

# FOR SALE - SINGLE FAMILY DEVELOPMENT

## Dawn Drive Lago Vista, Texas 78645



**LOCATION:** 110 Platted lots located near new police station just west of Lohmans Ford and south of Dawn Drive.

**SIZE:** approximately 30 acres

**FRONTAGE/  
ACCESS:** On Lohman's Ford

**UTILITIES:** All public utilities are available to the site.

**ZONING:** SF-1: single family

**TOPOGRAPHY:** Flood Hazard

**FLOOD HAZARD:** The property is not in the FEMA floodplain.

**SCHOOL DISTRICT:** Lago Vista

**PRICE:** \$895,000

**COMMENTS:** LUEs in place and platted for 110 unit single family development

# McALLISTER & ASSOCIATES

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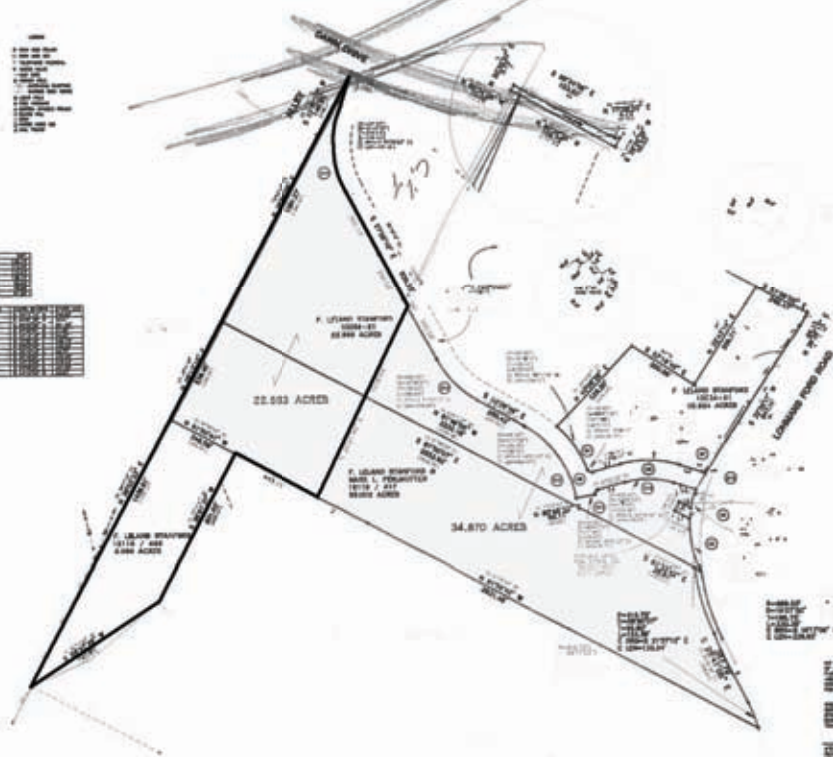
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# SURVEY SKETCH



1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL BEARINGS ARE TRUE BEARINGS.  
 3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.  
 4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.  
 5. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.  
 6. ALL RIGHTS-OF-WAY ARE TO BE SHOWN BY DOUBLE LINES.  
 7. ALL ADJACENT PROPERTIES ARE TO BE SHOWN BY DOTTED LINES.  
 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY.  
 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE RAILROAD.  
 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE CANAL OR DITCH.  
 11. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE STREAM OR RIVER.  
 12. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE FENCE OR WALL.  
 13. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE CURB OR GUTTER.  
 14. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE SIDEWALK OR PLAZA.  
 15. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY OR ALLEY.  
 16. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE LOT OR TRACT.  
 17. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY.  
 18. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE RAILROAD.  
 19. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE CANAL OR DITCH.  
 20. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE STREAM OR RIVER.  
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THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC LANDS ACT OF 1908 AND THE ACTS THEREUNDER.



