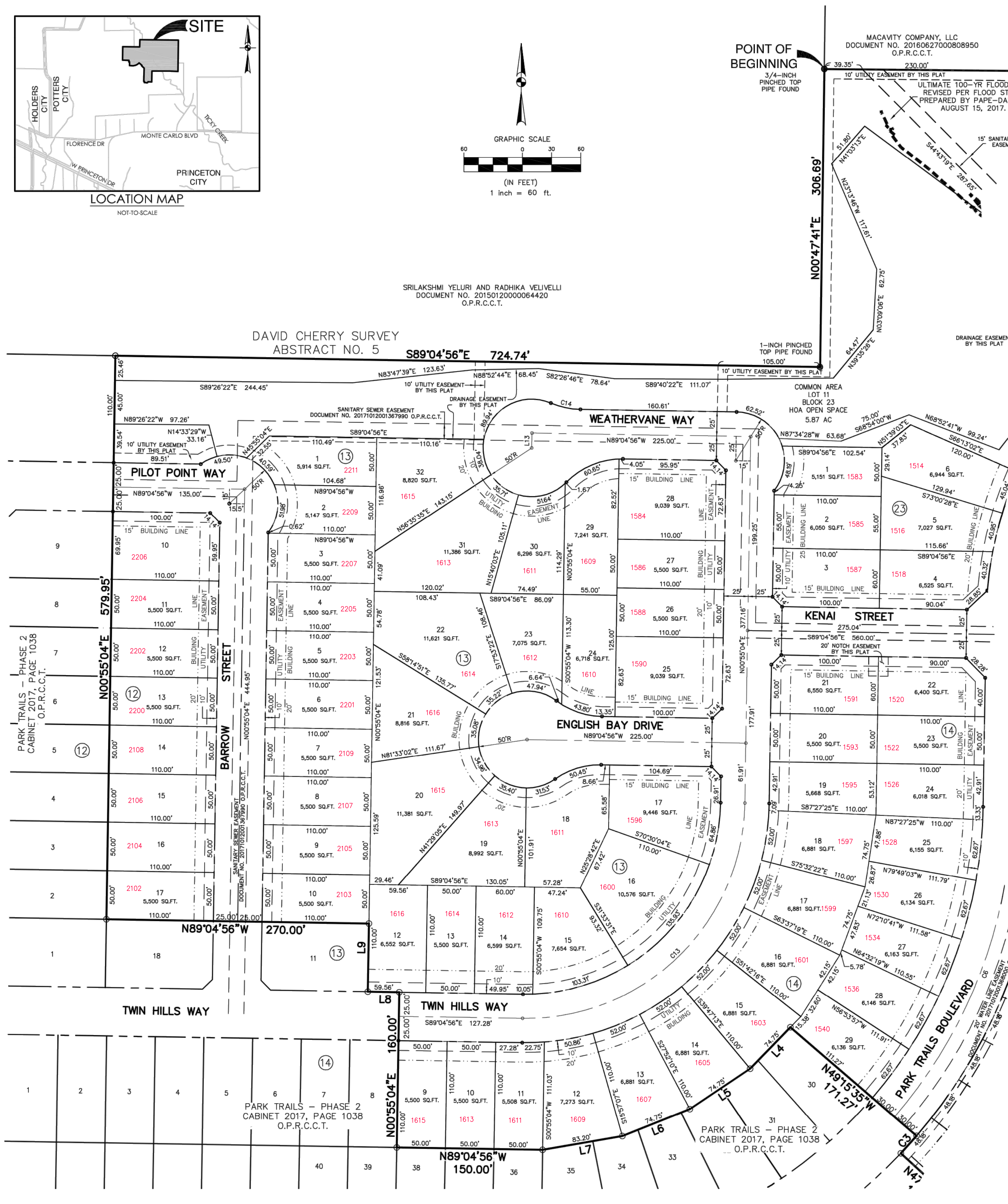
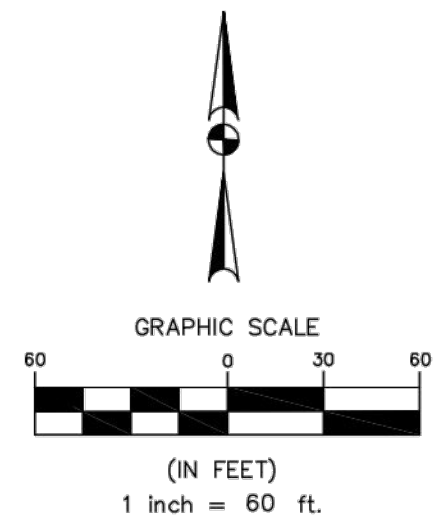


LOCATION MAP NOT TO SCALE



OWNER'S CERTIFICATE
WHEREAS LGI HOMES-TEXAS, LLC, IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVO CHERRY SURVEY ABSTRACT 5, CITY OF PRINCETON, COLLIN COUNTY TEXAS...

BEGINNING AT A 3/4-INCH IRON PIPE FOUND FOR THE COMMON WESTERLY CORNER OF SAID LGI HOMES-TEXAS TRACT AND THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO MACAVITY COMPANY, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 20160627000808950...

THENCE SOUTH 89° 26' 16" EAST ALONG THE COMMON LINE OF SAID TRACTS, 1650.28 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE COMMON NORTHERLY CORNER OF SAID LGI HOMES-TEXAS TRACT AND RAGON ESTATES...

THENCE SOUTH 00° 47' 09" WEST ALONG THE WESTERLY LINE OF SAID ADDITION, 1338.60 FEET TO A 3/4-INCH ROD FOUND FOR THE COMMON SOUTHERLY CORNER OF SAID LGI HOMES-TEXAS TRACT AND SAID ADDITION...

THENCE ALONG SAID ADDITION THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
NORTH 87° 56' 14" WEST, 372.06 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 89° 29' 19" WEST, 400.80 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
NORTH 89° 48' 19" WEST, 339.40 FEET TO A SET 5/8-INCH IRON ROD FOUND FOR THE NORTHERLY MOST NORTHWEST CORNER OF SAID ADDITION;

SOUTH 00° 44' 54" WEST, 467.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED" SET FOR THE EASTERLY MOST NORTHEAST CORNER OF PARK TRAILS - PHASE 2, AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS AS SHOWN ON MAP RECORDED IN CABINET J, PAGE 532 OF THE MAP RECORDS...

THENCE ALONG SAID ADDITION THE FOLLOWING TWENTY TWO COURSES AND DISTANCES:
NORTH 89° 04' 56" WEST, 162.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, 91.93 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 105° 20' 22", A RADIUS OF 50.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 64° 05' 24" WEST, 79.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WESTERLY, 22.55 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25° 50' 31", A RADIUS OF 50.00 FEET AND WHOSE LONG CHORD BEARS NORTH 76° 09' 41" WEST, 22.36 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 89° 04' 56" WEST, 62.05 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
NORTH 00° 55' 04" EAST, 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 89° 04' 56" WEST, 24.43 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
NORTH 00° 59' 34" EAST, 568.60 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 47° 24' 45" WEST, 141.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, 24.18 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02° 36' 51", A RADIUS OF 530.00 FEET AND WHOSE LONG CHORD BEARS NORTH 42° 02' 50" EAST, 24.18 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 49° 15' 35" WEST, 171.27 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
SOUTH 44° 15' 16" WEST, 59.36 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

SOUTH 56° 10' 19" WEST, 74.75 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
SOUTH 68° 05' 22" WEST, 74.75 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

SOUTH 80° 11' 15" WEST, 83.20 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
NORTH 89° 04' 56" WEST, 150.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 00° 55' 04" EAST, 160.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
NORTH 89° 04' 56" WEST, 32.23 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 00° 55' 04" EAST, 69.95 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";
NORTH 89° 04' 56" WEST, 270.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED";

NORTH 00° 55' 04" EAST, 579.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED" SET FOR THE NORTHERLY MOST NORTHEAST CORNER OF SAID PARK TRAILS - PHASE 2 ADDITION, ON THE COMMON LINE OF THE AFORESAID LGI HOMES-TEXAS AND SRILAKSHMI YELLURI AND RADHIKA VELIVELLI TRACTS;

THENCE SOUTH 89° 04' 56" EAST ALONG THE COMMON LINE OF SAID TRACTS, 724.74 FEET;
THENCE NORTH 00° 47' 41" EAST CONTINUING ALONG SAID COMMON LINE, 306.69 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 64.778 ACRES, OF LAND.

RECOMMENDED FOR APPROVAL _____ DATE: _____

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF PRINCETON, TEXAS

APPROVED _____ DATE: _____

MAYOR, CITY OF PRINCETON, TEXAS

CERTIFICATE OF COMPLETION _____ DATE: _____

MAYOR, CITY OF PRINCETON, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF PARK TRAILS PHASE 3 SUBDIVISION OR ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____ 2017 AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF THE STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, AND THE WATER AND SEWER LINES AS AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HERINA ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 2017

CITY SECRETARY
CITY OF PRINCETON, TEXAS

NOW, THEREFORE, KNOWN 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 HERINA ABOVE DESCRIBED PROPERTY AS PARK TRAILS PHASE 3, 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 HEREIN, AND DOES HEREBY EASEMENT SHOWN ON THE PLAT FOR THE PROPOSED UTILITIES TO THE PUBLIC USE FOREVER, AND SAID DESIGNATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN. NO BUILDING, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED 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 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 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 OF PROCURING THE PERMISSION OF ANYONE.

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

LGI HOMES-TEXAS, LLC

OWNER/DEVELOPER: BY: ELAINE TORRES
TITLE: VICE PRESIDENT OF DEVELOPMENT -DFW
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS _____ X
COUNTY OF _____ X

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, ELAINE TORRES KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
SURVEYOR'S CERTIFICATE
I, MATTHEW W. GOULD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, IN JULY 2017, AND THAT ALL CORNERS ARE AS SHOWN AND NOTED.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MATTHEW W. GOULD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5763

DATE: _____

STATE OF TEXAS _____ X
COUNTY OF DALLAS _____ X

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, MATTHEW W. GOULD KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
2. ALL PROPERTY CORNERS ARE 5/8-INCH IRON ROD WITH CAP STAMPED "SURVCON MKCIM CREED", UNLESS NOTED OTHERWISE.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL OPENS SPACE - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. FENCING ALONG OPEN SPACE - NON RESIDENTIAL LOTS SHALL COMPLY WITH PD-6 ZONING REQUIREMENTS.
5. DEVELOPMENT STANDARDS OF THE PLAT SHALL COMPLY WITH ZONING ORDINANCES PD-6.
6. ALL STREET ALIGNMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF PRINCETON STREET DESIGN STANDARDS.
7. SIDEWALKS WILL BE PROVIDED ALONG ALL PUBLIC RESIDENTIAL STREETS BY THE BUILDER ALONG LOT FRONTS AND BY THE DEVELOPER IN OTHER AREAS.
8. THE LANDSCAPE REQUIREMENTS IN PD5 WILL BE MET IN FULL ON A LOT BY LOT BASIS DURING DEVELOPMENT OF THE SITE.
9. ALL RIGHT-OF-WAY CORNER CLIPS SHOWN ARE PER CITY OF PRINCETON REQUIREMENTS.



5700 W. PLANO PKWY. | PLANO TEXAS 75093 | PHONE: 214-420-8494
SUITE 2000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

DEVELOPER/OWNER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 400
THE WOODLANDS, TX 77380
(281) 362-8998
FAX: (281) 362-9001



4275 KELLWAY CIRCLE, STE. 144
ADDISON, TEXAS 75001
TEL: 817-484-5695
FAX: 817-484-5695
TPLS FIRM REGISTRATION NO. 017776-02
WWW.MKIMCREED.COM

FINAL PLAT
PARK TRAILS - PHASE 3

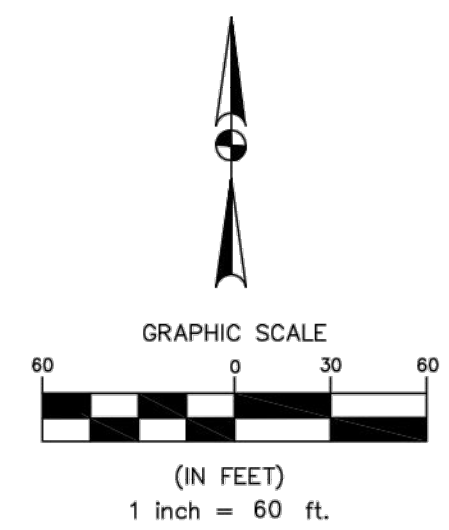
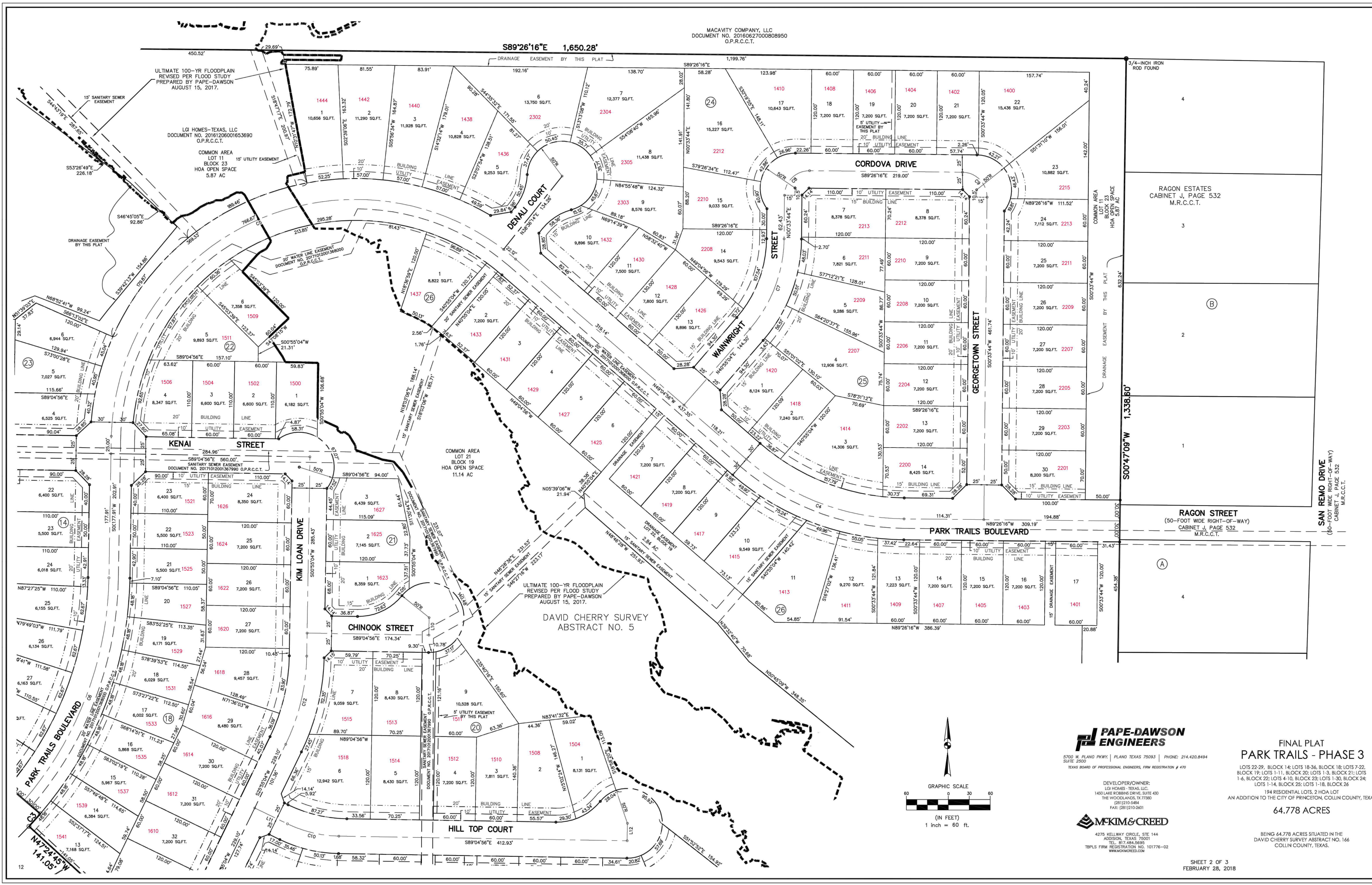
LOTS 22-29, BLOCK 14; LOTS 18-36, BLOCK 18; LOTS 7-22, BLOCK 19; LOTS 1-11, BLOCK 20; LOTS 1-3, BLOCK 21; LOTS 1-6, BLOCK 22; LOTS 4-10, BLOCK 23; LOTS 1-30, BLOCK 24; LOTS 1-14, BLOCK 25; LOTS 1-18, BLOCK 26
194 RESIDENTIAL LOTS, 2 HOA LOT
AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS

64.778 ACRES

BENING 64.778 ACRES SITUATED IN THE DAVO CHERRY SURVEY ABSTRACT NO. 146 COLLIN COUNTY, TEXAS.

MACAWAY COMPANY, LLC
DOCUMENT NO. 20160627000808950
O.P.R.C.C.T.

S89°26'16"E 1,650.28'



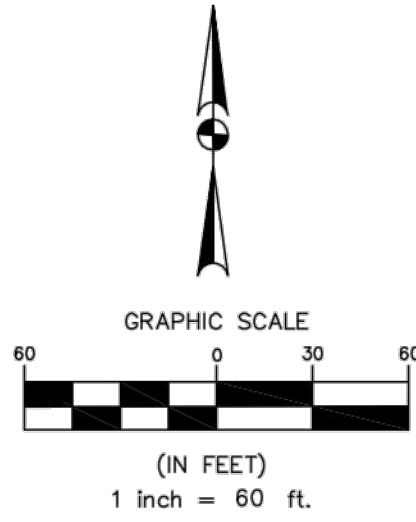
PAPE-DAWSON ENGINEERS
5700 W. PLANO PKWY. | PLANO, TEXAS 75093 | PHONE: 214.420.8494
SUITE 2500
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

DEVELOPER/OWNER:
LGI HOMES-TEXAS, LLC
1400 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 210-5484
FAX: (281) 210-2601

M·KIM & CREED
4275 KELLWAY CIRCLE, STE. 144
ADDITION, TEXAS 75001
TEL: 817.484.5600
TBPLS FIRM REGISTRATION NO. 101776--02
WWW.MKCREED.COM

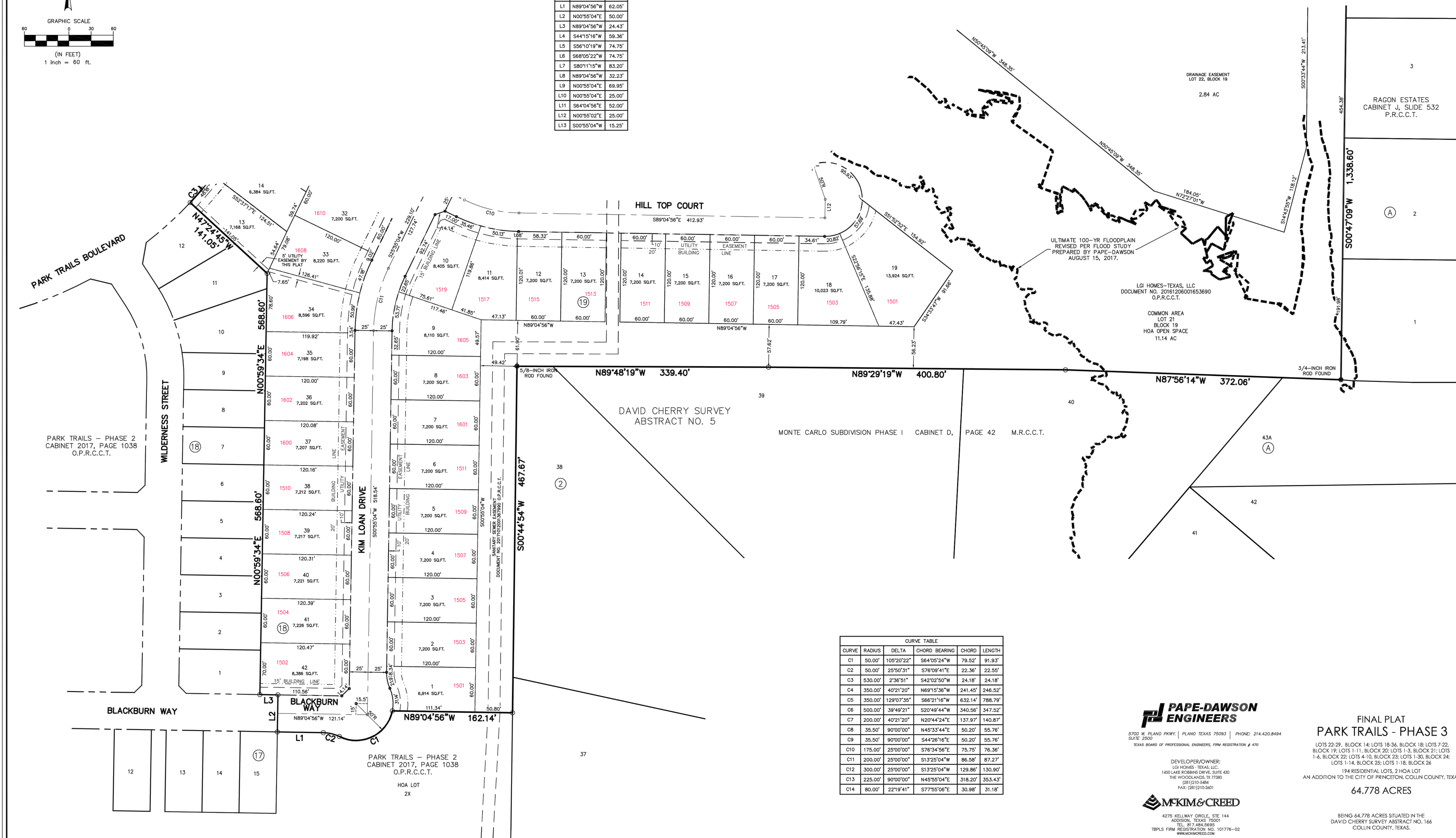
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PARK TRAILS - PHASE 3**
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BLOCK 19; LOTS 1-11; BLOCK 20; LOTS 1-3; BLOCK 21; LOTS
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194 RESIDENTIAL LOTS, 2 HOA LOT
AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS
64.778 ACRES

BEING 64.778 ACRES SITUATED IN THE
DAVID CHERRY SURVEY ABSTRACT NO. 166
COLLIN COUNTY, TEXAS.



LINE	BEARING	LENGTH
L1	N89°04'56"W	62.05'
L2	N00°55'04"E	50.00'
L3	N89°04'56"W	24.43'
L4	S44°15'16"W	59.36'
L5	S56°10'19"W	74.75'
L6	S68°05'22"W	74.75'
L7	S80°11'16"W	83.20'
L8	N89°04'56"W	32.23'
L9	N00°55'04"E	69.95'
L10	N00°55'04"E	25.00'
L11	S64°04'56"E	52.00'
L12	N00°55'02"E	25.00'
L13	S00°55'04"W	15.25'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	105°20'22"	S64°05'24"W	79.52'	91.93'
C2	50.00'	25°50'31"	S76°09'41"E	22.36'	22.55'
C3	530.00'	2°36'51"	S42°02'50"W	24.18'	24.18'
C4	350.00'	40°21'20"	N69°15'36"W	241.45'	246.52'
C5	350.00'	129°07'35"	S66°21'16"W	632.14'	788.79'
C6	500.00'	39°49'21"	S20°49'44"W	340.56'	347.52'
C7	200.00'	40°21'20"	N20°44'24"E	137.97'	140.87'
C8	35.50'	90°00'00"	N45°33'44"E	50.20'	55.76'
C9	35.50'	90°00'00"	S44°26'16"E	50.20'	55.76'
C10	175.00'	25°00'00"	S76°34'56"E	75.75'	76.36'
C11	200.00'	25°00'00"	S13°25'04"W	86.58'	87.27'
C12	300.00'	25°00'00"	S13°25'04"W	129.86'	130.90'
C13	225.00'	90°00'00"	N45°55'04"E	318.20'	353.43'
C14	80.00'	22°19'41"	S77°55'06"E	30.98'	31.18'



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FINAL PLAT
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