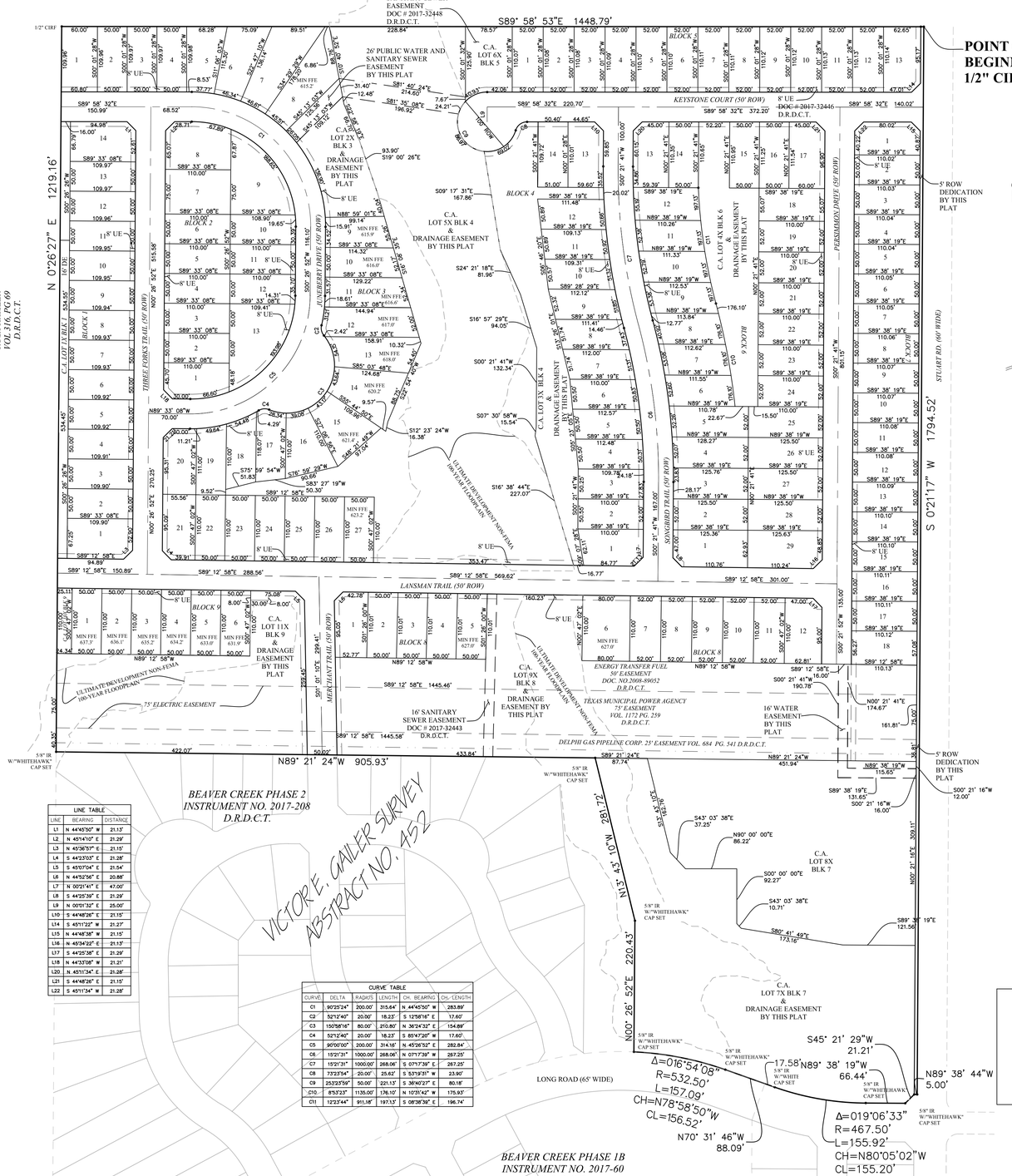


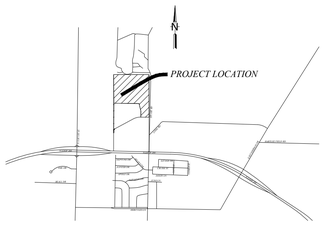
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°45'50" W	21.13'
L2	N 45°14'10" E	21.29'
L3	N 45°36'57" E	21.15'
L4	S 44°23'03" E	21.28'
L5	S 45°07'04" E	21.54'
L6	N 44°52'56" E	20.86'
L7	N 00°21'41" E	47.00'
L8	S 44°25'39" E	21.29'
L9	N 00°01'32" E	25.00'
L10	S 44°48'26" E	21.15'
L14	S 45°11'22" W	21.27'
L15	N 44°48'38" W	21.15'
L16	N 45°34'22" E	21.13'
L17	S 44°25'38" E	21.29'
L18	N 44°33'08" W	21.21'
L20	N 45°11'34" E	21.28'
L21	S 44°48'26" E	21.15'
L22	S 45°11'34" W	21.28'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH.-LENGTH
C1	90°23'24"	200.00'	315.64'	N 44°45'50" W	283.89'
C2	52°12'40"	20.00'	18.23'	S 12°58'16" E	17.60'
C3	150°58'16"	80.00'	210.80'	N 36°24'32" E	154.89'
C4	52°12'40"	20.00'	18.23'	S 85°47'20" W	17.60'
C5	90°00'00"	200.00'	314.16'	N 45°26'52" E	282.84'
C6	15°21'31"	1000.00'	268.06'	N 07°17'39" W	267.25'
C7	15°21'31"	1000.00'	268.06'	S 07°17'39" E	267.25'
C8	73°23'54"	20.00'	25.62'	S 53°13'31" W	23.90'
C9	253°23'59"	50.00'	221.13'	S 36°40'27" E	80.18'
C10	8°53'23"	1135.00'	176.10'	N 10°31'42" W	175.93'
C11	12°23'44"	911.18'	197.13'	S 08°38'36" E	196.74'

LEGEND	
O	5/8" IRON ROD SET W/ CAP STAMPED "WHITEHAWK 101911200"- UNLESS OTHERWISE NOTED
1/2" IRF	1/2" IRON ROD FOUND
1/2" CIRF	1/2" CAPPED IRON ROD FOUND
BL	BUILDING LINE OR SETBACK
CM	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
DE	DRAINGE EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS

0 100' 200' 300' 400'

SCALE: 1"=100'



LOCATION MAP
(N.T.S.)

TYPE OF LOT	NUMBER OF LOTS
COMMON AREA	11
RESIDENTIAL	146

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

_____ day of _____, 2017
by the PLANNING AND ZONING COMMISSION.

_____
PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

NOTES:

1. BASIS OF BEARING, HORIZONTAL AND VERTICAL POSITION DERIVED FROM THE TEXAS WDS RTK NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202). NAD83 (CORS96) EPOCH 2002.0, VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID 12A).
2. All corners set are monumented with a 5/8" iron rod with yellow plastic cap stamped "WHITEHAWK 101912200", unless otherwise noted.
3. Selling off a portion of this ADDITION by Metes and Bounds description without a replat approved by the city, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permit
4. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS."
5. Taps made to existing waterlines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.
6. Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact Justin Diviney with the Wastewater Department at 940-349-8489.
7. This plat is hereby adopted by the owner and approved by the City of Denton (called -City-) subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage Easement within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
8. Responsibility for all Common Areas, Open Space areas and the maintenance thereof will be by the owners and/or the Beaver Creek Home Owner's Association.
9. ESA to be deed restricted for perpetual maintenance by the homeowner's association. If the HOA were to dissolve for any reason, the responsibility for maintenance of the deed restricted area will fall to LGI Homes as the developer.

PROPERTY DESCRIPTION

Being a 46.978 acre tract of land situated in the VICTOR E. GAILER SURVEY, ABSTRACT NO. 452, City of Denton, Denton County, Texas, and being a portion of that certain 98.181 acre tract of land described in Deed of Trust to LGI Homes Texas, LLC, as recorded in Instrument Number 2015-31596, of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 46.978 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the northeast corner of said 98.181 acre tract, same being a point on the west Right of Way Line of Stuart Rd (60 feet wide);

Thence along said west right of way line of said Stuart Rd South 00 degrees 21 minutes 16 seconds West, a distance of 1794.51 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner, same being the northeast corner of Beaver Creek Phase 1A, an Addition to the City of Denton, as recorded in Instrument Number 2016-2149 (D.R.D.C.T.), same being a point on the north right of way line of Long Rd (65 feet wide);

Thence departing said west right of way line of said Stuart Rd. and along said north right of way line of said Long Rd. the following courses and distances;

North 89 degrees 38 minutes 43 seconds West, a distance of 5.00 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner;

South 45 degrees 21 minutes 29 seconds West, a distance of 21.21 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner;

North 89 degrees 38 minutes 19 seconds West, a distance of 66.44 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for the point of curvature;

Along a curve to the right, having a radius of 467.50 feet, a delta angle of 19 degrees 06 minutes 33 seconds, and whose long chord bears North 80 degrees 05 minutes 02 seconds West, a distance of 155.20 feet and an arc length of 155.92 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner;

North 70 degrees 31 minutes 46 seconds West, passing at a distance of 17.58 feet the northwesterly corner of said Beaver Creek Phase 1A, same being the northeasterly corner of Beaver Creek Phase 1B an Addition to the City of Denton as recorded in Instrument Number 2017-60 (D.R.D.C.T.) and in all a distance of 88.09 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for the point of curvature;

Along a curve to the left, having a radius of 532.50 feet, a delta angle of 16 degrees 54 minutes 08 seconds, and whose long chord bears North 78 degrees 58 minutes 50 seconds West, a distance of 156.52 feet and an arc length of 157.09 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner, same being a point on the north line of said Beaver Creek Phase 1B, same being the southeast corner of Beaver Creek Phase 2, an Addition to the City of Denton as recorded in Instrument Number 2017-208 (D.R.D.C.T.);

Thence departing said north right of way line of said Long Rd. continuing along the east line of said Beaver Creek Phase 2 the following courses and distances;

North 00 degrees 26 minutes 52 seconds East, a distance of 220.43 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner;

North 13 degrees 43 minutes 10 seconds West, a distance of 281.72 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner in the north line of said Beaver Creek Phase 2;

Thence departing said east line and along the north line of said Beaver Creek Phase 2 North 89 degrees 21 minutes 24 seconds West, a distance of 905.93 feet to a 5/8 inch iron rod with yellow cap stamped, "WHITEHAWK 10191200" set for corner, same being the northwest corner of said Beaver Creek Phase 2, same being a point of the east line of that certain tract of land conveyed to J.B. Haisler and Wife, as recorded in Volume 316 Page 69 (D.R.D.C.T.);

Thence departing said north line and continuing along the east line of said J.B. Haisler tract North 00 degrees 26 minutes 26 seconds East, a distance of 1219.16 feet to a 1/2 inch iron rod with cap found for the northwest corner of aforementioned 98.181 acre tract, same being the south west corner of that certain 70.156 acre tract of land conveyed to Yes Companies EXP-2 by Instrument Number 2016-99859 (D.R.D.C.T.);

Thence along the common line of said 98.181 acre tract and said 70.156 acre tract South 89 degrees 58 minutes 53 seconds East, a distance of 1448.79 feet to the POINT OF BEGINNING and containing 46.978 acres of land area within these metes and bounds.

SURVEYOR'S CERTIFICATE

That I, G. Dennis Qualls, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments show thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Denton, Texas.

Dated this line _____ day of _____, 2017

_____
G. Dennis Qualls, R.P.L.S. NO. 4276

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared G. Dennis Qualls, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the
_____ day of _____, 2017

_____
Notary Public, State of Texas

OWNER'S CERTIFICATE
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LGI Homes-Texas, LLC., acting herein by and through its duly authorized agent, does hereby adopt this plat, designating the property as BEAVER CREEK PHASE 3, an addition to the City of Denton Texas and does hereby dedicate, in fee simple, and to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, without City of Denton approval. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Denton use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger interfere with the construction, maintenance, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This approved subject to all platting ordinances, rules, and regulations of the City of Denton Texas.

WITNESS my hand this the_____ day of _____, 2017.

_____

STATE OF TEXAS§
COUNTY OF DENTON§

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the
_____ day of _____, 2017

_____
Notary Public, State of Texas

FINAL PLAT

BEAVER CREEK PHASE 3

LOTS 1-14, C.A. 1X, BLOCK 1 LOTS 1-13, BLOCK 2 LOTS 1-27, C.A. 2X, BLOCK 3

LOTS 1-14, C.A. 5X, BLOCK 4 LOTS 1-13, C.A. 6X, BLOCK 5, LOTS 1-29, C.A. 4X, BLOCK 6

LOTS 1-18, C.A. 7X, C.A. 8X, BLOCK 7 LOTS 1-12, C.A. 9X, BLOCK 8, LOTS 1-6, C.A. 11X, C.A. 10X, BLOCK 9

146 RESIDENTIAL LOTS, 11 COMMON LOTS

AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS
46.978 ACRES SITUATED IN THE
VICTOR E. GAILER SURVEY ABSTRACT NO. 452

NOVEMBER 2017 SHEET 1 OF 1 DENTON PROJECT NO. FP 17-0004

OWNER/DEVELOPER
LGI Homes-TEXAS
1450 Lake Robbins Dr. Suite 430
The Woodlands, Texas,
Tel: 281-362-8998

ENGINEERS
Pape- Dawson Engineers, Inc.
5700 W Plano Parkway, Suite 2500
Plano, Texas,
Tel: 214-420-8494

White Hawk
ENGINEERING AND DESIGN
309 South Jupiter Road, Suite 200
Allen, TX 75002 PH: (469) 342-6844
TBPLS FIRM NO. 10191200