

OWNERS ACKNOWLEDGEMENT AND DEDICATION

WHEREAS LGI HOMES TEXAS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, ARE THE CURRENT OWNERS OF THAT CERTAIN TRACT OF LAND, SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957, CITY OF PRINCETON, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 18.91 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO LGI HOMES TEXAS LLC AS RECORDED IN INSTRUMENT NO. 20200731001224540 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" AT THE NORTHEAST CORNER OF SAID LGI TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 6.754 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BOB TESCH INVESTMENTS LLC AS RECORDED IN INSTRUMENT NO. 20200929001673840 O.P.R.C.C.T., SAME ALSO BEING IN THE WEST LINE OF A CALLED 50.357 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO VARMA AND SIRESHA PENMASTA AS RECORDED IN INSTRUMENT NO. 2015060400063620 O.P.R.C.C.T., FOR THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID LGI TRACT AND THE WEST LINE OF SAID PENMASTA TRACT, SOUTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 940.11 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) AT THE SOUTHEAST CORNER OF SAID LGI TRACT, SAME BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 982 AS DESCRIBED IN DEEDS TO THE STATE OF TEXAS IN VOLUME 4901, PAGE 3140 FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 68 DEGREES 11 MINUTES 17 SECONDS WEST, A DISTANCE OF 0.39 FEET;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 982 THE FOLLOWING COURSES AND DISTANCES:

NORTH 87 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 194.92 FEET TO A POINT, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 52 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 1.43 FEET, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 36 MINUTES 16 SECONDS SUSTAINED BY A 128.99 FOOT CHORD WHICH BEARS NORTH 43 DEGREES 37 MINUTES 52 SECONDS WEST;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 1368.44 FEET TO A FOUND TxDOT TYPE II MONUMENT (3-1/4" BRASS DISC IN CONCRETE - CONTROLLING MONUMENT);

NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST, A DISTANCE OF 51.76 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FROM WHICH A FOUND TxDOT TYPE II MONUMENT (3-1/4" BRASS DISC IN CONCRETE - CONTROLLING MONUMENT) AT THE SOUTH CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 982, AND THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 452 BEARS NORTH 00 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 773.25 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 982, SOUTH 87 DEGREES 04 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID LGI TRACT AND THE COMMON SOUTH LINE OF SAID TESCH TRACT, A DISTANCE OF 1044.88 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 18.91 ACRES OR 823,582 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER 20105-02 BY PAPE DAWSON ENGINEERS, INC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE [4202] NORTH AMERICAN DATUM 1983 NAD 83 [NAD2011] EPOCH 2010.00.

PROPERTY OWNER'S CERTIFICATE:

STATE OF TEXAS

COUNTY OF COLLIN

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LGI HOMES TEXAS, LLC, ACTING HEREIN BY AND THROUGH THE UNDERSIGNED AUTHORITY DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SOUTH PARK MEADOWS, AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND PUBLIC USE AREAS AS SHOWN HERE, AND DOES HERIN THE EASEMENT SHOWN ON THE PLAT FOR THE PROPOSES INDICATED TO THE PUBLIC USE FOREVER, AND SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HERE IN, NO BUILDINGS, FENCES, TREES, DEEDS, SINKS OR OTHER IMPROVEMENTS OR PLACES UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION FOR ALL PUBLIC UTILITY DESIRING TO USE FOR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITY, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF PRINCETON'S USE THEREOF, THE CITY OF PRINCETON AND 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, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF PRINCETON OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT 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 OR PROCURING THE PERMISSION OF ANYONE.

LGI HOMES TEXAS, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND, ALL AN SINGULAR, THE ABOVE-DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHT UPON THE PUBLIC, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PRINCETON, TEXAS.

WITNESS, MY HAND, THIS 23 DAY OF November, 2021.

BY:

LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TEXAS 77380
(281) 362-8998

Elaine Torres
ELAINE TORRES, OFFICER
AUTHORIZED SIGNATURE OF OWNER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF November, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 3-7-2022

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, DAVID A. MINTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS.

FOR PAPE DAWSON ENGINEERS:

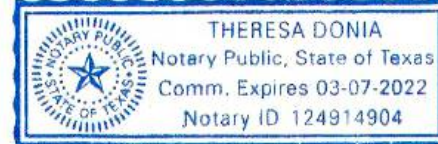
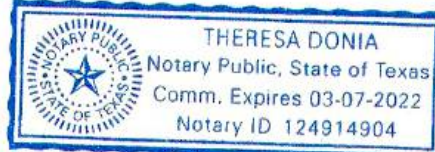
David A. Minton
DAVID A. MINTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6233
FIRM REGISTRATION NO. 10194390
PAPE DAWSON ENGINEERS
5810 TENNYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024
TELE 214-420-8404
EMAIL: DMINTON@PAPE-DAWSON.COM

CERTIFICATION DATE: Nov 23, 2021STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID A. MINTON, 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 23rd DAY OF November, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 3-7-2022

RECOMMENDED FOR APPROVAL

Buamchaca
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF PRINCETON, TEXAS

APPROVED

Buamchaca
MAYOR, CITY OF PRINCETON, TEXAS

CERTIFICATE OF COMPLETION

ACCEPTED

Buamchaca
MAYOR, CITY OF PRINCETON, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF SOUTH PARK MEADOWS SUBDIVISION OR ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE 10th DAY OF JANUARY, 2022, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MAY HAND THIS 18 DAY OF January, 2022

Amber Anderson
CITY SECRETARY
CITY OF PRINCETON, TEXAS



SOUTH LOOP CENTER LLC
INST. NO. 20200114000058810
O.P.R.C.C.T.

BOB TESCH INVESTMENTS LLC
INST. NO. 20200929001673840
O.P.R.C.C.T.

POB

VARMA & SIRESHA PENMASTA
INST. NO. 2015060400063620
O.P.R.C.C.T.

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