

SCALE 1"=250'

WHEREAS, LGI HOMES - TEXAS, LLC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE HEZEKIAH WALTERS SURVEY, ABSTRACT

NO. 958, COLLIN COUNTY, TEXAS, AND BEING OUT OF A CALLED 211.830 ACRE TRACT OF LAND DESCRIBED TO LGI HOMES - TEXAS,

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF THE REMAINDER OF A CALLED 4.00 ACRE TRACT

THENCE NORTH 02 DEGREES 55 MINUTES 02 SECONDS EAST, ALONG THE COMMON LINE OF SAID FIRST BAPTIST CHURCH TRACT AND

SAID LGI TRACT, A DISTANCE OF 307.96 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID CALLED

THENCE NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 517.40 FEET TO

THE NORTHWESTERLY CORNER OF SAID CALLED 4.00 ACRE TRACT FROM WHICH A FOUND 182-INCH IRON ROD FOUND BEARS SOUTH

THENCE SOUTH 02 DEGREES 37 MINUTES 47 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, PASSING THE SOUTHWESTERLY

CORNER OF SAID FIRST BAPTIST CHURCH TRACT AT 306.84 FEET AT A PI IN SAID NORTHERLY RIGHT-OF-WAY LINE, CONTINUING FOR

THENCE NORTH 89 DEGREES 38 MINUTES 13 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 282.00 TO THE

A TOTAL DISTANCE OF 321.86 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE FROM WHICH A FOUND 5/8-INCH IRON

SOUTHERLY COMMON CORNER OF A CALLED 10.017 ACRE TRACT OF LAND DESCRIBED TO R & R RESIDENTIAL, LLC BY INSTRUMENT

THENCE NORTH 20 DEGREES 20 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACTS, 860.95 FEET TO A FENCE

THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 617.61 FEET TO

A 1/2-INCH IRON ROD FOUND FOR THE COMMON WESTERLY CORNER OF SAID TRACTS ON THE EASTERLY RIGHT-OF-WAY LINE OF THE

BURLINGTON NORTHERN & SANTA FE RAIL ROAD, NO DEED OF RECORD FOUND, BEING THE BEGINNING OF A NON-TANGENT CURVE TO

THENCE NORTHERLY, 675.08 FEET THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT AND SAID EASTERLY RIGHT-OF-WAY LINE,

HAVING A CENTRAL ANGLE OF 19 DEGREES 44 MINUTES 01 SECONDS, A RADIUS OF 1.960.08 FEET AND WHOSE LONG CHORD BEARS

THENCE NORTH 05 DEGREES 16 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF

NORTH 71 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 256.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED

SOUTHERLY, 99.82 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0.3 DEGREES

NORTH 68 DEGREES 04 MINUTES 36 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE

SOUTHERLY, 9.90 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES

23 MINUTES 09 SECONDS, A RADIUS OF 1,470.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 22 DEGREES 06 MINUTES 58

SOUTH 68 DEGREES 32 MINUTES 43 SECONDS EAST, A DISTANCE OF 13.88 FEET TO A SET 5/8-INCH IRON ROD WITH CAP

NORTH 65 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 202.21 FEET TO A SET 5/8-INCH IRON ROD WITH CAP

NORTH 21 DEGREES 38 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED

NORTHERLY, 5.11 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF OO DEGREES

NORTH 68 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED

14 MINUTES 11 SECONDS, A RADIUS OF 1,240.00 FEET AND WHOSE LONG CHORD BEARS NORTH 21 DEGREES 23 MINUTES 55

45 MINUTES 45 SECONDS, A RADIUS OF 1,520.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 20 DEGREES 02 MINUTES 31

NORTH 15 DEGREES 08 MINUTES 31 SECONDS EAST, 671.75 TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MCKIM CREED';

SOUTH 84 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 34.01 FEET TO A SET 5/8-INCH IRON ROD WITH CAP

RECORDED IN DOCUMENT NO. 20201103001932020, SAID OFFICIAL PUBLIC RECORDS AND SAID LGI TRACT, FROM WHICH A FOUND

OF LAND DESCRIBED TO THE TRUSTEE OF THE FIRST BAPTIST CHURCH OF COPEVILLE, BY INSTRUMENT RECORDED IN VOLUME 900,

PAGE 353 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS BEING A COMMON CORNER OF SAID LGI TRACT ON THE NORTHERLY

RIGHT-OF-WAY LINE OF FARM-TO-MARKET 1778 (FM 1778) A VARIABLE WIDTH RIGHT-OF-WAY.

LLC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 20211022002167490 OF THE OFFICIAL PUBLIC, RECORDS OF COLLIN COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF COLLIN §

4.00 ACRE TRACT;

CORNER POST;

THE LEFT;

STAMPED "MCKIM CREED";

STAMPED "MCKIM CREED";

STAMPED "MCKIM CREED";

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ROD SOUTH 20 DEGREES 38 SECONDS WEST, 1.8 FEET;

1/2-INCH IRON ROD BEARS NORTH 25 DEGREES 19 MINUTES WEST, 1.5 FEET:

162.68 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MCKIM CREED';

"MCKIM CREED" ET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE OVER AND ACROSS SAID LGI HOMES - TEXAS TRACT THE FOLLOWING COURSES AND DISTANCES:

SECONDS EAST, 99.80 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SECONDS EAST, 9.90 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

"MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SECONDS WEST, 5.11 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

MY COMMISSION EXPIRES: SOUTHERLY, 4.76 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES 13 MINUTES 46 SECONDS, A RADIUS OF 1,190.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 21 DEGREES 24 MINUTES 07 SECONDS

EAST, 4.76 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

"MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT

WEST, 4.80 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 68 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 21.17 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

P.E. NUMBER:

NORTH 65 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 195.59 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

ADJUSTMENT SCALE FACTOR OF 1.000152710 AND ARE IN US SURVEY FEET.

2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.

BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.

3. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.

STANDARD PLAT NOTES:

1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.

CERTIFICATE OF APPLICANT'S ENGINEER

NOTARY PUBLIC, STATE OF TEXAS

3. ALL PROPERTY CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED", UNLESS NOTED OTHERWISE. 4. ALL PARK AND OPEN SPACE/COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

5. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.

6. A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.

ARE REQUIRED TO HAVE BMP'S AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.

ADEQUATE PRESSURE TO SERVE THE SUBDIVISION IN ACCORDANCE WITH TCEQ REGULATIONS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022.

THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTAL ON

THE USE OF ON-SITE SEWAGE FACILITIES. I HAVE CONFIRMED WITH THE WATER SUPPLIER FOR THE SUBDIVISION,

MONTGOMERY FARMS PHASE 1, THAT IT HAS AN ADEQUATE SUPPLY AND CAN DELIVER THE WATER AT AN

WITH THE COLLIN COUNTY DRAINAGE DESIGN STANDARDS. BASED ON MY REVIEW, THE SUBDIVISION IS SUITABLE FOR

BEHALF OF THE APPLICANT. THE DESIGN OF THE PROPOSED ROADWAYS COMPLIES WITH THE COLLIN COUNTY ROADWAY STANDARDS AND THE DESIGN OF THE PROPOSED DRAINAGE IMPROVEMENTS AND FACILITIES COMPLIES

4. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.

7. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

OWNER IS RESPONSIBLE FOR MAINTAINING THE PORTIONS OF THE DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THEIR LOT; OR OTHER METHOD.

__, AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN

9. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS. 10. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

NORTH 24 DEGREES 21 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT

NORTHERLY, 6.68 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00 DEGREES 23 MINUTES 54 SECONDS, A RADIUS OF 960.00 FEET AND WHOSE LONG CHORD BEARS NORTH 20 DEGREES 26 MINUTES 11 SECONDS WEST, 6.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET;

NORTH 69 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE LEFT;

SOUTHERLY, 6.13 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES 23 MINUTES 10", A RADIUS OF 910.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 20 DEGREES 26 MINUTES 34 SECONDS EAST, 6.13 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

NORTH 65 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 206.85 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

NORTH 22 DEGREES 37 MINUTES 22 SECONDS EAST, A DISTANCE OF 25.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED

NORTHERLY, 4.80 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 25 SECONDS, A RADIUS OF 625.00 FEET AND WHOSE LONG CHORD BEARS NORTH 18 DEGREES 47 MINUTES 47 SECONDS

NORTH 71 DEGREES 04 MINUTES 18 SECONDS EAST, 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

SOUTHERLY, 43.06 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 14", A RADIUS OF 575.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 20 DEGREES 41 MINUTES 15 SECONDS EAST, 43.05 FEET TO A TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 22 DEGREES 49 MINUTES 58 SECONDS EAST, A DISTANCE OF 26.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHEASTERLY, 386.03 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38 DEGREES 27 MINUTES 58 SECONDS, A RADIUS OF 575.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 42 DEGREES 03 MINUTES 56 SECONDS EAST, 378.82 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 68 DEGREES 46 MINUTES 25 SECONDS EAST, A DISTANCE OF 82.71 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED":

NORTH 66 DEGREES 49 MINUTES 40 SECONDS EAST, A DISTANCE OF 27.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, 76.79 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 24 SECONDS, A RADIUS OF 625.00 FEET AND WHOSE LONG CHORD BEARS NORTH 33 DEGREES 53 MINUTES 32 SECONDS EAST, 76.75 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 52 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 155.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, 81.47 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 52 SECONDS, A RADIUS OF 470.00 FEET AND WHOSE LONG CHORD BEARS NORTH 42 DEGREES 13 MINUTES 36 MINUTES EAST, 81.36 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 42 DEGREES 48 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT

SOUTHWESTERLY, 84.88 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15 DEGREES 26 MINUTES 17", A RADIUS OF 315.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 39 DEGREES 28 MINUTES 23 SECONDS WEST, 84.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, 275.78 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24 DEGREES 41 MINUTES 20 SECONDS, A RADIUS OF 640.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 38 DEGREES 24 MINUTES 11 SECONDS EAST, 273.65 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 70 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF 3.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE WHERE APPROVAL OF

CERTIFICATION OF COLLIN COUNTY, TEXAS

MY COMMISSION EXPIRES:

PLAT INSTRUMENT DELEGATED

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) AS ESTABLISHED FROM THE ALLTERRA VIRTUAL REFERENCE SYSTEM. ALL DISTANCE ARE ON SURFACE USING A SURFACE

8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED

11. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.

16. EXCEPT FOR DITCHES THAT ARE ADJACENT TO ROADWAYS AND/OR CULVERTS AND OTHER IMPROVEMENTS THAT ARE A PART OF A ROADWAY, THE COUNTY GENERALLY WILL NOT ACCEPT DRAINAGE IMPROVEMENTS FOR

15. THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YR

MAINTENANCE, INCLUDING RETENTION AND DETENTION PONDS. THEREFORE, THE APPLICANT MUST PROVIDE FOR THIS WORK TO BE DONE EITHER BY WAY OF AN HOA; BY PROVIDING IN THE DEED RESTRICTIONS THAT EACH LOT

17. INDIVIDUAL LOTS IN A SUBDIVISION ARE CONSIDERED PART OF A LARGER COMMON PLAN OF DEVELOPMENT, REGARDLESS OF WHEN CONSTRUCTION ACTIVITY TAKES PLACE ON THAT LOT IN RELATION TO THE OTHER LOTS, AND

18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.

RATE MAP (FIRM) COMMUNITY PANEL NO. 48085C0435J, EFFECTIVE DATE JUNE 2, 2009. ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

12. FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAINS, AS SHOWN ON THE PLAT. 13. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON—SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.

> , AS DIRECTOR OF ENGINEERING (DESIGNEE) HAVE BEEN DELEGATED THE AUTHORITY TO APPROVE THE FOREGOING MONTGOMERY FARMS PHASE 1 PLAT ON BEHALF OF THE COMMISSIONERS COURT OF COLLIN COUNTY, TEXAS. I HEREBY CERTIFY I EXERCISED THIS AUTHORITY ON ____ APPROVE THE FOREGOING MONTGOMERY FARMS PHASE 1 PLAT AS THE ACT AND DEED OF THE COLLIN COUNTY COMMISSIONERS COURT. THIS APPROVAL DOES NOT CREATE AN OBLIGATION UPON COLLIN COUNTY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN ON THE FOREGOING INSTRUMENT.

COLLIN COUNTY DIRECTOR OF ENGINEERING (OR DESIGNEE) SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022 NOTARY PUBLIC, STATE OF TEXAS

EASTERLY, 10.58 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01 DEGREES 57 MINUTES 17 SECONDS, A RADIUS OF 310.00 FEET AND WHOSE LONG CHORD BEARS NORTH 68 DEGREES 36 MINUTES 26 SECONDS EAST, 10.58 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 20 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WESTERLY, 6.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 46 SECONDS, A RADIUS OF 260.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 68 DEGREES 52 MINUTES 11 SECONDS WEST, 6.49 FEET A TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 22 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 5.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHERLY, 124,36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11 DEGREES 08 MINUTES 52 SECONDS, A RADIUS OF 639.15 FEET AND WHOSE LONG CHORD BEARS SOUTH 15 DEGREES 29 MINUTES 41 SECONDS EAST, 124.16 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

SOUTH 41 DEGREES 17 MINUTES 32 SECONDS EAST, 23.51 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN OUTER PI CORNER OF SAID LGI TRACT BEING A RESIDUAL CORNER OF THAT CERTAIN CALLED 189.54 ACRE TRACT DESCRIBED AS TRACT 1 TO CARL R. MONTGOMERY AND WIFE RHEDA BETH MONTGOMERY BY INSTRUMENT RECORDED IN VOLUME 607, PAGE 311 OF SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES 12 MINUTES 03 SECONDS WEST, WITH SAID LGI TRACT, A DISTANCE OF 1,013.92 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID LGI TRACT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FM 1778; THENCE WESTERLY, 255.93 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, WITH THE SOUTHERLY LINE OF SAID LGI TRACT BEING COMMON WITH SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 05 DEGREES 11 MINUTES 59 SECONDS, A RADIUS OF 2,820.27 FEET AND WHOSE LONG CHORD BEARS SOUTH 87 DEGREES 45 MINUTES 47 SECONDS WEST, 255.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 3963":

THENCE NORTH 89 DEGREES 38 MINUTES 11 SECONDS WEST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 76.11 FEET TO THE POINT OF BEGINNING AND CONTAINING AND 63.780, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LGI HOMES - TEXAS, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MONTGOMERY FARMS PHASE 1, AN ADDITION TO COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. LGI HOMES - TEXAS, LLC DOES HEREIN CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.

2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES. 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED, FOR THE PUBLIC USE

FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.

4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS. 5. UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF THE ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING

SUBORDINATE TO THE PUBLIC'S USE THEREOF. 6. THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION,

7. THE PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

8. THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OR THE RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS CONSTRUCTED IN SAID EASEMENTS FOR THE PURPOSE OF ASSURING THE FLOW OF STORM WATER TO THE DEGREE REQUIRED BY THE DESIGN AND ORIGINAL CONSTRUCTION

9. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO.

10. COLLIN COUNTY SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM A DRAINAGE EASEMENT IF NECESSARY TO MAINTAIN OR REPAIR THE EFFECT THE DRAINAGE SYSTEM IN THAT EASEMENT IS HAVING ON THE USE AND MAINTENANCE OF A ROADWAY AND THE DRAINAGE SYSTEMS OF THE ROADWAY. 11. ROADWAYS OF THE SUBDIVISION ARE PUBLIC ROADS AND NEITHER APPLICANT OR ANY FUTURE OWNER HAS THE RIGHT TO

OBSTRUCT THE ROADWAYS BY A FENCE, GATE, OR OTHERWISE. 12. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY.

13 THIS DEAT IS SUBJECT TO THE SUBDIVISION DECLIFATIONS OF COLUMN COUNTY TOYAS

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MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.

PRINTED NAME AND TITLE.		
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF	, 2022

NOTARY PUBLIC. STATE OF TEXAS MY COMMISSION EXPIRES: _

9 2. THE SUBJECT TRACT IS LOCATED IN ZONE "X" (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE 2 7 BUILDING LINE 10' - FUTILITY TEASEMENT H - -EASEMENTS & SETBACKS EXCEPT AS NOTED NOT-TO-SCALE SURVEYOR'S CERTIFICATE I, JORGE FERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY AND THAT ALL CORNERS ARE AS SHOWN AND NOTED. 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. JORGE FERNANDEZ REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6077 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022

CERTIFICATE OF DIRECTOR OF ENGINEERING OR DESIGNEE

8

3

THIS PLAT MEETS THE REQUIREMENTS OF THE COLLIN COUNTY SUBDIVISION REGULATIONS.

FARMERSVILLE

LOCATION MAP

NOT-TO-SCALE

COLLIN

COUNTY

COLLIN COUNTY DIRECTOR OF ENGINEERING SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I. AS A REPRESENTATIVE OF COLLIN COUNTY DEVELOPMENT SERVICES. DO HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

PRINTED NAME:

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING FINAL PLAT OF MONTGOMERY FARMS PHASE 1 TO COLLIN COUNTY, TEXAS WAS APPROVED BY THE VOTE OF THE COLLIN COUNTY COMMISSIONERS COURT ON THE _____ DAY OF 2022 AT A MEETING HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT. THIS APPROVAL DOES NOT CREATE AN OBLIGATION UPON COLLIN COUNTY FOR THE CONSTRUCTION AND/OR

COLLIN COUNTY JUDGE

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

ELECTRIC PROVIDER WATER/SEWER PROVIDER ONCOR ELECTRIC COPEVILLE SPECIAL UTILITY DISTRICT 310 HIGHWAY 205 P.O. BOX 135 TERRELL, TX 75160 COPEVILLE, TX 75121 972-551-7233 972-853-4630

PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON ENGINEER / SURVEYOR / PLANNER: AS A FINAL SURVEY DOCUMENT.



TBPE FIRM REGISTRATION #470 | TBPLS

MONTGOMERY FARMS PHASE 1 DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5810 TENNYSON PKWY, STE 425 I PLANO, TX 264 RESIDENTIAL LOTS 75024 | 214.420.8494

> LOTS 1 - 5, BLOCK C; LOTS 1 - 14, BLOCK D; FIRM REGISTRATION #10194390 LOTS 1 - 24, BLOCK E; LOTS 1 - 95, BLOCK F SURVEYOR: LOTS 1 - 16, BLOCK G; LOTS 1 - 3, BLOCK H **SM**CKIM&CREED 4275 KELLWAY CIRCLE, STE 144

ADDISON, TEXAS 75001 TEL. 817.484.5695 TBPLS FIRM REGISTRATION NO. 101776-02 WWW.MCKIMCREED.COM 071950051.11PT00

BEING 63.780 ACRES SITUATED IN THE THE HEZEKIAH WALTERS SURVEY, ABSTRACT NO. 958, THE CITY OF COPEVILLE, COLLIN COUNTY, TEXAS

"MCKIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE LEFT; \\gpr\Nasuni\Data\Proj\07195\0051\Geomatics\80-Drawings\84-Survey\11PT00\071950051.11PT00_v1.3.dwg

SHEET 1 OF 4

AUTHORIZED SIGNATURE.

BY:

WITNESS, MY HAND, THIS THE ____ DAY OF _____

PREPARATION DATE: MAY 03, 2022

REVISED: UPDATED:

LOTS 1 - 69, BLOCK A; LOTS 1 - 38, BLOCK B;

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"

MY COMMISSION EXPIRES: _____ HEALTH DEPARTMENT CERTIFICATION

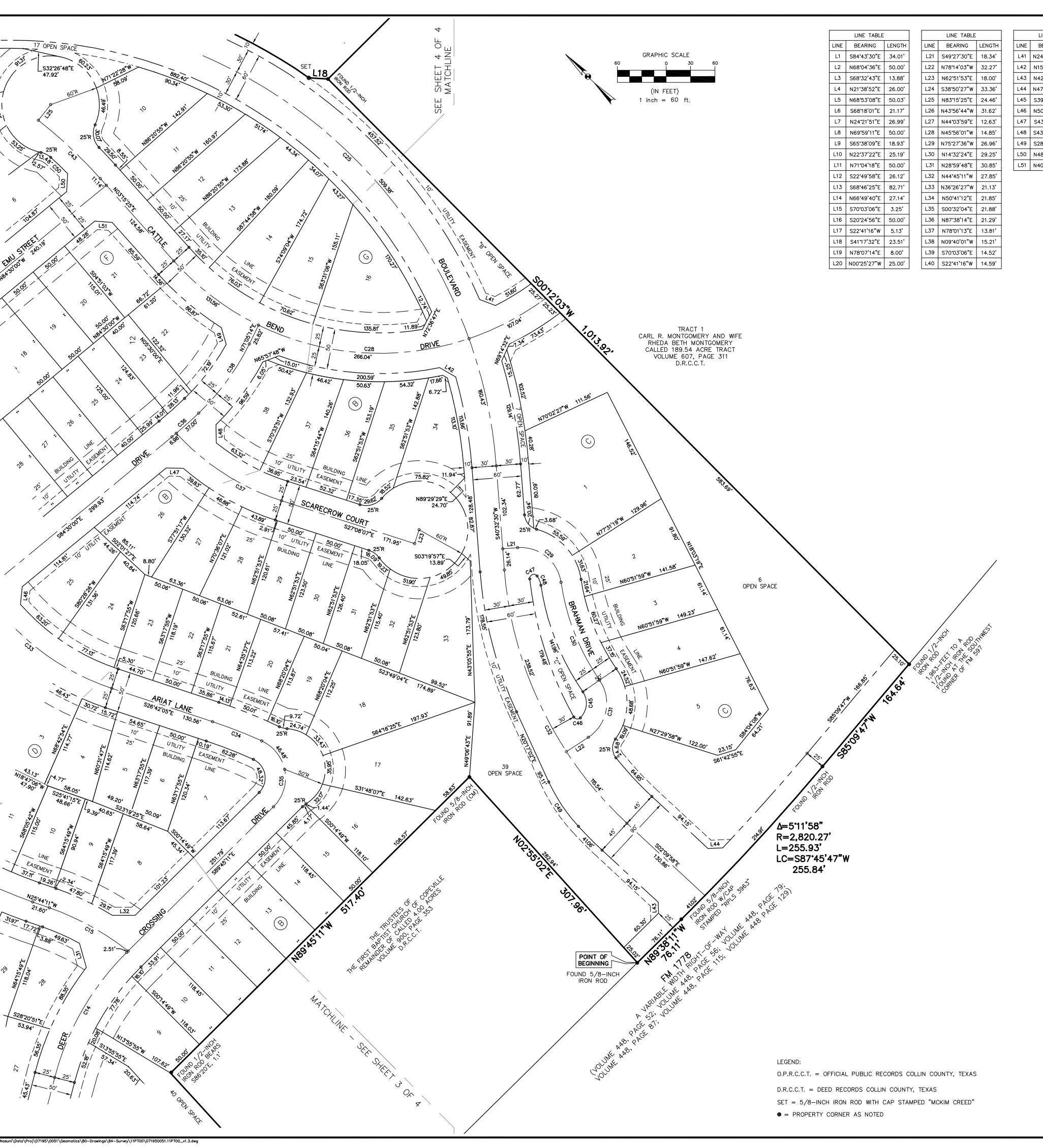
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN OF THE FINAL PLAT.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

THE FINAL PLAT



	LINE TABLE				CI	JRVE TABLE	•	
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORE
L41	N24°05'58"W	20.73'	C1	9.90'	1,470.00	0°23'09"	S22*06'58"E	9.90'
L42	N15°05'21"W	22.84'	C2	5.11'	1,240.00'	0°14'11"	N21*23'55"W	5.11'
L43	N42°50'02"E	13.54'	С3	4.76'	1,190.00	0°13'46"	S21°24'07"E	4.76'
L44	N47°09'58"W	18.15'	C4	6.68'	960.00'	0°23'54"	N20°26'11"W	6.68
L45	S39*32'59"E	21.60'	C5	6.13'	910.00'	0°23'10"	S20°26'34"E	6.13
L46	N50°26'28"E	21.97'	C6	4.80'	625.00'	0°26'25"	N18*47'47"W	4.80'
L47	S43'31'08"E	21.01'	C7	43.06'	575.00'	4*17'26"	S20°41'15"E	43.05
L48	S43°55'46"W	22.49'	C8	81.47'	470.00'	9*55'52"	N42°13'36"E	81.36
L49	S28*48'16"W	21.42'	C9	84.88'	315.00'	15 ° 26'17"	S39*28'23"W	84.62
L50	N48'23'20"E	22.27	C10	10.58'	310.00'	1*57'17"	N68*36'26"E	10.58
L51	N40*37'17"W	21.55'	C11	6.49'	260.00'	1°25'46"	S68*52'11"W	6.49
			C12	188.45	335.00'	32'13'51"	N17*02'57"W	185.97
			C13	209.21	600.00'	19 ° 58'40"	N23°10'33"W	208.15
			C14	179.54	335.00'	30*42'25"	N74*53'37"E	177.40
			C15	110.99'	335.00'	18*58'59"	N16°14'42"W	110.48
			C16	316.21	580.00'	31'14'12"	N10*07'06"W	312.30
			C17	385.98	580.00'	38'07'45"	N65 ° 26'08"W	378.89
			C18	637.90'	1,495.00'	24*26'52"	N34°08'50"W	633.08
			C19	268.85	300.00'	51*20'48"	S63*54'09"W	259.94

59 BLOCK A 5,423 0.1245

60 BLOCK A 4,735 0.1087

61 BLOCK A 4,600 0.1056

62 BLOCK A 4,600 0.1056 63 BLOCK A 4,600 0.1056

64 BLOCK A 4,600 0.1056

65 BLOCK A 4,600 0.1056

66 BLOCK A 4,600 0.1056

67 BLOCK A 6,626 0.1521

68 BLOCK A 6,859 0.1575 69 BLOCK A 8,491 0.1949

70 | BLOCK A | 308,358 | 7.0789 |

		CI	JRVE TABLE						C	URVE TABLE	•	
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD		CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	9.90'	1,470.00	0°23'09"	S22*06'58"E	9.90'		C21	531.22	935.00'	32*33'08"	S36*31'10"E	524.10'
C2	5.11'	1,240.00'	0°14'11"	N21*23'55"W	5.11'		C22	44.73'	600.00'	4°16'16"	N20 ʻ 41'49"W	44.72'
С3	4.76'	1,190.00	0°13'46"	S21°24'07"E	4.76'		C23	474.79'	600.00'	45*20'22"	S45*30'09"E	462.50'
C4	6.68'	960.00'	0°23'54"	N20°26'11"W	6.68'		C24	461.65'	600.00'	44*05'04"	S15*21'03"W	450.35
C5	6.13'	910.00'	0°23'10"	S20°26'34"E	6.13'		C25	1138.45	600.00'	108*42'50"	S13°48'55"E	975.20'
C6	4.80'	625.00'	0°26'25"	N18*47'47"W	4.80'		C26	129.28'	340.00'	21°47'12"	S36°17'56"W	128.51'
C7	43.06'	575.00'	4"17'26"	S20°41'15"E	43.05'		C27	51.05'	285.00'	10 ° 15'45"	S64°27'11"W	50.98'
C8	81.47	470.00'	9*55'52"	N42°13'36"E	81.36		C28	504.63	340.00'	85*02'20"	N39°15'45"W	459.57
С9	84.88	315.00'	15 ° 26'17"	S39*28'23"W	84.62		C29	75.13'	50.00'	86°05'47"	S06°24'36"E	68.26'
C10	10.58	310.00'	1*57'17"	N68*36'26"E	10.58		C30	130.51'	285.00'	26*14'14"	S23°31'10"W	129.37'
C11	6.49'	260.00'	1°25'46"	S68*52'11"W	6.49'		C31	79.73'	50.00'	91°21'53"	S56*05'00"W	71.55'
C12	188.45	335.00'	32°13'51"	N17*02'57"W	185.97		C32	354.06	475.00'	42*42'28"	S19*11'16"W	345.92
C13	209.21	600.00'	19 ° 58'40"	N23°10'33"W	208.15		C33	168.61'	300.00'	32"12'05"	S10°36'02"E	166.40'
C14	179.54	335.00'	30°42'25"	N74*53'37"E	177.40'		C34	64.99'	600.00'	6"12'21"	S23°35'54"E	64.96'
C15	110.99	335.00'	18*58'59"	N16*14'42"W	110.48		C35	96.64'	50.00'	110*44'32"	S34*52'33"W	82.29'
C16	316.21	580.00'	31°14'12"	N10*07'06"W	312.30'		C36	43.98'	600.00'	4°11'59"	S86*35'59"E	43.97'
C17	385.98'	580.00'	38 ° 07'45"	N65*26'08"W	378.89		C37	155.42'	300.00'	29*41'01"	S12°17'36"E	153.69'
C18	637.90'	1,495.00'	24*26'52"	N34*08'50"W	633.08'		C38	105.84	300.00'	20°12'47"	N81°11'38"E	105.29
C19	268.85	300.00'	51°20'48"	S63*54'09"W	259.94		C39	51.17'	50.00'	58 ° 38'27"	S23°28'31"E	48.97'
C20	510.72	1,215.00	24.05,03"	S3319'33"E	506.97		C40	55.45'	880.00'	3*36'37"	S04°02'24"W	55.44'
		I	l			ı						

	CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	СНО					
C41	81.39'	50.00'	93°15'55"	S48*52'03"W	72.7					
C42	204.90'	300.00'	39 ° 07'56"	N64 * 56'02"W	200.					
C43	104.72	600.00'	10°00'00"	N01*44'35"W	104.5					
C44	67.90'	50.00'	77*48'31"	N45*35'44"W	62.8					
C45	35.11'	25.00'	80°28'10"	S50*38'08"W	32.3					
C46	9.15'	5.00'	104*51'25"	N36°42'04"W	7.9					
C47	13.01'	5.00'	149*08'07"	S66°35'45"E	9.6					
C48	12.51'	25.00'	28*39'58"	S2218'18"W	12.3					
C49	66.01	211.00'	17*55'33"	S11*19'16"W	65.7					
C50	28.90'	575.00'	2*52'46"	N01°17'42"W	28.8					

AREA TABLE

OT BLOCK SQ. FT. ACRES

BLOCK G 9,437 0.2166

2 BLOCK G 6,551 0.1504

3 BLOCK G 6,241 0.1433

4 BLOCK G 5,812 0.1334

5 BLOCK G 7,085 0.1626

6 BLOCK G 7,392 0.1697 7 BLOCK G 5,583 0.1282 8 BLOCK G 8,527 0.1958 9 BLOCK G 9,684 0.2223 10 BLOCK G 9,810 0.2252 11 BLOCK G 7,619 0.1749 12 BLOCK G 8,392 0.1927

13 BLOCK G 9,439 0.2167 | 14 | BLOCK G | 9,781 | 0.2245 | 15 BLOCK G 9,165 0.2104

16 BLOCK G 12,324 0.2829 17 BLOCK G 11,340 0.2603

AREA TABLE LOT BLOCK SQ. FT. ACRES 1 BLOCK H 6,010 0.1380 2 BLOCK H 5,505 0.1264 3 BLOCK H 5,837 0.1340 4 BLOCK H 1,949 0.0448

							. —					, ,								
	TABLE			1	TABLE	l				TABLE	l				TABLE			1	TABLE	
BLOCK	SQ. FT.	ACRES	LOT		SQ. FT.	ACRES	LC	+	BLOCK	SQ. FT.	ACRES		LOT	BLOCK	SQ. FT.	ACRES	LOT	BLOCK	SQ. FT.	ACRES
BLOCK A	4,603	0.1057		BLOCK B	5,044	0.1158		+	BLOCK D	8,637	0.1983	-	1	BLOCK F	7,258	0.1666	51	BLOCK F	4,782	0.1098
BLOCK A	5,166 5,730	0.1186	2	BLOCK B	4,200 4,207	0.0964	2	+	BLOCK D	6,254	0.1436		2	BLOCK F	6,195 6,151	0.1422	52	BLOCK F	4,741 4,742	0.1088
BLOCK A	6,382	0.1315	3	1	4,207	0.0966	▎ ├─	+	BLOCK D	6,256	0.1436		3	BLOCK F	6,116	0.1412	54	BLOCK F	4,742	
BLOCK A	6,871	0.1465	5	BLOCK B	4,388	0.0984	4	+	BLOCK D	6,244	0.1433	-	5	BLOCK F	6,082	0.1404	55	BLOCK F	4,736	0.1087
BLOCK A	6,954	0.1577	6	BLOCK B	4,619	0.1007	6	+	BLOCK D	5,943	0.1364	-	6	BLOCK F	6,026	0.1383	56	BLOCK F	4,763	0.1087
BLOCK A	6,903	0.1585	7	BLOCK B	5,094	0.1169	0	-	BLOCK D	9,748	0.1304	-	7	BLOCK F	6,210	0.1426	57	BLOCK F	6,594	0.1514
BLOCK A	6,448	0.1480	8	BLOCK B	7,007	0.1609	<u>΄</u>	+	BLOCK D	8,966	0.2058	-	8	BLOCK F	6,685	0.1535	58	BLOCK F	4,716	0.1083
BLOCK A	6,338	0.1455	9	BLOCK B	7,241	0.1662		+	BLOCK D	5,812	0.1334	-	9	BLOCK F	7,312	0.1679	59	BLOCK F	4,677	0.1074
BLOCK A	6,129	0.1407	10	BLOCK B	5,920	0.1359	1 10	+	BLOCK D	6,078	0.1395	-	10	BLOCK F	10,392	0.2386	60	BLOCK F	4,706	0.1080
BLOCK A	5,846	0.1342	11	BLOCK B	5,922	0.1360	1	+	BLOCK D	6,252	0.1435	-	11	BLOCK F	7,963	0.1828	61	BLOCK F	4,711	0.1082
BLOCK A	5,701	0.1309	12	BLOCK B	5,922	0.1360	1:	2 E	BLOCK D	6,252	0.1435		12	BLOCK F	6,017	0.1381	62	BLOCK F	4,703	0.1080
BLOCK A	5,344	0.1227	13	BLOCK B	5,922	0.1360	1;	3 E	BLOCK D	6,252	0.1435		13	BLOCK F	5,965	0.1369	63	BLOCK F	4,666	0.1071
BLOCK A	4,742	0.1089	14	BLOCK B	5,922	0.1360	14	4 E	BLOCK D	9,318	0.2139		14	BLOCK F	6,214	0.1427	64	BLOCK F	4,641	0.1065
BLOCK A	8,103	0.1860	15	BLOCK B	5,922	0.1359			AREA	TABLE			15	BLOCK F	7,702	0.1768	65	BLOCK F	4,666	0.1071
BLOCK A	13,626	0.3128	16	BLOCK B	8,443	0.1938	LC	т	BLOCK	SQ. FT.	ACRES		16	BLOCK F	11,751	0.2698	66	BLOCK F	4,666	0.1071
BLOCK A	6,693	0.1537	17	BLOCK B	15,004	0.3444		E	BLOCK E	6,069	0.1393		17	BLOCK F	6,878	0.1579	67	BLOCK F	4,671	0.1072
BLOCK A	6,950	0.1596	18	BLOCK B	12,802	0.2939	2	? E	BLOCK E	4,701	0.1079		18	BLOCK F	5,750	0.1320	68	BLOCK F	4,617	0.1060
BLOCK A	7,594	0.1743	19	BLOCK B	5,663	0.1300	3	5 E	BLOCK E	4,730	0.1086		19	BLOCK F	5,750	0.1320	69	BLOCK F	5,011	0.1150
BLOCK A	6,649	0.1526	20	BLOCK B	6,078	0.1395	4	· E	BLOCK E	4,706	0.1080		20	BLOCK F	5,750	0.1320	70	BLOCK F	5,006	0.1149
BLOCK A	6,363	0.1461	21	BLOCK B	5,865	0.1346	5	5 E	BLOCK E	4,737	0.1087		21	BLOCK F	7,345	0.1686	71	BLOCK F	5,154	0.1183
BLOCK A	5,973	0.1371	22	BLOCK B	5,847	0.1342	6	5 E	BLOCK E	4,737	0.1088		22	BLOCK F	7,962	0.1828	72	BLOCK F	5,183	0.1190
BLOCK A	5,677	0.1303	23	BLOCK B	5,973	0.1371	7	' E	BLOCK E	4,725	0.1085		23	BLOCK F	4,955	0.1137	73	BLOCK F	5,253	0.1206
BLOCK A	5,457	0.1253	24	BLOCK B	7,377	0.1694	<u>ا</u>	3 E	BLOCK E	4,731	0.1086		24	BLOCK F	4,999	0.1148	74	BLOCK F	5,062	0.1162
BLOCK A	5,027	0.1154	25	BLOCK B	7,988	0.1834	g) E	BLOCK E	4,813	0.1105		25	BLOCK F	5,000	0.1148	75	BLOCK F	4,678	0.1074
BLOCK A	4,899	0.1125	26	BLOCK B	9,403	0.2159	10) E	BLOCK E	11,439	0.2626		26	BLOCK F	5,000	0.1148	76	BLOCK F	4,600	0.1056
BLOCK A	5,550	0.1274	27	BLOCK B	6,843	0.1571	1	1 E	BLOCK E	7,774	0.1785		27	BLOCK F	5,000	0.1148	77	BLOCK F	5,398	0.1239
BLOCK A	7,022	0.1612	28	BLOCK B	6,592	0.1513	1:	2 E	BLOCK E	5,129	0.1177		28	BLOCK F	5,000	0.1148	78	BLOCK F	8,849	0.2031
BLOCK A	6,318	0.1450	29	BLOCK B	6,103	0.1401	1.	3 E	BLOCK E	5,630	0.1293		29	BLOCK F	5,000	0.1148	79	BLOCK F	11,097	0.2548
BLOCK A	6,776	0.1556	30	BLOCK B	6,248	0.1434	14	4 E	BLOCK E	5,480	0.1258		30	BLOCK F	5,000	0.1148	80	BLOCK F	6,192	0.1421
BLOCK A	6,809	0.1563	31	BLOCK B	6,199	0.1423	1!	5 E	BLOCK E	5,068	0.1163		31	BLOCK F	5,000	0.1148	81	BLOCK F	4,706	0.1080
BLOCK A	6,354	0.1459	32	BLOCK B	5,793	0.1330	10	5 E	BLOCK E	4,779	0.1097		32	BLOCK F	5,000	0.1148	82	BLOCK F	4,681	0.1075
BLOCK A	7,528	0.1728	33	BLOCK B	10,631	0.2441	17	7 E	BLOCK E	4,783	0.1098		33	BLOCK F	5,000	0.1148	83	BLOCK F	4,836	0.1110
BLOCK A	9,121	0.2094	34	BLOCK B	7,554	0.1734	18	-	BLOCK E	4,768	0.1095		34	BLOCK F	5,000	0.1148	84	BLOCK F	6,258	0.1437
BLOCK A	6,127	0.1407	35	BLOCK B	7,820	0.1795	19	9 E	BLOCK E	4,768	0.1095		35	BLOCK F	5,000	0.1148	85	BLOCK F	9,910	0.2275
BLOCK A	6,087	0.1397	36	BLOCK B	7,384	0.1695	20	+	BLOCK E	4,792	0.1100	<u> </u>	36	BLOCK F	5,000	0.1148	86	BLOCK F	4,703	0.1080
BLOCK A	6,183	0.1419	37	BLOCK B	7,236	0.1661	2	+	BLOCK E	4,792	0.1100		37	BLOCK F	5,001	0.1148	87	BLOCK F	4,861	0.1116
BLOCK A	7,299	0.1676	38	BLOCK B	7,797	0.1790	2:	+	BLOCK E	4,778	0.1097	<u> </u>	38	BLOCK F	5,360	0.1230	88	BLOCK F	4,853	0.1114
BLOCK A	9,281	0.2131	39	BLOCK B	31,511	0.7234	2.	+	BLOCK E	4,812	0.1105		39	BLOCK F	5,256	0.1207	89	BLOCK F	4,822	0.1107
BLOCK A	7,029	0.1614	40	BLOCK B	11,240	0.2580	2.	+	BLOCK E	5,419	0.1244		40	BLOCK F	5,089	0.1168	90	BLOCK F	4,820	0.1107
BLOCK A	6,562	0.1506		1	TABLE	10055	2	5 E	BLOCK E	2,093	0.0480		41	BLOCK F	5,071	0.1164	91	BLOCK F	4,821	0.1107
BLOCK A	9,080	0.2084	LOT		SQ. FT.								42	BLOCK F	5,041	0.1157	92	BLOCK F	4,822	0.1107
BLOCK A	4,800	0.1102		BLOCK C	20,971	0.4814						-	43	BLOCK F	5,018	0.1152	93	BLOCK F	4,826	0.1108
BLOCK A	4,800	0.1102	2	BLOCK C	9,588 8,794	0.2201						-	44	BLOCK F	5,063	0.1162	94	BLOCK F	4,823	0.1107
BLOCK A	4,800	0.1102	4	BLOCK C	8,864	0.2019						-	45	BLOCK F	4,926	0.1131	95	BLOCK F	4,877	0.1120
BLOCK A	4,800	0.1102			14,534							-	46	BLOCK F	4,784	0.1098	96	BLOCK F	2,135	0.0490
BLOCK A	4,800	0.1102	5	BLOCK C	81,645	0.3336						-	47	BLOCK F	4,767	0.1094	97	BLOCK F	2,093	0.0480
BLOCK A	4,800	0.1102	7	BLOCK C	2,110	0.0484						-	48	BLOCK F	4,754	0.1091				
BLOCK A	4,800 4,800	0.1102	L	I BLOOK C		0.0704	j					-	49 50	BLOCK F	4,755 4,768	0.1092				
BLOCK A	4,800	0.1102										L	JU	BLOCK F	7,700	0.1094				
BLOCK A	4,797	0.1102																		
BLOCK A	4,797	0.1101										\bigcirc VA	/VI ⊏ [R / DE	VEI OF	PFP.				
BLOCK A	6,468	0.1032												DMES - T						
BLOCK A	6,096	0.1465									145	50 LA	KE F	ROBBINS (DRIVE, S	SUITE 430)			
BLOCK A	5,970	0.1399											WOO EL :	DLANDS,	TEXAS 7 210-54					
BLOCK A	6,392	0.1370											EL: ΓEL:		210-54					
BLOCK A	6,150	0.1412											,	/				RELIMINA		
122011 /	٥,,.٥٥												/	CLIDVE	/NP /	DI ANI	NED. P	URPOSE	AND SH	ALL NOT

)	5	BLOCK F	6,082	0.1396	55	BLOCK F	4,/36	0.1087
-	6	BLOCK F	6,026	0.1383	56	BLOCK F	4,763	0.1093
3	7	BLOCK F	6,210	0.1426	57	BLOCK F	6,594	0.1514
3	8	BLOCK F	6,685	0.1535	58	BLOCK F	4,716	0.1083
-	9	BLOCK F	7,312	0.1679	59	BLOCK F	4,677	0.1074
5	10	BLOCK F	10,392	0.2386	60	BLOCK F	4,706	0.1080
5	11	BLOCK F	7,963	0.1828	61	BLOCK F	4,711	0.1082
5	12	BLOCK F	6,017	0.1381	62	BLOCK F	4,703	0.1080
5	13	BLOCK F	5,965	0.1369	63	BLOCK F	4,666	0.1071
,	14	BLOCK F	6,214	0.1427	64	BLOCK F	4,641	0.1065
	15	BLOCK F	7,702	0.1768	65	BLOCK F	4,666	0.1071
;	16	BLOCK F	11,751	0.2698	66	BLOCK F	4,666	0.1071
;	17	BLOCK F	6,878	0.1579	67	BLOCK F	4,671	0.1072
,	18	BLOCK F	5,750	0.1320	68	BLOCK F	4,617	0.1060
;	19	BLOCK F	5,750	0.1320	69	BLOCK F	5,011	0.1150
)	20	BLOCK F	5,750	0.1320	70	BLOCK F	5,006	0.1149
,	21	BLOCK F	7,345	0.1686	71	BLOCK F	5,154	0.1183
3	22	BLOCK F	7,962	0.1828	72	BLOCK F	5,183	0.1190
,	23	BLOCK F	4,955	0.1137	73	BLOCK F	5,253	0.1206
;	24	BLOCK F	4,999	0.1148	74	BLOCK F	5,062	0.1162
	25	BLOCK F	5,000	0.1148	75	BLOCK F	4,678	0.1074
5	26	BLOCK F	5,000	0.1148	76	BLOCK F	4,600	0.1056
,	27	BLOCK F	5,000	0.1148	77	BLOCK F	5,398	0.1239
	28	BLOCK F	5,000	0.1148	78	BLOCK F	8,849	0.2031
; _	29	BLOCK F	5,000	0.1148	79	BLOCK F	11,097	0.2548
;	30	BLOCK F	5,000	0.1148	80	BLOCK F	6,192	0.1421
	31	BLOCK F	5,000	0.1148	81	BLOCK F	4,706	0.1080
'	32	BLOCK F	5,000	0.1148	82	BLOCK F	4,681	0.1075
3	33	BLOCK F	5,000	0.1148	83	BLOCK F	4,836	0.1110
)	34	BLOCK F	5,000	0.1148	84	BLOCK F	6,258	0.1437
,	35	BLOCK F	5,000	0.1148	85	BLOCK F	9,910	0.2275
	36	BLOCK F	5,000	0.1148	86	BLOCK F	4,703	0.1080
1	37	BLOCK F	5,001	0.1148	87	BLOCK F	4,861	0.1116
,	38	BLOCK F	5,360	0.1230	88	BLOCK F	4,853	0.1114
'	39	BLOCK F	5,256	0.1207	89	BLOCK F	4,822	0.1107
.	40	BLOCK F	5,089	0.1168	90	BLOCK F	4,820	0.1107
)	41	BLOCK F	5,071	0.1164	91	BLOCK F	4,821	0.1107
	42	BLOCK F	5,041	0.1157	92	BLOCK F	4,822	0.1107
	43	BLOCK F	5,018	0.1152	93	BLOCK F	4,826	0.1108
	44	BLOCK F	5,063	0.1162	94	BLOCK F	4,823	0.1107
	45	BLOCK F	4,926	0.1131	95	BLOCK F	4,877	0.1120
	46	BLOCK F	4,784	0.1098	96	BLOCK F	2,135	0.0490
	47	BLOCK F	4,767	0.1094	97	BLOCK F	2,093	0.0480
	48	BLOCK F	4,754	0.1091				
	49	BLOCK F	4,755	0.1092				
	50	BLOCK F	4,768	0.1094				

ARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY ENGINEER / SURVEYOR / PLANNER: PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PAPE-DAWSON ENGINEERS

75024 | 214.420.8494

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194390

SURVEYOR:

SMKIM&CREED

4275 KELLWAY CIRCLE, STE 144

ADDISON, TEXAS 75001 TEL. 817.484.5695

TBPLS FIRM REGISTRATION NO. 101776-02

FINAL PLAT

MONTGOMERY FARMS PHASE 1 DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5810 TENNYSON PKWY, STE 425 I PLANO, TX

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. 958, THE CITY OF COPEVILLE, COLLIN COUNTY, TEXAS



