

LEGEND:

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS

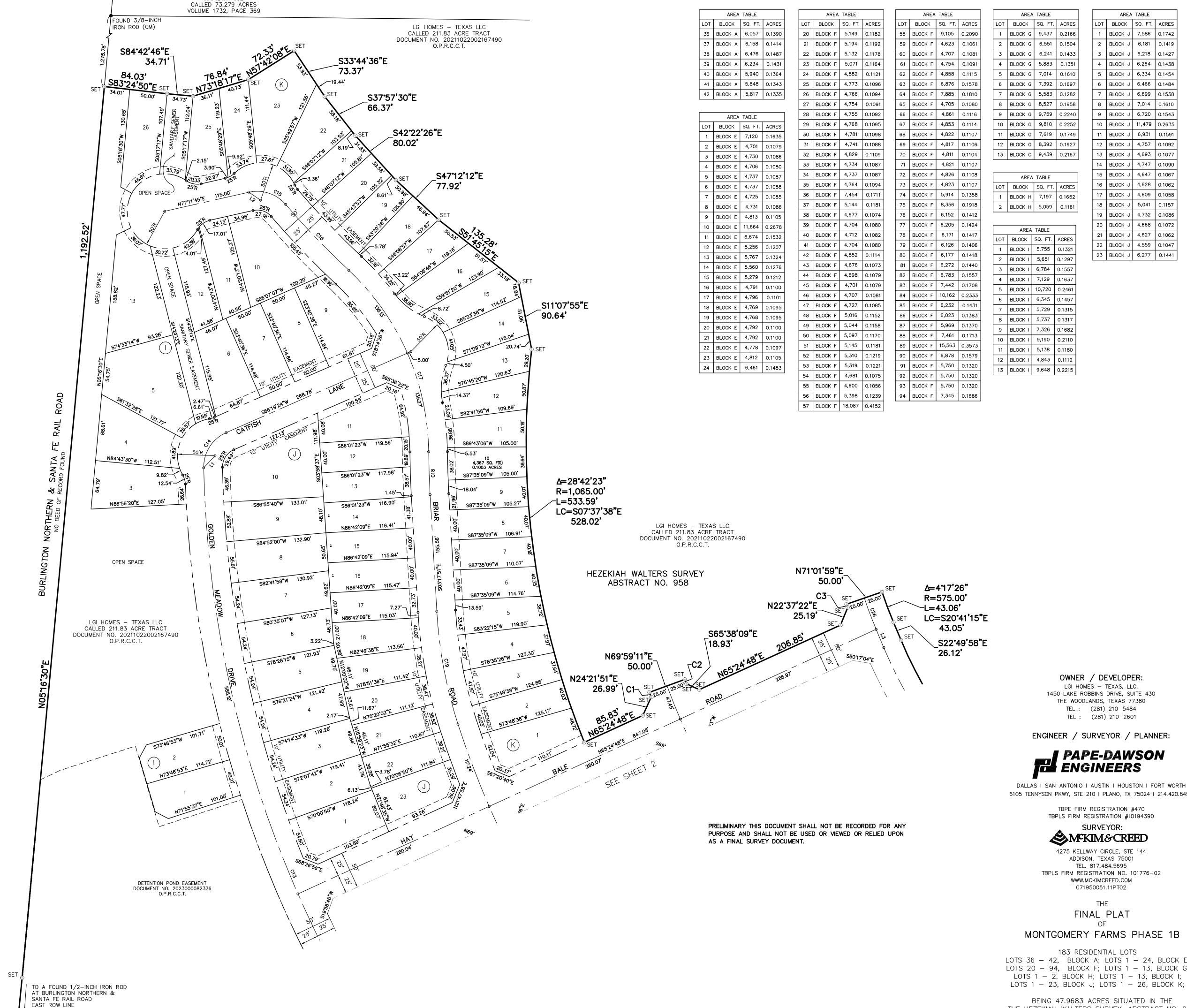
GRAPHIC SCALE

DETAIL "A" SCALE 1"=100'

	LINE TABLE					
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'				
	000*70*70"E	70 40'				

CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	Ī	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	6.68'	960.00'	0°23′54″	N20°26'11"W	6.68'		C18	57.26'	1,195.00	2*44'43"	S01°55'30"E	57.25	
C2	6.13'	910.00'	0°23'10"	S20*26'34"E	6.13'	Ī	C19	153.51'	600.00'	14*39'33"	S10*37'38"E	153.09	
C3	4.80'	625.00'	0°26'25"	N18 ' 47'47"W	4.80'		C20	564.23'	1,215.00	26°36'26"	S31°15'24"E	559.17	
C4	19.60'	625.00'	1*47'47"	N30°25'09"E	19.60'		C21	233.59	335.00'	39 ° 57'05"	S64°31'28"E	228.89	
C5	5.10'	575.00'	0'30'31"	S31°03'48"W	5.10'		C22	81.39'	50.00'	93"15'55"	N48°52'03"E	72.70	
C6	37.59'	630.00'	3°25'06"	S66*27'47"E	37.58'		C23	55.45'	880.00'	3*36'37"	S04°02'24"W	55.44	
C7	135.23	470.00'	16 ° 29'06"	N38 * 56'59"E	134.76'		C24	51.17	50.00'	58*38'27"	N23°28'31"W	48.97	
C8	56.58'	315.00'	10'17'32"	S42*02'46"W	56.51'		C25	531.22	935.00'	32*33'08"	S36°31'10"E	524.10	
С9	16.42'	360.00'	2*36'49"	N74°24'54"E	16.42'		C26	44.73'	600.00'	4'16'16"	S20*41'49"E	44.72'	
C10	7.45'	310.00'	1*22'38"	S75*02'00"W	7.45'		C27	474.79	600.00'	45°20'22"	S45*30'09"E	462.50	
C11	12.30'	640.00'	1*06'04"	N20°34'54"E	12.30'		C28	398.03	600.00'	38'00'32"	S12°18'47"W	390.77	
C12	221.05'	580.01'	21°50'09"	S57*06'07"E	219.71'		C29	67.90'	50.00'	77*48'31"	S45*35'45"E	62.80	
C13	1176.96	1,495.00	45°06'25"	S23°49'03"E	1,146.80		C30	104.72	600.00'	10 ° 00'00"	N01°44'35"W	104.59	
C14	58.98'	50.00'	67*35'15"	S32*31'46"W	55.62'		C31	37.89'	340.00'	6°23'05"	S00°03'52"W	37.87	
C15	54.35'	50.00'	62°17'07"	N71 ' 39'42"W	51.72'		C32	61.08'	340.00'	10"17'32"	S42*02'46"W	60.99	
C16	121.59'	1,080.00	6°27'03"	S43*44'40"E	121.53'		C33	923.66	600.00'	881212"	N24°04'14"W	835.12	
C17	271.40'	335.00'	46°25'03"	N23'45'40"W	264.04		C34	56.62	335.00'	9*40'59"	S70*52'49"W	56.55	

(SEE DETAIL "A")



MARILYN RICE

BLOCK G | 6,241 | 0.1433 3 | BLOCK J | 6,218 | 0.1427 4 BLOCK J 6,264 0.1438 4 BLOCK G 5,883 0.1351 BLOCK G 7,014 0.1610 5 BLOCK J 6,334 0.1454 6 | BLOCK J | 6,466 | 0.1484 BLOCK G 7,392 0.1697 BLOCK G 5,583 0.1282 7 | BLOCK J | 6,699 | 0.1538 | 8 BLOCK G 8,527 0.1958 8 | BLOCK J | 7,014 | 0.1610 BLOCK G 9,759 0.2240 9 BLOCK J 6,720 0.1543 BLOCK G 9,810 0.2252 10 BLOCK J 11,479 0.2635 BLOCK G 7,619 0.1749 11 BLOCK J 6,931 0.1591 12 BLOCK J 4,757 0.1092 BLOCK G 8,392 0.1927 3 BLOCK G 9,439 0.2167 | 13 | BLOCK J | 4,693 | 0.1077 | 14 | BLOCK J | 4,747 | 0.1090 | | 15 | BLOCK J | 4,647 | 0.1067 AREA TABLE 16 BLOCK J 4,628 0.1062 OT BLOCK SQ. FT. ACRES 17 BLOCK J 4,609 0.1058 BLOCK H 7,197 0.1652 2 BLOCK H 5,059 0.1161 19 | BLOCK J | 4,732 | 0.1086 20 | BLOCK J | 4,668 | 0.1072 | AREA TABLE 21 BLOCK J 4,627 0.1062 OT BLOCK SQ. FT. ACRES 22 BLOCK J 4,559 0.1047 BLOCK I 5,755 0.1321 23 BLOCK J 6,277 0.1441 BLOCK | 5,651 | 0.1297 | BLOCK I 6,784 0.1557 BLOCK I 7,129 0.1637 BLOCK | 10,720 | 0.2461 BLOCK I 6,345 0.1457 BLOCK I 5,729 0.1315 8 BLOCK I 5,737 0.1317 BLOCK | 7,326 | 0.1682 | BLOCK I 9,190 0.2110 BLOCK | 5,138 | 0.1180 2 | BLOCK I | 4,843 | 0.1112 | BLOCK I 9,648 0.2215

AREA TABLE

LOT | BLOCK | SQ. FT. | ACRES

2 BLOCK J 6,181 0.1419

1 BLOCK J 7,586 0.1742

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

ENGINEER / SURVEYOR / PLANNER:

TEL: (281) 210-2601

PAPE-DAWSON **ENGINEERS**

DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

> TBPE FIRM REGISTRATION #470 TBPLS FIRM REGISTRATION #10194390

SURVEYOR: **SM**KIM&CREED

4275 KELLWAY CIRCLE, STE 144 ADDISON, TEXAS 75001 TEL. 817.484.5695 TBPLS FIRM REGISTRATION NO. 101776-02 WWW.MCKIMCREED.COM 071950051.11PT02

> THE FINAL PLAT

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;

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

SHEET 3 OF 3

PREPARATION DATE: SEPTEMBER 25, 2023

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 "MCKIM CREED" 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 OO 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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED" 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 09 SECONDS, A RADIUS OF 555.00 FEET AND WHOSE LONG CHORD BEARS

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 "MCKIM CREED" SET FOR SOUTHWEST CORNER OF LOT 35. BLOCK A ON THE NORTH

NORTH 68 DEGREES 33 MINUTES 47 SECONDS WEST, 10.52 FEET TO SET A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED";

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 "MCKIM CREED" 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:

STAMPED "MCKIM CREED":

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 "MCKIM CREED":

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 "MCKIM CREED";

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 "MCKIM CREED"; NORTH 57 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 72.33 FEET TO A SET 5/8-INCH IRON ROD WITH CAP

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 "MCKIM CREED"; 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 "MCKIM CREED"; 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 "MCKIM CREED";

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 "MCKIM CREED":

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 "MCKIM CREED":

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 "MCKIM CREED", 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 "MCKIM CREED";

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 "MCKIM CREED";

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 "MCKIM CREED", 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 "MCKIM CREED";

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 "MCKIM CREED", 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 "MCKIM CREED";

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 "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 SET 5/8-INCH IRON ROD WITH CAP

STAMPED "MCKIM CREED", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

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 "MCKIM CREED";

NORTHERLY, 4.80 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF OO

NORTH 71 DEGREES 01 MINUTES 59 SECONDS EAST, 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED", 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 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 SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED", 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 "MCKIM CREED";

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 "MCKIM CREED";

NORTH 70 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 22.62 FEET TO SET A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED", 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

SOUTH 58 DEGREES 40 MINUTES 57 SECONDS EAST. A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP

09 SECONDS EAST, 19.60 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

WEST, 5.10 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

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

STAMPED "MCKIM CREED":

RECORDS:

STAMPED "MCKIM CREED", 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

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

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 "MCKIM CREED", 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 0.3 DEGREES 25 MINUTES 06. 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 "MCKIM CREED", 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 MY COMMISSION EXPIRES: 59 SECONDS EAST, 134.76 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 SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" 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 "MCKIM CREED":

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 "MCKIM CREED".

SOUTH 09 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 24.26 FEET TO A SET 5/8-INCH IRON ROD WITH CAP

SOUTHEASTERLY, 229.76 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20 3. ALL PROPERTY CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED", UNLESS NOTED OTHERWISE. DEGREES 53 MINUTES 45 SECONDS, A RADIUS OF 630.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 38 DEGREES 46 MINUTES 4. ALL PARK AND OPEN SPACE/COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. 41 SECONDS EAST, 228.49 FEET A TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

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 "MCKIM CREED" 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 36 MINUTES 49 SECONDS, A RADIUS OF 360.00 FEET AND WHOSE LONG CHORD BEARS NORTH 74 DEGREES 24 MINUTES 1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS. 54 SECONDS EAST, 16.42 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED";

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 "MCKIM CREED" 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 "MCKIM CREED";

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

SOUTHEASTERLY 1.3.3.21 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 '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

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 "MCKIM CREED" 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 "MCKIM CREED";

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 "MCKIM CREED" 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 CONTINUITNG 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 "MCKIM CREED":

THENCE NORTH 69 DEGREES 58 MINUTES 08 SECONDS WEST CONTITUING WITH SAID NORTH LINE, A DISTANCE OF 80.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED" 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 "MCKIM CREED" 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 "MCKIM CREED", 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 "MCKIM CREED" 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:

SUBORDINATE TO THE PUBLIC'S USE THEREOF.

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
- 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

14. EAST COLLIN COUNTY MUD #2, (OR THE MUD) WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEDICATED ROADS AND HOA LOTS.

- 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.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE. PRINTED NAME AND TITLE. SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023

NOTARY PUBLIC, STATE OF TEXAS

- 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 ADJUSTMENT SCALE FACTOR OF 1.000152710 AND ARE IN US SURVEY FEET
- 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 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.
- 5. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLLIN COUNTY SUBDIVISION DESIGN STANDARDS.

STANDARD PLAT NOTES:

2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS. 3. ALL ROADWAY SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.

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

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.

7. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. 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 BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS 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 LOODING OR FLOODING CONDITIONS 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. 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. 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.

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 BASE FLOOD FLEVATION.

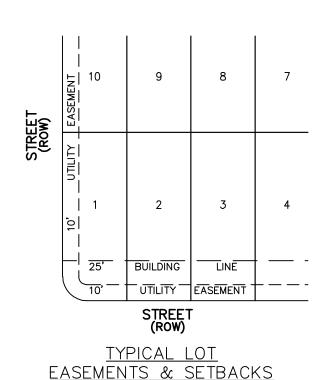
16. EXCEPT FOR DITCHES THAT ARE ADJACENT TO ROADWAYS AND/OR CULVERTS AND OTHER IMPROVEMENTS THAT ARE A PART OF A ROADWAY, THE COUNTY GENERALLY WILL NOT ACCEPT DRAINAGE IMPROVEMENTS FOR MAINTENANCE, INCLUDING RETENTION AND DETENTION PONDS. THEREFORE, THE APPLICANT MUST PROVIDE FOR THIS WORK TO BE DONE EITHER BY WAY OF AN HOA; BY PROVIDING IN THE DEED RESTRICTIONS THAT EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE PORTIONS OF THE DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THEIR LOT; OR OTHER METHOD.

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 ARE REQUIRED TO HAVE BMP'S AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT. 18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN A DEVELOPING SUBDIVISION SHALL PREPARE

LOTS CONTRIBUTING TO STREETS TABLE LOTS CONTRIBUTING STREET NAME ARIAT LN. DULUTH LN. 13 DEER CROSSING DR. 38 BUCKWHEAT DR CATFISH LN. 30 **CARECROW CT** SOLDEN MEADOW DR 110* CATTLE BEND DR. 121* DUCK LANDING DR. 236* BEET FARM \$1 29* HEFP DR BRIAR RD. PRAIRIE LN. 97* HAY BALE RD. 179* BRAHMAN DE 863* MONTGOMERY FARMS BLVD. OT COUNT INCLUDES LOTS FROM FUTURE PHASES, FINAL COUNTS

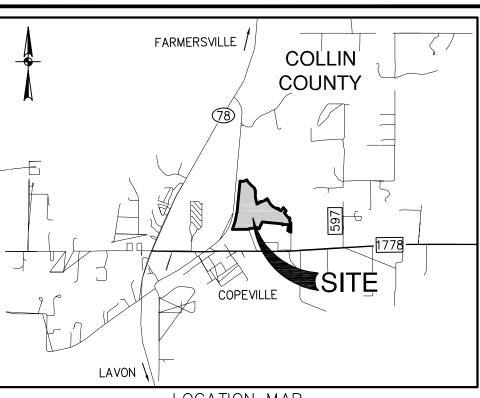
ARE TO BE DETERMINED DURING PLAT STAGES OF EACH FUTURE

AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.



EXCEPT AS NOTED

NOT-TO-SCALE



LOCATION MAP NOT-TO-SCALE

SURVEYOR'S CERTIFICATE

I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. THE PROPERTY ____ IS _X _ IS NOT ____ IS PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN

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.

PRINTED NAME: <u>JORGE FERNANDEZ</u> R.P.L.S. NUMBER: 6077

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPLICANT'S ENGINEER

, AM A LICENSED PROFESSIONAL ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF TEXAS. I HAVE BEEN INVOLVED IN THE PREPARATION OF THE PLAT APPLICATION SUBMITTAL ON 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 WITH THE COLLIN COUNTY DRAINAGE DESIGN STANDARDS. BASED ON MY REVIEW, THE SUBDIVISION IS SUITABLE FOR 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 ADEQUATE PRESSURE TO SERVE THE SUBDIVISION IN ACCORDANCE WITH TCEQ REGULATIONS.

PRINTED NAME: _____ P.E. NUMBER: SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

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 2023 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 MAINTENANCE OF ANY ROADS OR OTHER IMPROVEMENTS SHOWN OF THE FINAL PLAT.

COLLIN COUNTY JUDGE CHRIS HILL

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

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 I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

> TBPE FIRM REGISTRATION #470 TBPLS FIRM REGISTRATION #10194390 SURVEYOR:

MKIM&CREED 4275 KELLWAY CIRCLE, STE 144 ADDISON, TEXAS 75001 TEL. 817.484.5695 TBPLS FIRM REGISTRATION NO. 101776-02

> THE FINAL PLAT

WWW.MCKIMCREED.COM

071950051.11PT02

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 THE HEZEKIAH WALTERS SURVEY, ABSTRACT NO. 958,

SHEET 1 OF 3 PREPARATION DATE: SEPTEMBER 25, 2023

THE CITY OF COPEVILLE, COLLIN COUNTY, TEXAS