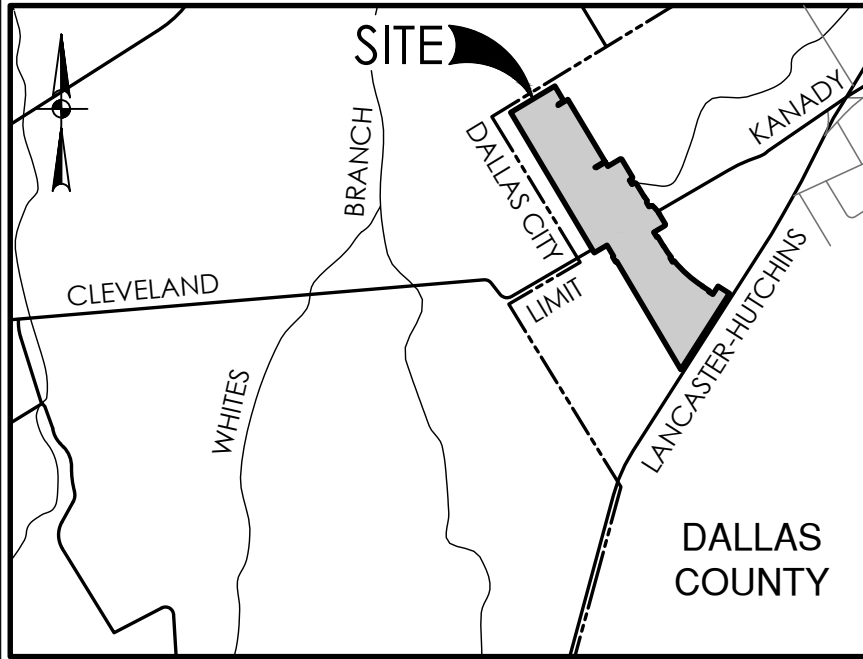
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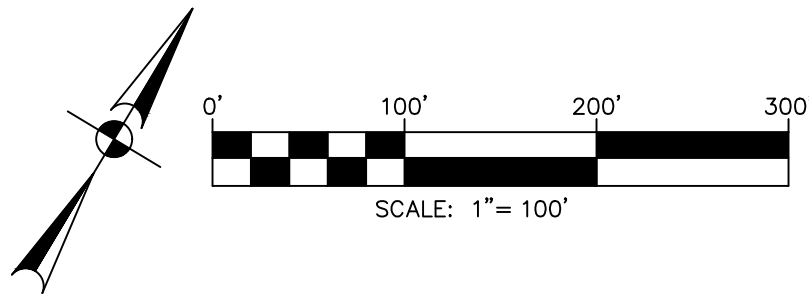
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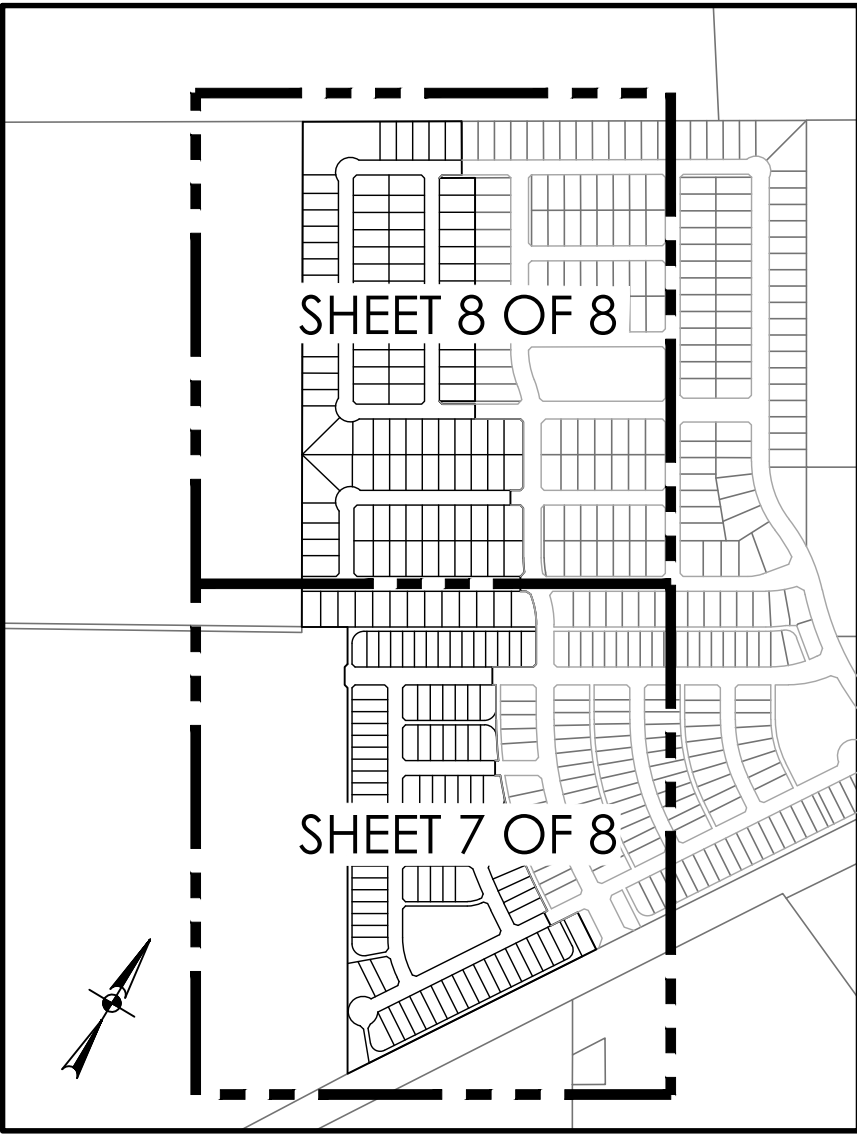
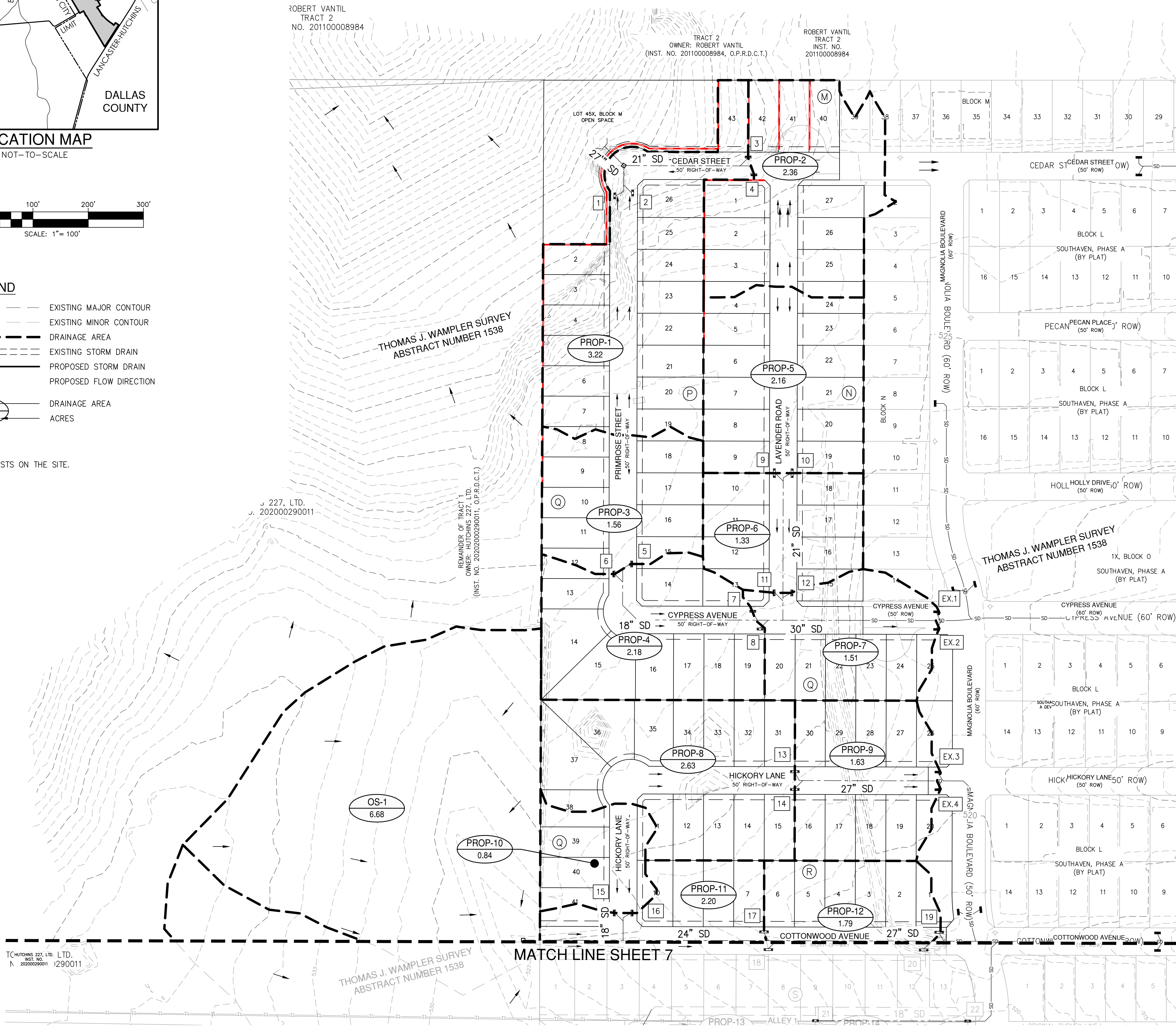


DRAIN LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED FLOW DIRECTION
- DRAINAGE AREA
- ACRES

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