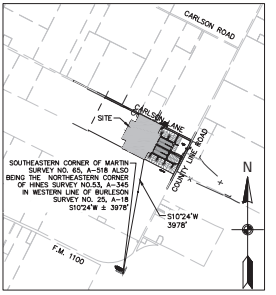


**LEGEND**

- SITE BOUNDARY
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT



**UTILITY PROVIDERS:**  
 WATER UTILITY PROVIDER: CITY OF ELGIN  
 WASTEWATER UTILITY PROVIDER: CITY OF ELGIN  
 GAS UTILITY PROVIDER: CENTERPOINT  
 ELECTRIC UTILITY PROVIDER: ONCOR

**BENCHMARK INFORMATION**  
 BM1: 1/2" IRON ROD AT SW CORNER OF PHASE 1 BOUNDARY, BEING AN ANGLE POINT IN THE REAR LOT LINE OF LOT 19, BLOCK B, ELEVATION=549.66  
 BM2: 1/2" IRON ROD WITH CAP LOCATED ON THE SOUTHWEST LINE OF SURVEYED BOUNDARY BOUNDARY MAP PANELS NO. 4845303201 & 4845303104 DATED SEPTEMBER 26, 2008.

**LOT SIZES:**  
 Lots under 6500 sq ft = 31  
 Lots between 6500-7500 sq ft = 82  
 Lots between 7500-8000 sq ft = 3  
 Lots over 9000 sq ft = 10  
 Average Single-Family Lot Size = 7035 sq ft.

**NOTES:**  
 1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE.  
 2. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE 25- OR 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION BOUNDARY MAP PANELS NO. 4845303201 & 4845303104 DATED SEPTEMBER 26, 2008.  
 3. THIS PROPERTY IS TO BE ZONED AS R3 SINGLE FAMILY DWELLING DISTRICT AND SHALL COMPLY WITH THE USAGE AND BUILDING LINE REQUIREMENTS AS SET FORTH IN CHAPTER 11 - ZONING REGULATIONS OF THE CITY OF ELGIN.  
 4. THE PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.

**CAUTION:**  
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**WARNING:**  
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**OWNER/DEVELOPER:** SREF EAGLES LANDING LP  
 2944 N 44TH ST STE 250  
 PHOENIX, AZ 85018-7290  
 JOHN BUCKZIO

**ACREAGE:** 27.495 ACRES

**NUMBER OF BLOCKS:** 8 BLOCKS

**NUMBER OF LOTS:** 126 LOTS

**LINEAR FEET OF NEW STREETS:**  
 EAGLES CLAW WAY 620 LF  
 SPOTTED EAGLE LANE 1,060 LF  
 EAGLE ROCK COVE 164 LF  
 BOOTED EAGLE PASS 1,098 LF  
 ISIDOR'S EAGLE WAY 328 LF  
 GOLDEN EAGLE WAY 1,035 LF  
 IMPERIAL EAGLE LANE 1,060 LF  
 EAGLES NEST COURT 164 LF  
 TAWNY EAGLE COURT 164 LF

**DATE:** 01/27/2017

**ENGINEER:** JENIFER MEAD, PE NO. 118513  
 JACOBS ENGINEERING GROUP INC.  
 2705 BEE CAVE ROAD, SUITE 300  
 AUSTIN, TX 78746  
 P: (512) 314-3100  
 F: (512) 314-3135

**SURVEYOR:** ROBERT GERTSON, RPLS NO. 6367  
 JACOBS ENGINEERING GROUP INC.  
 2705 BEE CAVE ROAD, SUITE 300  
 AUSTIN, TX 78746  
 P: (512) 314-3100  
 F: (512) 314-3135

**100.018 ACRES BETTY & LAWRENCE 1281/1378**

**LINE TABLE**

Line #	Length	Direction
L101	89.88'	S62°24'02.94"E
L102	65.58'	N27°14'02.27"E
L103	65.58'	S27°14'02.27"E
L104	180.00'	S62°46'00.07"E
L105	65.57'	N27°14'02.27"E
L106	65.57'	S27°14'02.27"E
L107	180.00'	S62°46'00.07"E
L108	282.72'	N27°14'02.27"E
L109	90.01'	N62°45'38.12"W
L110	283.02'	N27°14'02.27"E
L111	210.00'	S27°14'02.27"E
L112	449.99'	N62°46'00.07"E
L113	210.00'	N27°13'59.83"E
L114	449.99'	S62°46'00.07"E
L115	450.01'	N62°45'54.53"W
L116	210.00'	S27°14'02.27"W
L117	450.00'	N62°45'57.30"E
L118	210.00'	N27°13'59.83"E
L119	449.99'	S62°46'00.07"E
L120	210.00'	N27°13'59.83"E
L121	449.99'	S62°46'00.07"E

**PHASE 2 SINGLE FAMILY 125 DRAINAGE Sublot 1 126**

**ELECTRIC NOTE:**  
 These tracts are subject to an electric line easement of indeterminate width recorded in Vol. 682, Pg. 299 of the Deed Records of Tarrant County, Texas.

**Curve Table**

Curve #	Length	Radius	Delta	Chord
C03	31.42'	20.0'	089.993	28.28
C04	17.45'	20.0'	049.994	16.90
C05	244.34'	50.0'	279.986	64.29
C06	17.45'	20.0'	049.994	16.90
C07	31.42'	20.0'	089.982	28.28
C08	31.42'	20.0'	089.993	28.28
C09	17.45'	20.0'	049.994	16.90
C10	244.34'	50.0'	279.986	64.29
C11	17.45'	20.0'	049.994	16.90
C12	31.42'	20.0'	090.007	28.28
C13	244.34'	50.0'	279.986	64.29
C14	31.42'	20.0'	089.993	28.28
C15	180.00'	50.0'	090.007	28.28
C16	31.42'	20.0'	089.993	28.28
C17	31.42'	20.0'	089.982	28.28
C18	31.42'	20.0'	089.982	28.28
C19	244.34'	50.0'	279.986	64.29
C20	31.42'	20.0'	090.000	28.28
C21	31.42'	20.0'	090.007	28.28
C22	244.34'	50.0'	279.986	64.29
C23	244.34'	50.0'	279.986	64.29
C24	244.34'	50.0'	279.986	64.29
C25	31.42'	20.0'	089.993	28.28
C26	31.42'	20.0'	090.007	28.28
C27	31.42'	20.0'	089.993	28.28
C28	31.42'	20.0'	090.000	28.28
C29	244.34'	50.0'	279.986	64.29
C30	244.34'	50.0'	279.986	64.29
C31	31.42'	20.0'	089.993	28.28
C32	31.42'	20.0'	089.993	28.28

**Line Table**

Line #	Length	Direction
L122	210.00'	S27°14'02.27"W
L123	210.00'	S27°14'02.27"E
L124	450.00'	N27°13'59.83"E
L125	210.00'	N27°14'02.27"E
L126	450.00'	S62°32'51.96"W
L127	90.17'	S62°32'51.96"W
L128	65.08'	S27°14'02.27"E
L129	65.08'	N27°14'02.27"E
L130	180.00'	S62°46'00.07"E
L131	288.82'	S27°13'59.29"E
L132	288.82'	N27°13'59.29"E
L133	180.00'	S62°46'00.07"E
L134	65.09'	S27°14'02.27"E
L135	65.09'	N27°14'02.27"E
L136	90.00'	S62°46'05.83"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord
C13	31.54'	20.0'	090.353	28.28
C14	31.29'	20.0'	089.456	28.28

**JACOBS**  
 ENGINEERING GROUP INC.  
 2705 BEE CAVE ROAD, SUITE 300  
 AUSTIN, TEXAS 78746  
 (512) 314-3100 FAX (512) 314-3135

March 1, 2017

**PRELIMINARY PLAT**

**EAGLES LANDING SUBDIVISION PHASE 2 PRELIMINARY PLAT**  
 ELGIN, TEXAS

**DELIVERED BY:** J.E.C.  
**DESIGNED BY:** J.M.E.  
**PLANNED BY:** J.M.E.  
**PROJECT MANAGER:** J.M.E.  
**DATE:** 01/27/2017

**SHEET 1 OF 1**