

OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, LGI HOMES—TEXAS, LLC, is the sole owner of a tract of land situated in the ROBERT KLEBURG Survey, Abstract No. 716 in the City of Dallas, Dallas County, Texas, and being out of City Block 8813, and being conveyed to LGI HOMES—TEXAS, LLC, by Special Warranty Deed recorded in Instrument Number 201600280940, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Being a tract of land situated in the ROBERT KLEBERG SURVEY, ABSTRACT NO. 716 in the City of Dallas Block No. 8813, Dallas County, Texas, being a portion of that same tract of land conveyed to Shady Oaks TB, Ltd. by deed recorded in Volume 2004083, Page 9593, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron found in the Northwest right-of-way line of Stark Road (50 foot public right-of-way), said point being the most easterly South corner of Block Shady Oaks Estates, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600403943 of the Map Records of Dallas County, Texas, same being the East corner of the herein described tract:

Thence South 45 Degrees 13 Minutes 01 Seconds West, along the Northwest right-of-way line of Stark Road, a distance of 862.67 feet to a 5/8 inch iron rod found for corner;

Thence South 39 Degrees 54 Minutes 58 Seconds West, continuing along the Northwest right—of—way line of said Stark Road, a distance of 205.18 feet to a 1/2 inch iron rod found for corner, said point being the North corner of a tract of land conveyed to Betty Jean Boultinghouse by deed recorded in Volume 79025, Page 918 of the Deed Records of Dallas County, Texas;

Thence South 44 Degrees 44 Minutes 20 Seconds West, along the Northwest line of said Boultinghouse tract, passing also along the Northwest line of a tract of land conveyed to Lisa Jo Nolen by deed recorded in Instrument No. 201300001784 of the Deed Records of Dallas County, Texas for a total distance of 330.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the West corner of said Nolen tract, same being the North corner of the Patrick Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003037, Page 11 of the Map Records of Dallas

Thence South 44 Degrees 23 Minutes 32 Seconds West, along the Northwest line of said Patrick Addition, a distance of 357.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the East corner of tract 2 as conveyed to UDF Ash Creek, L.P. by deed recorded in Instrument No. 200900099810 of the Deed Records of Dallas County, Texas, same being the most easterly South corner of the herein described tract;

Thence North 45 Degrees 16 Minutes 12 Seconds West, along the Northeast line of said tract 2, a distance of 405.55 feet to a 1/2 inch iron rod with vellow plastic cap stamped "TXHS" set for corner, said point being an interior ell corner of the herein described tract, same being the North corner of said tract 2 and the beginning of a non-tangent curve to the right, having a central angle of 25 Degrees 23 Minutes 22 Seconds, a radius of 328.00 feet and a chord bearing and distance of South 57 Degrees 06 Minutes 28 Seconds West, 144,16 feet:

Thence, in a southwesterly direction, along the Northwest line of said tract 2, and said non-tangent curve to the right, an arc length of 145.35 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, at the beginning of a reverse curve to the left having a central angle of 41 Degrees 49 Minutes 36 Seconds, a radius of 225.00 feet, and a chord bearing and distance of South 48 Degrees 53 Minutes 22 Seconds West, 160.63 feet;

Thence, in a southwesterly direction, continuing along the Northwest line of said tract 2, and along said reverse curve to the left, an arc length of 164.25 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 28 Degrees 05 Minutes 46 Seconds West, a distance of 217.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner in the Northeast right—of—way line of U.S. Highway No. 175 (C.F. Hawn Freeway) (variable width public right—of—way), said corner being the West corner of said tract 2, said point being the most westerly South corner of the herein

Thence North 62 Degrees 01 Minutes 26 Seconds West, along the Northeast right—of—way line of said U.S. Highway No. 175, a distance of 56.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the South corner of tract 1 of said UDF Ash Creek, L.P. tract;

Thence North 28 Degrees 05 Minutes 46 Seconds East, along the Southeast line of said tract 1, a distance of 217.50 feet to a 1/2inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the beginning of a curve to the right having a central angle of 41 Degrees 49 Minutes 37 Seconds, a radius of 281.00 feet and a chord bearing and distance of North 48 Degrees 43 Minutes 22 Seconds East, 200.61 feet:

Thence, in a northeasterly direction, continuing along the Southeast line of said tract 1, and along said curve to the right, an arc lenath of 205.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the beginning of a reverse curve to the left having a central angle of 25 Degrees 27 Minutes 17 Seconds, a radius of 272.00 feet and a chord bearing and distance of North 57 Degrees 04 Minutes 30 Seconds East, 119.85 feet;

Thence, in a northeasterly direction, along said reverse curve to the left, an arc length of 120.84 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the East corner of said tract 1, and being an interior ell corner of

the herein described tract: Thence in a northwesterly direction, along the Northeast line of said tract 1, the following courses and distances:

North 45 Degrees 16 Minutes 12 Seconds West, a distance of 446.40 feet to a 1/2 inch iron rod with yellow plastic cap stamped

North 67 Degrees 40 Minutes 15 Seconds West, a distance of 462.60 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

South 68 Degrees 28 Minutes 04 Seconds West, a distance of 67.56 feet to a 1/2 inch iron rod with yellow plastic cap stamped

North 54 Degrees 37 Minutes 37 Seconds West, a distance of 310.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

North 27 Degrees 16 Minutes 45 Seconds West, a distance of 254.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner: North 15 Degrees 25 Minutes 11 Seconds West, a distance of 111.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped

Thence North 52 Degrees 29 Minutes 46 Seconds West, a distance of 42.25 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the South corner of Block C/8813 of the aforementioned Shady Oaks Estates, Phase 1, and being the West corner of the herein described tract;

Thence North 46 Degrees 08 Minutes 41 Seconds East, along the Southeast line of said Block C/8813, a distance of 73.40 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 44 Degrees 10 Minutes 13 Seconds East, continuing along the Southeast line of said Block C/8813, a distance of 504.32 feet to a 1/2 inch iron rod with vellow plastic cap stamped "TXHS" set for corner in the Southwest right-of-way line of Indian Wells Road (56 foot public right-of-way), said point being the East corner of Lot 13 of said Block C/8813;

Thence South 45 Degrees 49 Minutes 47 Seconds East, along the Southwest right—of—way line of said Indian Wells Road, a distance of 25.00 feet to a 5/8 inch iron rod found for corner;

Thence North 44 Degrees 10 Minutes 13 Seconds East, along the Southeast right-of-way line of said Indian Wells Road, a distance of 56.00 feet to a 5/8 inch iron rod found for corner in the Northeast right-of-way line of said Indian Wells Road; Thence North 45 Degrees 49 Minutes 47 Seconds West, along the Northeast right-of-way line of said Indian Wells Road, a distance of

Thence North 44 Degrees 10 Minutes 13 Seconds East, along the Southeast line of said Block B/8813, a distance of 660.00 feet to a 5/8 inch iron rod found for corner in the Southwest right-of-way line of Stallion Ridge Drive (56 foot public right-of-way), said point being the East corner of said Block C/8813;

Thence South 45 Degrees 49 Minutes 47 Seconds East, along the Southwest right-of-way line of said Stallion Ridge Drive, a distance of 10.00 feet to a 5/8 inch iron rod for corner;

LOT LISTING

BLOCK LOT # AREA

0 1 6,105 SF

0 | 3 | 5,243 SF 0 2 5,240 SF

0 8 7,365 SF

0 7 5,811 SF 0 9 7,497 SF

0 | 10 | 6,632 SF

0 12 7,254 SF

0 14 7,386 SF

0 | 13 | 10,282 SF

11 6,500 SF

| 15 | 7,616 SF

Thence North 44 Degrees 10 Minutes 13 Seconds East, along the Southeast right-of-way line of said Stallion Ridge Drive, a distance of 56.00 feet to a 5/8 inch iron rod found for corner, said point being the South corner of Block C/8813 of said Shady Oaks

	LO ⁻	T LIST	TING		LOT LIS	STING	\rceil	LO	T LIST	ING	L	OT LIS	TING	LC	OT LIS	STING	L	OT LIS	STING		LOT LI	STING		LOT L	ISTII	NG	LC	OT LIST	ING	LC	OT LIST	ING		LOT LIS	3TING
Ī	BLOCK L	.OT #	AREA	BLO	CK LOT	# AREA	ВІ	BLOCK	LOT #	AREA	BLOCK	LOT #	# AREA	BLOCK	LOT	# AREA	BLOCK	< LOT	# AREA	BLO	CK LOT	# AREA	BL	OCK LO	T #	AREA	BLOCK	LOT #	AREA	BLOCK	LOT #	AREA	BLO	CK LOT	# AREA
	В	17	7,200 SF	С	20	6,289 SF		С	34	6,304 SF	F	11	6,316 SF	Ì	82	5,250 SF	ı	79	5,250 SF		14	5,526 SF		1 1	11	5,740 SF	К	6	5,863 SF	L	7	5,245 SF	М	6	5,811 SF
	В	19	7,200 SF	С	41	6,000 SF		С	24	7,210 SF	G	1	10,424 SF	1	83	5,250 SF	I	56	7,728 SF	1	22	5,386 SF		1 1	19	7,505 SF	К	5	5,842 SF	L	6	5,565 SF	М	14	7,035 SF
	В	20	7,200 SF	С	33	5,995 SF		С	14	7,835 SF	G	16	5,452 SF	1	84	5,250 SF	ı	64	5,888 SF		30	5,803 SF		1 2	27	5,665 SF	К	4	5,822 SF	L	5	5,232 SF	М	1 22	8,777 SF
	В	16	7,200 SF	С	23	8,546 SF		С	48	6,187 SF	G	17	5,241 SF	1	41	5,250 SF	I	72	5,905 SF	1	38	7,130 SF		1 3	35	5,652 SF	К	3	5,792 SF	L	4	5,348 SF	N	. 8	6,909 SF
	В	15	7,200 SF	С	40	6,000 SF		С	50	6,982 SF	G	18	5,240 SF	1	43	5,250 SF	I	80	5,250 SF	1	7	5,250 SF		1 .	4	5,250 SF	К	2	5,665 SF	L	3	5,231 SF	N	2	5,500 SF
	В	14	7,200 SF	С	31	6,744 SF		F	0	7,044 SF	G	3	5,460 SF	1	44	5,250 SF	ı	57	7,021 SF		15	5,460 SF		1 1	12	5,824 SF	К	1	6,060 SF	L	12	5,231 SF	N	3	6,916 SF
	В	13	7,200 SF	С	22	6,866 SF		F	19	6,314 SF	G	4	5,460 SF	1	45	5,250 SF	ı	65	6,139 SF		23	5,278 SF		1 2	20	6,072 SF	К	7	5,883 SF	М	3	6,023 SF	N	. 1	7,742 SF
	В	12	7,144 SF	С	39	6,000 SF		F	5	5,831 SF	G	5	5,250 SF	1	42	5,437 SF	I	73	6,771 SF	1	31	5,611 SF		1 2	28	5,738 SF	L	13	5,221 SF	М	2	5,994 SF	N	5	7,108 SF
	В	22	7,582 SF	С	30	6,533 SF		F	4	6,595 SF	G	6	5,250 SF	1	46	6,070 SF	ı	81	5,250 SF		39	6,815 SF		1 3	36	6,677 SF	L	1	7,537 SF	М	7	5,781 SF	N	6	7,781 SF
	В	21	7,302 SF	С	21	6,510 SF		F	2	5,266 SF	G	7	5,250 SF	1	49	6,777 SF	ı	58	6,068 SF		8	5,250 SF		J 1	11	5,734 SF	L	2	6,698 SF	М	15	5,856 SF	N	18	7,145 SF
	В	18	7,200 SF	С	38	6,000 SF		F	1	6,284 SF	G	19	5,798 SF	1	48	9,458 SF	I	66	6,658 SF]	16	5,371 SF		J 1	13	5,790 SF	L	23	5,417 SF	М	8	5,758 SF	N	4	6,722 SF
	С	58	6,592 SF	С	28	6,350 SF		F	3	6,786 SF	G	8	5,250 SF	1	50	5,262 SF	I	74	5,768 SF	1	24	5,278 SF		J 1	15	5,831 SF	L	24	5,871 SF	М	16	5,812 SF	N	l 19	8,762 SF
	С	0	367,412 SF	С	18	8,009 SF		F	6	6,752 SF	G	9	5,765 SF	1	51	5,530 SF	ı	59	6,643 SF		32	5,575 SF		J 1	16	5,839 SF	L	21	5,768 SF	М	1	9,299 SF	N	I 15	7,058 SF
	С	0	638,580 SF	С	37	6,000 SF		F	10	6,590 SF	G	2	5,276 SF	1	52	6,307 SF	1	67	6,133 SF	1	40	5,250 SF		J 1	17	5,891 SF	L	20	6,162 SF	М	9	5,737 SF	N	I 14	7,083 SF
	С	49	6,247 SF	С	27	7,175 SF		F	7	6,312 SF	G	10	5,953 SF	1	53	6,256 SF	I	75	5,314 SF	1	1	8,263 SF		J 1	12	5,770 SF	L	22	6,072 SF	М	17	5,767 SF	N	. 7	6,868 SF
	С	51	8,116 SF	С	17	6,916 SF		F	8	6,312 SF	G	13	5,245 SF	1	61	5,704 SF	ı	60	6,003 SF		9	5,250 SF		J :	2	5,737 SF	L	18	9,732 SF	М	10	7,116 SF	N	l 16	7,181 SF
	С	53	10,047 SF	С	59	6,000 SF		F	13	6,316 SF	G	11	5,247 SF	1	69	8,569 SF	1	68	6,775 SF	1	17	5,363 SF		J	1	6,889 SF	L	17	6,715 SF	М	18	5,722 SF	N	9	8,040 SF
	С	52	11,278 SF	С	36	6,000 SF		F	16	6,315 SF	G	12	5,246 SF	1	77	5,250 SF	I	76	5,250 SF	1	25	5,558 SF		J 1	18	6,935 SF	L	16	5,945 SF	М	11	7,671 SF	N	I 10	7,508 SF
	С	57	9,646 SF	С	26	7,623 SF		F	15	6,315 SF	G	14	5,244 SF	1	54	6,275 SF	1	47	8,797 SF		33	5,353 SF		J 1	14	5,811 SF	L	15	5,975 SF	М	19	5,936 SF	N	. 11	7,512 SF
	С	55	8,506 SF	С	16	7,190 SF		F	18	6,378 SF	G	15	5,453 SF	1	62	5,741 SF	1	5	5,250 SF	1	2	5,683 SF		K 1	11	5,965 SF	L	14	5,374 SF	М	4	5,920 SF	N	l 12	6,086 SF
	С	56	10,078 SF	С	43	6,000 SF		F	20	6,550 SF	Н	2	6,356 SF	1	70	9,771 SF	I	13	5,548 SF]	10	5,317 SF		K 1	13	5,980 SF	L	19	10,000 SF	М	12	6,781 SF	N	13	5,946 SF
Ī	С	54	8,120 SF	С	35	6,574 SF		F	21	11,500 SF	Н	1	7,785 SF	1	78	5,250 SF	ı	21	5,665 SF		18	5,548 SF		K 1	10	5,996 SF	L	11	5,224 SF	М	20	5,706 SF	N	. 17	7,116 SF
Ī	С	32	5,994 SF	С	25	6,402 SF		F	9	6,144 SF	Н	18	6,742 SF	1	55	7,933 SF	1	29	5,803 SF		26	5,592 SF		к !	9	5,924 SF	L	10	5,226 SF	М	5	5,888 SF	0	6	5,254 SF
Ī	С	29	6,530 SF	С	15	7,268 SF		F	14	6,315 SF	Н	17	6,213 SF	I	63	5,815 SF	ı	37	7,406 SF		34	5,278 SF		К	8	5,903 SF	L	9	5,228 SF	М	13	9,158 SF	0	. 5	5,250 SF
Ī	С	19	10,614 SF	С	42	6,000 SF		F	12	6,316 SF	ı	85	6,277 SF	ĺ	71	6,765 SF	ı	6	5,250 SF		3	5,250 SF		K 1	12	5,985 SF	L	8	5,230 SF	М	21	6,211 SF	0	4	5,247 SF

Thence North 32 Degrees 27 Minutes 23 Seconds East, along the Southeast line of said Block C/8813, a distance of 524.28 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the West corner of Lot 47 of said Block C/8813, same being the North corner of the herein described tract:

Thence South 65 Degrees 13 Minutes 58 Seconds East, along the Southwest line of said Lot 47, a distance of 115.00 feet to a 5/8 inch iron rod found for corner in the West right-of-way line of Greenhaw Lane (56 foot public right-of-way), same being the Southeast corner of said Lot 47 and the beginning of a non-tangent curve to the right having a central angle of 06 Degrees 42 Minutes 55 Seconds, a radius of 269.00 feet and a chord bearing and distance of South 28 Degrees 07 Minutes 29 Seconds West,

Thence, in a southwesterly direction, along the West right—of—way line of said Greenhaw Lane, and along said curve to the right, an arc length of 31.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 31 Degrees 28 Minutes 55 Seconds West, continuing along the West right-of-way line of said Greenhaw Lane, a distance of 27.03 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the beginning of a curve to the left having a central angle of 104 Degrees 05 Minutes 44 Seconds, a radius of 288.00 feet and a chord bearing and distance of South 20 Degrees 33 Minutes 56 Seconds East, 454.19 feet;

Thence, in a southeasterly direction, continuing along the West right-of-way line of said Greenhaw Lane, and along said curve to the left, an arc length of 523.24 feet to a 1/2 inch iron rod with vellow plastic cap stamped "TXHS" set for corner, said point being the beginning of a reverse curve to the right having a central angle of 27 Degrees 05 Minutes 30 Seconds, a radius of 232.00 feet, and a chord bearing and distance of South 59 Degrees 03 Minutes 59 Seconds East, 108.68 feet;

Thence, in a southeasterly direction, continuing along the Southwest right—of—way line of said Greenhaw Lane, an arc length of 109.70 feet to a 5/8 inch iron rod found for corner;

Thence, in a southeasterly direction, along the Southwest right-of-way line of said Greenhaw Lane, the following courses and

South 45 Degrees 31 Minutes 12 Seconds East, a distance of 198.11 feet to a 5/8 inch iron rod found for corner; South 00 Degrees 09 Minutes 13 Seconds East, a distance of 4.22 feet to a 5/8 inch iron rod found for corner;

South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner; North 45 Degrees 12 Minutes 46 Seconds East, a distance of 77.00 feet to a 5/8 inch iron rod found for corner;

South 45 Degrees 12 Minutes 46 Seconds West, a distance of 76.28 feet to a 5/8 inch iron rod found for corner;

North 89 Degrees 50 Minutes 47 Seconds East, a distance of 4.27 feet to a 5/8 inch iron rod found for corner; South 45 Degrees 31 Minutes 12 Seconds East, a distance of 224.02 feet to a 5/8 inch iron rod found for corner;

South 00 Degrees 09 Minutes 13 Seconds East, a distance of 4.22 feet to a 5/8 inch iron rod found for corner; South 45 Degrees 12 Minutes 46 Seconds West, a distance of 79.94 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner:

South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped

North 45 Degrees 12 Minutes 46 Seconds East, a distance of 80.66 feet to a 5/8 inch iron rod found for corner;

North 89 Degrees 50 Minutes 47 Seconds East, a distance of 4.27 feet to a 5/8 inch iron rod found for corner;

South 45 Degrees 31 Minutes 12 Seconds East, a distance of 224.02 feet to a 5/8 inch iron rod found for corner; Thence South 00 Degrees 09 Minutes 13 Seconds East, a distance of 4.22 feet to a 5/8 inch iron rod found for corner to a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Stubbs Drive (56 foot public right-of-way);

Thence South 45 Degrees 12 Minutes 46 Seconds West, along the Northwest right-of-way line of said Stubbs Drive, a distance of 99.46 feet to a 5/8 inch iron rod found for corner;

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner; Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast right-of-way line of said Stubbs Drive, a distance of 25.00 feet to a 5/8 inch iron rod found for corner, said point being the West corner of Lot 9, Block H/8813 of said Shady Oaks

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said H/8813, a distance of 230.00 feet to a 5/8 inch iron rod found for corner in the Northwest right-of-way line of Lucchese Lane (56 foot public right-of-way), said point being the South corner of Lot 22 of said Block H/8813;

Thence South 45 Degrees 12 Minutes 46 Seconds West, along the Northwest right-of-way line of said Lucchese Lane, a distance of 25.00 feet to a 5/8 inch iron rod found for corner;

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner in the Southeast right-of-way line of said Lucchese Lane;

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast right—of—way line of said Lucchese Lane, a distance of 25.00 feet to a 5/8 inch iron rod for corner, said point being the West corner of Lot 9, Block J/8813 of said Shady Oaks Estates,

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said Block J/8813, a distance of 115.00 feet to a 5/8 inch iron rod found for corner, said point being the South corner of said Block J/8813, same being an interior ell corner of the herein described tract;

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast line of said Block J/8813, a distance of 300.00 feet to a 5/8 inch iron rod found for corner, said point being the West corner of Lot 16, Block J/8813 of Shady Oaks Estates, Phase 1; Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said Lot 16, a distance of 115.00 feet to a 5/8

Thence South 45 Degrees 12 Minutes 46 Seconds West, along the Northwest right-of-way line of said Barrel Drive, a distance of

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 56.00 feet to a 5/8 inch iron rod found for corner in the Southeast right—of—way line of said Barrel Drive (56 foot public right—of—way);

inch iron rod found for corner in the Northwest right-of-way line of Barrel Drive (56 foot public right-of-way), said point being the

Thence North 45 Degrees 12 Minutes 46 Seconds East, along the Southeast right—of—way line of said Barrel Drive, a distance of 38.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said point being the West corner of the aforementioned Block K/8813;

Thence South 44 Degrees 47 Minutes 14 Seconds East, along the Southwest line of said Block K/8813, a distance of 120.00 feet to the POINT OF BEGINNING and containing 3,406,494 square feet or 78.202 acres of land.

CURVE TABLE												
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH							
C1	328.00'	025°23'22"	N57*06'28"E	144.16'	145.35'							
C2	225.00'	041*49'36"	N48*53'22"E	160.63'	164.25							
C3	281.00'	041*49'37"	S48*43'22"W	200.61	205.13							
C4	272.00'	025*27'17"	S57°04'30"W	119.85'	120.84							
C5	260.20'	006*56'34"	N28 ° 07'29"E	31.51'	31.53'							
C6	288.00'	104*05'44"	N20*33'56"W	454.19'	523.24							
C8	230.00'	027*55'51"	N26*10'16"E	111.01'	112.12							
C9	230.00'	022*02'26"	N21°01'19"E	87.93	88.48'							
C10	230.00'	019*27'31"	N27°48'05"E	77.74	78.11'							
C11	230.00'	013*23'21"	N24*46'01"E	53.63'	53.75'							
C12	230.00'	030*43'59"	N29*49'29"W	121.90'	123.37							
C13	230.00'	090°07'01"	S89*45'01"W	325.60'	361.75							
C14	400.00'	00518'18"	S42*34'36"W	37.02	37.04							
C15	230.00'	003'32'38"	S43°27'25"W	14.22'	14.23'							
C16	230.00'	003*03'50"	S43°13'02"W	12.30'	12.30'							
C17	230.00'	008'07'48"	N49*31'16"W	32.61'	32.64'							

25.00 feet to a 5/8 inch iron rod found for corner;

I	LINE TABL	E	LINE TABLE							
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH					
L1	S62°01'26"E	56.00'	L26	N44°47'14"W	56.00'					
L2	S52*29'46"E	42.25'	L27	S45°12'46"W	25.00'					
L4	N45*49'47"W	25.00'	L28	N44°47'14"W	230.00'					
L5	S44*10'13"W	56.00'	L29	N45*12'46"E	25.00'					
L6	S45*49'47"E	39.00'	L30	N44*47'14"W	56.00'					
L7	N45*49'47"W	10.00'	L31	S45°12'46"W	25.00'					
L8	S44°10'13"W	56.00'	L32	N44°47'14"W	115.00'					
L9	N65°13'58"W	115.00'	L33	N44*47'14"W	115.00'					
L10	N31*28'55"E	27.03'	L34	N45*12'46"E	25.00'					
L17	N45°31'12"W	198.11'	L35	N44°47'14"W	56.00'					
L18	N00°09'13"W	4.22'	L36	S45°12'46"W	38.72'					
L19	N45°12'46"E	76.28'	L37	N44*47'14"W	120.00'					
L20	N44*47'14"W	56.00'	L38	S71*55'40"E	57.74					
L21	S45*12'46"W	77.00'	L39	N71*55'40"W	45.82'					
L22	S89°50'47"W	4.27'	L40	N59°54'46"W	55.19'					
L23	N45°31'12"W	510.05'	L41	N53°35'10"W	90.08'					
L24	N00°09'13"W	4.22'	L42	N50*48'48"E	50.00'					
L25	N45*12'46"E	99.46'								

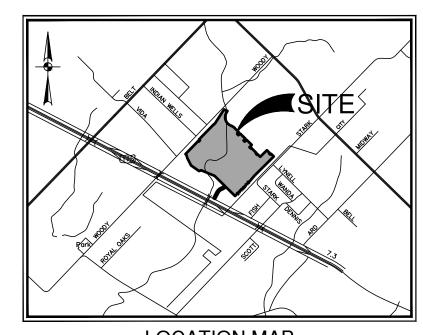
	OOHVE TABLE											
CURVE #	ŧ	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH						
C18		230.00'	008°05'10"	N49*32'36"W	32.43'	32.46'						
C19		230.00'	014*24'46"	N52*42'24"W	57.70 '	57.86'						
C20		230.00'	085°25'27"	S02°47'17"E	312.03'	342.91						
C21		230.00'	094°53'05"	S87°21'59"W	338.83'	380.89'						
C22		230.00'	012*27'20"	N52*03'27"W	49.90'	50.00'						
C23		200.00'	026*25'39"	S58*42'50"E	91.43'	92.25'						
C24		328.00'	025*23'22"	S57*06'28"W	144.16'	145.35'						
C25		225.00'	041°49'36"	S48*53'22"W	160.63	164.25						
C26		500.00'	012*27'20"	N37*56'33"E	108.48	108.70						
C27		400.00'	019*05'55"	N41°15'50"E	132.72	133.33'						
C28		230.00'	026*44'11"	N58*33'34"W	106.36	107.33						
C29		300.00'	047°44'47"	N26°56'24"E	242.83	250.00'						
C30		300.00'	047°44'47"	N26°56'24"E	242.83	250.00'						
C31		500.00'	004*46'04"	S4218'28"W	41.59'	41.61'						
C32		232.00'	027*05'30"	N59*03'59"W	108.68	109.70'						

CURVE TABLE

OWNER/DEVELOPER: LGI HOMES - TEXAS, LLC 1450 LAKE ROBBINS DR. SUITE 430

THE WOODLANDS, TX 77380

SURVEYOR: TEXAS HERITAGE SURVEYING, LLC 10610 METRIC DRIVE, SUITE 124 DALLAS, TX 75243 TEL: 214-340-9700 TBPLS FIRM# 10169300



LOCATION MAP NOT-TO-SCALE

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS ROW RIGHT-OF-WAY FOUND 5/8" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

BLOCK NUMBER O.P.R.D.C.T. OPEN PUBLIC RECORDS, DALLAS COUNTY, TEXAS O FOUND 1/2" IRON ROD SET CIRF 5/8" IRON ROD WITH A PLASTIC BL BUILDING LINE

M.P.E. MOUNTAIN PEAK SPECIAL AC ACRES UTILITY DISTRICT EASEMENT BSL BUILDING SETBACK LINE SURVEY LINE

GENERAL NOTES:

1. ACCORDING TO THE F.I.R.M. NO. 48113C0540K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA, EXCEPT AS SHOWN.

2. BEARINGS ARE BASED ON THE RECORDED PLAT OF SHADY OAKS ESTATES, PHASE 1, RECORDED IN INSTRUMENT NO. 200600403943 OF THE MAP RECORDS OF DALLAS COUNTY. TEXAS.

3. THE PURPOSE OF THIS PLAT IS TO CREATE A COMMUNITY UNIT DEVELOPMENT (CUD) CONSISTING OF 284 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS FROM AN EXISTING TRACT OF LAND.

> PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5700 W PLANO PKWY, STE 2500 I PLANO, TX 75093 I 214.420.8494 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

DATE OF PRINT: DECEMBER 12, 2016

PRELIMINARY PLAT OF

SHADY OAKS ESTATES

LOTS 13-43, 48-58 BLOCK C/8813 LOTS 1-21, BLOCK F/8813 LOTS 1-19, BLOCK G/8813 LOTS 1-2, 17-18, BLOCK H/8813 LOTS 1-85, BLOCK I/8813 LOTS 1-2, 11-18, BLOCK J/8813 LOTS 1-13, BLOCK K/8813 LOTS 1-24, BLOCK L/8813 LOTS 1-12, BLOCK M/8813 LOTS 1-19, BLOCK N/8813 LOTS 1-25, BLOCK O/8813

SHEET 1

CITY PLAN FILE NO. S167-080

BEING 78.31 ACRES SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

284 RESIDENTIAL LOTS & 3 COMMON AREA LOTS