

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

13th day of July, 2016 by the PLANNING AND ZONING COMMISSION.

Signature of Jane Richardson, Asst. City Secretary

Jane Richardson, Asst. CITY SECRETARY



OWNER'S CERTIFICATE NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LGI Homes-Texas, LLC, acting herein by and through its duly authorized agent, does hereby adopt this plat, designating the property as BEAVER CREEK PHASE 1A, an addition to the City of Denton Texas and does hereby dedicate, in fee simple, and to the public use forever, the streets and easements shown thereon.

This approved subject to all platting ordinances, rules, and regulations of the City of Denton Texas.

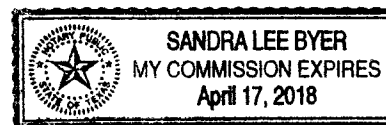
WITNESS my hand this 2nd day of August, 2016.

STATE OF TEXAS COUNTY OF DENTON, Montgomery

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared Jack Lipar, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of August, 2016

Sandra Lee Byer 12566052-3 Notary Public, State of Texas



PROPERTY DESCRIPTION

Being a 7.323 acre tract of land situated in the VICTOR E. GAILER SURVEY, ABSTRACT NO. 452, AND THOMAS TOBY SURVEY, ABSTRACT NO. 1288, City of Denton, Denton County, Texas, and being a portion of that certain 98.181 acre tract of land described in Deed of Trust to LGI Homes-Texas, LLC, as recorded in Instrument Number 2015-31596, of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 7.323 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with cap found for the southeast corner of said 98.181 acre tract, same being the northeast corner of a 1.424 acre tract of land conveyed to Rayzor Oil & Gas Ltd. As recorded in Volume 4181, Page 730, (D.R.D.C.T.);

Thence along the common line of said 98.181 acre tract and said 1.424 acre tract North 89 degrees 49 minutes 06 seconds West a distance of 251.72 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner;

Thence departing said common line, continuing over and across said 98.181 acre tract the following seventeen (17) courses and distances;

North 00 degrees 10 minutes 54 seconds East a distance of 55.00 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 29 degrees 38 minutes 44 seconds West a distance of 67.12 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 07 degrees 10 minutes 01 seconds West a distance of 119.23 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 12 degrees 08 minutes 17 seconds East a distance of 149.09 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 00 degrees 21 minutes 46 seconds East a distance of 341.33 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 15 degrees 13 minutes 10 seconds East a distance of 53.80 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 00 degrees 35 minutes 15 seconds East a distance of 104.00 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 07 degrees 50 minutes 00 seconds West a distance of 52.54 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 04 degrees 29 minutes 58 seconds West a distance of 52.19 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 02 degrees 10 minutes 05 seconds East a distance of 52.05 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 00 degrees 21 minutes 17 seconds East a distance of 81.63 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 19 degrees 28 minutes 42 seconds East a distance of 65.00 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; South 70 degrees 31 minutes 46 seconds East a distance of 17.58 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner, same being a point of curvature;

Along said curve to the left, having a radius of 467.50 feet and a central angle of 19 degrees 06 minutes 33 seconds, and a chord bearing and distance South 80 degrees 05 minutes 02 seconds East a distance of 155.92 feet, and an arc length of 155.92 feet to 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; South 89 degrees 38 minutes 19 seconds East a distance of 66.44 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; North 45 degrees 21 minutes 29 seconds West a distance of 21.21 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner; South 89 degrees 38 minutes 44 seconds East a distance of 65.00 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner, same being a point of curvature;

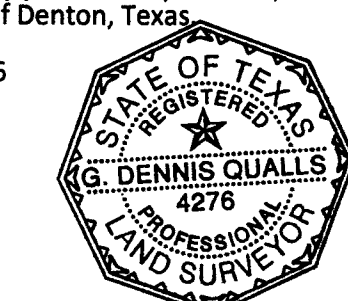
Thence continuing along said west right of way line South 01 degrees 04 minutes 11 seconds West a distance of 549.45 feet to the POINT OF BEGINNING and containing 7.323 acres of land area within these metes and bounds.

SURVEYOR'S CERTIFICATE

That I, G. Dennis Qualls, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments show thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Denton, Texas.

Dated this 9th day of August, 2016

G. Dennis Qualls, R.P.L.S. NO. 4274

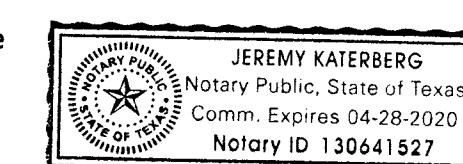


STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared G. Dennis Qualls, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August, 2016

Notary Public, State of Texas



DENTON ISD DENTON EARLY CHILDHOOD CENTER LOT 1 BLOCK A INSTRUMENT NO. 2010-113 D.R.D.C.T.

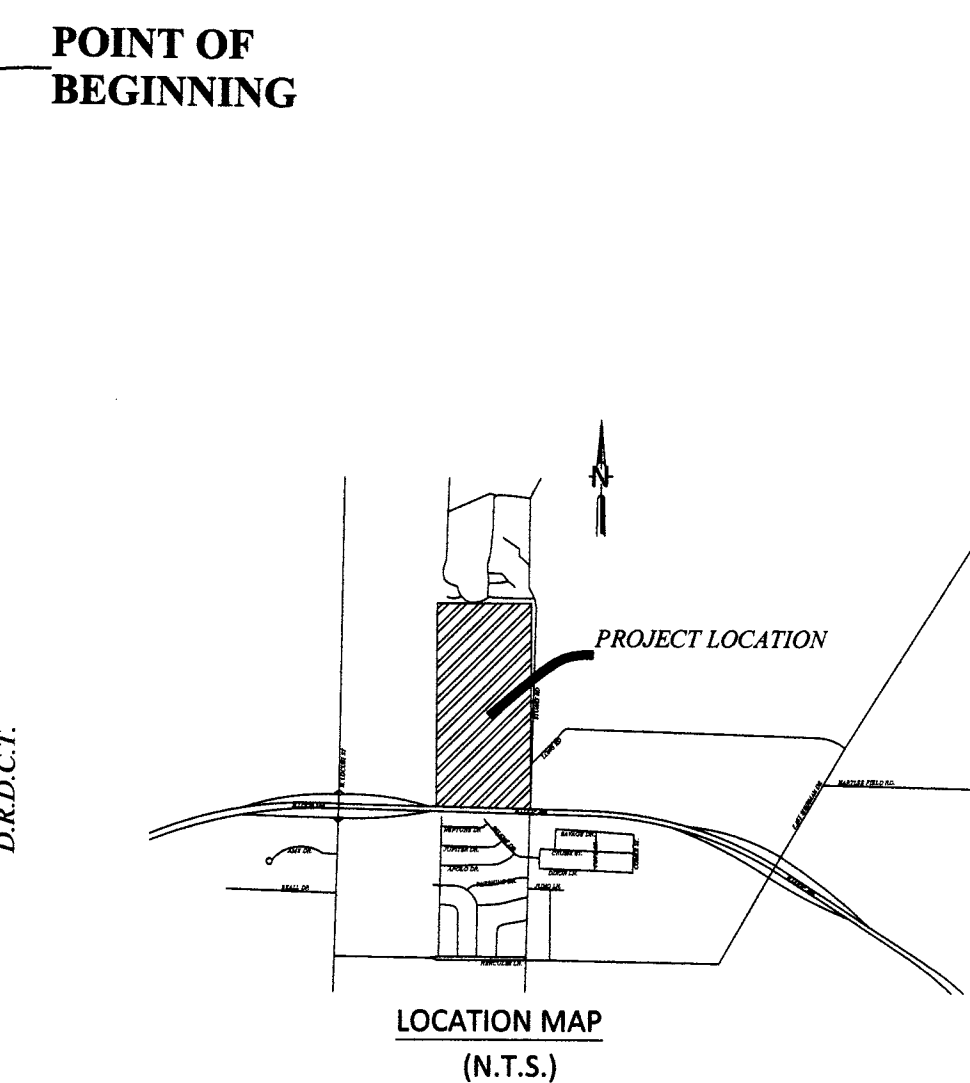
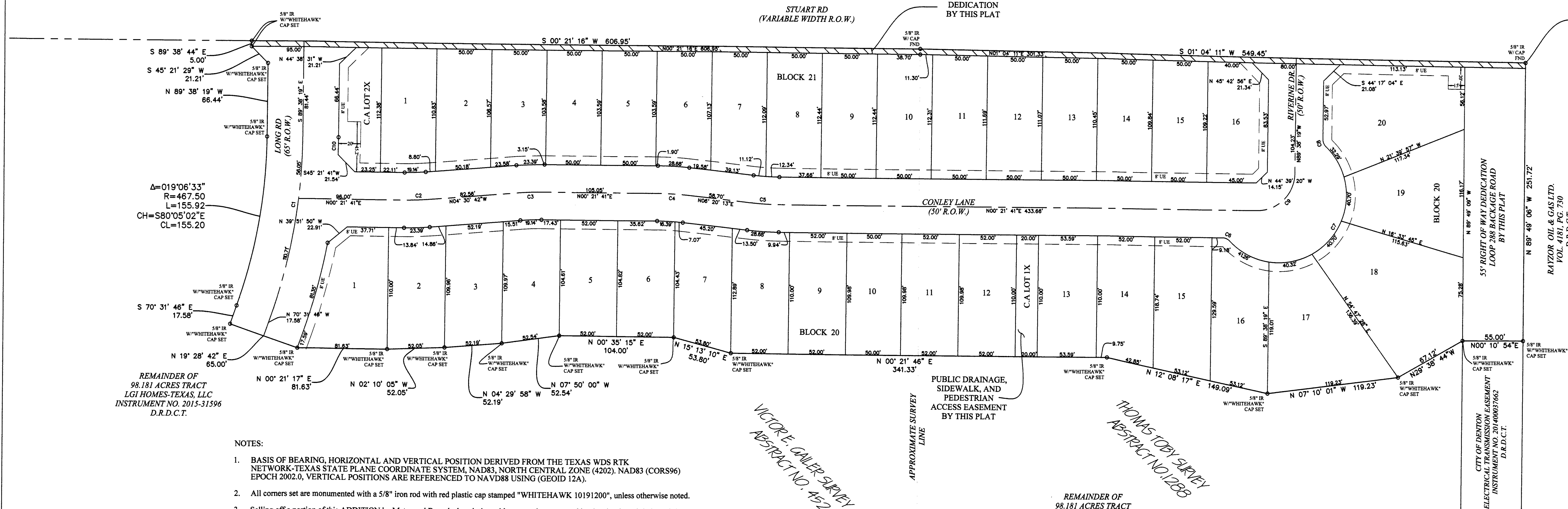
STUART RD (VARIABLE WIDTH R.O.W.) 5' RIGHT OF WAY DEDICATION BY THIS PLAT

CONLEY LANE (50' R.O.W.)

VICTOR E. GAILER SURVEY ABSTRACT NO. 452

THOMAS TOBY SURVEY ABSTRACT NO. 1288

REMAINDER OF 98.181 ACRES TRACT LGI HOMES-TEXAS, LLC INSTRUMENT NO. 2015-31596 D.R.D.C.T.

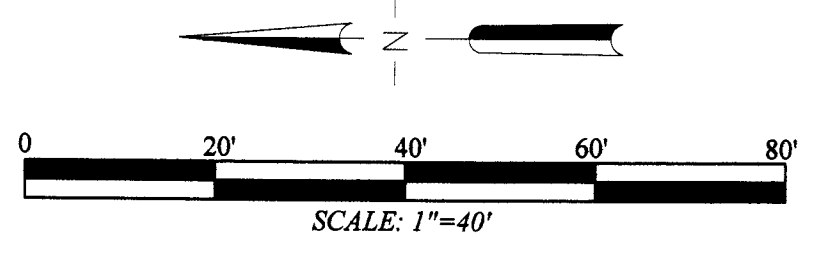


CURVE TABLE with columns for CURVE, DELTA, RADIUS, LENGTH, CH. BEARING, CH. LENGTH

LEGEND table with symbols for iron rod set, capped iron rod, building line, etc.

- NOTES: 1. BASIS OF BEARING, HORIZONTAL AND VERTICAL POSITION DERIVED FROM THE TEXAS WDS RTK NETWORK... 2. All corners set are monumented with a 5/8" iron rod with red plastic cap stamped "WHITEHAWK 10191200"...

FINAL PLAT BEAVER CREEK PHASE 1A LOTS 1-20, C.A. LOT 1X, BLOCK 20 LOTS 1-16, C.A. LOT 2X, BLOCK 21 AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS 7.323 ACRES SITUATED IN THE VICTOR E. GAILER SURVEY ABSTRACT NO. 452 THOMAS TOBY SURVEY ABSTRACT NO. 1288



OWNER/DEVELOPER: LGI Homes-TEXAS, 1450 Lake Robbins Dr. Suite 430, The Woodlands, Texas, Tel: 281-362-8998. ENGINEERS: Pape-Dawson Engineers, Inc., 5700 W Plano Parkway, Suite 2500, Plano, Texas, Tel: 214-420-8494. Denton Project No. FP16-0009. Filed for Official Records in the Record Books of Denton County on: 9/2/2016 2:07:30 PM in the PLAT Records BEAVER CREEK PHASE 1A Doc Number: 2016-2149 Number of Pages: 1 Amount: 50.00 Order#: 20160921000532 By: TD