VICINITY MAP

NOT TO SCALE

NOTES

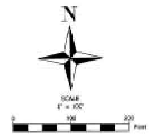
1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. Lot 27 Block 2, Lot 1 Block 3, Lot 2 Block 3, Lot 3 Block 3 to be owned and maintained by the Homeowner's Association not by the City of Glenn Heights.

3. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed, reconstructed, or placed upon, over or across the 16' access easement between Lot 7 & Lot 8, Block 3.

4. Said addition shall be subject to all the requirements as established with City of Glenn Heights' Ordinance PD-10-18 (Planned Development 18).

5. The 20' Temporary Access Easement across Lot 2, Block 7 and Lot 13, Block 2 shall be self-expiring and is vacated upon the removal of the temporary pavement encroaching upon the aforementioned lots and final acceptance of the West Milas Lane pavement between Westmoreland Road and the temporary cul-de-sac has been granted.



LEGEND

OPRDCT	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
FIR YP	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
FIR SCI	FOUND 1/2" IRON ROD WITH CAP STAMPED "SCI2468"
FIR	FOUND 1/2" IRON ROD
C.A.	COMMUNITY AREA
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS LGI HOMES – TEXAS, LLC, acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION

BEING 43.69 acre tract of land situated in the William Rawlins Survey, Abstract Number 1205, located in the City of Glen Heights, Dallas County, Texas, being all Block 8, Meadow Springs – Phase 2, recorded in Volume 2003119, Page 115 of the Official Public Records, Dallas County, Texas, (OPRDCT), and being all of a tract of land described in Special Warranty Deed to LGI HOMES–TEXAS LLC recorded in Instrument Number 201600127838, OPRDCT, and all of a called 19.997 acre tract of land described in Special Warranty Deed to LGI HOMES–TEXAS LLC recorded in Instrument Number 201600152980, OPRDCT, said 43.69 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said Block 8;

THENCE South 89 degrees 09 minutes 58 seconds West, with the south line of said Block 8, 1258.39 feet to a found 1/2" iron rod with cap stamped "SCI2468" at the southwest corner of said Block 8;

THENCE Northerly with the west line of said Block 8 the following 7 calls:

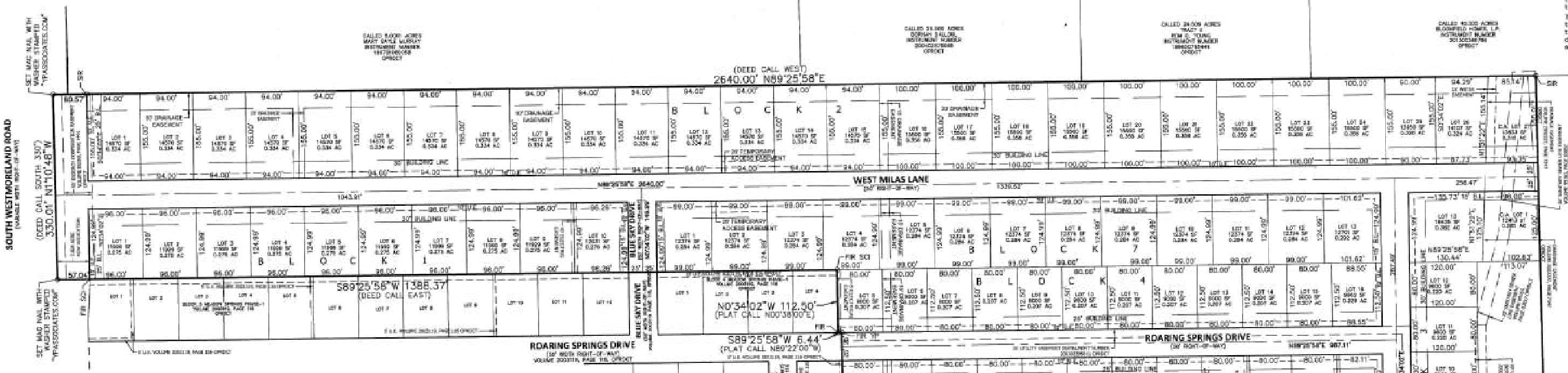
1. North 00 degrees 34 minutes 02 seconds West, a distance of 115.74 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. North 89 degrees 25 minutes 58 seconds East, a distance of 5.44 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";
3. North 00 degrees 34 minutes 02 seconds West, a distance of 325.02 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";
4. South 89 degrees 25 minutes 58 seconds West, a distance of 1.04 feet to a found 1/2" iron rod with cap stamped "SCI2468";
5. North 00 degrees 34 minutes 02 seconds West, a distance of 275.00 feet to a found ½" iron rod with cap stamped "ypassociates.com"
6. South 89 degrees 25 minutes 58 seconds West, a distance of 6.44 feet to a found 1/2" iron rod;
7. North 00 degrees 34 minutes 02 seconds West, a distance of 113.50 feet to a found 1/2" iron rod with cap stamped "SCI2468" at the northwest corner of said Block 8 on the south line of said 19.997 acre tract;

THENCE South 89 degrees 25 minutes 58 seconds West, with the south line of said 19.997 acre tract, a distance of 1388.37 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the southwest corner of said 19.997 acre tract;

THENCE North 01 degrees 10 minutes 48 seconds West, with the west line of said 19.997 acre tract, a distance of 330.01 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the northwest corner of said 19.997 acre tract;

THENCE North 89 degrees 25 minutes 58 seconds East, with the north line of said 19.997 acre tract, a distance of 2640.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said 19.997 acre tract;

THENCE South 01 degrees 10 minutes 48 seconds East, with the east line of said 19.997 acre tract, passing at a distance of 330.01 feet the southeast corner of said 19.997 acre tract and the northeast corner of said Block 8, continuing with the east line of said Block 8, a total distance of 1152.48 feet to the POINT OF BEGINNING and containing 43.69 acres, or 1,903,389 square feet of land, more or less.



I hereby certify that the above and foregoing Replat of Meadow Springs Phase 2 Addition to the City of Glenn Heights was approved this 27 day of November 2017 by the Planning and Zoning Commission of the City of Glenn Heights, Texas.

Chairman

Secretary

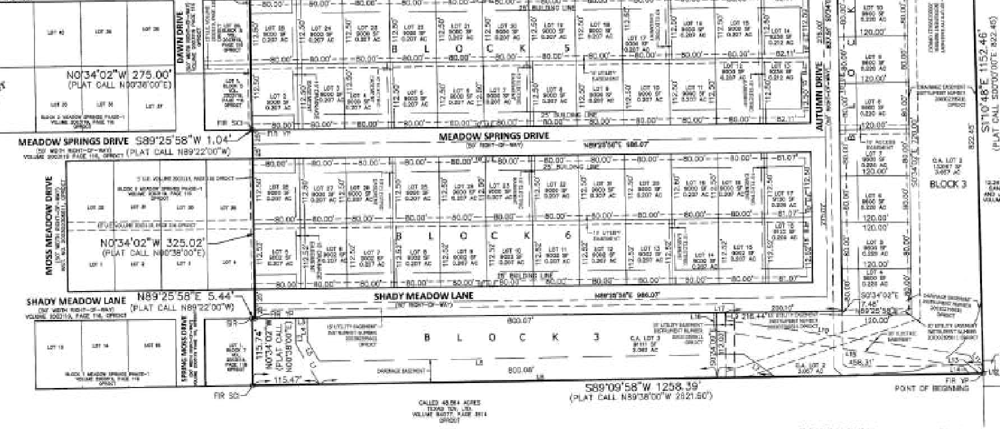
The Replat of Meadow Springs Phase 2 was approved by the Planning and Zoning Commission on November 27, 2017, and the City Council failed to act within thirty (30) days.

Said addition shall be subject to all the requirements of the Development Code of the City of Glenn Heights.

Witness my hand this 27 day of November, 2017

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°17'37"W	81.27'
L2	N00°17'37"W	44.63'
L3	N80°28'58"E	20.00'
L4	S00°17'37"E	28.37'
L5	S00°17'37"E	41.38'
L6	N89°09'58"E	730.74'
L7	S84°21'32"E	67.29'
L8	S89°00'58"W	789.22'

ELECTRIC EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L9	S00°34'02"E	15.19'
L10	S51°42'49"E	423.53'
L11	S38°07'01"E	37.64'
L12	S01°10'48"E	2.67'
L13	S80°10'58"W	23.88'
L14	N30°07'01"W	15.69'
L15	N81°42'49"W	432.88'
L16	N00°34'02"W	30.32'
L17	N89°25'58"E	20.00'



DEDICATION STATEMENT

Now, therefore, know all men by these presents:

That, LGI HOMES - TEXAS, LLC hereby adopt this plat of Meadow Springs Phase 2 in the City of Glenn Heights, Dallas County, Texas and does hereby dedicate to the public use forever the streets, right-of-ways and utility easements only shown thereon and do hereby dedicate the utility easements only shown on the this plat of the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all part or its respective system without the necessity at anytime of procuring the permission anyone.

COMPANY: LGI HOMES - TEXAS, LLC

AUTHORIZED SIGNER:

TITLE: Officer

STATE OF TEXAS

COUNTY OF Collin

Before Me, the undersigned authority, on this day personally appeared [illegible] 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 5th day of January 2018.

Notary Public in and for the State of Texas

REGINA ELLIOTT
Notary Public, State of Texas
Comm. Expires 08-16-2020
Notary ID 1[illegible]

THE PURPOSE OF THIS REPLAT IS TO:

- **A. REVISE BUILDING LINE SETBACKS.**
- **B. ADD 20' UTILITY EASEMENT TO LOT 3, BLOCK 3.**
- **C. CHANGE THE 16' EASEMENT BETWEEN LOTS 7 & 8 IN BLOCK 3 FROM "UTILITY EASEMENT" TO "ACCESS EASEMENT".**
- **D. ADD 20' TEMPORARY ACCESS EASEMENT TO LOT 13 BLOCK 2 AND LOT 2 BLOCK 7.**

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby declare that I prepared this Replat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Glenn Heights.

2-2-2018

Kenneth H. Yazel Jr. — Date

Registered Professional Land Surveyor No. 6182

STATE OF TEXAS §

COUNTY OF TARRANT §

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr. 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 2nd day of February, 2018.

Notary Public in and for the State of Texas

OWNER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PHONE: 792.230.5335

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
500 W. 7th ST., SUITE 350
FORT WORTH, TX 76102
PHONE: 817.870.3668

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

REPLAT
MEADOW SPRINGS - PHASE 2

BEING A REPLAT OF A REPLAT OF MEADOW SPRINGS - PHASE 2
RECORDED IN INSTRUMENT NUMBER 201700217137
PLAT RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE WILLIAM RAWLINS SURVEY,
ABSTRACT NO. 1205

CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/07/2018 03:50:32 PM
$72.00

201800051735

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097, Bedford, TX 76095 — 682.233.2030 — ypassociates.com

JANUARY 2018