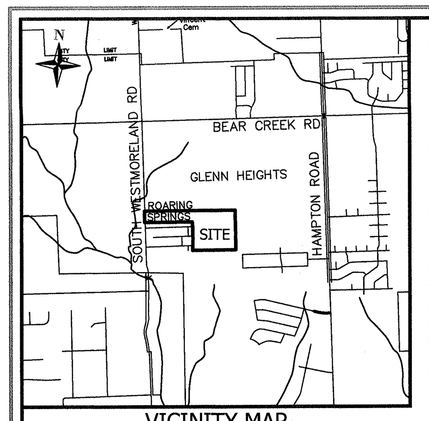
201800051735
PLAT 1/4
02/27/2018 03:50:02 PM



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 #O-10-16 (Planned Development 19).

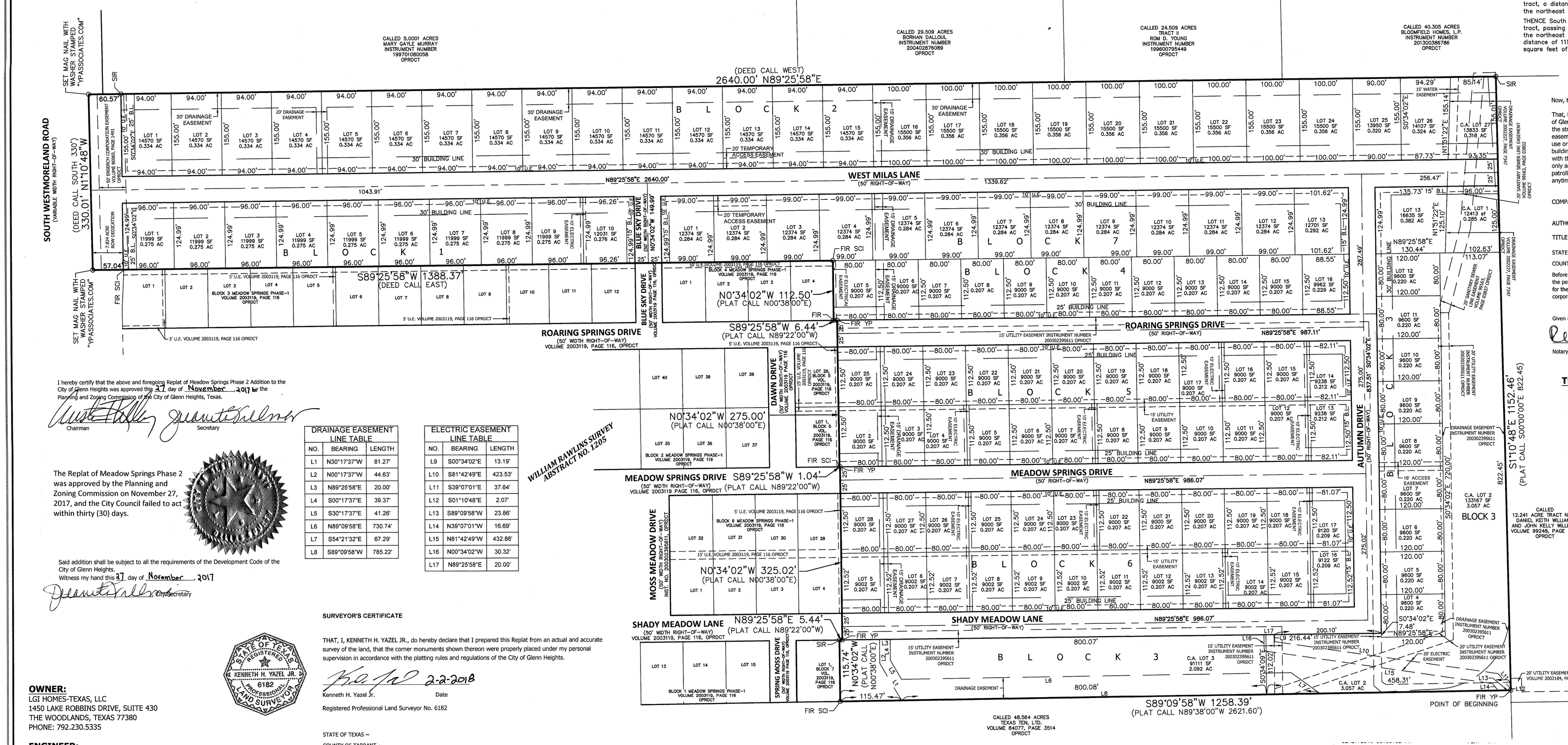
5. The 20' Temporary Access Easement across Lot 2, Block 7 and Lot 13, Block 2 shall be self-expiring and is vacated upon the removal of the temporary pavement encroaching upon the aforementioned lots and final acceptance of the West Milas Lane pavement between Westmoreland Road and the temporary cul-de-sac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

N

SCALE
1" = 100'
0 100 200 Feet

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 "SCI2466"
FIR	FOUND 1/2" IRON ROD
C.A.	COMMUNITY AREA
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE



I hereby certify that the above and foregoing Replat of Meadow Springs Phase 2 Addition to the City of Glenn Heights was approved the 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

City Secretary

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L1	N30°17'37"W	81.27'
L2	N00°17'37"W	44.63'
L3	N89°25'58"E	20.00'
L4	S00°17'37"E	39.37'
L5	S30°17'37"E	41.26'
L6	N89°09'58"E	730.74'
L7	S54°21'32"E	67.29'
L8	S89°09'58"W	785.22'

ELECTRIC EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L9	S00°34'02"E	13.19'
L10	S81°42'49"E	423.53'
L11	S39°07'01"E	37.64'
L12	S01°10'48"E	2.07'
L13	S89°09'58"W	23.86'
L14	N39°07'01"W	16.69'
L15	N81°42'49"W	432.86'
L16	N00°34'02"W	30.32'
L17	N89°25'58"E	20.00'

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.

STATE OF TEXAS
KENNETH H. YAZEL JR.
6182
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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.

JEFFREY SCOTT PEEBLES
NOTARY PUBLIC
STATE OF TEXAS
ID# 125237889
EXP. 03-21-2021

Notary Public in an for the State of Texas

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 116 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 "ypassocaites.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 "SCI2466" 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 "SCI2466";
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 112.50 feet to a found 1/2" iron rod with cap stamped "SCI2466" 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 1152.46 feet to the POINT OF BEGINNING and containing 43.69 acres, or 1,903,389 square feet of land, more or less.

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: Elaine Jones

TITLE: Officer

STATE OF TEXAS ~
COUNTY OF Collin ~

Before Me, the undersigned authority, on this day personally appeared Elaine Jones 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 5th day of February 2018.

Regina Elliott

Notary Public in an for the State of Texas

REGINA ELLIOTT
Notary Public, State of Texas
Comm. Expires 09-15-2020
Notary ID 10838310

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.

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

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: 817.870.3669

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

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/27/2018 03:50:02 PM
$72.00

201800051735

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, Tx 76095
682.233.2030
ypassociates.com
TBPLS 10194022

TAX CERTIFICATE

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS , TX 77380-3294

Legal Description

MEADOW SPRINGS PH 2
BLK 8 ACS 23.7286
INT201600127838 DD05092016 CO-DC
0007500800000 5CE00075008

Parcel Address: 1801 S WESTMORELAND RD, CE
Legal Acres: 23.7290

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Account Number: **270-007-500-80000000**

Certificate No: 86152
Certificate Fee: $10.00

Print Date: 08/03/2017
Paid Date: 08/03/2017
Issue Date: 08/03/2017
Operator ID: JAFERIA_ANDERSON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS , TX 77380-3294

2016 Value:	199,320
2016 Levy:	$6,079.73
2016 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COLI
1041 SCHOOL EQUALIZATION
1113 DESOTO ISD
1215 CITY OF GLENN HEIGHTS

Reference (GF) No: N/A

Issued By:
JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR

53.1.80

TAX CERTIFICATE

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS , TX 77380-3294

Legal Description

WILLIAM RAWLINS ABST 1205 PG 215
TR 7 ACS 2.0
REM ACS ON CHAIN 1
INT201600152980 DD06062016 CO-DC
1205215100700 4CE12052151

Parcel Address: 1914 S WESTMORELAND RD, CE

Legal Acres: 2.0000

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Account Number: **651-205-215-10070000**

Certificate No: 86153

Certificate Fee: $10.00

Print Date: 08/03/2017
Paid Date: 08/03/2017
Issue Date: 08/03/2017
Operator ID: JAFERIA_ANDERSON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS , TX 77380-3294

2016 Value:	26,800
2016 Levy:	$817.46
2016 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COLI
1041 SCHOOL EQUALIZATION
1113 DESOTO ISD
1215 CITY OF GLENN HEIGHTS

Reference (GF) No: N/A

Issued By:
JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR

53.1.80

TAX CERTIFICATE

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS , TX 77380-3294

Legal Description

WILLIAM RAWLINS ABST 1205 PG 215
ACS 18.0
SEE 65120521510070000 FOR REM ACS
INT201600152980 DD06062016 CO-DC
1205215100700 4CE12052151

Parcel Address: 1914 S WESTMORELAND RD, CE

Legal Acres: 18.0000

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Account Number: **651-205-215-10070001**

Certificate No: 86154

Certificate Fee: $10.00

Print Date: 08/03/2017
Paid Date: 08/03/2017
Issue Date: 08/03/2017
Operator ID: JAFERIA_ANDERSON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS , TX 77380-3294

2016 Value:	223,200
2016 Levy:	$6,808.12
2016 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COLI
1041 SCHOOL EQUALIZATION
1113 DESOTO ISD
1215 CITY OF GLENN HEIGHTS

Reference (GF) No: N/A

Issued By:
JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR

53.1.80