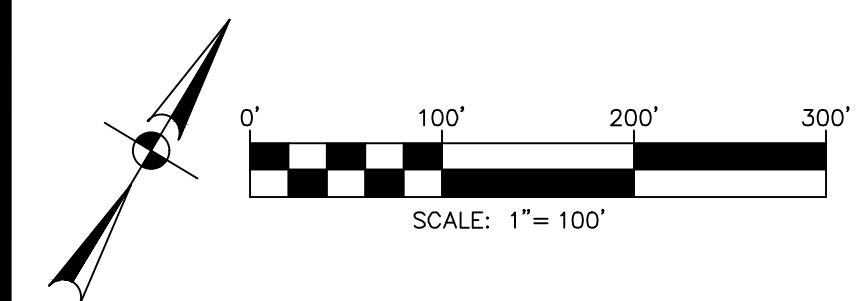


LOCATION MAP  
NOT-TO-SCALE



LEGEND

- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.P.R.D.C.T. MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
- CAB. CABINET
- INST. NO. INSTRUMENT NUMBER
- UE UTILITY EASEMENT
- VOL. VOLUME
- PG. PAGE(S)
- R.O.W. RIGHT-OF-WAY
- VAR. VARIABLE WIDTH
- R/W. BLOCK
- N. NORTH
- (M) BLOCK LETTER
- STREET NAME CHANGE
- SURVEY LINE
- CENTERLINE
- FOUND 1/2" IRON ROD (AS NOTED)
- ⊙ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON"
- FD. FOUND
- IR. 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- (W.A.L.) RED CAP STAMPED "W.A.L."
- (PD) YELLOW CAP STAMPED "PAPE-DAWSON"
- BSL. BUILDING SETBACK LINE

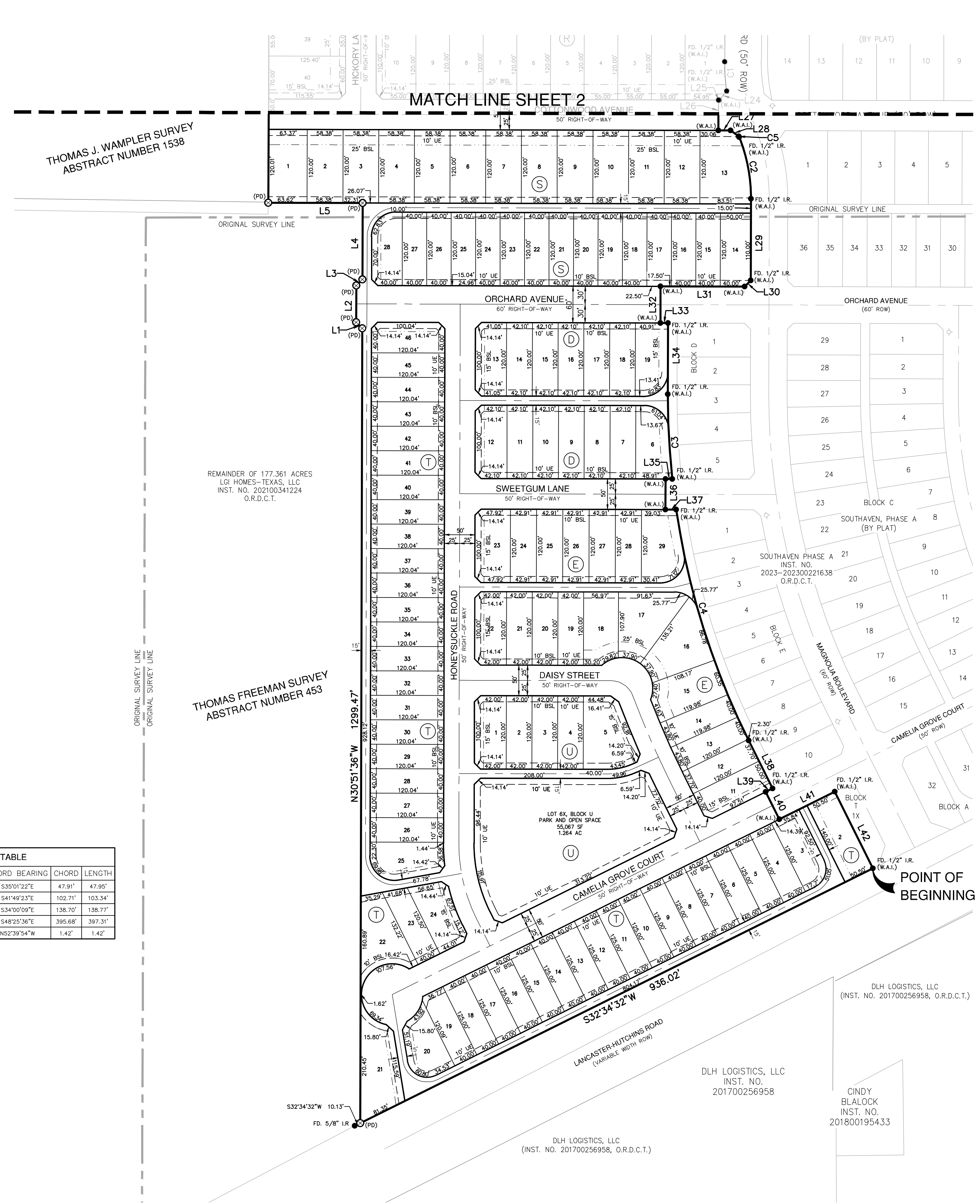
SITE DATA TABLE - SOUTHAVEN, PHASE B

TRACT AREA (ACRES / SQ. FT.)	43.702	1,903,649
TRACT ZONING	PD-ORD, 2018-1068 & REVISED ORD. 2020-1103	
MIN. LOT SIZES (W X D & SQ. FT. / ACRES)	55' X 120' 6,600 SF. 0.152 AC. 40' X 120' 4,800 SF. 0.110 AC.	
MIN. UNIT SIZE (SQ. FT.)	55' X 120' 1,250	40' X 120' 1,250
MAX. LOT COVERAGE	55' X 120' 50%	40' X 120' 70%
BUILDING SETBACKS	FRONT (FT.) 55' X 120' 25' 40' X 120' 10' REAR (FT.) 55' X 120' 20' 40' X 120' 20' SIDE & SIDE ON STREET (FT.) 55' X 120' 5& 15' 40' X 120' 5 & 15'	
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
RESIDENTIAL LOTS	LOTS	ACREAGE
OPEN SPACE	214	31.283
LOT DENSITY	2	2.649
	4.897 LOTS/ACRE	

LINE #	BEARING	LENGTH
L1	N75°51'36"W	14.14'
L2	N30°51'36"W	60.00'
L3	N14°08'24"E	14.14'
L4	N30°51'36"W	125.00'
L5	S59°08'17"W	154.31'
L6	S31°00'22"E	180.65'
L7	S59°08'41"W	65.24'
L8	S14°04'10"W	14.40'
L9	N58°59'38"E	120.00'
L10	S59°08'24"W	120.00'
L11	S75°51'27"E	14.14'
L12	N59°08'24"E	110.00'
L13	S30°51'36"E	50.00'
L14	N59°08'24"E	152.35'
L15	S76°13'40"E	14.06'
L16	S30°51'36"E	220.13'
L17	S30°51'36"E	220.13'
L18	S14°08'24"W	14.14'
L19	S59°08'24"W	33.50'
L20	S30°51'36"E	50.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	330.00'	81°9'32"	S35°01'22"E	47.91'
C2	270.00'	21°55'48"	S41°49'23"E	102.71'
C3	1265.00'	61°7'07"	S34°00'09"E	138.70'
C4	1265.00'	17°59'43"	S48°25'36"E	395.68'
C5	330.00'	07°4'45"	N52°39'54"W	1.42'

LINE #	BEARING	LENGTH
L41	N32°34'32"E	101.34'
L42	S57°25'28"E	140.00'



BLOCK & LOT	SQ. FOOT	ACRE
BLOCK D, LOT 6	6317	0.145
BLOCK D, LOT 7	5052	0.116
BLOCK D, LOT 8	5052	0.116
BLOCK D, LOT 9	5052	0.116
BLOCK D, LOT 10	5052	0.116
BLOCK D, LOT 11	5052	0.116
BLOCK D, LOT 12	6152	0.141
BLOCK D, LOT 13	6026	0.138
BLOCK D, LOT 14	5052	0.116
BLOCK D, LOT 15	5052	0.116
BLOCK D, LOT 16	5052	0.116
BLOCK D, LOT 17	5052	0.116
BLOCK D, LOT 18	5052	0.116
BLOCK D, LOT 19	6066	0.139

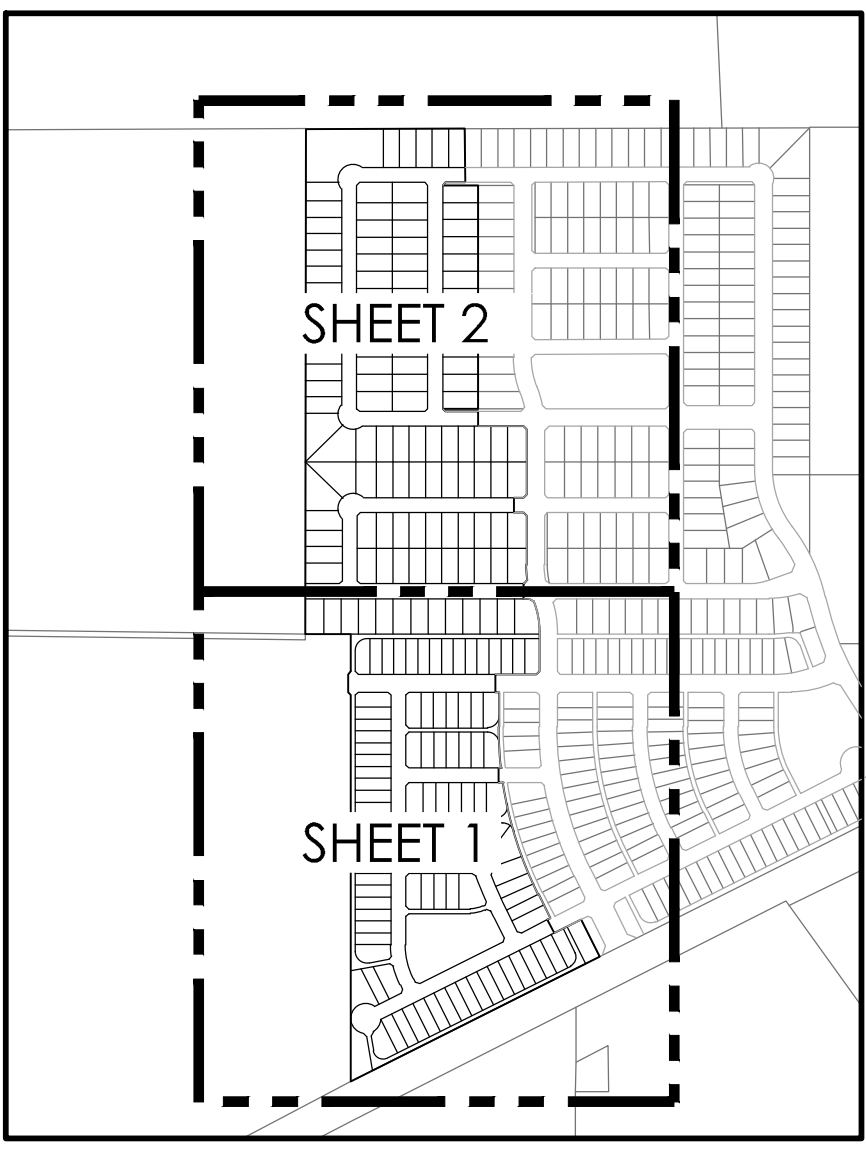
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK T, LOT 3	6053	0.139
BLOCK T, LOT 4	5000	0.115
BLOCK T, LOT 5	5000	0.115
BLOCK T, LOT 6	5000	0.115
BLOCK T, LOT 7	5000	0.115
BLOCK T, LOT 8	5000	0.115
BLOCK T, LOT 9	5000	0.115
BLOCK T, LOT 10	5000	0.115
BLOCK T, LOT 11	5000	0.115
BLOCK T, LOT 12	5000	0.115
BLOCK T, LOT 13	5000	0.115
BLOCK T, LOT 14	5000	0.115
BLOCK T, LOT 15	5000	0.115
BLOCK T, LOT 16	5000	0.115
BLOCK T, LOT 17	5000	0.115
BLOCK T, LOT 18	5000	0.115
BLOCK T, LOT 19	4992	0.115
BLOCK T, LOT 20	6066	0.139
BLOCK T, LOT 21	9642	0.221
BLOCK T, LOT 22	8165	0.187
BLOCK T, LOT 23	5055	0.116
BLOCK T, LOT 24	6249	0.143
BLOCK T, LOT 25	6614	0.152
BLOCK T, LOT 26	4802	0.110
BLOCK T, LOT 27	4802	0.110
BLOCK T, LOT 28	4802	0.110
BLOCK T, LOT 29	4802	0.110
BLOCK T, LOT 30	4802	0.110
BLOCK T, LOT 31	4802	0.110
BLOCK T, LOT 32	4802	0.110
BLOCK T, LOT 33	4802	0.110
BLOCK T, LOT 34	4802	0.110
BLOCK T, LOT 35	4802	0.110
BLOCK T, LOT 36	4802	0.110
BLOCK T, LOT 37	4802	0.110
BLOCK T, LOT 38	4802	0.110
BLOCK T, LOT 39	4802	0.110
BLOCK T, LOT 40	4802	0.110
BLOCK T, LOT 41	4802	0.110
BLOCK T, LOT 42	4802	0.110
BLOCK T, LOT 43	4802	0.110
BLOCK T, LOT 44	4802	0.110
BLOCK T, LOT 45	4802	0.110
BLOCK T, LOT 46	5902	0.135

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK E, LOT 11	5950	0.137
BLOCK E, LOT 12	4813	0.110
BLOCK E, LOT 13	5027	0.115
BLOCK E, LOT 14	5027	0.115
BLOCK E, LOT 15	7406	0.170
BLOCK E, LOT 16	8555	0.196
BLOCK E, LOT 17	8878	0.204
BLOCK E, LOT 18	6631	0.152
BLOCK E, LOT 19	5040	0.116
BLOCK E, LOT 20	5040	0.116
BLOCK E, LOT 21	5040	0.116
BLOCK E, LOT 22	6140	0.141
BLOCK E, LOT 23	6851	0.157
BLOCK E, LOT 24	5149	0.118
BLOCK E, LOT 25	5149	0.118
BLOCK E, LOT 26	5149	0.118
BLOCK E, LOT 27	5149	0.118
BLOCK E, LOT 28	5149	0.118
BLOCK E, LOT 29	7552	0.173

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK S, LOT 1	7620	0.175
BLOCK S, LOT 2	7006	0.161
BLOCK S, LOT 3	7006	0.161
BLOCK S, LOT 4	7006	0.161
BLOCK S, LOT 5	7006	0.161
BLOCK S, LOT 6	7006	0.161
BLOCK S, LOT 7	7006	0.161
BLOCK S, LOT 8	7006	0.161
BLOCK S, LOT 9	7006	0.161
BLOCK S, LOT 10	7006	0.161
BLOCK S, LOT 11	7006	0.161
BLOCK S, LOT 12	7006	0.161
BLOCK S, LOT 13	9098	0.209
BLOCK S, LOT 14	4992	0.115
BLOCK S, LOT 15	4800	0.110
BLOCK S, LOT 16	4800	0.110
BLOCK S, LOT 17	4800	0.110
BLOCK S, LOT 18	4800	0.110
BLOCK S, LOT 19	4800	0.110
BLOCK S, LOT 20	4800	0.110
BLOCK S, LOT 21	4800	0.110
BLOCK S, LOT 22	4800	0.110
BLOCK S, LOT 23	4800	0.110
BLOCK S, LOT 24	4800	0.110
BLOCK S, LOT 25	4800	0.110
BLOCK S, LOT 26	4800	0.110
BLOCK S, LOT 27	4800	0.110
BLOCK S, LOT 28	5607	0.129

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK U, LOT 1	6140	0.141
BLOCK U, LOT 2	5040	0.116
BLOCK U, LOT 3	5040	0.116
BLOCK U, LOT 4	5040	0.116
BLOCK U, LOT 5	8946	0.205

BLOCK & LOT	SQ. FOOT	ACRE
LOT 6X, BLOCK U PARK AND OPEN SPACE	55067	1.264



"FINAL PLAT FOR REVIEW PURPOSE ONLY"

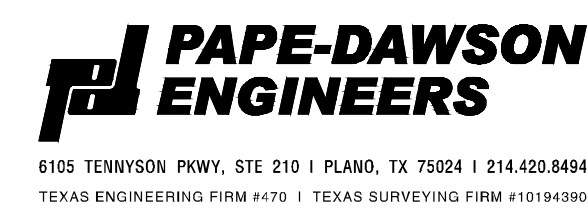
RECOMMENDED FOR APPROVAL

JOSEPH MATHEWS, CHAIRMAN,  
PLANNING & ZONING COMMISSION  
CITY OF HUTCHINS, TEXAS

DATE

OWNER / DEVELOPER:  
LGI HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 210-5484  
FAX: (281) 210-2601  
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR:  
PAPE-DAWSON CONSULTING  
ENGINEERS, LLC  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TEXAS SURVEYING FIRM NO. 10194390  
CONTACT: ERIK BJORNSTROM, P.E.

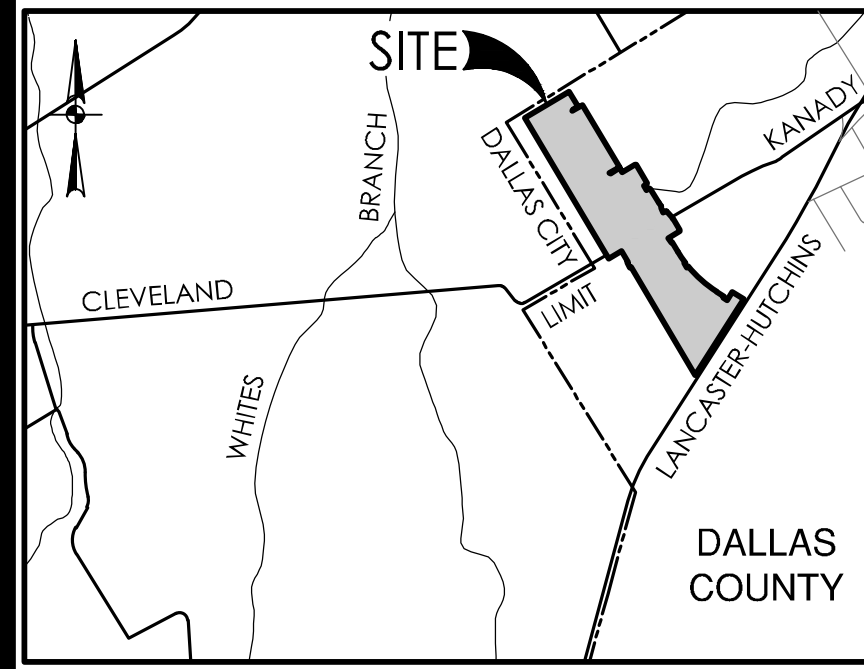


DATE OF PREPARATION: JUNE 24, 2024  
FINAL PLAT  
OF  
**SOUTHAVEN PHASE B**  
BLOCK D, BLOCK E, BLOCK M, BLOCK N,  
BLOCK P, BLOCK Q - BLOCK U

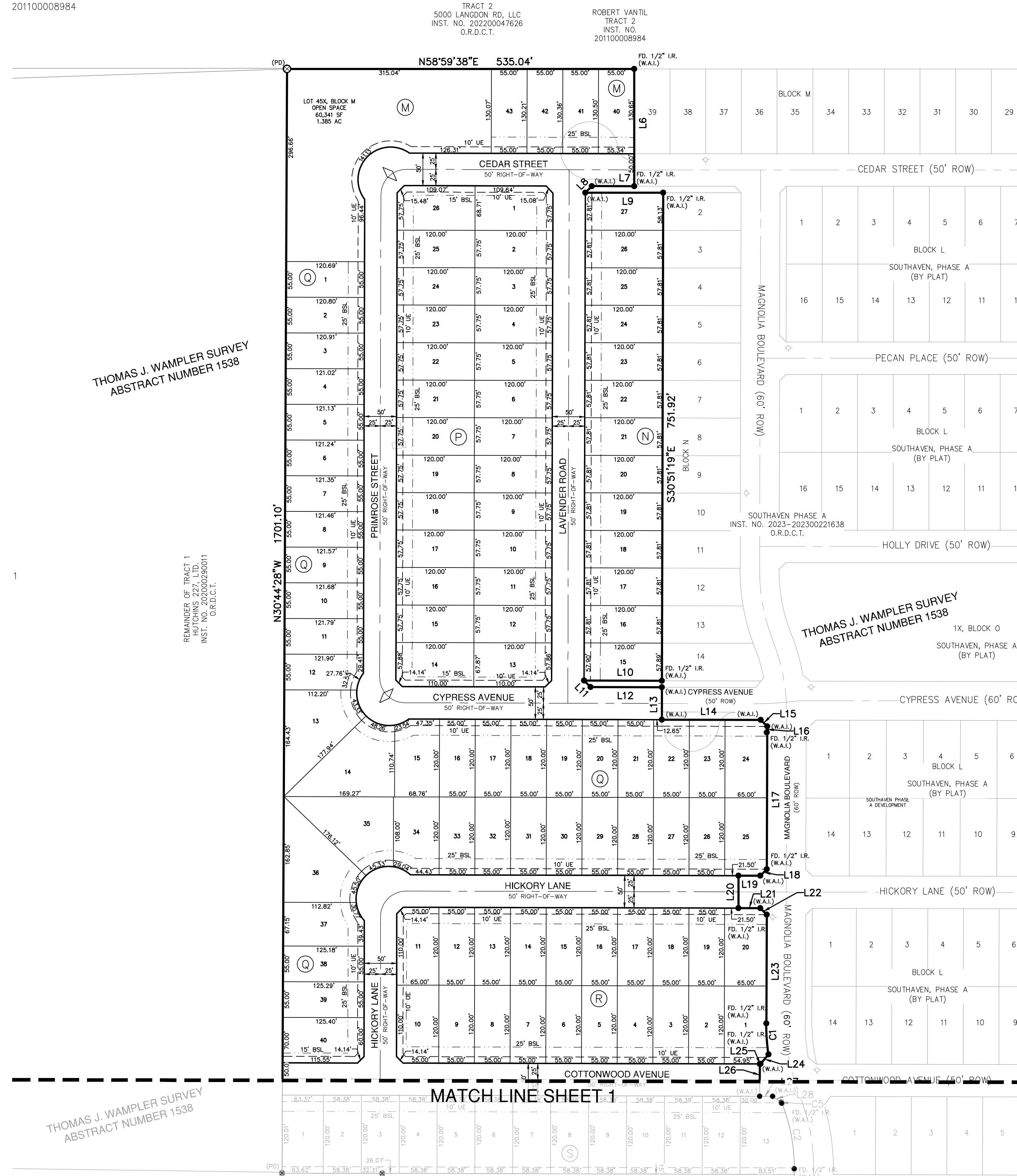
LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E; LOTS 40-43, BLOCK M  
AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS  
15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS  
1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5,  
BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED IN THE  
THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND  
THOMAS FREEMAN SURVEY, ABSTRACT NO. 453,  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

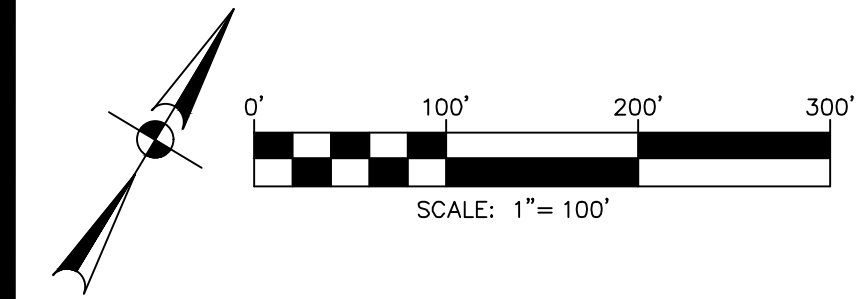
214 RESIDENTIAL LOTS  
2 HOA MAINTAINED OPEN SPACE LOTS



IT VANTIL  
ACT 2  
201100008984



LOCATION MAP  
NOT-TO-SCALE



**LEGEND**

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (AS NOTED)
M.P.R.D.C.T.	MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP
O.R.D.C.T.	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS	□	STAMPED "PAPE DAWSON"
FD.	FOUND	○	FOUND
CAB.	CABINET	○	1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INST. NO.	INSTRUMENT NUMBER	(W.A.I.)	RED CAP STAMPED "W.A.I."
UE	UTILITY EASEMENT	(PD)	YELLOW CAP STAMPED "PAPE DAWSON"
VOL.	VOLUME	BSL	BUILDING SETBACK LINE
PG.	PAGE(S)		
R.O.W.	RIGHT-OF-WAY		
VAR. WD.	VARIABLE WIDTH		
BLK.	BLOCK		
N.	NORTH		
(M)	BLOCK LETTER		
—	STREET NAME CHANGE		
—	SURVEY LINE		
—	CENTERLINE		

**SITE DATA TABLE - SOUTHAVEN, PHASE B**

TRACT AREA (ACRES / SQ. FT.)	43.702	1,903,649
TRACT ZONING	PD-ORD, 2018-1048 & REVISED ORD, 2020-1103	
MIN. LOT SIZES (W x D & SQ. FT. / ACRES)		
55' X 120'	6,600 SF.	0.152 AC.
40' X 120'	4,800 SF.	0.110 AC.
MIN. UNIT SIZE (SQ. FT.)	55' X 120'	1,250
MAX. LOT COVERAGE	55' X 120'	50%
BUILDING SETBACKS		
FRONT (FT.)	55' X 120'	25'
REAR (FT.)	55' X 120'	20'
SIDE & SIDE ON STREET (FT.)	55' X 120'	5 & 1.5
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
RESIDENTIAL LOTS	214	31.283
OPEN SPACE	2	2.649
LOT DENSITY	4.897 LOTS/ACRE	

REMANENCES OF TRACT 1 HUTCHINS 227, LTD. INST. NO. 20240029001 O.R.D.C.T.

THOMAS J. WAMPLER SURVEY ABSTRACT NUMBER 1538

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK M, LOT 40	7204	0.165
BLOCK M, LOT 41	7174	0.165
BLOCK M, LOT 42	7166	0.164
BLOCK M, LOT 43	7158	0.164

**OPEN SPACE DATA**

BLOCK & LOT	SQ. FOOT	ACRE
LOT 45X, BLOCK M OPEN SPACE	60341	1.385

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK P, LOT 1	8189	0.188
BLOCK P, LOT 2	6930	0.159
BLOCK P, LOT 3	6930	0.159
BLOCK P, LOT 4	6930	0.159
BLOCK P, LOT 5	6930	0.159
BLOCK P, LOT 6	6930	0.159
BLOCK P, LOT 7	6930	0.159
BLOCK P, LOT 8	6930	0.159
BLOCK P, LOT 9	6930	0.159
BLOCK P, LOT 10	6930	0.159
BLOCK P, LOT 11	6930	0.159
BLOCK P, LOT 12	6930	0.159
BLOCK P, LOT 13	8093	0.186
BLOCK P, LOT 14	8095	0.186
BLOCK P, LOT 15	6930	0.159
BLOCK P, LOT 16	6930	0.159
BLOCK P, LOT 17	6930	0.159
BLOCK P, LOT 18	6930	0.159
BLOCK P, LOT 19	6930	0.159
BLOCK P, LOT 20	6930	0.159
BLOCK P, LOT 21	6930	0.159
BLOCK P, LOT 22	6930	0.159
BLOCK P, LOT 23	6930	0.159
BLOCK P, LOT 24	6930	0.159
BLOCK P, LOT 25	6930	0.159
BLOCK P, LOT 26	8186	0.188

**LOT DATA**

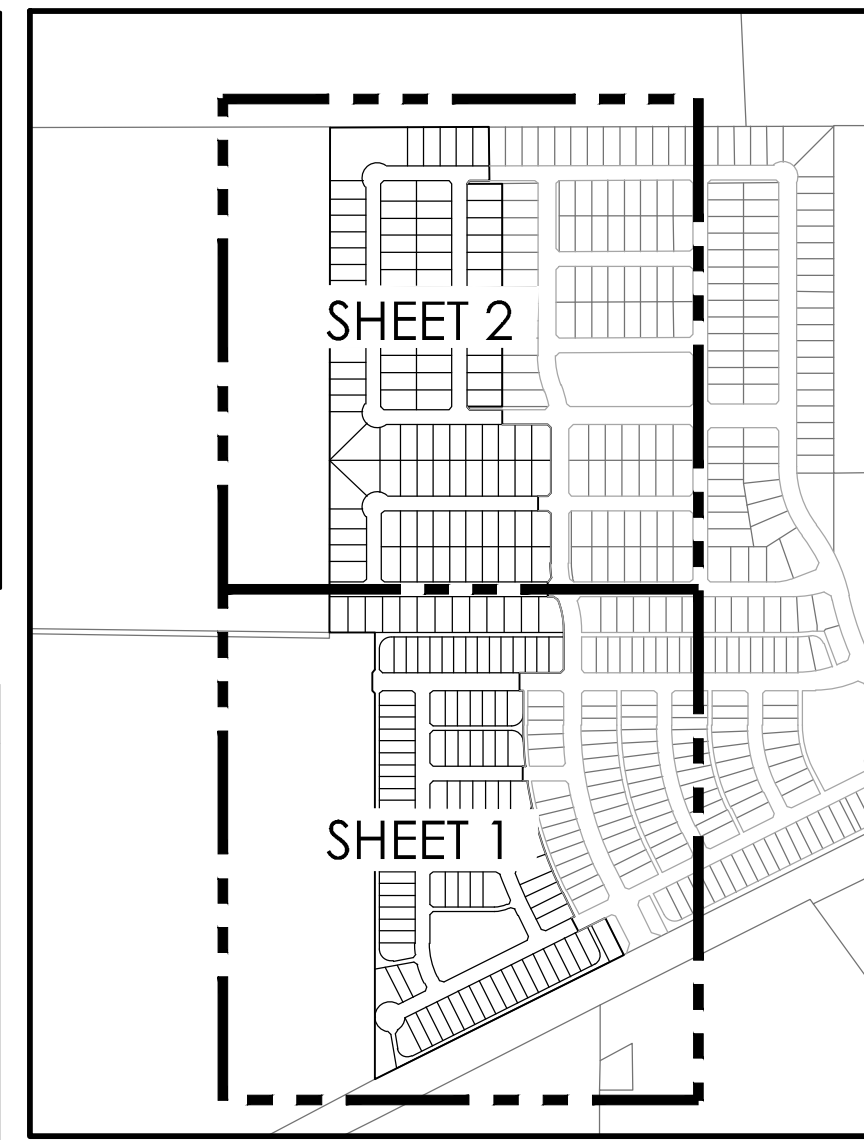
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK R, LOT 1	7814	0.179
BLOCK R, LOT 2	6600	0.152
BLOCK R, LOT 3	6600	0.152
BLOCK R, LOT 4	6600	0.152
BLOCK R, LOT 5	6600	0.152
BLOCK R, LOT 6	6600	0.152
BLOCK R, LOT 7	6600	0.152
BLOCK R, LOT 8	6600	0.152
BLOCK R, LOT 9	6600	0.152
BLOCK R, LOT 10	7750	0.178
BLOCK R, LOT 11	7750	0.178
BLOCK R, LOT 12	6600	0.152
BLOCK R, LOT 13	6600	0.152
BLOCK R, LOT 14	6600	0.152
BLOCK R, LOT 15	6600	0.152
BLOCK R, LOT 16	6600	0.152
BLOCK R, LOT 17	6600	0.152
BLOCK R, LOT 18	6600	0.152
BLOCK R, LOT 19	6600	0.152
BLOCK R, LOT 20	7750	0.178

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK N, LOT 15	6947	0.159
BLOCK N, LOT 16	6937	0.159
BLOCK N, LOT 17	6937	0.159
BLOCK N, LOT 18	6937	0.159
BLOCK N, LOT 19	6937	0.159
BLOCK N, LOT 20	6937	0.159
BLOCK N, LOT 21	6937	0.159
BLOCK N, LOT 22	6937	0.159
BLOCK N, LOT 23	6937	0.159
BLOCK N, LOT 24	6937	0.159
BLOCK N, LOT 25	6937	0.159
BLOCK N, LOT 26	6937	0.159
BLOCK N, LOT 27	6956	0.160

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK Q, LOT 1	6641	0.152
BLOCK Q, LOT 2	6647	0.153
BLOCK Q, LOT 3	6653	0.153
BLOCK Q, LOT 4	6659	0.153
BLOCK Q, LOT 5	6665	0.153
BLOCK Q, LOT 6	6671	0.153
BLOCK Q, LOT 7	6677	0.153
BLOCK Q, LOT 8	6683	0.153
BLOCK Q, LOT 9	6689	0.154
BLOCK Q, LOT 10	6695	0.154
BLOCK Q, LOT 11	6701	0.154
BLOCK Q, LOT 12	6547	0.150
BLOCK Q, LOT 13	12484	0.287
BLOCK Q, LOT 14	12944	0.297
BLOCK Q, LOT 15	8131	0.187
BLOCK Q, LOT 16	6600	0.152
BLOCK Q, LOT 17	6600	0.152
BLOCK Q, LOT 18	6600	0.152
BLOCK Q, LOT 19	6600	0.152
BLOCK Q, LOT 20	6600	0.152
BLOCK Q, LOT 21	6600	0.152
BLOCK Q, LOT 22	6600	0.152
BLOCK Q, LOT 23	6600	0.152
BLOCK Q, LOT 24	7751	0.178
BLOCK Q, LOT 25	7750	0.178
BLOCK Q, LOT 26	6600	0.152
BLOCK Q, LOT 27	6600	0.152
BLOCK Q, LOT 28	6600	0.152
BLOCK Q, LOT 29	6600	0.152
BLOCK Q, LOT 30	6600	0.152
BLOCK Q, LOT 31	6600	0.152
BLOCK Q, LOT 32	6600	0.152
BLOCK Q, LOT 33	6600	0.152
BLOCK Q, LOT 34	8255	0.190
BLOCK Q, LOT 35	12393	0.285
BLOCK Q, LOT 36	12579	0.289
BLOCK Q, LOT 37	8184	0.188
BLOCK Q, LOT 38	6888	0.158
BLOCK Q, LOT 39	6894	0.158
BLOCK Q, LOT 40	8733	0.200



"FINAL PLAT FOR REVIEW PURPOSE ONLY"  
RECOMMENDED FOR APPROVAL

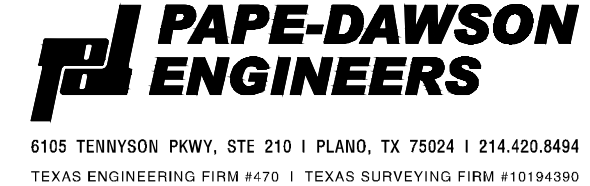
JOSEPH MATHEWS, CHAIRMAN,  
PLANNING & ZONING COMMISSION  
CITY OF HUTCHINS, TEXAS

DATE

REFERENCE SHEET 1 FOR LINE TABLE AND CURVE TABLE

OWNER / DEVELOPER:  
LGI HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 210-5484  
FAX: (281) 210-2801  
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR:  
PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TEXAS SURVEYING FIRM NO. 10194390  
CONTACT: ERIK BJORNSTROM, P.E.



DATE OF PREPARATION: JUNE 24, 2024

FINAL PLAT  
OF  
**SOUTHAVEN PHASE B**  
BLOCK D, BLOCK E, BLOCK M, BLOCK N,  
BLOCK P, BLOCK Q - BLOCK U

LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS 15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS 1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5, BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43,702 ACRES SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS  
2 HOA MAINTAINED OPEN SPACE LOTS

Date: October 30, 2023, 7:57 AM User: ID: danielh File: N:\Projects\CA\04\_V01\2\_0 Design\1\_4 Com\1\_4\_1\_XREF\PR1-7019201.dwg

**OWNER'S CERTIFICATE:**

STATE OF TEXAS X  
DALLAS COUNTY X

**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 NUMBER 2022100341224, 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 12, BLOCK T, OF SOUTHAVEN PHASE A, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2023-20230221638 (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 89°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;

**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 FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." 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 500.00 FEET, A CENTRAL ANGLE OF 09°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 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 1265.00 FEET, A CENTRAL ANGLE OF 04°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 SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

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°59'45", SUBTENDED BY A 395.48 FEET CHORD WHICH BEARS S 48°25'36" E;

ALONG SAID CURVE TO THE LEFT, 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.

**OWNER'S DEDICATION:**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT LGI HOMES, TEXAS, LLC, THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THE PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **SOUTHAVEN PHASE B**, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF HUTCHINS AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME AND BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMP OR OVERMEN T S H A L L B E CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT; THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (RRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF HUTCHINS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE-NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ELAINE TORRES, OFFICER  
LGI HOMES - TEXAS, LLC.

DATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELAINE TORRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

No Variances from the General Development Ordinance Requested: Approved for Preparation of Final Plat

Joseph Mathews, Chairman, Planning & Zoning Commission  
City of Hutchins, Texas

Date

**SURVEYOR'S STATEMENT:**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARCOS A. MADRID DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.:  
**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR MEVED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

MARCOS A. MADRID  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6740  
FIRM REGISTRATION NO. 10194990  
PAPE DAWSON CONSULTING ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: 214-420-8494  
EMAIL: MMAADRID@PAPE-DAWSON.COM

CERTIFICATION DATE:

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARCOS A. MADRID, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, \_\_\_\_\_

"FINAL PLAT FOR REVIEW PURPOSE ONLY"

RECOMMENDED FOR APPROVAL

JOSEPH MATHEWS, CHAIRMAN,  
PLANNING & ZONING COMMISSION  
CITY OF HUTCHINS, TEXAS

DATE

DATE OF PREPARATION: JUNE 24, 2024

**FINAL PLAT  
OF  
SOUTHAVEN PHASE B  
BLOCK D, BLOCK E, BLOCK M, BLOCK N,  
BLOCK P, BLOCK Q - BLOCK U**

LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M  
AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS  
15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS  
1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5,  
BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED IN THE  
THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND  
THOMAS FREEMAN SURVEY, ABSTRACT NO. 453,  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS  
2 HOA MAINTAINED OPEN SPACE LOTS

**PAPE-DAWSON  
ENGINEERS**

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494  
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10194990

SHEET 3 OF 3