

LGI HOMES - TEXAS LLC
CALLED 211.83 ACRE TRACT
DOCUMENT NO. 20211022002167490
O.P.R.C.C.T.

A=3'45'45"
R=1,520.00'
L=99.82'
LC=S20°02'31"E
99.80'

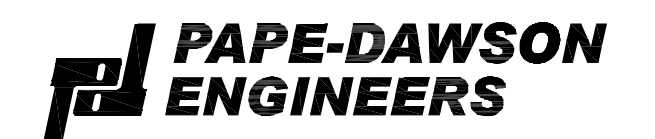
A=19°44'01"
R=1,960.08'
L=675.08'
LC=N15°08'31"E
671.75'

R & R RESIDENTIAL, LLC
CALLED 10.017 ACRES
DOCUMENT NO. 20201103001932020
O.P.R.C.C.T.

FM 1778
A VARIABLE WIDTH RIGHT-OF-WAY
(VOLUME 448 PAGE 52; VOLUME 448
PAGE 56; VOLUME 448 PAGE 81; VOLUME 448
PAGE 115; VOLUME 448 PAGE 123)

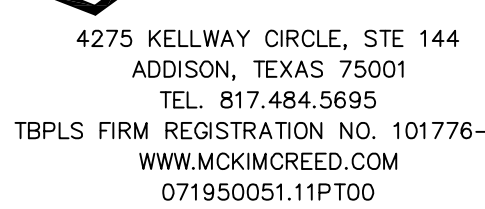
OWNER / DEVELOPER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL : (281) 210-5484
TEL : (281) 210-2601

ENGINEER / SURVEYOR / PLANNER:



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX
75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS
FIRM REGISTRATION #10194390

SURVEYOR:



4275 KELLWAY CIRCLE, STE 144
ADDISON, TEXAS 75001
TEL. 817.484.5695
TBPLS FIRM REGISTRATION NO. 101776-02
WWW.MCKIMCREED.COM
071950051.11PT00

SHEET 3 OF 4
PREPARATION DATE: MAY 03, 2022

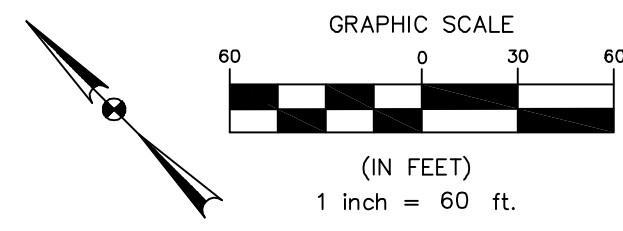
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON
AS A FINAL SURVEY DOCUMENT.

THE
FINAL PLAT
OF
MONTGOMERY FARMS PHASE 1

264 RESIDENTIAL LOTS
LOTS 1 - 69, BLOCK A; LOTS 1 - 38, BLOCK B;
LOTS 1 - 5, BLOCK C; LOTS 1 - 14, BLOCK D;
LOTS 1 - 24, BLOCK E; LOTS 1 - 95, BLOCK F;
LOTS 1 - 16, BLOCK G; LOTS 1 - 3, BLOCK H
13 NON-RESIDENTIAL LOTS
LOT 70, BLOCK A; LOTS 39 & 40, BLOCK B;
LOTS 6 & 7, BLOCK C; LOT 25, BLOCK E;
LOTS 96 & 97, BLOCK F; LOT 17, BLOCK G;
LOT 4, BLOCK H; LOT "A", LOT "B" & LOT "C"

BEING 63.780 ACRES SITUATED IN THE
THE HEZEKIAH WALTERS SURVEY, ABSTRACT NO. 95B,
THE CITY OF COPEVILLE, COLLIN COUNTY, TEXAS

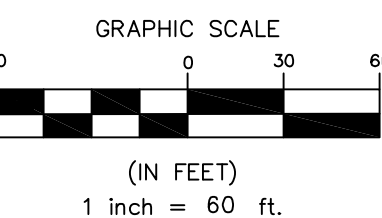
REVISED:
UPDATED:



LEGEND:
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
SET = 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED"
● = PROPERTY CORNER AS NOTED

LEGEND:
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
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 SET = 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED"
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HEZEKIAH WALTERS SURVEY
 ABSTRACT NO. 958



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SURVEYOR:
MCKIM & CREED
 4275 KELLWAY CIRCLE, STE 144
 ADDISON, TEXAS 75001
 TEL. 817.484.5695
 TBPLS FIRM REGISTRATION NO. 101776-02
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SHEET 4 OF 4
 PREPARATION DATE: MAY 03, 2022

REVISED:
 UPDATED:

MATCHLINE - SEE SHEET 3 OF 4

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MATCHLINE - SEE SHEET 2 OF 4