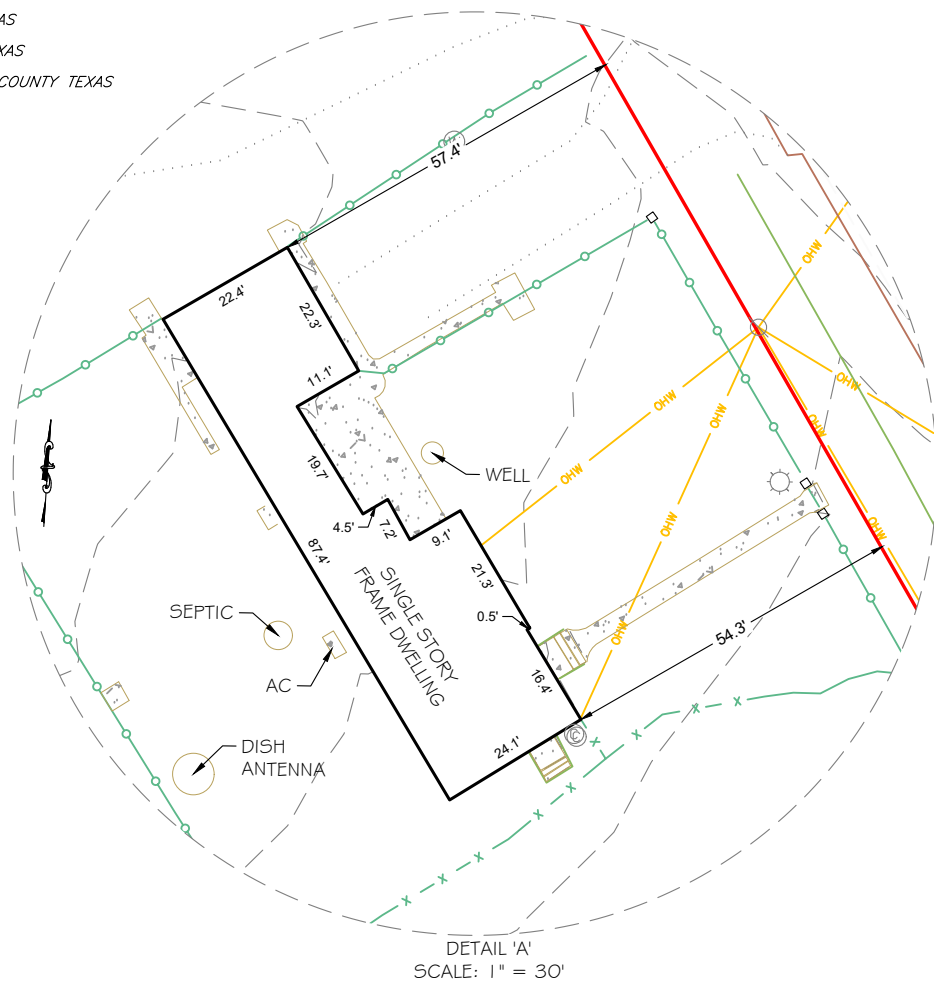
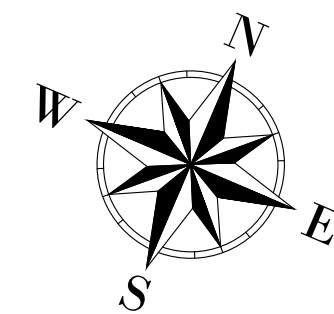


- LEGEND**
- SITE BENCHMARK
 - MONUMENT - TYPE AS NOTED
 - POINT FOR CORNER
 - BOUNDARY LINE
 - EASEMENT
 - APPROX. SURVEY ABSTRACT LINE
 - APPROX. FLOOD ZONE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - TWO TRACK ROAD
 - TOE OF CREEK
 - STORM CULVERT
 - SEWER PIPE (EXPOSED)
 - OVERHEAD WIRES
 - UTILITY POLE
 - GUY ANCHOR
 - LAMP POST
 - WATER METER
 - GAS METER
 - ELECTRIC METER
 - IRRIGATION CONTROL BOX
 - SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - COMMUNICATIONS PEDESTAL
 - COVERED
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS



LEGAL DESCRIPTION:

BEING A 39.82 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SQUARE 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 39.82 ACRE TRACT, ALSO BEING AND INTERIOR ELL CORNER OF A TRACT OF LAND CONVEYED TO LGI HOMES - TEXAS, LLC UNDER INSTRUMENT NUMBER 202100341224 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID SQUARE PIPE FOUND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GROUND COORDINATE VALUE OF **N:692530.22, E: 2514390.35** FEET FOR REFERENCE.

THENCE FROM SAID POINT OF BEGINNING, N 30°51'27" W, A DISTANCE OF 1166.56 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 39.82 ACRE TRACT, ALSO BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LGI HOMES - TEXAS, TRACT AND BEING A POINT IN THE SOUTH LINE OF A TRACT CONVEYED TO 5000 LANGDON RD, LLC UNDER INSTRUMENT NUMBER 202200047626 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, N 59°01'35" E, A DISTANCE OF 1486.47 FEET TO A POINT IN A 14" HACKBERRY TREE IN THE WEST LINE OF JJ LEMMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID 39.82 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 5000 LANGDON RD, LLC TRACT, FROM WHICH A 1" IRON ROD FOUND BEARS N 59°22'25" W, A DISTANCE OF 2.25 FEET;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 1168.05 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 39.82 TRACT, ALSO BEING THE NORTH CORNER OF A TRACT CONVEYED TO HUTCHINS 227 LTD UNDER INSTRUMENT NUMBER 202000290011 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 30°51'02" E, A DISTANCE OF 511.68 FEET;

THENCE, DEPARTING THE WEST LINE OF JJ LEMMON ROAD, S 59°05'02" W, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 1.96 FEET AND PASSING A POINT FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LGI HOMES - TEXAS, LLC TRACT AT A DISTANCE OF 263.15 FEET AND CONTINUING IN ALL A DISTANCE OF 1485.34 FEET TO THE **POINT OF BEGINNING**, CONTAINING 39.82 ACRES OR 1,734,503 SQ. FEET OF LAND, MORE OR LESS.

NOTES:

- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GROUND BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, GEOID16, U.S. SURVEY FOOT AS DETERMINED BY STATIC GPS OBSERVATIONS AT SITE BENCHMARK #1 SHOWN HEREON. ELEVATIONS SHOWN HEREON ARE NAVD83. GRID TO GROUND SCALE FACTOR = 1.000125047.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 3.) ADDRESS OF SUBJECT PARCEL: 809 J J LEMMON RD, HUTCHINS, TX 75141.
- 4.) A PART OF THE SUBJECT TRACT LIES WITHIN AN FLOOD ZONE 'X', ZONE 'X' 0.2%, ZONE 'AE', AND THE REGULATORY FLOODWAY AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 4811302518, EFFECTIVE ON 07/07/2014. FLOOD ZONES SHOWN HEREON ARE APPROXIMATE BASED ON FEMA COUNTY SHAPEFILES. ZONE 'X' - AREA OF MINIMAL FLOOD HAZARD. ZONE 'X' 0.2% - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ZONE 'AE' - SPECIAL FLOOD HAZARD AREA WITH DEPTH OR DEPTH REGULATORY FLOODWAY - SPECIAL FLOOD HAZARD AREA.
- 5.) INSTRUMENT OF RECORD: DEED IN LIEU OF FORECLOSURE RECORDED AS INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS ON OCTOBER 13, 2013.
- 6.) CONTOUR INTERVAL = 1'
- 7.) UTILITY LOCATIONS AS SHOWN ON THE TOPOGRAPHIC SURVEY ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT DEPICTED ON THIS TOPOGRAPHIC SURVEY. THEREFORE THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ONE CALL PRIOR TO COMMENCING CONSTRUCTION. TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT TO THE UTILITIES CAUSED BY CONTRACTOR OPERATIONS.

To: MDB ARCHITECTURE AND ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST DATED DECEMBER 20, 1969. The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described herein is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION SURVEY DATE: 05-12-2023

Garrett James Smelker
Garrett James Smelker
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870



LGI HOMES - TEXAS, LLC
INST. #202100341224
O.P.R.D.C.T.

(CALL: N 30°51'27" W 1166.56)
N 30°51'27" W 1166.56

39.82 ACRES
OR 1,734,503 SQ. FEET
ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST
INST. #201300323523
O.P.R.D.C.T.

5000 LANGDON RD LLC
INST. #202200047626
O.P.R.D.C.T.

(CALL: N 59°01'35" E 1486.47)
N 59°01'35" E 1486.47

SITE BENCHMARK #1 - 60D NAIL
N(83): 6923664.42'
E(83): 2514029.17'
EL(88): 496.87'

S 30°51'02" E 511.68'
(CALL: JJ LEMMON RD
809 J J LEMMON RD
809 J J LEMMON RD
INST. #201300323523
O.P.R.D.C.T.)

60" RCP INV = 469.0'
SITE BENCHMARK #2 MAG NAIL
N(83): 6923664.42'
E(83): 2515615.62'
EL(88): 478.28'

INV = 469.1'
60" RCP INV = 469.2'
EXPOSED SANITARY SEWER PIPE

RIM = 479.2'

POINT FOR CORNER
3/8" IRON ROD FOUND
BEARS S 59°05'02" W 1.96'

S 30°51'02" E 511.68' (TIE)

HUTCHINS 227 LTD
INST. #202000290011
O.P.R.D.C.T.

LGI HOMES - TEXAS, LLC
INST. #202100341224
O.P.R.D.C.T.

BOX
CULVERT

80 40 0 80 160
SCALE: 1" = 80'
PROJECT NO. 230440

TBPELS FIRM# 10194063
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

**BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: MDB ARCHITECTURE**
SURVEY PLAT OF:
A 39.82 ACRE TRACT OF LAND
SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538,
& THE BENJAMIN MATHEW SURVEY, ABSTRACT NO. 989,
DALLAS COUNTY, TEXAS
INSTRUMENT NO. 201300323523, O.P.R.D.C.T.