

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

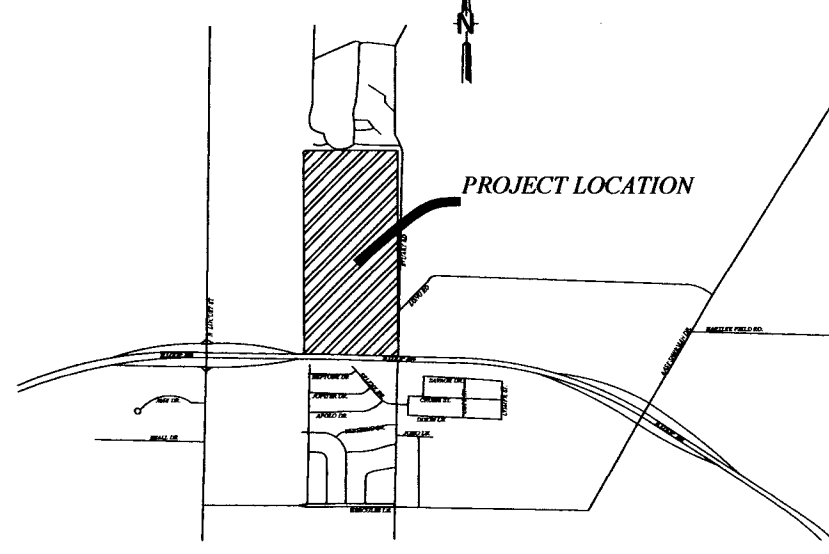
J.B. HANSLER & WIFE
ROSA HANSLER
VOL 316, PG 69
D.R.D.C.T.

VICTOR E. GALLER SURVEY
ABSTRACT NO. 452

BEAVER CREEK
PHASE 1A
DOC NO. 2016-2149
D.R.D.C.T.

THOMAS TOBY SURVEY
ABSTRACT NO. 1288

- NOTES:
1. BASIS OF BEARING, HORIZONTAL AND VERTICAL POSITION DERIVED FROM THE TEXAS WDS RTK NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202), NAD83 (COR596) EPOCH 2002.0, VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID 12A).
 2. All corners set are monumented with a 5/8" iron rod with yellow plastic cap stamped "WHITEHAWK 10191200", unless otherwise noted.
 3. Selling off a portion of this ADDITION by Metes and Bounds description without a replat approved by the city, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permit.
 4. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
 5. Taps made to existing waterlines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.
 6. Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact Justin Diviny with the Wastewater Department at 940-349-8489.
 7. No gas, petroleum, or similar common carrier easements or pipelines are located in the boundaries of this plat.
 8. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitively defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
 9. Responsibility for all Common Areas, Open Space areas and the maintenance thereof will be by the owners and/or the Beaver Creek Home Owner's Association.
 10. ESA to be deed restricted for perpetual maintenance by the homeowner's association. If the HOA were to dissolve for any reason, the responsibility for maintenance of the deed restricted area will fall to LGI Homes as the developer.

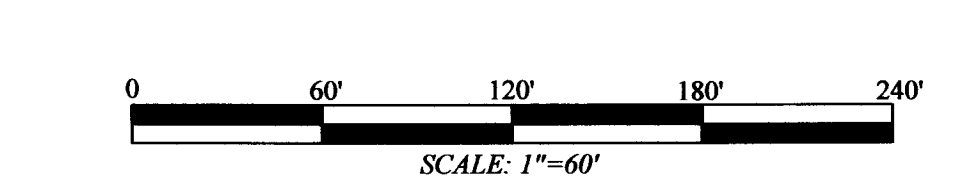


LEGEND

○	5/8" IRON ROD SET W/ CAP STAMPED "WHITEHAWK 10191200" - UNLESS OTHERWISE NOTED
1/2" IRF	1/2" IRON ROD FOUND
1/2" CIRF	1/2" CAPPED IRON ROD FOUND
BL	BUILDING LINE OR SETBACK
CM	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	47°41'36"	500.00'	416.20'	S 85°37'26" W	404.29'
C2	28°40'14"	200.00'	100.08'	N 13°53'15" W	99.04'
C3	89°44'30"	200.00'	313.26'	N 45°19'07" E	282.20'
C4	52°12'40"	20.00'	18.23'	S 04°03'41" E	17.60'
C5	150°58'16"	80.00'	210.80'	N 45°19'07" E	154.89'
C6	42°24'26"	20.00'	14.80'	N 80°23'58" W	14.47'
C7	29°50'46"	200.00'	104.18'	S 15°06'39" E	103.01'
C8	58°15'24"	200.00'	203.35'	N 00°54'20" E	194.71'
C9	28°40'14"	200.00'	100.08'	N 13°53'15" W	99.04'



FINAL PLAT
BEAVER CREEK
PHASE 1B

LOTS 1-10, BLOCK 14 LOTS 1-7, C.A. LOT 2X BLOCK 15
LOTS 1-20, BLOCK 16 LOTS 1-14, BLOCK 17
LOTS 1-19, BLOCK 18 LOTS 1-25, C.A. LOT 1X BLOCK 19
95 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS

AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY,
TEXAS 28.804 ACRES SITUATED IN THE
VICTOR E. GALLER SURVEY ABSTRACT NO. 452
THOMAS TOBY SURVEY ABSTRACT NO. 1288

DECEMBER 2016 SHEET 1 OF 2 DENTON PROJECT NO. FP16-0015

<p>OWNER/DEVELOPER LGI Homes-TEXAS 1450 Lake Robbins Dr, Suite 430 The Woodlands, Texas, Tel: 281-362-8998</p>	<p>ENGINEERS Pape-Dawson Engineers, Inc. 5700 W Plano Parkway, Suite 2500 Plano, Texas, Tel: 214-420-8494</p>	<p>Filed for Record in the Official Records Of: Denton County On: 2/10/2017 2:18:23 PM in the Plat Records BEAVER CREEK Doc Number: 2017-60 Number of Pages: 2 Amount: 100.00 Order#: 20170210000480 By: CR</p>
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CITY OF DENTON
ELECTRICAL TRANSMISSION EASEMENT
INSTRUMENT NO. 201400037662
D.R.D.C.T.

CITY OF DENTON
ELECTRICAL TRANSMISSION EASEMENT
INSTRUMENT NO. 201400037662
D.R.D.C.T.

CITY OF DENTON
1.424 ACRES
DOC # 2015-29466
D.R.D.C.T.

PROPERTY DESCRIPTION

Being a 28.804 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 28.804 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the southwest corner of said 98.181 acre tract, same being the northwest corner of a 1.424 acre tract of land conveyed to City of Denton as recorded in Document Number 2015-29466, (D.R.D.C.T.), same being a point on the east line of a tract of land conveyed to J.B. Haisler and wife Rosa Haisler as recorded in Volume 316, Page 69 (D.R.D.C.T.);

Thence along the common line of said 98.181 acre tract and said Haisler tract, North 00 degrees 26 minutes 26 seconds East a distance of 783.44 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 three (3) courses and distances;

North 61 degrees 46 minutes 38 seconds East a distance of 797.34 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

Along a curve to the right, having a radius of 532.50 feet a central angle of 47 degrees 41 minutes 36 seconds, and a chord bearing and distance North 85 degrees 37 minutes 26 seconds East a distance of 430.57 feet, and an arc length of 443.26 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 70.51 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner, same being the most north northwest corner of Beaver Creek Phase 1A, an Addition to the city of Denton, Denton County, Texas, as recorded in Document Number 2016-2149 (D.R.D.C.T.), same being a point on the north Right of Way Line of Long Road (65 foot Right of Way);

Thence along the common line of said Beaver Creek Phase 1A, and of said 28.804 acre tract the following twelve (12) courses and distances;

South 19 degrees 28 minutes 42 seconds West a distance of 65.00 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 00 degrees 21 minutes 17 seconds West a distance of 81.63 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 02 degree 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;

South 04 degrees 29 minutes 58 seconds East a distance of 52.19 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 07 degrees 50 minutes 00 seconds East a distance of 52.54 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 00 degrees 35 minutes 15 seconds West a distance of 104.00 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 15 degrees 13 minutes 10 seconds West a distance of 53.80 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 00 degrees 21 minutes 46 seconds West a distance of 341.33 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 12 degrees 08 minutes 17 seconds West a distance of 149.09 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 07 degrees 10 minutes 01 seconds East a distance of 119.23 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 29 degrees 38 minutes 44 seconds East a distance of 67.12 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 00 degrees 10 minutes 54 seconds West a distance of 55.00 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner, same being a point on the common line of said 98.181 acre tract and the aforementioned City of Denton tract;

Thence along the common line of said 98.181 acre tract and said City of Denton tract North 89 degrees 49 minutes 06 seconds West a distance of 1194.62 feet to the POINT OF BEGINNING and containing 28.804 acres of land area within these metes and bounds.

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 1B, 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. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, 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, without City of Denton approval. In addition, utility easements may also be used for the mutual use and accommodation of 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 and City of Denton use thereof. The City of Denton and public utility entities 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 interfere with the construction, maintenance, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS my hand this the 10 day of December, 2016.

Shannon Birt, Notary Public, State of Texas

STATE OF TEXAS COUNTY OF DENTON

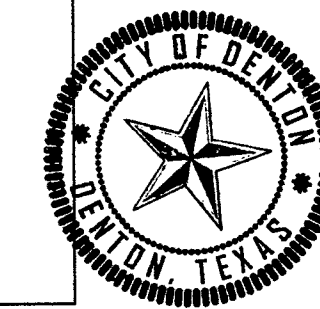
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared Shannon Birt, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10 day of December, 2016

Jamie Schilling, Notary Public, State of Texas

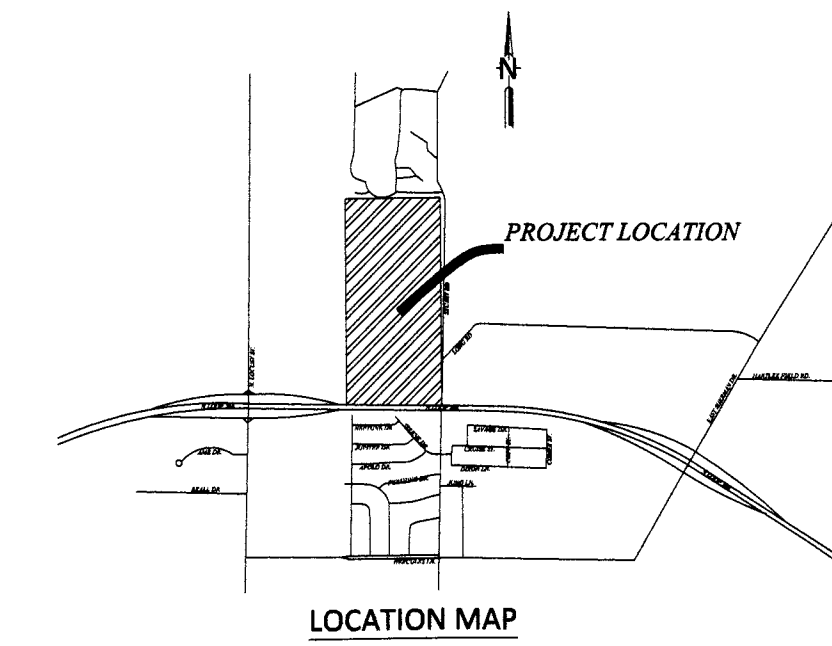


APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS 11 day of January, 2017 by the PLANNING AND ZONING COMMISSION. Jane Strang, Planning and Zoning Commission. Jane Richardson, Asst. City Secretary.

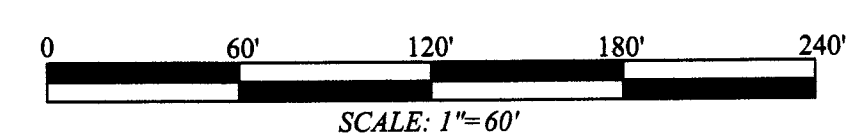


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LEGEND table with symbols for 5/8" IRON ROD SET W/ CAP STAMPED, 1/2" IRF, 1/2" CIRF, BL, CM, DE, R.O.W., VOL., PG., D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS.

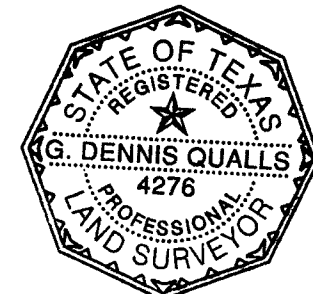


SURVEYOR'S CERTIFICATE

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 10th day of DECEMBER, 2016

G. Dennis Qualls, R.P.L.S. NO. 4276

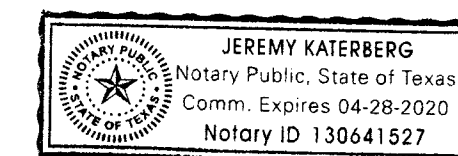


STATE OF TEXAS COUNTY OF DENTON

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 10th day of DECEMBER, 2016

Notary Public, State of Texas



FINAL PLAT BEAVER CREEK PHASE 1B

LOTS 1-10, BLOCK 14 LOTS 1-7, C.A. LOT 2X BLOCK 15 LOTS 1-20, BLOCK 16 LOTS 1-14, BLOCK 17 LOTS 1-19, BLOCK 18 LOTS 1-25, C.A. LOT 1X BLOCK 19 95 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS

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DECEMBER 2016 SHEET 2 OF 2 DENTON PROJECT NO. FP16-0015

OWNER/DEVELOPER LGI Homes-TEXAS 1450 Lake Robbins Dr., Suite 430 The Woodlands, Texas, Tel: 281-362-8998 ENGINEERS Page- Dawson Engineers, Inc. 5700 W Plano Parkway, Suite 2500 Plano, Texas, Tel: 214-420-8494

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