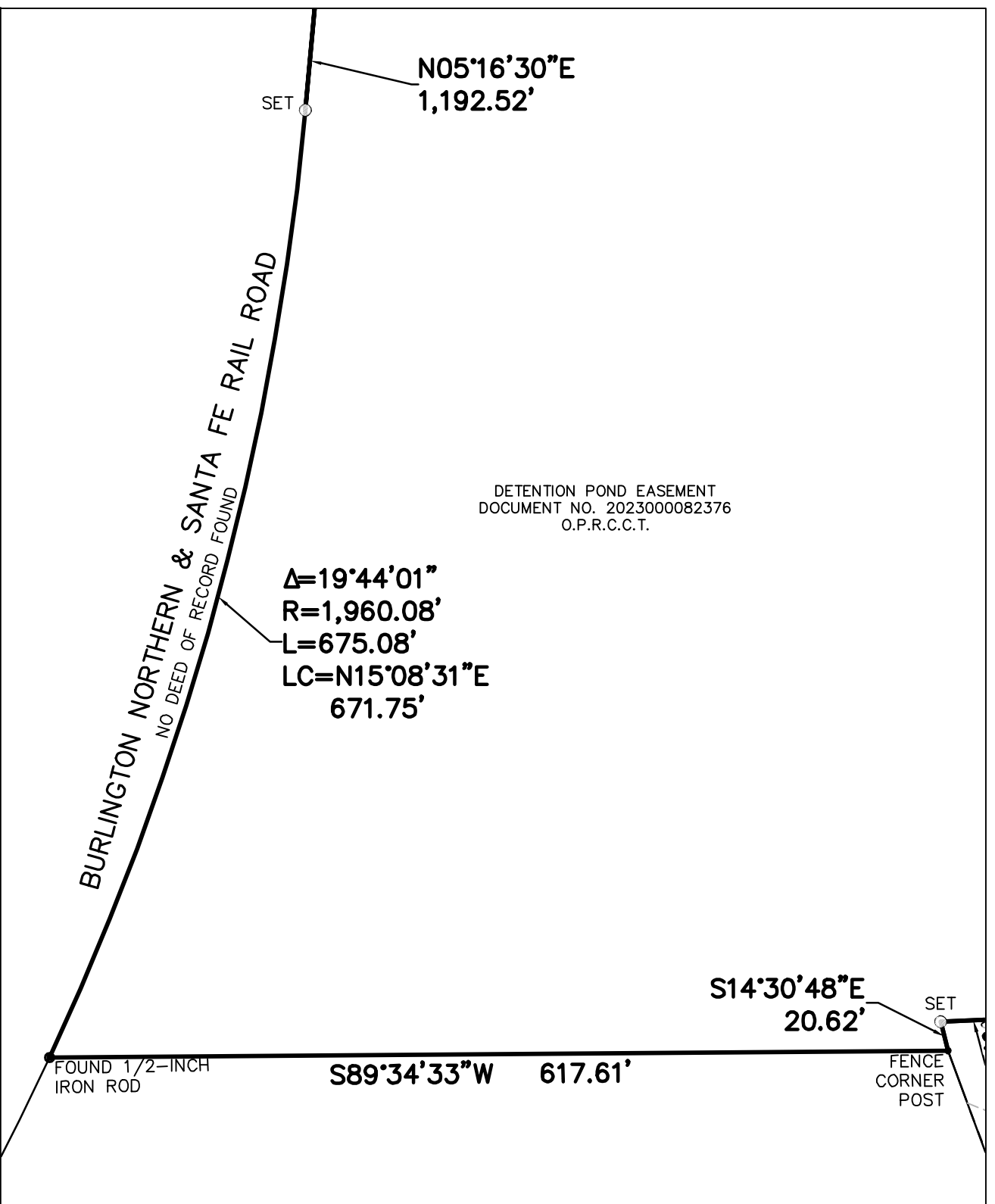


LEGEND:
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
 SET = 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED"
 ● = PROPERTY CORNER AS NOTED



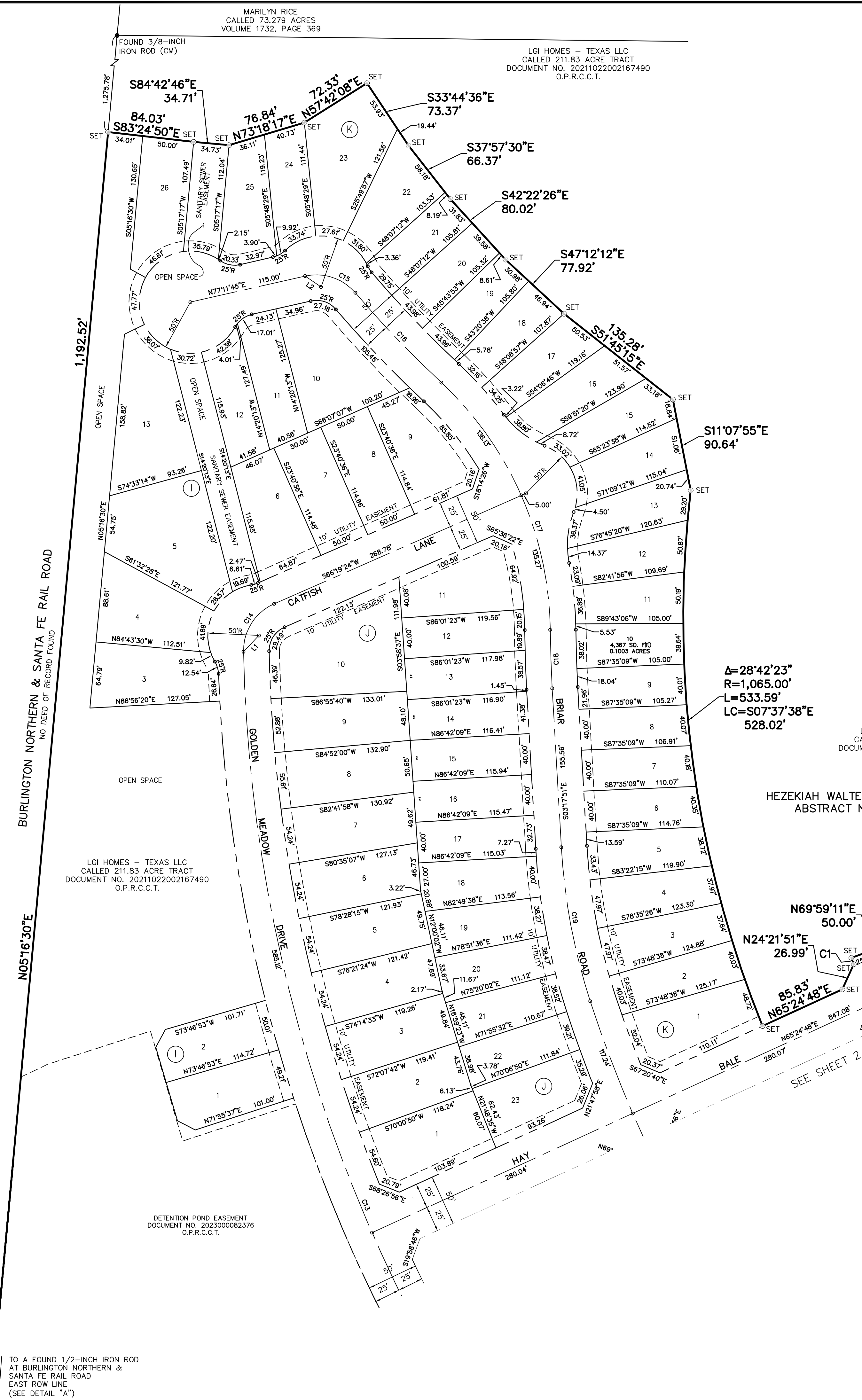
DETAIL "A"
 SCALE 1"=100'

LINE	BEARING	LENGTH
L1	N43°23'04"E	21.92'
L2	N55°35'31"W	18.85'
L3	S22°49'58"E	26.12'
L4	N57°09'35"E	40.27'
L5	N43°56'45"W	31.62'
L6	N83°15'25"E	24.46'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	6.68'	960.00'	0°23'54"	N20°26'11"W	6.68'
C2	6.13'	910.00'	0°23'10"	S20°26'34"E	6.13'
C3	4.80'	625.00'	0°28'25"	N18°47'47"W	4.80'
C4	19.60'	625.00'	1°47'47"	N30°25'09"E	19.60'
C5	5.10'	575.00'	0°30'31"	S31°03'46"W	5.10'
C6	37.59'	630.00'	3°25'06"	S66°27'47"E	37.58'
C7	135.23'	470.00'	16°29'06"	N38°56'59"E	134.76'
C8	56.58'	315.00'	10°17'32"	S42°02'46"W	56.51'
C9	16.42'	360.00'	2°36'49"	N74°24'54"E	16.42'
C10	7.45'	310.00'	1°22'38"	S75°02'00"W	7.45'
C11	12.30'	640.00'	1°06'04"	N20°34'54"E	12.30'
C12	221.05'	580.01'	21°50'09"	S57°06'07"E	219.71'
C13	1176.96'	1,495.00'	45°06'25"	S23°49'03"E	1,146.80'
C14	58.98'	50.00'	67°35'15"	S32°31'46"W	55.62'
C15	54.35'	50.00'	62°17'07"	N71°39'42"W	51.72'
C16	121.59'	1,080.00'	6°27'03"	S43°44'40"E	121.53'
C17	271.40'	335.00'	46°25'03"	N23°45'40"W	264.04'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C18	57.26'	1,195.00'	2°44'43"	S01°55'30"E	57.25'
C19	153.51'	600.00'	14°39'33"	S10°37'38"E	153.09'
C20	564.23'	1,215.00'	26°36'26"	S31°15'24"E	559.17'
C21	233.59'	335.00'	39°57'05"	S64°31'28"E	228.89'
C22	81.39'	50.00'	93°15'55"	N48°52'03"E	72.70'
C23	55.45'	880.00'	3°36'37"	S04°02'24"W	55.44'
C24	51.17'	50.00'	58°38'27"	N23°28'31"W	48.97'
C25	531.22'	935.00'	32°33'08"	S36°31'10"E	524.10'
C26	44.73'	600.00'	4°16'16"	S20°41'49"E	44.72'
C27	474.79'	600.00'	45°20'22"	S45°30'09"E	462.50'
C28	398.03'	600.00'	38°00'32"	S12°18'47"W	390.77'
C29	67.90'	50.00'	77°48'31"	S45°35'45"E	62.80'
C30	104.72'	600.00'	10°00'00"	N01°44'35"W	104.59'
C31	37.89'	340.00'	6°23'05"	S00°03'52"W	37.87'
C32	61.08'	340.00'	10°17'32"	S42°02'46"W	60.99'
C33	923.66'	600.00'	88°12'12"	N24°04'14"W	835.12'
C34	56.62'	335.00'	9°40'59"	S70°52'49"W	56.55'

TO A FOUND 1/2-INCH IRON ROD AT BURLINGTON NORTHERN & SANTA FE RAIL ROAD EAST ROW LINE (SEE DETAIL "A")



LOT	BLOCK	SQ. FT.	ACRES
36	BLOCK A	6,057	0.1390
37	BLOCK A	6,158	0.1414
38	BLOCK A	6,476	0.1487
39	BLOCK A	6,234	0.1431
40	BLOCK A	5,940	0.1364
41	BLOCK A	5,848	0.1343
42	BLOCK A	5,817	0.1335

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK E	7,120	0.1635
2	BLOCK E	4,701	0.1079
3	BLOCK E	4,730	0.1086
4	BLOCK E	4,706	0.1080
5	BLOCK E	4,737	0.1087
6	BLOCK E	4,737	0.1087
7	BLOCK E	4,725	0.1085
8	BLOCK E	4,731	0.1086
9	BLOCK E	4,813	0.1105
10	BLOCK E	11,664	0.2678
11	BLOCK E	6,674	0.1532
12	BLOCK E	5,256	0.1207
13	BLOCK E	5,767	0.1324
14	BLOCK E	5,560	0.1276
15	BLOCK E	5,279	0.1212
16	BLOCK E	4,791	0.1100
17	BLOCK E	4,798	0.1101
18	BLOCK E	4,769	0.1095
19	BLOCK E	4,768	0.1095
20	BLOCK E	4,792	0.1100
21	BLOCK E	4,792	0.1100
22	BLOCK E	4,778	0.1097
23	BLOCK E	4,812	0.1105
24	BLOCK E	6,461	0.1483

LOT	BLOCK	SQ. FT.	ACRES
20	BLOCK F	5,149	0.1182
21	BLOCK F	5,194	0.1192
22	BLOCK F	5,132	0.1178
23	BLOCK F	5,071	0.1164
24	BLOCK F	4,882	0.1121
25	BLOCK F	4,773	0.1096
26	BLOCK F	4,766	0.1094
27	BLOCK F	4,754	0.1091
28	BLOCK F	4,755	0.1092
29	BLOCK F	4,768	0.1095
30	BLOCK F	4,781	0.1098
31	BLOCK F	4,741	0.1088
32	BLOCK F	4,829	0.1109
33	BLOCK F	4,734	0.1087
34	BLOCK F	4,737	0.1087
35	BLOCK F	4,764	0.1094
36	BLOCK F	7,454	0.1711
37	BLOCK F	5,144	0.1181
38	BLOCK F	4,677	0.1074
39	BLOCK F	4,704	0.1080
40	BLOCK F	4,712	0.1082
41	BLOCK F	4,704	0.1080
42	BLOCK F	4,852	0.1114
43	BLOCK F	4,676	0.1073
44	BLOCK F	4,698	0.1079
45	BLOCK F	4,701	0.1079
46	BLOCK F	4,707	0.1081
47	BLOCK F	4,727	0.1085
48	BLOCK F	5,016	0.1152
49	BLOCK F	5,044	0.1158
50	BLOCK F	5,097	0.1170
51	BLOCK F	5,145	0.1181
52	BLOCK F	5,310	0.1219
53	BLOCK F	5,319	0.1221
54	BLOCK F	4,681	0.1075
55	BLOCK F	4,600	0.1056
56	BLOCK F	5,398	0.1239
57	BLOCK F	18,087	0.4152

LOT	BLOCK	SQ. FT.	ACRES
58	BLOCK G	9,105	0.2090
59	BLOCK G	4,623	0.1061
60	BLOCK G	4,707	0.1081
61	BLOCK G	4,754	0.1091
62	BLOCK G	4,858	0.1115
63	BLOCK G	6,876	0.1578
64	BLOCK G	7,885	0.1810
65	BLOCK G	4,705	0.1080
66	BLOCK G	4,861	0.1116
67	BLOCK G	4,853	0.1114
68	BLOCK G	4,822	0.1107
69	BLOCK G	4,817	0.1106
70	BLOCK G	4,811	0.1104
71	BLOCK G	4,821	0.1107
72	BLOCK G	4,826	0.1108
73	BLOCK G	4,823	0.1107
74	BLOCK G	5,914	0.1358
75	BLOCK G	8,356	0.1918
76	BLOCK G	6,152	0.1412
77	BLOCK G	6,205	0.1424
78	BLOCK G	6,171	0.1417
79	BLOCK G	6,126	0.1406
80	BLOCK G	6,177	0.1418
81	BLOCK G	6,272	0.1440
82	BLOCK G	6,783	0.1557
83	BLOCK G	7,442	0.1708
84	BLOCK G	10,162	0.2333
85	BLOCK G	6,232	0.1431
86	BLOCK G	6,023	0.1383
87	BLOCK G	5,969	0.1370
88	BLOCK G	7,461	0.1713
89	BLOCK G	15,563	0.3573
90	BLOCK G	6,878	0.1579
91	BLOCK G	5,750	0.1320
92	BLOCK G	5,750	0.1320
93	BLOCK G	5,750	0.1320
94	BLOCK G	7,345	0.1686

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK H	7,197	0.1652
2	BLOCK H	5,059	0.1161

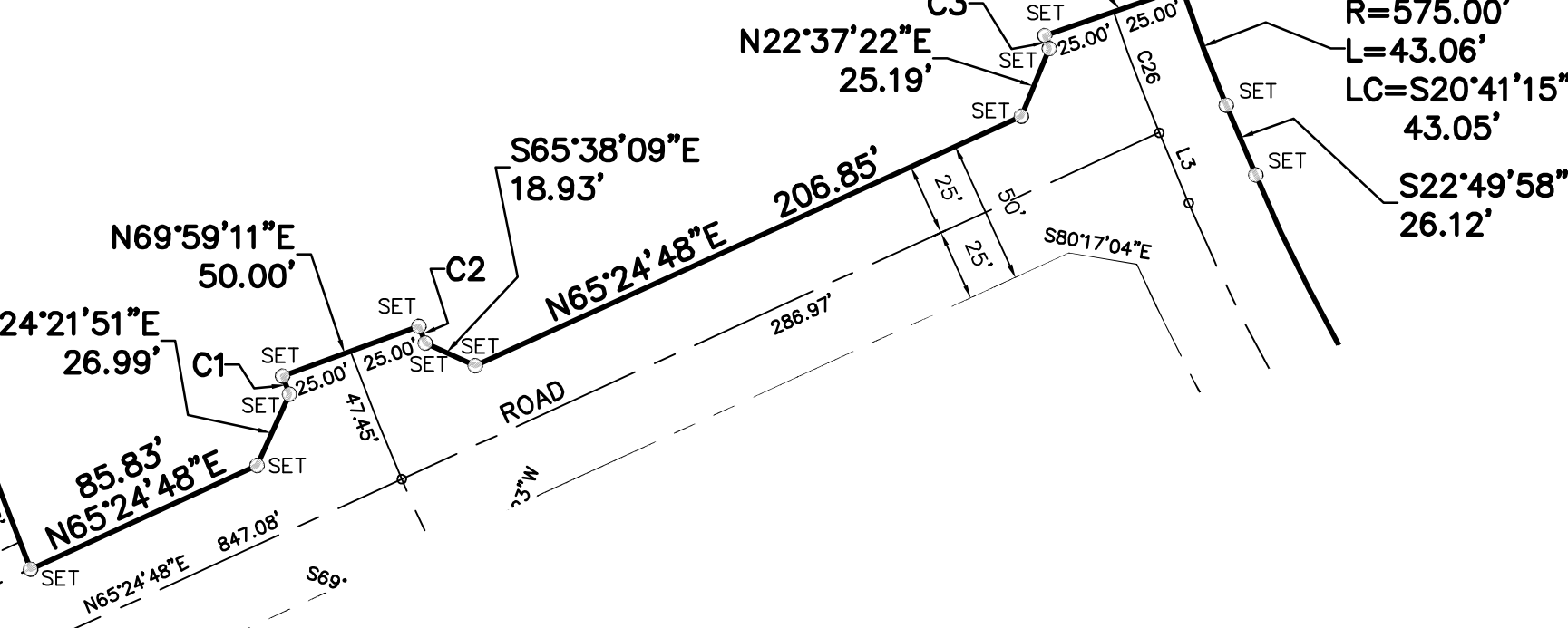
LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK I	5,755	0.1321
2	BLOCK I	5,651	0.1297
3	BLOCK I	6,784	0.1557
4	BLOCK I	7,129	0.1637
5	BLOCK I	10,720	0.2461
6	BLOCK I	6,345	0.1457
7	BLOCK I	5,729	0.1315
8	BLOCK I	5,737	0.1317
9	BLOCK I	7,326	0.1682
10	BLOCK I	9,190	0.2110
11	BLOCK I	5,138	0.1180
12	BLOCK I	4,843	0.1112
13	BLOCK I	9,648	0.2215

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK J	6,241	0.1433
2	BLOCK J	6,241	0.1433
3	BLOCK J	6,218	0.1427
4	BLOCK J	6,264	0.1438
5	BLOCK J	6,334	0.1454
6	BLOCK J	6,466	0.1484
7	BLOCK J	6,699	0.1538
8	BLOCK J	7,014	0.1610
9	BLOCK J	6,220	0.1433
10	BLOCK J	11,479	0.2635
11	BLOCK J	6,931	0.1591
12	BLOCK J	4,757	0.1092
13	BLOCK J	4,693	0.1077
14	BLOCK J	4,747	0.1090
15	BLOCK J	4,647	0.1067
16	BLOCK J	4,628	0.1062
17	BLOCK J	4,609	0.1058
18	BLOCK J	5,041	0.1157
19	BLOCK J	4,732	0.1086
20	BLOCK J	4,668	0.1072
21	BLOCK J	4,627	0.1062
22	BLOCK J	4,559	0.1047
23	BLOCK J	6,277	0.1441

Δ=28°42'23"
 R=1,065.00'
 L=533.59'
 LC=S07°37'38"E
 528.02'

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

HEZEKIAH WALTERS SURVEY
 ABSTRACT NO. 958



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.

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
 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TBPE FIRM REGISTRATION #470
 TBPLS FIRM REGISTRATION #10194390
 SURVEYOR:
 MCKIM & CREED
 4275 KELLWAY CIRCLE, STE 144
 ADDISON, TEXAS 75001
 TEL. 817.484.5695
 WWW.MCKIMCREED.COM
 TBPLS FIRM REGISTRATION NO. 101776-02
 WWW.MCKIMCREED.COM
 071950051.11PT02

THE
 FINAL PLAT
 OF
 MONTGOMERY FARMS PHASE 1B

183 RESIDENTIAL LOTS
 LOTS 36 - 42, BLOCK A; LOTS 1 - 24, BLOCK E;
 LOTS 20 - 94, BLOCK F; LOTS 1 - 13, BLOCK G;
 LOTS 1 - 2, BLOCK H; LOTS 1 - 13, BLOCK I;
 LOTS 1 - 23, BLOCK J; LOTS 1 - 26, BLOCK K;

BEING 47.9683 ACRES SITUATED IN THE
 HEZEKIAH WALTERS SURVEY, ABSTRACT NO. 958,
 THE CITY OF COPEVILLE, COLLIN COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

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, LLC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 20211022002167490 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR NORTHEAST CORNER OF LOT 22, BLOCK F, ON THE WESTERLY RIGHT-OF-WAY LINE OF CATTLE BEND DRIVE, A 50-FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON MAP OF MONTGOMERY FARMS PHASE 1A, AN ADDITION TO THE CITY OF COPEVILLE, COLLIN COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. _____ SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 84 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK F, A DISTANCE OF 649.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET IN NORTH LINE OF LOT 37, SAID BLOCK F;

THENCE NORTH 83 DEGREES 41 MINUTES 06 SECONDS WEST CONTINUING ALONG SAID BLOCK F, A DISTANCE OF 87.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET IN NORTH LINE OF LOT 39, SAID BLOCK F;

THENCE NORTH 78 DEGREES 27 MINUTES 36 SECONDS WEST CONTINUING ALONG SAID BLOCK F, A DISTANCE OF 33.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET IN NORTH LINE OF LOT 40, SAID BLOCK F;

THENCE NORTH 65 DEGREES 43 MINUTES 21 SECONDS WEST CONTINUING ALONG SAID BLOCK F, A DISTANCE OF 5.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET FOR THE NORTHWEST CORNER OF LOT 40, SAID BLOCK F;

THENCE SOUTH 20 DEGREES 53 MINUTES 39 SECONDS WEST WITH THE WEST LINE OF LOT 40, SAID BLOCK F, A DISTANCE OF 117.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET FOR SOUTHWEST CORNER OF SAID LOT 40, BEING IN NORTH RIGHT-OF-WAY LINE OF GOLDEN MEADOW DRIVE, A 50-FOOT WIDE RIGHT-OF-WAY LINE, AS SHOWN ON SAID MONTGOMERY FARMS PHASE 1A, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WESTERLY, 10.52 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT AND SAID NORTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 28 SECONDS, A RADIUS OF 555.00 FEET AND WHOSE LONG CHORD BEARS NORTH 68 DEGREES 33 MINUTES 47 SECONDS WEST, 10.52 FEET TO SET A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

THENCE SOUTH 21 DEGREES 58 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID PHASE 1A, A DISTANCE OF 165.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET FOR SOUTHWEST CORNER OF LOT 35, BLOCK A ON THE NORTH LINE OF LOT 19;

THENCE NORTH 65 DEGREES 16 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 114.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET FOR THE NORTH CORNER OF LOT 19, SAID BLOCK A;

THENCE SOUTH 83 DEGREES 59 MINUTES 44 SECONDS WEST CONTINUING WITH SAID NORTH LINE OF SAID BLOCK A, A DISTANCE OF 44.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET;

THENCE SOUTH 75 DEGREES 09 MINUTES 11 SECONDS WEST CONTINUING WITH THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 131.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET FOR AN ELL CORNER OF LOT 16;

THENCE SOUTH 81 DEGREES 07 MINUTES 30 SECONDS WEST CONTINUING WITH SAID BLOCK A, A DISTANCE OF 80.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" SET;

THENCE SOUTH 87 DEGREES 39 MINUTES 19 SECONDS WEST CONTINUING WITH SAID BLOCK A, A DISTANCE OF 45.23 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" BEING THE WESTERLY MOST CORNER OF SAID BLOCK A, LOT 70 AND OF SAID PHASE 1A;

THENCE SOUTH 14 DEGREES 30 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK A AND SAID PHASE 1A, A DISTANCE OF 20.62 FEET TO A FENCE CORNER POST FOR THE NORTHEASTERLY COMMON CORNER OF A CALLED 10.017 ACRE TRACT OF LAND DESCRIBED TO R & R RESIDENTIAL, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 20201103001932020, SAID OFFICIAL PUBLIC RECORDS AND SAID LGI HOMES TRACT;

THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST ALONG THE LINE COMMON TO THE NORTH LINE OF SAID CALLED 10.017 ACRE TRACT AND SOUTH LINE OF SAID LGI HOMES - TEXAS TRACT, 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 THE LEFT;

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 NORTH 15 DEGREES 08 MINUTES 31 SECONDS EAST, 671.75 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

THENCE NORTH 05 DEGREES 16 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,192.52 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FROM WHICH A FOUND 3/8-INCH IRON ROD BEARS NORTH 05 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,275.78 FEET FOR THE NORTHWEST CORNER OF SAID LGI HOMES - TEXAS TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 73,279 ACRE TRACT DESCRIBED TO MARILYN RICE BY INSTRUMENT RECORDED IN VOLUME 1732, PAGE 369 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

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

SOUTH 83 DEGREES 24 MINUTES 50 SECONDS EAST, A DISTANCE OF 84.03 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 84 DEGREES 42 MINUTES 46 SECONDS EAST, A DISTANCE OF 34.71 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

NORTH 73 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 76.84 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

NORTH 57 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 127.33 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 33 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 73.37 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 37 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 66.37 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 42 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 80.02 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 47 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 77.92 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 51 DEGREES 45 MINUTES 15 SECONDS EAST, A DISTANCE OF 135.28 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 11 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 90.64 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

SOUTHERLY, 533.59 FEET THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28 DEGREES 42 MINUTES 23 SECONDS, A RADIUS OF 1,065.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 07 DEGREES 37 MINUTES 38 SECONDS EAST, A DISTANCE OF 528.02 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

NORTH 65 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 85.83 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

NORTH 24 DEGREES 21 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.99 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND 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", A RADIUS OF 960.00 FEET AND WHOSE LONG CHORD BEARS NORTH 20 DEGREES 26 MINUTES 11 SECONDS WEST, 6.68 FEET TO SET A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

NORTH 69 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND 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 SECONDS, 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 "MKCIM CREEK";

SOUTH 65 DEGREES 38 MINUTES 09 SECONDS EAST, A DISTANCE OF 18.93 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

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 "MKCIM CREEK";

NORTH 22 DEGREES 37 MINUTES 22 SECONDS EAST, A DISTANCE OF 25.19 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

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

NORTH 71 DEGREES 01 MINUTES 59 SECONDS EAST, 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND 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 26 SECONDS, A RADIUS OF 575.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 20 DEGREES 41 MINUTES 15 SECONDS EAST, 43.05 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

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

SOUTHEASTERLY, 443.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45 DEGREES 20 MINUTES 22 SECONDS, A RADIUS OF 575.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 45 DEGREES 30 MINUTES 09 SECONDS EAST, 443.23 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 68 DEGREES 10 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.84 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

NORTH 70 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 22.62 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, 19.60 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 47 SECONDS, A RADIUS OF 625.00 FEET AND WHOSE LONG CHORD BEARS NORTH 30 DEGREES 25 MINUTES 09 SECONDS EAST, 19.60 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 58 DEGREES 40 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK",AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, 5.10 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 31 SECONDS, A RADIUS OF 575.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 31 DEGREES 03 MINUTES 48 MINUTES WEST, 5.10 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 19 DEGREES 14 MINUTES 34 SECONDS EAST, A DISTANCE OF 21.35 FEET TO SET A 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 68 DEGREES 10 MINUTES 20 SECONDS EAST, A DISTANCE OF 51.99 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, 37.59 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 25 SECONDS, A RADIUS OF 630.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 66 DEGREES 27 MINUTES 47 SECONDS EAST, 37.58 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHERLY, 135.23 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16 DEGREES 29 MINUTES 06 SECONDS, A RADIUS OF 470.00 FEET AND WHOSE LONG CHORD BEARS NORTH 38 DEGREES 56 MINUTES 59 SECONDS EAST, 134.76 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

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

SOUTHWESTERLY, 56.58 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 17 MINUTES 32 SECONDS, A RADIUS OF 315.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 42 DEGREES 02 MINUTES 46 SECONDS WEST, 56.51 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 36 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.41 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 09 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 24.26 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, 229.76 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20 DEGREES 53 MINUTES 45 SECONDS, A RADIUS OF 630.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 38 DEGREES 48 MINUTES 41 SECONDS EAST, 228.49 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 67 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 23.16 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, 16.42 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 49 SECONDS, A RADIUS OF 360.00 FEET AND WHOSE LONG CHORD BEARS NORTH 74 DEGREES 24 MINUTES 54 SECONDS EAST, 16.42 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 14 DEGREES 16 MINUTES 41 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, 7.45 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01 DEGREES 22 MINUTES 38 SECONDS, A RADIUS OF 310.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 75 DEGREES 02 MINUTES 00 SECONDS WEST, 7.45 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

SOUTH 25 DEGREES 42 MINUTES 24 SECONDS WEST, A DISTANCE OF 6.77 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, 133.21 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11 DEGREES 56 MINUTES 29 SECONDS, A RADIUS OF 639.15 FEET, AND WHOSE LONG CHORD BEARS SOUTH 15 DEGREES 53 MINUTES 30 SECONDS EAST, 132.97 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

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 344.52 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" ON THE NORTH LINE OF SAID OF MONTGOMERY FARMS PHASE 1A, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 44.05 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT AND SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 08 DEGREES 16 MINUTES 31 SECONDS, A RADIUS OF 305.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 76 DEGREES 43 MINUTES 02 SECONDS WEST, 44.01 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

THENCE NORTH 24 DEGREES 05 MINUTES 58 SECONDS WEST CONTINUING WITH SAID NORTH LINE, A DISTANCE OF 12.09 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 12.30 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT AND CONTINUING WITH SAID NORTH LINE, HAVING A CENTRAL ANGLE OF 01 DEGREES 06 MINUTES 04 SECONDS, A RADIUS OF 640.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 20 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 12.30 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK";

THENCE NORTH 69 DEGREES 58 MINUTES 08 SECONDS WEST CONTINUING WITH SAID NORTH LINE, A DISTANCE OF 80.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" ON THE EASTERLY LINE OF BLOCK G, SAID PHASE 1A, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHERLY, 234.93 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 02 MINUTES 17 SECONDS, A RADIUS OF 560.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 08 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 233.22 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" FOR NORTHEAST CORNER OF LOT 14, SAID BLOCK G;

THENCE SOUTH 87 DEGREES 44 MINUTES 58 SECONDS WEST CONTINUING WITH NORTH LINE OF SAID PHASE 1A AND WITH THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 180.09 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK", ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CATTLE BEND DRIVE;

THENCE SOUTH 86 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MKCIM CREEK" ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CATTLE BEND DRIVE, THE EASTERLY LINE OF SAID LOT 22, BLOCK F, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHERLY, 26.11 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 04 DEGREES 05 MINUTES 55 SECONDS, A RADIUS OF 365.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 01 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 26.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.9682 ACRES, 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 1B, 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, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.

- 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 PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.
14. EAST COLLIN COUNTY MUD #2, (OR THE MUD) WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEDICATED ROADS AND HOA LOTS.

WITNESS, MY HAND, THIS THE ___ DAY OF ___, 2023.

BY: _____
AUTHORIZED SIGNATURE.

PRINTED NAME AND TITLE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 2023

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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