

WHEREAS, LGI HOMES-TEXAS, LLC, IS THE OWNER OF A 43.702 ACRE TRACT OF LAND, SITUATED IN THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 202100341224, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.", AND BEING THE SOUTHEAST CORNER OF SAID LGI HOMES-TEXAS, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF LANCASTER-HUTCHINS ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND SAME BEING THE SOUTHWEST CORNER OF LOT 1X, BLOCK T, OF SOUTHAVEN PHASE A, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2023-202300221638 (O.R.D.C.T.);

THENCE: S 32°34'32" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANCASTER-HUTCHINS ROAD AND THE SOUTH LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 936.02 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS S 32°34'32" W, A DISTANCE OF 10.13 FEET;

THENCE: DEPARTING THE AFORESAID LINE, OVER AND ACROSS SAID LGI HOMES-TEXAS THE FOLLOWING COURSES AND DISTANCES:

N 30°51'36" W, A DISTANCE OF 1,299.47 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 75°51'36" W, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 30°51'36" W, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 14°08'24" E, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 30°51'36" W, A DISTANCE OF 125.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

S 59°08'17" W, A DISTANCE OF 154.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON", BEING ON AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS TRACT;

THENCE: N 30°44'28" W, ALONG A WEST LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 1,701.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" MARKING THE NORTHERLY NORTHWEST CORNER OF SAID LGI HOMES-TEXAS;

THENCE: N 58°59'38" E, ALONG THE NORTH LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 535.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" MARKING THE COMMON NORTH CORNER OF SAID LGI HOMES-TEXAS AND LOT 39, BLOCK M, OF SAID SOUTHAVEN PHASE A ADDITION;

THENCE: DEPARTING THE AFORESAID CORNERS, OVER AND ACROSS THE EAST LINE OF SAID LGI HOMES-TEXAS AND THE WEST LINE OF SAID SOUTHAVEN PHASE A ADDITION THE FOLLOWING COURSES AND DISTANCES:

S 31°00'22" E, A DISTANCE OF 180.65 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'41" W, A DISTANCE OF 65.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 14°04'10" W, A DISTANCE OF 14.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 58°59'38" E, A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'19" E, A DISTANCE OF 751.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 75°51'27" E, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 110.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 152.35 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 76°13'40" E, A DISTANCE OF 14.05 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 220.13 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 14°08'24" W, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 33.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 33.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 75°51'36" E, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 167.43 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°19'32", SUBTENDED BY A 47.91 FEET CHORD WHICH BEARS S 35°01'22" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.95 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 09°19'34" W, A DISTANCE OF 19.36 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 1.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 19.84 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 86°16'01" E, A DISTANCE OF 16.46 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 00°14'45", SUBTENDED BY A 1.42 FEET CHORD WHICH BEARS S 52°39'54" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 1.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21°55'46", SUBTENDED BY A 102.71 FEET CHORD WHICH BEARS S 41°49'23" E;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 103.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 133.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 14°08'24" W, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 137.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 60.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 12.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 116.51 FEET TO FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 06°17'07", SUBTENDED BY A 138.70 FEET CHORD WHICH BEARS S 34°00'09" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 138.77 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 11.06 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 17.58 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 17°59'43", SUBTENDED BY A 395.68 FEET CHORD WHICH BEARS S 48°25'36" E;

ALONG SAID CURVE, AN ARC LENGTH OF 397.31 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 87.70 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 32°34'32" W, A DISTANCE OF 12.49 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 32°34'32" E, A DISTANCE OF 101.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 140.00 SQUARE FEET TO **THE POINT OF BEGINNING**, AND **CONTAINING** 43.702 ACRES OR 1,903,649 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER 70201-02 BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.

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.

MARCOS A. MADRID
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CERTIFICATION DATE: NOVEMBER 9, 2023