NOTES:

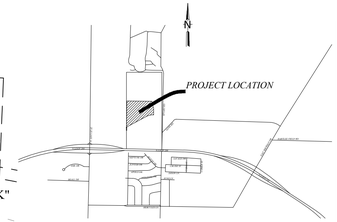
1. BASIS OF BEARING, HORIZONTAL AND VERTICAL POSITION DERIVED FROM THE TEXAS WDS RTK NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202). NAD83 (CORS96) EPOCH 2002.0, VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID 12A).
2. All corners set are monumented with a 5/8" iron rod with yellow plastic cap stamped "WHITEHAWK 10191200", 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. No gas , petroleum , or similar common carrier easements or pipelines are located in the boundaries of this plat.
8. 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 and Detention 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 and Detention 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 and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention 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 and detention 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 and Detention 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.
9. 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.
10. 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.

LEGEND

○	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 50' 100' 150' 200'

SCALE: 1"=50'



LOCATION MAP
(N.T.S.)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	31°29'44"	200.00'	109.94'	N 43°58'14" W	108.56'
C2	58°41'56"	200.00'	204.90'	S 30°22'08" E	196.05'
C3	91°39'46"	225.00'	359.96'	S 44°48'43" W	322.78'
C4	42°00'43"	200.00'	146.65'	S 22°01'31" E	143.39'
C5	14°48'30"	470.00'	121.47'	N 35°37'37" W	121.14'
C6	35°48'35"	200.00'	125.00'	N 28°38'17" W	122.97'
C7	31°54'46"	200.00'	111.40'	S 30°35'11" E	109.96'
C8	74°43'36"	200.00'	260.85'	N 51°59'36" W	242.75'
C9	50°02'05"	9.00'	7.86'	N 06°49'34" W	7.61'
C10	135°44'27"	70.00'	165.84'	N 50°31'46" W	129.69'
C11	49°58'06"	9.00'	7.85'	S 86°35'04" W	7.60'
C12	67°10'44"	9.00'	10.55'	N 83°55'00" W	9.96'
C13	174°30'20"	80.00'	243.66'	S 42°25'12" W	159.82'
C14	67°10'42"	9.00'	10.55'	S 11°14'36" E	9.96'

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 2, 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

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

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

_____
PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

PROPERTY DESCRIPTION

Being a 15.099 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 15.099 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped H&N 1849 found for the southwest corner of said 98.181 acre tract, same being the northwest corner of a 1.424 acre tract of land conveyed to City of Denton as recorded in Document Number 2015-29466, (D.R.D.C.T.), same being a point on the east line of a tract of land conveyed to J.B. Haisler and wife Rosa Haisler as recorded in Volume 316, Page 69 (D.R.D.C.T.);

Thence along the common line of said 98.181 acre tract and said Haisler tract, North 00 degrees 26 minutes 26 seconds East a distance of 783.44 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for the POINT OF BEGINNING of the herein described 15.099 acre tract of land;

Thence continuing along said common line, North 00 degrees 26 minutes 26 seconds East, a distance of 944.14 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

Thence departing said common line, and continuing over and across said 98.181 acre tract the following courses and distances;

South 89 degrees 21 minutes 24 seconds East, a distance of 905.93 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 13 degrees 43 minutes 10 seconds East, a distance of 281.72 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 00 degrees 26 minutes 52 seconds West a distance of 220.43 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner, same being a point of curvature;

Along a curve to the left, having a radius of 532.50 feet a central angle of 30 degrees 47 minutes 28 seconds, and a chord bearing and distance South 77 degrees 10 minutes 22 seconds West a distance of 282.74 feet, and an arc length of 286.17 feet to a 5/8 inch iron rod with yellow cap stamped "WHITEHAWK 10191200" set for corner;

South 61 degrees 46 minutes 38 seconds West a distance of 797.34 feet to the POINT OF BEGINNING and containing 15.099 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 COLLIN §

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

FINAL PLAT

BEAVER CREEK PHASE 2

LOTS 1–20, BLOCK 10, C.A. 4X LOTS 1–13,C.A.1X, BLOCK 12
LOTS 1–18, BLOCK 11 LOTS 1–9,C.A.3X,C.A.2X, BLOCK 13
60 RESIDENTIAL LOTS,

AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS 15.099 ACRES SITUATED IN THE VICTOR E. GAILER SURVEY ABSTRACT NO. 452

JANUARY 2017 SHEET 1 OF 1 DENTON PROJECT NO. FP16-0037

OWNER/DEVELOPER
LGI Homes-Texas, LLC.
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