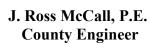
WALLER COUNTY





MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Freeman Ranch Section 5

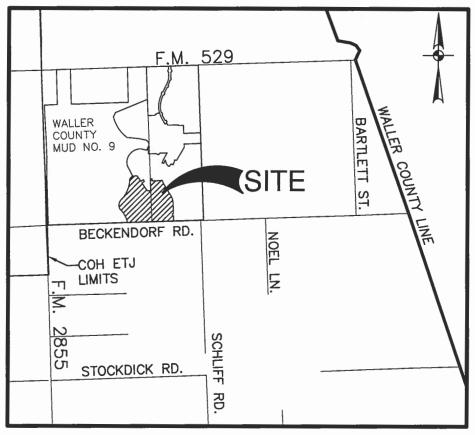
Date: March 20, 2024

Background

Final Plat of Freeman Ranch Section 5 Subdivision which consists of 48.859 acres will include 174 Lots, 6 Block and 8 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



NOT-TO-SCALE MAP REF: KEY MAP 403T ZIP CODE: 77493

FINAL PLAT OF FREEMAN FRANCH SEC 5

A SUBDIVISION OF 48.859 ACRES
LOCATED IN THE H. & T.C.R.R. CO., SECTION 114
FRED EULE SURVEY, A-374,
CITY OF HOUSTON ETJ
WALLER COUNTY, TEXAS.

174 LOTS 8 RESERVES 6 BLOCKS SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER:
LGI HOMES—TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY

JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281-362-8998

ENGINEER/SURVEYOR:

JOB NO. <u>40277-50</u>

DATE <u>OCTOBER 2023</u>

DESIGNER ____

 FREEMAN RANCH SEC 5

WALLER COUNTY, TEXAS

OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC A TEXAS LIMITED LIABILITY COMPANY PAPE-DAWSON ENGINEERS

10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193874

document has been produced from material. That was stored and/or transmitted electronically and may have been radvertedilly altered. Rely only on fral hardcopy materials bearing the consultant's grignal somative and sea

WE, LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS OFFICERS, Kennon Mustys OFFICE AND NICHOLOS SOMOUN Land Amolyst owners,
HEREINAFTER REFERRED TO AS OWNERS, OF THE 48.859 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FREEMAN RANCH SEC 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED FOR PUBLIC USE, THE STREETS, ALL LINES, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS OR FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK TO BACK GROUND EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK TO BACK GROUND EASEMENTS, OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") BACK TO BACK GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT AER DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.
FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.
FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:
1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID LGI HOMES—TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.
IN TESTIMONY, HERETO, THE LGI HOMES-TEXAS, ILC A TEXAS LIMITED LIABILITY COMPANY, AUTHORIZED REPRESENTATIVE HAS CAUSED THESE PRESENTS TO
BE SIGNED BY KENNON MOSTORS OFFICE THEREUNTO AUTHORIZED,
Nicholas Sandovny Land Analyst THIS 1 DAY OF November 2023
LGI HOMES—TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: MMS ATTEST: Man Action
NAME AND TITLE NAME AND TITLE NAME AND TITLE
STATE OF TEXAS COUNTY OF HONTCOMER'S BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HUMAN MAJEU HILL AND ILL HAN LANDOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 20
Prendia To line
NOTARY PUBLIC MONTGOINE COUNTY, TEXA
BRENDIA TOLIVER Notary ID #134235585 My Commission Expires March 6, 2027
ENGINEER/SURVEY
NO. 40277-50 FREEMAN BANCH SEC 5

JOB DATE OCTOBER 2023 DESIGNER __ CHECKED_____DRAWN_

SHEET 2 OF 10

WALLER COUNTY, TEXAS

OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC A TEXAS LIMITED LABILITY COMPANY



HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 1 713.428.2400 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

CERTIFICATE OF COUNTY ENGINEER	
I, JARED CHEN, INTERIM COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT AND REGULATIONS OF WALLER COUNTY.	AT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BE MET.	EGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN
2-27-24	/ Coollis
DATE	J. ROSS MCCALL, P.E. COUNTY ENGINEER
CERTIFICATE OF COMMISSIONERS COURT	
APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS	DAY OF 20
CARBETT "TREY" J. DUHON III	
COUNTY JUDGE	
JOHN A. AMSLER	WALTER E. SMITH, P.E., R.P.L.S. COMMISSIONER, PREGINCT 2
COMMISSIONER, PRECINCT 1	COMMISSIONER, FILEMO. 2
KENDRIC D. JONES COMMISSIONER, PRECINCT 3	JUSTIN BECKENDORFF COMMISSIONER, PRECINCT 4
ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DE	DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED EVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE
THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT R	EGULATIONS, IN THIS REGARD.
CERTIFICATE OF COUNTY CLERK	
I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY,	TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT
WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRA	
2023, A.D. AT O'CLOCKM, IN FILE #	OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
FOR SAID COUNTY	
FOR SAID COUNTY WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND	
FOR SAID COUNTY	
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT	
FOR SAID COUNTY WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN	
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT	
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS	
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS	
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS	
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY. DEPUTY	D DATE LAST ABOVE WRITTEN
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY: DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED	D DATE LAST ABOVE WRITTEN
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY: DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE	D DATE LAST ABOVE WRITTEN
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY: DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF DAY OF	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BM: DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF BY: MARTHA L. STEM, CHAIR OF	D DATE LAST ABOVE WRITTEN
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BM DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOTE FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS BY: MARGARET WALLACE BROWN, AICP, CNU-A,
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DEBBIE HOLLAN CLERK OF THE COUNTY COURT WALLER COUNTY, TEXAS BY DEPUTY THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HO FREEMAN RANCH SEC 5, IN CONFORMANCE WITH THE LAWS OF THE STATE SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS	DUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS

JOB NO. ___40277-50 DATE OCTOBER 2023 DESIGNER ____

___ DRAWN_

CHECKED_

FREEMAN RANCH SEC 5

WALLER COUNTY, TEXAS

OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC A TEXAS LIMITED LIABILITY COMPANY



ENGINEER/SURVEYOR:

HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS
10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-47

APPROVED BY THE BOARD OF SUPERVISORS ON

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY—FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE—APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEY'S THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, AUSTAN W. LUPHER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIMISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION.

THIS SUBDIVISION LIES WITHIN THE FOLLOWING FLOOD ZONES, AS DEPICTED OF FEMA FLOOD INSURANCE RATE MAP 48473C0350E AND 48473C0375E, DATED FEBRUARY 18, 2009:

ZONE X (UNSHADED) — AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THIS DESIGNATION REFLECTS THE STATUS PER STATED FEMA FIRM MAP EFFECTIVE AT THE TIME THIS PLAT WAS SIGNED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE

AS FEMA FIRM MAPS ARE UPDATED.)



AND SURVEYOR



SHEET

SHEET INDEX SCALE: 1"=600'

ENGINEER/SURVEYOR:

JOB NO. _ 40277-50 DATE OCTOBER 2023 DESIGNER

CHECKED DRAWN 4 OF 10 WALLER COUNTY, TEXAS

FREEMAN RANCH SEC 5

OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC A TEXAS LIMITED LIABILITY COMPANY



HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10183974

NOTES

- 1. THIS SUBDIVISION IS PROPOSED FOR SINCEF-FAMILY RESIDENTIAL AND OTHER RELATED USES.
- 2. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET HINTER SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT HEAT THE ADJACENT PROPERTY IS SUBMINISTED OR RESOURCED IN A RECORDED PLAT, THE ONE-FOOT REPORTS SMULL TREPLIED BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-MAY PURPOSES AND THE FEE TITLE THERETO SMULL TREPLIED BECOME VESTED IN THE COLORON, HIS BEING, SASIENG OR SUCKESSIONS.
- 3. ALL LOTS HAVE A MINMAIN OF SO FEET IN WOTH ALONG THE RIGHT-OF-WAY LINE OR CUL-DE-SAC BUILDING LINE.
- 4. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN, ALL 14 FOOT UTILITY EASEMENTS SHOWN EXTEND 7 FOOT ON EACH SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED.
- 6. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE HOUSTON HOLDINGS.
- ALL COORDINATES SHOWN ARE ORD BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), AND MAY BE CONVERTED TO SUMFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.0998700169.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC 4204), NAD-83, AND THE PROJECT COORDINATES WERE DETERMINED WITH OPS OBSERVATIONS. ALL OF THE DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- 9. A MINIMUM OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SIDES OF RESIDENTIAL DWELLINGS.
 - HOICATES STREET HAME CHANCE SYMBOL
- 11. NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS
- 12. ASSENT WITTER AUTHORIZATION BY THE ATTECTED UTLINES, ALL UTLITY AND ASPIAL EAST-BOTH WIST BE KEPT WASSERVETED FROM ANY HOW-ITLITY IN MERCHANISTICS OF STREET HOS PROPERTY OWNERS ANY HOUM-INFORCED IMPROVINGED COSTRUCTIONS HAVE BE REMOVED BY ANY FURLED UTLITY AT THE PROPERTY OWNERS EXPONENT WALL WOODEN POSTS AND PARKET WOODEN FLORES ALMON THE PREMIETER AND ALMONDERS AND ALMONDER AND FURLED THE PROPERTY OWNERS AND FURLED AND PROPERTY AND ALMONDER EARLY BOTH AND ARE PREMIETED. HOUSEN FLANES ALONG THE PLANTER AND BLOK TO BACK LASSINGTS AND ALONGSDE REAR LOTS UNES ARE PERMITTED. TOO MAY BE REMOVED BY PURIC UNLITES AT THE PROPERTY OWNER'S DEPEKS SHOULD THEY BE AN OBSTRUCTION. PUTILITIES MAY PUT SAID WOODDN POSTS AND PARELED WOODDN FENCES BACK UP, BUT GENERALLY MILL HOT REPLACE WITH
- 13. STRUCTURES BULL ON LOTS IN THE DESONATED FLOOD PLAN SHALL BE DEVATED TO 15 FEET ABOVE THE BASE FLOOD DEVATION ON 16" ABOVE THE CARR OR 12" ABOVE THE CONTRIBUTE OF THE STRUCT, MODIFIED IS HIGHER NO BULLOND PERMITS WILL BE SEASED IN A FLOOD HALZAN AREA BLOOD 15. FEET ABOVE THE BLOSE FLOOD DEVATION (BEFL) OR 16" ABOVE THE CURITY BUSINESS OF THE FOR STRUCT, IN-OVERTIC IS MOHER CONTRACT THE COUNTY EXPRESSTS OFFICE FOR SPECIFIC PSTRUCKING.
- 14. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
- THS PROPERTY IS LOCATED IN ZONE X (LINSHADED), ESTABLISHED BY THE FEDERAL ENERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FIRM PANEL 48473C0350E AND 48473C0375E, DATED FEBRUARY 18, 2009.
- 17 ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 18. MICES OFFICENES INSIGNED. THE BUILDING LIFE (B.L.), METHER ORS OF ORSE, SEAM OF THIS SERVICES OF ORSELE AND A THE SERVICES OF OWNERS OF OWNERS
- 19. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN THO SEPRANTE WHITE WITH FACILITIES FOR LIVING. SLEEPING, COOKING, NO BEATING THEREIN, A LOT DEPELLING WITH OF HOT MORE THAN 1900 SOURCE FIRM 1900 SOURCE FROM SOURCE FIRM 1900 SOURCE STRONG FAMILY RESIDENTIAL. A BUILDING THAT CONTAINING ONE DIRECTION WITH ON AND ADMITTANT SOURCE STRONG FAMILY RESIDENTIAL.
- 20. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT IN THOSE INSTANCES MICRE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 21. LOTS BACKING UP OR SIDING FREEMAN RANCH DRIVE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS ACROSS ADJACENT RESTRICTED RESERVES OR ONTO FREDMAN RANCH DRIVE.
- 22. "UNDESTRUCTED MOBILITY EASEMENT AS SHOWN ON THIS PLAT (DETHIED AS THE AREA BETWEEN THE CLEAR MISON LINE AND THE STREET RICHIT-OF-WAY'S UNDESTRUCTED MOBILITY EASEMENTS WASTE BE FREE OF MOBILIL DESTRUCTIONS, E.G. STRUCTURES, WALLS, FEDICES, AND VICETATION, WHICH ARE HORIZE THAN JETS, AND LOWER THAN 8 FEET AMONG THE AVAILABIOT AS FER THE AMERICAN ASSOCIATION OF STATE MOBILITY & TRANSPORTATION OFFICIALS (AASITO) POLICY OF COMETING DESIGN OF MORWAYS AND STREET, OR LATEST VICENOR PREFER OF COMED AS CALCULARY OF LACEDING TO ALASTIC).
- 23. RIGHT-OF-MAY EASDMENTS FOR WIDEHING STREETS OR IMPROVING DMAINAGE SMALL BE MAINTAINED BY THE LANDOWNER MATIL. ALL STREET OR GAINAGE IMPROVIDENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDEHING EASDMENT FOR CONSTRUCTION, IMPROVDED ON MAINTENAME.
- MAINTENANCE.

 24. THE BUILDING OF ALL STREETS, BRIDGES OR CLAYERIS IS THE RESPONSIBILITY OF THE OWERS IN ACCORDANCE WITH THE PLANE PRESCRIBED BY THE COMMISSIONES COURT IN ECONOMISSION OF SECRET OF
- STANDARDS; (C)ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D)GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
- 25. THE MINIMAN SLAB ELEVATION SHALL BE TWENTY-FOUR INCHES (24") ABOVE THE TOP OF CURB AT THE FRONT OF THE
- 28 IF PIPE LINES DO EXIST WITHIN THE PROPOSED SUBDIVISION, WRITTEN "CROSSING" APPROVALS MUST BE SUBMITTED FROM EACH OWNER.

LINE TABLE							
LINE #	BEARING	LENGTH					
L1	S56'44'01"W	71.06					
L2	S31'47'03"E	60.02					
L3	S56'44'01"W	69.50					
L4	N87'40'09"E	80.00					
LS	\$218'51"E	75.75					
L8	N87'40'09"E	25.20					
1.7	N218'31"W	12.86					
LB	\$88104'32"W	10.00"					
L9	S1"56"28"E	60.00					
L10	N88'04'32"E	10.76					
L11	S1'56'28"E	50.00					
L12	N88'04'32"E	32.38					
L13	M59'00'15"E	1.69"					
L14	586'01'04"W	5.05					
L15	582'43'57"W	67.37					
L16	57119'58"W	29.62					
L17	\$18"40"02"E	2.52					
L18	S57'59'07'E	60.97					
L19	524'09'11"W	0.94					
L20	S56'44'01"W	70.28					
L21	51174'16'E	45.29					
L22	N1'04'36"W	17.76					
L23	S8419"28"W	88.01					
L24	\$57'59'07'E	12.42					
L25	S5759'07'E	13.11					
L26	N4458'43"W	20.00					
L27	\$22'30'54"#	20.00					
L28	\$23°14'33°E	21.46					
L29	N42'41'29"E	19.80					
L30	N84"51"09"W	20.00					
131	N45'46'36"W	20.00					
L32	N49'21'56'W	20.00					
L33	S42'35'19"W	20.00					
L34	S43'04'32'W	19.80					
L35	\$4612'54'E	19.55					
L36	543'04'32"W	19.80					
L37	N4'57'57'E	15.38					
1.38	S45757W	32.75					

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
CI	180,90"	50'20'55°	N39'31'58'E	153.90' 158.1				
C2	330.00	4*47'07"	N54"20"28"E	27.55	27,56			
C3	270.00	5'32'27"	553'57'48'W	26.10	25.11			
C4	830.00	9'57'45"	\$2800'52'E	144,14	144.32			
C3	470.00	28'39'54°	\$16"39"48"E	232.70	235.14			
CS CS	25.00'	90/24'23°	S42'52'21'W	35.48	39.45			
67	25.00	89:35,00,	5470747E	35.23	39.09			
C8	35.00	90"24"21"	547'57'47'E	49.87	55.23			
CS	-	36'36'07"	N29'58'53"W	538.29	545.52			
	853.94"				319.22			
C10	279.11	65'31'49"	N8'24'09'E	302.11*	-			
CII	987.16"	435741*	H2373'12'E	738.98	757.42			
C12	600,00°	14"36"55"	N80'48'05'E	152.64	153.05*			
C13	1000.00	8"55"44"	58'48'23*E	155.88	155.84			
C14	600.00	2"42"05"	S81'24'39"W	28.29*	28.29			
C15	300.00'	23'45'26"	N70'52'58"E	123.50	124.39			
C18	600,00	10'09'39"	N5'09'25"W	108.26	106.40			
C17	1500.00	3'45'06"	N8671'59°E	98.20	98.22			
C18	55.00*	87"19"48"	\$5815'34°E	60.98	84.63			
C19	1033.94	9"38"59"	N29"25"09"W	173.93	174,13			
C20	300.00'	3015'43"	\$19'06'47"E	156.62	158.45			
C21	1500.00	570'35"	N85'24'14"E	139.83*	139.88			
C22	600.00'	20'21'58"	58-33'01"W	212.15	213.27			
C23	800.00	50'40'55"	\$8379'35°E	513.60	530.74			
C24	300.00	5'34'13"	5'34'13" H60'46'14'W		29.17			
C25	300.00	40'00'01°	\$36'44'01"W	205.21	209.44			
C26	25.00	91'57'21°	S481712°E	35.95	40.12			
C27	570.00	4'30'34"	N83726"51"E	44.85	44.88			
C28	25.00	58'34'32"	3,91,99,15K	24.48*	25.56			
C29	70.00	289'04'43"	H12'48'36"W	81.22	353.18			
C30	25.00	5170'54"	N73'51'42"W	21.60	22.33			
C31	630.00	5'31'00"	60.64	60,68				
C32	25.00	88'22'22'	\$41'52'40'W	34.85	38.56			
C33	970.00	4'50'11"	81.85	61.88*				
C34	25.00'	90'05'37"	\$5271'31'E	\$4'43'37'E 81.85' \$52'11'31'E 35.38'				
C35	270.00	181753*	H73'36'44"E	85.86	86.23"			
C36	25.00	957733"	N16'44'02'E	37.00	41.65°			
C37	25.00	88'24'24"	H72'56'25"W	34.88	38.57			
C38	330.00	19'56'18"	N72'47'32"E	114,26	114.84			
C39	25.00	93'59'56"	\$35'45'43"W	38.57	41.01			
C40	830.00	10'09'39"	K5'09'26"W	111.58	111.72			
C41	25.00'	90"50"52"	\$48'30'02'E	35.62	39.64			
C42	1470.00	3'45'08"	NB8"11'59"E	96.24	96.25			
C43	25.00	54'37'24"	N57'00'44°E	22.94	23.63			
C44	70.00	28974'49"	H5'40'34'W	81.05	353.38			
C45	25.00	54'37'24"	NS8'21'52'W	22.94	23.83			
C46	1530.00	3745'06"	K8671'59'E	100.17	100.18			
C47	25.00	99,09,09,	\$43729'58'W	35.09	38.90			
C48	25.00	90'50'52"	543 29 38 W	35.62	39.64			
C49	25.00	91'42'30"	\$421317W	35.88	40.02			
_				54.23				
C50	35.00'	88"46"42"	547'32'02'E	48.97	1 54.25			



HOT-TO-SCALE HAP REF; KEY HAP 403T TP CODE: 77483

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD) SET 5/8" IRON ROD (PD)—ROW 0
- AC = ACRE
 AF + ATRIL EASTMENT
 STATE STORM SEWER EASTMENT
 STATE STORM SEWER EASTMENT
 WALER LINE CASSIMENT
 "TRUTY EASTMENT

- BUILDING LINE RADIUS
- ROW RIGHT-OF-WAY

- RESTRICTED RESERVE
- OPEN SPACE PURPOSES ONLY) 5,793 SQ F1
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 1 200 AC 55 192 50 FT
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
 2,340 AC. 101,930 SO FT.

RESERVES

RESTRICTED RESERVE

(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)

RESTRICTED RESERVE

(RESTRICTED TO LANDSCAPE OR

(RESTRICTED TO LANDSCAPE OR

D 641 AC 27 921 SQ FT.

RESTRICTED RESERVE

(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)

OPEN SPACE PURPOSES ONLY)

OPEN SPACE PURPOSES ONLY) 4 585 AC

52,315 SQ.FT.

204 078 SQ FT. RESTRICTED RESERVE

17,728 SQ.FT.

- RESTRICTED RESERVE **©** (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
- (RESTRICTED TO LANDSCAPE OF

ROW = ROHI-OF-WAY
S. TI = SCHARE FRITT
B. BILDING UNE
GB. = ROH ROS
TO = FOUND
WALLER COUNTY MAP RECORDS
WOODER = WALLER COUNTY OFFICE RECORDS
WOODER = WALLER COUNTY OFFICE RECORDS
WOODER = GEORDS OF RAY PROPERTY WCOPR = WALLER COUNTY OFFICIAL PUBLIC

WCTOD - RECORDS - SUBJECT TO CONTROL OF STREET - SUBJECT COUNTY FLOOD CONTROL DESTREET - SUBJECT COUNTY FLOOR S OF WALLER COUNTY FLOOR S OF WALLER COUNTY CLORE'S FLOOR - SUBJECT COUNTY CLORE - SUBJ

FINAL PLAT OF FREEMAN

A SUBDIVISION OF 48.859 ACRES LOCATED IN THE H. & T.C.R.R. CO., SECTION 114 FRED EULE SURVEY, A-374, CITY OF HOUSTON ETJ WALLER COUNTY, TEXAS.

174 LOTS 8 RESERVES 6 BLOCKS SCALE: 1"=60' OCTOBER 2023

ENGINEER/SURVEYOR:

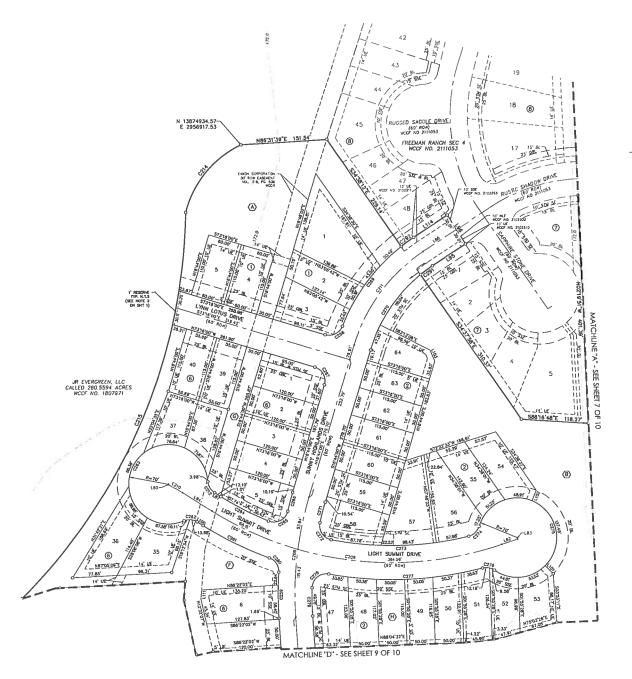
HOUSTON I SAN ANTONIO I AUSTIN 1 FORT WORTH I DALLAS 10350 R.CHMOND AVE, STE 200 I HOUSTON, TX 77042 | 713.428.2420

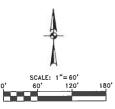
RANCH SEC 5

OWNER/DEVELOPER:
LGI HOMES-TEXAS,LLC
A TEXAS LIMITED LIABILITY COMPANY JACK LIPAR
DEDUTIVE VICE PRESIDENT
1450 LAVE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TDL. 281-342-8998

PAPE-DAWSON ENGINEERS

1835 RCHADTO ATE, STE AND THE STATE AND THE STATE OF STAT







RESERVES

- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 1.201 AC.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 4.685 AC. 204,079 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.841 AC. 27,922 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
- RESTRICTED RESERVE
 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 2.340 AC. 101,830 SO.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OF OPEN SPACE PURPOSES ONLY) 7,797 SQ.FT. 0.179 AC.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 5,793 SQ.FT

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD)—ROW

NOTES:

PROPERTY LIES WITHIN THE CITY OF HOUSTON ET L.
 ALL HOUSES SHALL FACE THE 25' BL OTHERWISE SIDE LOT BL SHALL BE 25'

FINAL PLAT OF **FREEMAN** RANCH SEC 5

A SUBDIVISION OF 48.859 ACRES LOCATED IN THE H. & T.C.R.R. CO., SECTION 114 FRED EULE SURVEY, A-374, CITY OF HOUSTON ETJ WALLER COUNTY, TEXAS.

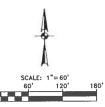
174 LOTS 8 RESERVES 6 BLOCKS SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER: LGI HOMES—TEXAS,LLC A TEXAS LINITED LIABILITY COMPANY DACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LIAIZ ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281-362-8996



HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHNORD AVE, STE 200 I HOUSTON, TX 77042 I 713.428 2400 1230 RICHMORD ANS, STE ZOU I ROUGHING, IN STRATION #10193374
TEPE FIRM REGISTRATION #170 | TEPES FIRM REGISTRATION #10193374
SHEET 6 OF 10







RESERVES

- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 1.201 AC.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 4.685 AC. 204,079 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 27,922 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 56,192 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
 2.340 AC. 101,930 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.179 AC. 7,797 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.133 AC. 5,793 SQ.FT.

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD)—ROW

- AC = ACRE
 AE = AERIA, EASEMENT
 SSE = SANTIARY SEMER EASEMENT
 STIM SE = STORM SEMER EASEMENT
 WE = WATER LINE (ESSEMENT
 UE = UTLITY EASEMENT
 BL = BULLENG LINE
 R = RADAUS
- RADAS

 ROHT-OF-WAY

 SOURCE FILT

 SOURCE BRILDING USE

 BULDING UNE

 FOUND

 WALLEROUNTY MAP SECORDS

 WALLEROUNTY OFFICAL PUBLIC

 RECORDS OF FEAL PROPERTY

 WALLER COUNTY OFFICAL PUBLIC

 WALLER COUNTY FLOOD

 OFFICAL PUBLIC RECORDS OF

 WALLER COUNTY FLOOD

 WALLER COUNTY TOPS

 WALLER COUNTY
- WOFCD -
- OPRRWHC = WCCF =
- XXX ..

HOTES:

PROPERTY LES WITHIN THE CITY OF HOUSTON ET.I.
 ALL HOUSES SHALL FACE THE 25' BL. OTHERNISE SIDE LOT BL. SHALL BE 25'

FINAL PLAT OF **FREEMAN** RANCH SEC 5

A SUBDIVISION OF 48.859 ACRES LOCATED IN THE H. & T.C.R.R. CO., SECTION 114 FRED EULE SURVEY, A-374, CITY OF HOUSTON ETJ WALLER COUNTY, TEXAS.

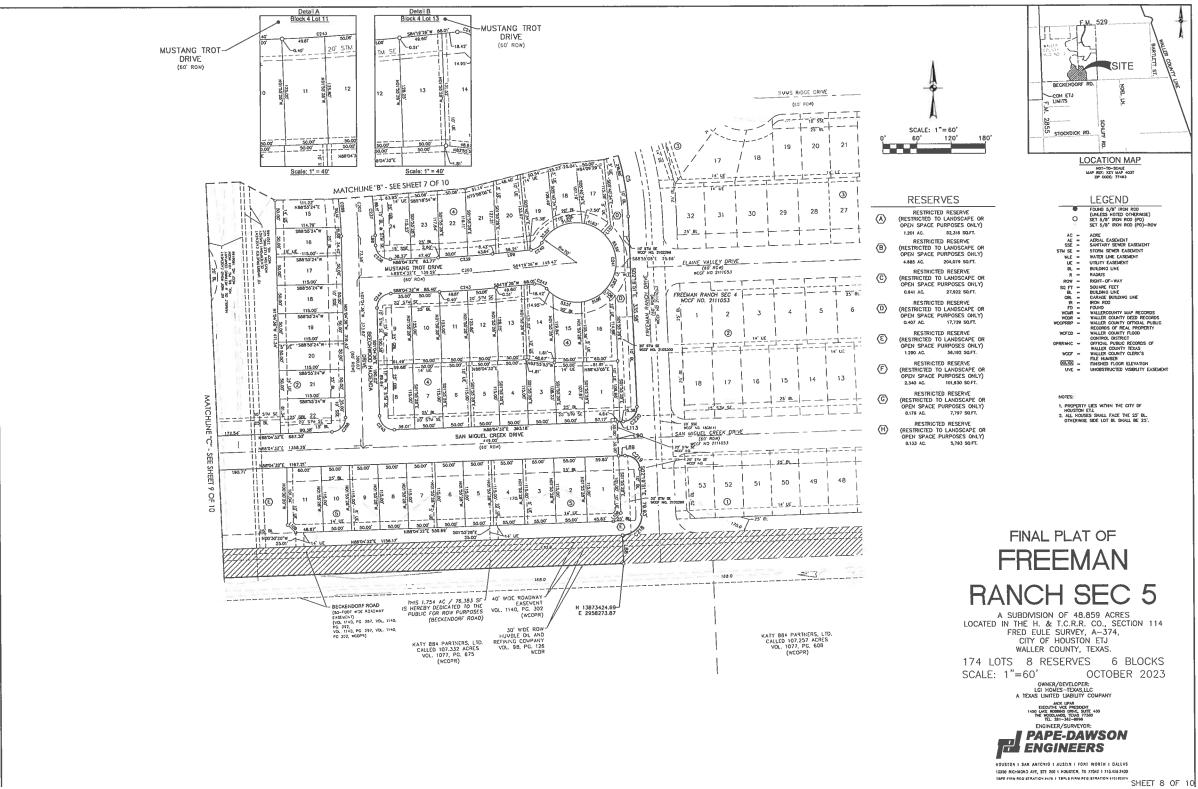
174 LOTS 8 RESERVES 6 BLOCKS SCALE: 1"=60' OCTOBER 2023

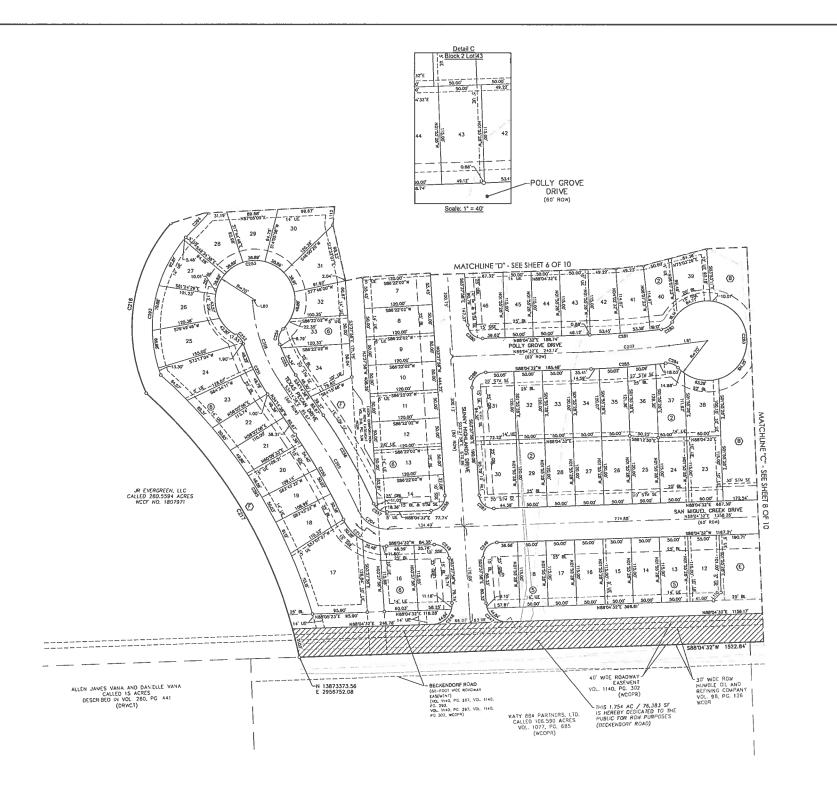
OWNER/DEVELOPER:
LGI HOMES-TEXAS,LLC
A TEXAS LINITED LIABILITY COMPANY

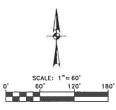
JACK LIPAR EXCUTIVE VICE PRESIDENT 1450 LACE ROBBINS ONVE, SUTE 430 THE MODULANES, TOUS 77360 TEL 281-382-8998 ENGINEER/SURVEYOR:

PAPE-DAWSON ENGINEERS

HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHMORD AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400 TRPE FIRM REGISTRATION #470 1 TEPLS FIRM REGISTRATION #10193874









RESERVES

- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 1.201 AC. 52.316 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 4.685 AC. 204,079 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.841 AC. 27,922 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 17,729 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 56.192 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 101,930 SQ.FT
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 7,797 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD)—ROW SET 5/8" IRON ROD (PD)—ROW 0

- ST 5/8 ROW ROD (RD)-ROW

 AC = ACRE
 AE = ACRE ASSUDNT
 SSE = STORM SWAF LASSIDNT
 SSE = STORM SWAF LASSIDNT
 UL = WITCH LIKE LASSIDNT
 UL = WITCH LIKE
 R = ROWS
 ROW = ROWIT-G-WAY
 SO IT = SOUME ITET
 BL = BULDNE LIKE
 WORK = WALLER COUNTY MAP RECORDS
 WORK = WALLER COUNTY MAP RECORDS
 WORK = WALLER COUNTY FADOM ROWS
 WALLER COUNTY FADOM ROWS
 WORK = WALLER COUNTY FADOM ROWS
 WORK = WALLER COUNTY FADOM ROWS
 WORK = WALLER COUNTY FADOM ROWS
 WOR

- OPRRWHC -
- WOTDD WALLER COUNTY FLOOD
 PRRWIG OFFICIAL PUBLIC RECORDS OF
 WALLER COUNTY TOUS
 WALLER COUNTY
 WALLER
 WALL

PROPERTY LES WITHIN THE CITY OF HOUSTON ETJ.
 ALL HOUSES SHALL FACE THE 25' BL. OTHERWISE SIDE LOT BL. SHALL BE 25'.

FINAL PLAT OF **FREEMAN RANCH SEC 5**

A SUBDIVISION OF 48.859 ACRES LOCATED IN THE H. & T.C.R.R. CO., SECTION 114 FRED EULE SURVEY, A-374, CITY OF HOUSTON ETJ WALLER COUNTY, TEXAS.

174 LOTS 8 RESERVES 6 BLOCKS SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER:
LG| HOMES-TEXAS,LLC
A TEXAS LINITED LIABILITY COMPANY

JACK LIPAR
EXECUTIVE WCF PRESIDENT
1450 LIAE ROBBINS DRIVE, SUITE 430
THE WCOOLANDS, TEXAS 77380
TEL 281-342-8998 ENGINEER/SURVEYOR: PAPE-DAWSON ENGINEERS

12350 RICHNORD AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400 1839 REPORTED AND A TOTAL TO A TO

Block	Lot	Freema Address	in Ranch Sec 5 - Job Code 40277 Street	-50 City	State	Zip	Block	Lot	Freem Address	an Ranch Sec 5 - Job Code 402 Street	77-50 City	State	Zip
3	1	405	Beechwood Hacienda Drive	Katy	TX	77493	4	8	455	San Miguel Creek Drive	Katy	TX	77493
3	2	409	Beechwood Hacienda Drive	Katy	TX	77493	4	7	459	San Miguel Creek Drive	Katy	TX	77493
3	3	413	Beechwood Haclenda Drive	Katy	TX	77493	4	6	463	San Miguel Creek Drive	Katy	TX	77493
3	4	417	Beechwood Haclenda Drive	Katy	TX	77493	4	S	457	San Miguel Creek Drive	Katy	TX	77493
2	1	404	Beechwood Hacienda Drive	Katy	TX	77493	4	4	471	San Miguel Creek Drive	Katy	TX	77493
2	5	408	Seechwood Haclenda Drive	Katy	TX	77493	4	3	475	San Miguel Creek Drive	Katy	TX	77493
2	3	412	Beechwood Haclenda Drive	Katy	TX TX	77493	4	2	479 483	San Miguel Creek Drive	Katy	TX TX	77493 77493
2	4	416	Beechwood Hacienda Drive	Katy		77493 77493	- 1	1		San Miguel Creek Drive	Katy		77493
2	5	420 424	Beechwood Haclenda Drive Beechwood Haclenda Drive	Katy	TX TX	77493	•	15 16	401 405	Texas Pecan Orive Texas Pecan Orive	Katy	TX TX	77493
2	7	428	Beechwood Hacienda Drive	Katy	1X	77493		17	409	Texas Pecan Drive	Katy	TX	27493
,	É	432	Beechwood Hacienda Drive	Katy	tχ	77493		18	413	Texas Pecan Orive	Katy	ΤX	77493
2	9	436	Beechwood Haclenda Drive	Katy	TX	77493	6	19	417	Texas Pecan Drive	Katy	TX	77493
2	10	440	Beechwood Hacienda Drive	Katy	TX	77493	6	20	421	Texas Pecan Drive	Katy	TX	77493
2	11	444	Beechwood Harlenda Drive	Katy	TX	77493	6	21	425	Texas Pecan Drive	Katy	TX	77493
2	12	448	Beechwood Hacienda Orive	Katy	TX	77493	6	22	429	Texas Pecan Drive	Katy	TX	77493
2	13	452	Beechwood Hacienda Orive	Katy	TX	77493	6	23	433	Texas Pecan Drive	Katy	TX	77493
3	14	456	Beechwood Hacienda Drive	Katy	tx	77493	6	24	437	Texas Pecan Drive	Katy	TX	77493
2	15	460	Beechwood Hacienda Drive	Katy	TX TX	77493 77493	6	25 26	441 445	Texas Pecan Drive Texas Pecan Drive	Katy	TX TX	77493 77493
2	16 17	464 468	Beechwood Hacienda Drive Beechwood Hacienda Drive	Katy	TX	77493		26	449	Texas Pecan Drive	Katy	TX	77493
,	18	472	Beechwood Hacienda Drive	Katy	TX	77493		34	428	Texas Pecan Drive	Katy	TX	77493
,	19	476	Beechwood Hacienda Drive	Katy	TX	77493	6	33	412	Texas Pecan Drive	Katy	TX	77493
2	20	480	Beechwood Hacienda Drive	Katy	TX	77493	6	32	436	Texas Pecan Orive	Katy	TX	77493
2	21	484	Beechwood Hacienda Drive	Katy	TX	77493	6	31	440	Texas Pecan Drive	Katy	TX	77493
2	22	488	Beechwood Hacienda Drive	Katy	TX	77493	6	30	444	Texas Pecan Drive	Katy	TX	77493
3	9	400	Cordova Cliff Drive	Katy	TX	77493	6	29	448	Texas Pecan Drive	Katy	TX	77493
3	8	404	Cordova Cliff Drive	Katy	TX	77493	6	28	452	Texas Pecan Drive	Katy	TX.	77493
3	7	408	Cordova Cliff Orlive	Katy	TX	77493	6	14	401	Sunny Highlands Drive	Katy	TX	77493
3	6	412	Cordova Cliff Drive	Katy	TX	77493 77493	6	13	405	Sunny Highlands Drive	Katy	TX TX	77493 77493
3	5	416	Cordova Cliff Drive	Katy	TX		6	12		Sunny Highlands Orive	Katy		77493
3	10 11	401 405	Mystic Stopes Drive Mystic Stopes Drive	Katy	TX TX	77493 77493		11 10	413 417	Sunny Highlands Drive Sunny Highlands Drive	Katy Katy	TX TX	77493
,	12	409	Mystic Slopes Drive	Katy	TX	77493	6	9	421	Surmy Highlands Drive	Katy	TX	77493
3	13	413	Mystic Slopes Drive	Katy	TX	77493	6	В	425	Sunny Highlands Drive	Katy	TX	77493
3	14	417	Mystic Slopes Drive	Katy	TX	77493	6	7	429	Sunny Highlands Drive	Katy	TX	77493
3	15	421	Mystic Slopes Drive	Katy	TX	77493	6	6	437	Sunny Highlands Drive	Katy	TX	77493
4	25	400	Mystic Slopes Drive	Katy	TX	77493	6	5	441	Sunny Highlands Drive	Katy	TX	77493
4	26	404	Mystic Slopes Drive	Katy	TX	77493	6	4	445	Sunny Highlands Drive	Katy	TX	77493
4	27	408	Mystic Slopes Drive	Katy	TX	77493	6	3	449	Sunny Highlands Drive	Katy	TX	77493
4	28	412	Mystic Slopes Drive	Katy	TX.	77493	6	2	453 457	Sunny Highlands Drive	Katy	TX TX	77493 77493
4	29	416	Mystic Slopes Drive	Katy	1X	77493	6	1	457 440	Sunny Highlands Drive	Katy		77493 77493
	30 31	420 424	Mystic Slopes Drive Mystic Slopes Drive	Katy	TX TX	77493 77493	2 2	58 59	444	Sunny Highlands Orive Sunny Highlands Orive	Katy Katy	TX TX	77493
1	24	401	Mustang Trot Drive	Katy	TX	77493	,	60	448	Sunny Highlands Drive	Katy	TX	77493
7	23	405	Mustang Trot Drive	Katy	TX	77493	2	61	452	Sunny Highlands Orive	Katy	TX	77493
4	22	409	Mustang Trot Drive	Katy	TX	77493	2	62	456	Sunny Highlands Orive	Katy	1X	77493
4	21	413	Mustang Trot Drive	Katy	TX	77493	2	63	460	Sunny Highlands Drive	Katy	TX	77493
4	20	417	Mustang Trot Drive	Katy	TX	77493	2	64	464	Sunny Highlands Orive	Katy	TX	77493
4	19	421	Mustang Trot Drive	Katy	TX	77493	1	3	451	Sunny Highlands Drive	Katy	TX	77493
4	18	425	Mustang Trot Drive	Katy	TX.	77493	1	2	465	Sunny Highlands Drive	Katy	TX	77493
4	17	429	Mustang Trot Drive	Katy	TX	77493	1	1	469	Sunny Highlands Drive	Katy	TX	77493
4	9	400 404	Mustang Trot Orive	Katy	TX TX	77493 77493	2	31	400 404	Polly Grove Drive	Katy	TX TX	77493 77493
:	10 11	408	Mustang Trot Orive Mustang Trot Orive	Katy	TX	77493	2	32	408	Polly Grove Drive Polly Grove Drive	Katy	TX	77493
7	12	412	Mustane Trot Drive	Katy	TX	77493	2	34	412	Polly Grove Drive	Katy	TX	77493
4	13	416	Mustaing Trot Drive	Katy	TX.	77493	2	35	416	Polly Grove Drive	Katy	TX	77493
4	14	420	Mustang Trot Drive	Katy	TX	77493	2	36	420	Polly Grove Drive	Katy	TX	77493
4	15	424	Mustang Trot Drive	Katy	TX	77493	2	37	424	Polly Grove Drive	Katy	TX	77493
4	16	428	Mustang Trot Drive	Katy	TX	77493	2	38	428	Polly Grave Drive	Katy	TX	77493
2	30	401	San Miguel Creek Drive	Katy	TX	77493	2	46	401	Polly Grave Orive	Katy	TX	77493
2	29	405	San Miguel Creek Drive	Katy	TX	77493	2	45	405	Polly Grave Drive	Katy	TX	77493
2	26	409	San Miguel Creek Drive	Katy	TX	77493	2	44	409	Polly Grave Drive	Katy	TX	77493 77493
2	27 26	413 417	San Miguel Creek Orive San Miguel Creek Orive	Katy	TX TX	77493 77493	2	43 42	413 417	Polly Grave Drive Polly Grave Drive	Katy	TX TX	77493
4	25	421	San Miguel Creek Drive	Katy	TX	77493	2	41	421	Polly Grove Drive	Katy	TX	77493
2	24	425	San Miguel Creek Drive	Katy	TX	77493	2	40	425	Polly Grove Drive	Katy	TX	77493
,	23	429	San Miguel Creek Orive	Katy	TX	77493	2	39	429	Polly Grove Drive	Katy	TX	77493
5	19	400	San Miguel Creek Orive	Katy	TX	77493	6	39	401	Lynn Lotus Drive	Katy	TX.	77493
5	18	404	San Miguel Creek Drive	Katy	TX	77493	6	40	405	Lynn Latus Orive	Katy	TX	77493
5	17	408	San Miguel Creek Drive	Katy	TX	77493	1	4	400	Lynn Latus Orive	Katy	TX	77493
5	16	412	San Miguel Creek Drive	Katy	TX	77493	1	5	404	Lynn Lotus Drive	Katy	TX	77493
5	15	416	San Miguel Creek Drive	Katy	TX	77493	6	35	405	Baron Estate Drive	Katy	TX	77493
5	14	420	San Miguel Creek Drive	Katy	TX	77493	6	36	409	Baron Estate Drive	Katy	TX	77493
5	13	424	San Miguel Creek Drive	Katy	TX TX	77493 77493	6 6	38 37	404 408	Baron Estate Drive Baron Estate Drive	Katy	TX TX	77493 77493
5	12 11	428 444	San Miguel Creek Drive San Miguel Creek Drive	Katy	TX	77493 77493	2	47	408	Light Summit Drive	Katy Katy	TX	77493
5	10	448	San Miguel Creek Drive	Katy	TX	77493	2	48	404	Light Summit Drive	Katy	TX	77493
5	9	452	San Miguel Creek Drive	Katy	TX	77493	2	49	412	Light Summit Drive	Katy	TX.	77493
Š	8	456	San Miguel Creek Drive	Katy	TX	77493	2	50	416	Light Summit Orive	Katy	TX	77493
5	7	460	San Miguel Creek Orive	Katy	TX	77493	2	51	420	Light Summit Orive	Katy	TX	77493
5	6	464	San Miguel Creek Drive	Katy	TX	77493	2	52	424	Light Summit Drive	Katy	TX	77493
5	5	468	San Miguel Creek Drive	Katy	TX	77493	2	53	428	Light Summit Drive	Katy	TX	77493
5	4	472	San Miguel Creek Orive	Katy	TX	77493	2	57	413	Light Summit Drive	Katy	TX	77493
5	3	476	San Aliguel Creek Orive	Katy	TX	77493	2	56	417	Light Summit Drive	Katy	TX	77493
5	2	480	San Miguel Creek Drive San Miguel Creek Drive	Katy	TX TX	77493 77493	2	55	421 425	Light Summit Drive Light Summit Drive	Katy	TX TX	77493 77493
2													

METES AND BOUNDED DESCRIPTION

A 48.859 ACRES, OR 2.128,300 SOURCE FEET MORE OR LESS, TRACT OF LAND, DENK DUT OF A CALLED 281,000 ACRE TRACT OF LAND, CONVEYER TO LCC — HOMES TEXAS, LLC, AS
DESCRIBED IN A DEED RECORDED IN CLEBA'S FILE INC. 1807070 IN THE OFFICIAL PRIMER FORCERS OF WALLER COUNTY, TEXAS, STUARTED IN THE H.B.C. RALROAD COMPANY SURVEY
SECTION 114 AND THE FREE DILLE SWAYEY, ASSTRUCT NO. 374, WALLER COLORYT, TEXAS, SALD 281,000 ACRE TRACT BEEN MORE FALLY DESCRIPTION AS FILLED.

METERS. COORDINATE STREET EXTRACTION AS FOLLOWERS INSEED ON THE TEXAS COORDINATE STREET EXTRACTIONS TRACE STREET EXTRACTIONS TRACE STREET EXTRACTION OF THIS CITY, CALLED TRACE AS TO A TRACE STREET EXTRACTION OF THIS CITY, CREATE STREET EXTRACES INSEED ON THE TEXAS COORDINATE STREET EXTRACES.

BECOMMING. AT A 5/8 INCH IRON IRON WITH CAP STAMPED PAPE-DAWSON TO BE SET FOR CORNER TO BE SET FOR THE SOUTHWEST CORNER OF SAID 281,000 ACRE TRACT AND IN JUPACENT CONTEX USE OF BECEDIDORY ROLD;

THORCE: DEPARTING THE CONTER UNE OF SAID BECCEPADORF ROAD, ALCHIG AND WITH THE WEST LINE OF SAID 281,000 ACRE TRACT, THE ELST LINE OF A CALLED 280,5584 ACRE TRACT OF LAND CONVEYED TO AR PORCHEDIN, LILE AS DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 1807971 IN THE OFTICAL PUBLIC RECORDS OF WALLEN COUNTY, TOXAS THE FOLLOWING COURSES, AND DESTANCE:

NORTHWESTERLY, ALONG A NON-TANGON'S CURVE TO THE LEST, MANNED A RADIAL BEARNED OF \$ 7816'11' W. A RADUS OF 853.94 FIET, A CONTRAL ANGLE OF 3056'07', A CHORD BEARNED AND DISTANCE OF N 29'59'53' W. 538.28 FIET, FOR AN ARC LENGTH OF 545.52 FIET TO A 5/8 INCH SIGN FROM WITH CAP STAMPED PAPE-DAYSON TO BE SET FOR POORTY

NORTHEASTERY, ALONG A MON-TANGORT CHAVE TO THE RIGHT, HAVNNO A RADIAL BEARING OF H 653615" E, A RADIUS OF 279.11 FEET, A CENTRAL ANGLE OF 6531140", A CHORD BEARING AND DISTANCE OF H 6674'09" E, 302.11 FEET, FOR AM ARC LENGTH OF 318.22 FEET TO A 5/8 BICH BRON RICH WITH CAP STAMPED PAPE—DANSON TO BE SET FOR CHORDS

NORTHEASTERLY, ALENC A NON-TANGENT CAPYE TO THE LEFT, HAVING A RADIAL BEARING OF H 44'47'5" W, A RADIUS OF 987.18 FEET, A CENTRAL AMAGE OF 43'37'41", A CHORD BEARING AND DISTANCE OF H 23'13'12" E, 738.98 FEET, FOR AN ARC LEWSTH OF 73'1.42 FEET TO A 9/8 INCH RON ROW WITH CAP STAMPED PAPE—DANSON TO BE SET FOR CORREC. AND

NORTHLASTURY, ALONG A NON-TAMODIT CURVE TO THE RIGHT, HANNS A RADIAL BEARNS OF S 2536/32" E, A RADIAS OF 180.90 FEET, A CONTRAL ANGLE OF 5020/35", A CHORD BEARNS ON DISTANCE OF N 3031/58" E, 153.90 FEET, FOR AN ARC LENGTH OF 158.97 FEET TO A 5/8 NON BRON ROD WITH CAP STAMPED "PAPE-DANSON" TO BE SET FOR

THENCE DEPARTING THE EAST LINE OF SUID 200,0564 ACRE TRACT, ALONG AND WITH THE SOUTH LINE OF FREEHAN FRANCH SECTION 4 SUBDIVISION AS RECORDED IN CLERK'S FILE MIL.
2111(63) IN THE OFFICIAL PUBLIC RECORDES OF WALLES COUNTY, TEXAS, OPER AND ACROSS SAU 229,1000 ACRE TRACT, THE FOLLOWING CORRESS AND DETANCES.

- H 86'31'39" E, A DISTANCE OF 151.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- \$ 3436'12" E, A DISTANCE OF 229.14 FEET TO A 5/8 DICH IFON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR COPNER,

NORTHIASTURY, ALONG A NON-TANGORT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF \$ 3505/06" E, A RADIAS OF \$50.000 FEET, A CONTRAL ANGLE OF 4470", A CHORN BEARING AND OSTAINCE OF N 5420'28" E, 27.35 FEET, FOR AM ARC LEWITH OF 27.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE—DAWSON" TO BE SET FOR CORNER.

- N 56'44'01" E. A DISTANCE OF 71.06 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER
- S 31'47'03" E, A DISTANCE OF 60.02 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- S 56'44'01" W, A DISTANCE OF 69.50 FEET TO A 5/8 UNCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

SOUTHWESTERY, ALONG A TAMBENT CLEVE TO THE LETT, MAYING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 532727", A CHORD BEARING AND DISTANCE OF \$ 535746" M, 24.10 FEET, FOR AN ARC LENGTH OF 28.11 FEET TO A 5/8 INCH. RON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

- S 34'37'58" E. A DISTANCE OF 310.37 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER
- S 8616'48" E, A DISTANCE OF 118.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- N 0218'51" W. A DISTANCE OF 401.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER
- N 87"40"09" E, A DISTANCE OF 60.00 FEET TO A 5/8 NOH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- S 0218'SI" E. A DISTANCE OF 75.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER.
- H 87'40'09" E. A DISTANCE OF 28.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER.
- N 87'41'29" E. A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STANPED "PAPE-DAWSON" TO BE SET FOR CORNER
- H 0218'31" W, A DISTANCE OF 12.86 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- N 87'41'29" E. A DISTANCE OF 134.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STANPED "PAPE-DAWSON" TO BE SET FOR CORNER.

SOUTHEASTERY, ALONG A NON-TANGENT CURVE TO THE LEFT, HANNO A RADIAL BEARING OF N 6878/00° E, A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 937/45", A CHORGE GNO CISTANCE OF 3 20'00'52" E, 144.14 FEET, FOR AN ARC LENGTH OF 144.32 FEET TO A 5/8 INCH RICH ROD WITH CAP STANFED "PAPE—DANSON" TO BE SET FOR

- S 30'39'45" E, A DISTANCE OF 478.55 FEET TO A 5/8 NICH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- SOUTHEASTERLY, ALONG A TANGOLT CURVE TO THE RICHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 28'30'54', A CHORD BEARING AND DISTANCE OF S 18'30'48" E, 232.70 FEET, FOR AM ARC LENGTH OF 235.14 FEET TO A 5/8 INCH BROW ROO WITH CAP STAMPED "PAPE-DANSON" TO BE SET FOR CORNER,
- S 0218'51" E, A DISTANCE OF 335.58 FEET TO A 5/8 UNCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

SOURMESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A CHITRAL ANGLE OF 80724°25", A CHORD BEARING AND DISTANCE OF S 42°52°21" W, 33.48 FEET, FOR AN ARC LENGTH OF 39.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

- \$ 88'04'32" W, A DISTANCE OF 10.00 FEET TO A 5/8 UNCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR COPNER,
- S 01%5'28" F A DISTANCE OF 80 00 FEET TO A 5/8 BICH IRON BOD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER
- H 88704'32" E, A DISTANCE OF 10.78 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,

SOUTHEASTERLY, ALONG A NON-TANGENT CAPYE TO THE RIGHT, HAVING A RADIAL BEARING OF S 0135/17° E, A RADIAS OF 25.00 FEET, A CENTRAL ANGLE OF 88735'00°, A CHORD BEARING AND DISTANCE OF S 4707/47° E, 33.23 FEET, FOR AN ARC LENGTH OF 38.09 FEET TO A 5/8 INCH RON ROD WITH CAP STAMPED "PAPE-DAYSON" TO BE SET FOR COMPUTE.

- S 0216'51" E, A DISTANCE OF 79.93 FEET TO A 5/B INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER,
- SOURHWESTERLY, ALONG A TANGENT CURVE TO THE ROHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 9074'21", A CHOND BEARMO AND DISTANCE OF \$ 4252'20" W, 48.87 FEET, FOR AN ARC LENGTH OF 55.23 FEET TO A 5/8 INCH 180M ROD WITH CAP STAMPED "PAPE-DAWSON" TO BE SET FOR CORNER, AND
- S 01'55'28" E, A DISTANCE OF 50.00 FEET TO A POINT IN THE APPARENT INTERSECTION OF SAID BECKENDORF ROAD;

THENCE: S 88"04"32" W, ALONG AND WITH THE CONTENINE OF SAID BEDICENOOF ROAD, THE SOUTH LINE OF SAID 281,000 ACRE TRACT, A DISTANCE OF 1922.84 FEET TO THE POINT OF BECRANKIN, AND CONTAINING 48,859 ACRES IN WALLER COUNTY, TEALS SAID TRACE THENG DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP SOFTEN THE STATE OF A SURVEY MAP SOFTEN THE STATE OF A SURVEY MAPE ON THE GROUND AND A SURVEY MAP



LOCATION MAP HOT-TO-SCALE HAP REF: KEY HAP 403T 23F CCCC: 77463

FINAL PLAT OF **FREEMAN RANCH SEC 5**

A SUBDIVISION OF 48.859 ACRES LOCATED IN THE H. & T.C.R.R. CO., SECTION 114 FRED EULE SURVEY, A-374, CITY OF HOUSTON ETJ WALLER COUNTY, TEXAS.

174 LOTS 8 RESERVES 6 BLOCKS SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER: LGI HOMES-TEXAS,LLC A TEXAS LINITED LIABILITY COMPANY

ENGINEER/SURVEYOR:



HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHHOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400 10350 RICHMORD ANE, SITE DOLD I MODESTON, IN CASE OF STRATION SECURISES SHEET TO DE 10