

INDEX MAP
SCALE 1"=250'

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS §
KAUFMAN COUNTY §

WHEREAS LGI HOMES - TEXAS, LLC., THE UNDERSIGNED OWNER, IS THE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF TALTY, KAUFMAN COUNTY, TEXAS, SAID BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF TALTY, KAUFMAN COUNTY, TEXAS, SAID BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND AS DESCRIBED IN DEED TO LGI HOMES - TEXAS, LLC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021-0037271 OF THE OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID TRACT BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK 13, DALLAS EAST ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, SLIDE 94 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, BEING A COMMON CORNER OF SAID LGI TRACT ON THE SOUTHWEST LINE OF A CALLED 383.225 ACRES TRACT OF LAND DESCRIBED TO OAK NATIONAL HOLDINGS, LLC BY INSTRUMENT RECORDED IN VOLUME 6023, PAGE 464 OF THE DEED RECORDS, KAUFMAN COUNTY, TEXAS FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 79 DEGREES 23 MINUTES WEST, A DISTANCE OF 0.4 FEET.

THENCE SOUTH 46 DEGREES 50 MINUTES 26 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID OAK NATIONAL HOLDINGS TRACT, COMMON TO THE NORTHEASTERLY LINE OF SAID LGI TRACT, A DISTANCE OF 882.44 FEET TO A 60D NAIL FOUND;

THENCE NORTH 46 DEGREES 59 MINUTES 24 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID OAK NATIONAL HOLDINGS TRACT AND SAID LGI TRACT, A DISTANCE OF 19.17 FEET TO AN OLD WOOD POST FOUND;

THENCE SOUTH 46 DEGREES 59 MINUTES 52 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID OAK NATIONAL HOLDINGS TRACT AND SAID LGI TRACT, A DISTANCE OF 292.31 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF SAID OAK NATIONAL HOLDINGS TRACT;

THENCE OVER AND ACROSS SAID LGI HOMES - TEXAS TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.65 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 47 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.15 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 42 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 52.47 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 28 DEGREES 41 MINUTES 29 SECONDS WEST, A DISTANCE OF 49.82 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 27 DEGREES 47 MINUTES 43 SECONDS WEST, A DISTANCE OF 49.28 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 23 DEGREES 34 MINUTES 16 SECONDS WEST, A DISTANCE OF 118.10 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WESTERLY, 100.22 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20 DEGREES 52 MINUTES 49 SECONDS, A RADIUS OF 275.00 FEET AND WHOSE LONG CHORD BEARS NORTH 66 DEGREES 39 MINUTES 56 SECONDS WEST, 99.66 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 33 DEGREES 46 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WESTERLY, 15.26 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2 DEGREES 41 MINUTES 28 SECONDS, A RADIUS OF 325.00 FEET AND WHOSE LONG CHORD BEARS NORTH 54 DEGREES 52 MINUTES 49 SECONDS WEST, 15.26 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 85 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 14.78 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHERLY, 96.13 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 9 DEGREES 10 MINUTES 47 SECONDS, A RADIUS OF 600.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 47 DEGREES 43 MINUTES 56 SECONDS WEST, 96.03 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 55 DEGREES 06 MINUTES 19 SECONDS EAST, A DISTANCE OF 116.94 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 57 DEGREES 59 MINUTES 28 SECONDS WEST, A DISTANCE OF 127.88 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 61 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 45.48 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 65 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 45.48 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 69 DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF 45.89 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 71 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 74 DEGREES 15 MINUTES 59 SECONDS WEST, A DISTANCE OF 55.36 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 10 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 349.08 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

NORTH 89 DEGREES 59 MINUTES 48 SECONDS WEST, A DISTANCE OF 108.38 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 56 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 125.14 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 30 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 67.43 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 47 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 143.06 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 41 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 121.07 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 31 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 55.22 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 14 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 4.40 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

NORTH 47 DEGREES 51 MINUTES 35 SECONDS WEST, A DISTANCE OF 186.69 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 42 DEGREES 08 MINUTES 25 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

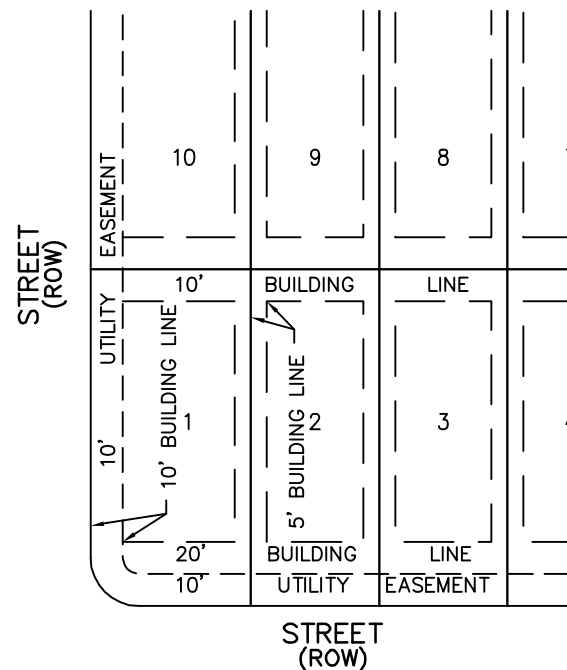
SOUTH 47 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 225.64 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED';

SOUTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, A DISTANCE OF 46.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED' SET FOR THE SOUTHERLY CORNER OF SAID LGI TRACT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EVANS ROAD AS SHOWN ON HIGHBOROUGH PHASE 1, AN ADDITION TO KAUFMAN COUNTY, TEXAS, RECORDED IN CABINET 3, SLIDE 528, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 47 DEGREES 51 MINUTES 25 SECONDS WEST, ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF EVANS ROAD, COMMON TO THE SOUTHWESTERLY LINE OF SAID LGI TRACT, A DISTANCE OF 1,199.61 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED' SET AT THE NORTHERLY CORNER OF SAID HIGHBOROUGH PHASE 1 ADDITION, BEING THE EASTERLY CORNER OF A CALLED 276.038 ACRE TRACT OF LAND DESCRIBED TO KL LHB DSD AIV LLC, BY INSTRUMENT RECORDED IN VOLUME 7179, PAGE 136 OF SAID DEED RECORDS;

THENCE NORTH 46 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID 276.038 ACRE TRACT, COMMON TO SAID LGI TRACT A DISTANCE OF 185.82 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED' FOR THE SOUTHERLY CORNER OF EVANS ROAD (COUNTY ROAD) AS SHOWN ON SAID DALLAS EAST ESTATES ADDITION, BEING A COMMON CORNER OF SAID LGI TRACT;

THENCE NORTH 43 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID DALLAS EAST ESTATES ADDITION AND BLOCK 13, COMMON TO SAID LGI TRACT, A DISTANCE OF 1,976.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.963 ACRES (2,481,290 SQUARE FEET) MORE OR LESS.



TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF KAUFMAN §

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "KINGSBOROUGH PHASE 1" SUBDIVISION TO THE CITY OF TALTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED FOR THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

THIS PLAT OF THE "KINGSBOROUGH PHASE 1" SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF TALTY, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20____

BY: CHAIRPERSON _____

SECRETARY _____

CERTIFICATION BY CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF TALTY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

CERTIFICATE OF PLATTING ENGINEER

STATE OF TEXAS
COUNTY OF _____

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF PLATTING SURVEYOR

STATE OF TEXAS
COUNTY OF _____

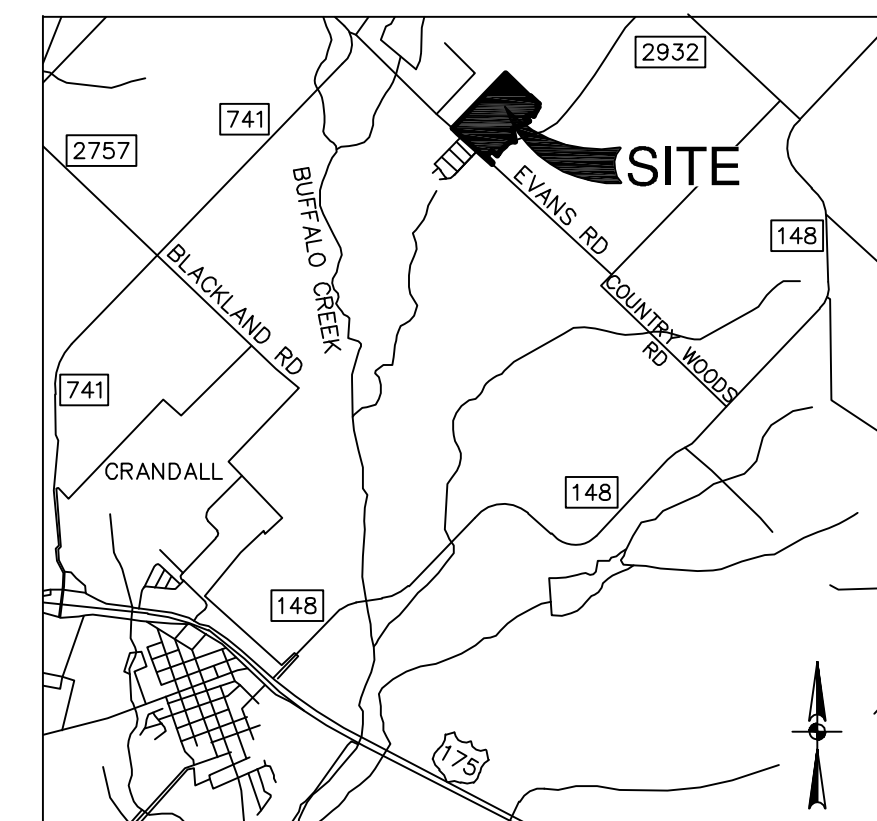
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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.

JORGE FERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6077

NOTES:

- BASIS OF BEARINGS, HORIZONTAL AND VERTICAL POSITION DERIVED FROM THE TEXAS ALLTERRA RTK NETWORK—TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). NAD83 (CORS96) EPOCH 2002.0, VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID 12B).
- INDIVIDUAL LOT CORNERS ARE A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'MKCIM CREEED'.
- OPEN SPACE LOTS ARE TO BE MAINTAINED BY HOA.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS;
- ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48257C0175D DATED JULY 3, 2012 AND FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48257C 0175D, DATED JULY 03, 2012, AMENDED IN LETTER OF MAP OF REVISION UNDER CASE NUMBER, DATED JULY 06, 2020, A 100-YEAR FLOODPLAIN DOES EXIST ON THIS SITE;
- THE FINISHED FLOOR ELEVATION (FFE) OF ANY STRUCTURES SHALL BE TWO FEET (2') ABOVE THE 100-YEAR FLOOD ELEVATION PER KAUFMAN COUNTY FLOODPLAIN MANAGEMENT COURT ORDER, ARTICLE 5, SECTION B(1);
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, ETC., ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS OR HOA.



LOCATION MAP
NOT-TO-SCALE

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK A	5,378	0.1235
2	BLOCK A	4,287	0.0984
3	BLOCK A	4,271	0.0980
4	BLOCK A	4,421	0.1015
5	BLOCK A	4,780	0.1097
6	BLOCK A	5,370	0.1233
7	BLOCK A	7,195	0.1652
8	BLOCK A	7,212	0.1656
9	BLOCK A	5,385	0.1236
10	BLOCK A	4,779	0.1097
11	BLOCK A	6,023	0.1383

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK B	5,531	0.1270
2	BLOCK B	4,378	0.1005
3	BLOCK B	10,453	0.2400
4	BLOCK B	10,083	0.2315
5	BLOCK B	4,028	0.0925
6	BLOCK B	4,200	0.0964
7	BLOCK B	4,200	0.0964
8	BLOCK B	4,200	0.0964
9	BLOCK B	4,200	0.0964
10	BLOCK B	4,200	0.0964
11	BLOCK B	4,200	0.0964
12	BLOCK B	4,200	0.0964
13	BLOCK B	4,200	0.0964
14	BLOCK B	4,200	0.0964
15	BLOCK B	4,200	0.0964
16	BLOCK B	4,200	0.0964
17	BLOCK B	4,200	0.0964
18	BLOCK B	4,200	0.0964
19	BLOCK B	4,200	0.0964
20	BLOCK B	4,200	0.0964
21	BLOCK B	4,200	0.0964
22	BLOCK B	4,200	0.0964
23	BLOCK B	4,200	0.0964
24	BLOCK B	4,200	0.0964
25	BLOCK B	4,200	0.0964
26	BLOCK B	4,200	0.0964
27	BLOCK B	4,200	0.0964
28	BLOCK B	4,200	0.0964
29	BLOCK B	4,200	0.0964
30	BLOCK B	4,200	0.0964
31	BLOCK B	4,200	0.0964
32	BLOCK B	4,200	0.0964
33	BLOCK B	4,200	0.0964
34	BLOCK B	4,200	0.0964
35	BLOCK B	4,200	0.0964

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK C	4,675	0.1073
2	BLOCK C	4,200	0.0964
3	BLOCK C	4,200	0.0964
4	BLOCK C	4,200	0.0964
5	BLOCK C	4,200	0.0964
6	BLOCK C	4,200	0.0964
7	BLOCK C	4,200	0.0964
8	BLOCK C	4,200	0.0964
9	BLOCK C	4,200	0.0964
10	BLOCK C	4,200	0.0964
11	BLOCK C	4,200	0.0964
12	BLOCK C	4,200	0.0964
13	BLOCK C	4,200	0.0964
14	BLOCK C	4,200	0.0964
15	BLOCK C	4,200	0.0964
16	BLOCK C	4,200	0.0964
17	BLOCK C	4,200	0.0964
18	BLOCK C	4,200	0.0964
19	BLOCK C	4,200	0.0964
20	BLOCK C	4,200	0.0964
21	BLOCK C	4,200	0.0964
22	BLOCK C	4,200	0.0964
23	BLOCK C	4,200	0.0964
24	BLOCK C	4,200	0.0964
25	BLOCK C	4,200	0.0964

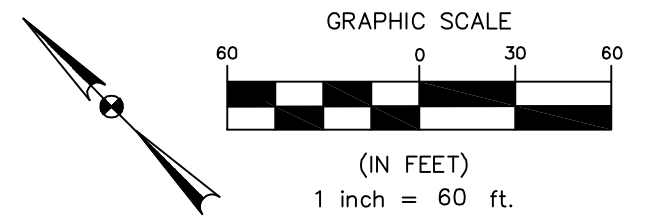
LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK D	4,675	0.1073
2	BLOCK D	4,200	0.0964
3	BLOCK D	4,200	0.0964
4	BLOCK D	4,200	0.0964
5	BLOCK D	4,200	0.0964
6	BLOCK D	4,200	0.0964
7	BLOCK D	4,200	0.0964
8	BLOCK D	4,200	0.0964
9	BLOCK D	4,200	0.0964
10	BLOCK D	4,200	0.0964
11	BLOCK D	4,200	0.0964
12	BLOCK D	4,200	0.0964
13	BLOCK D	4,200	0.0964
14	BLOCK D	4,200	0.0964
15	BLOCK D	4,200	0.0964

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK E	4,675	0.1073
2	BLOCK E	4,200	0.0964
3	BLOCK E	4,200	0.0964
4	BLOCK E	4,200	0.0964
5	BLOCK E	4,200	0.0964
6	BLOCK E	4,200	0.0964
7	BLOCK E	4,200	0.0964
8	BLOCK E	4,200	0.0964
9	BLOCK E	4,200	0.0964
10	BLOCK E	4,200	0.0964
11	BLOCK E	4,200	0.0964
12	BLOCK E	4,200	0.0964
13	BLOCK E	4,200	0.0964
14	BLOCK E	4,200	0.0964
15	BLOCK E	4,200	0.0964

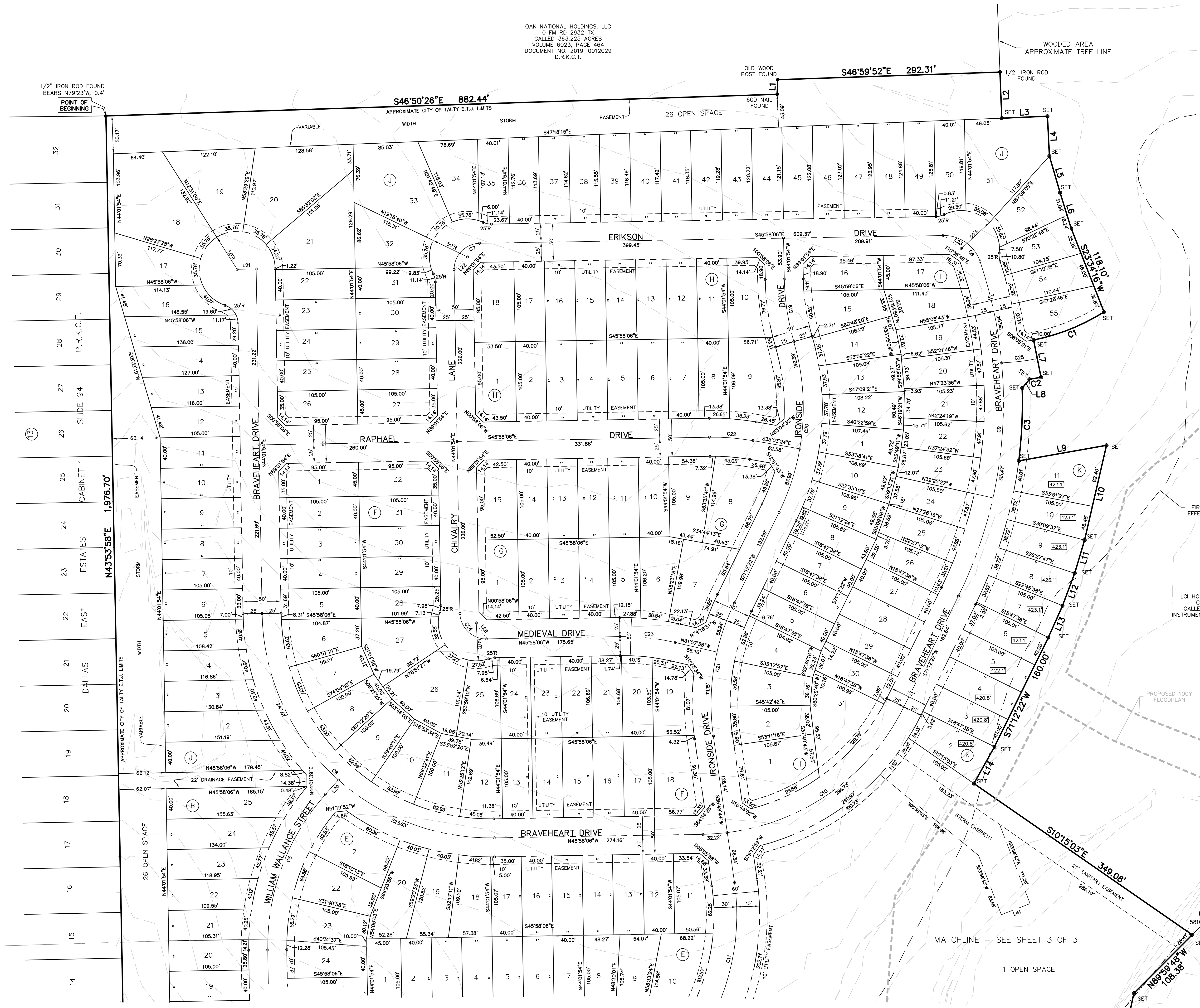
LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK F	4,675	0.1073
2	BLOCK F	4,200	0.0964
3	BLOCK F	4,200	0.0964
4	BLOCK F	4,200	0.0964
5	BLOCK F	4,200	0.0964
6	BLOCK F	4,200	0.0964
7	BLOCK F	4,200	0.0964
8	BLOCK F	4,200	0.0964
9	BLOCK F	4,200	0.0964
10	BLOCK F	4,200	0.0964
11	BLOCK F	4,200	0.0964
12	BLOCK F	4,200	0.0964
13	BLOCK F	4,200	0.0964
14	BLOCK F	4,200	0.0964
15	BLOCK F	4,200	0.0964

LOT	BLOCK	SQ. FT.	ACRES
1	BLOCK G	4,675	0.1073
2	BLOCK G	4,200	0.0964
3	BLOCK G	4,200	0.0964
4	BLOCK G	4,200	0.096

OAK NATIONAL HOLDINGS, LLC
0 FM RD 2832 TX
CALLED 363.225 ACRES
VOLUME 6023, PAGE 464
DOCUMENT NO. 2019-0012029
D.R.K.C.T.



LEGEND:
D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY TEXAS
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
SET = 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED"
● = PROPERTY CORNER AS NOTED
XXX.X' = MINIMUM FINISHED FLOOR ELEVATION



EXISTING 100Y FLOODPLAN (PER FLOOD STUDY PREPARED BY LJA ENGINEERING DATED 09/2022)

PROPOSED 100Y FLOODPLAN

ZONE "A"
FIRM MAP NO. 48257D0175D
EFFECTIVE DATE: JULY 3, 2012

LGI HOMES - TEXAS, LLC
CO RD 260 TX
CALLED 103.948 ACRES
INSTRUMENT NO. 2021-0037271

PROPOSED 100Y FLOODPLAN

OWNER / DEVELOPER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484

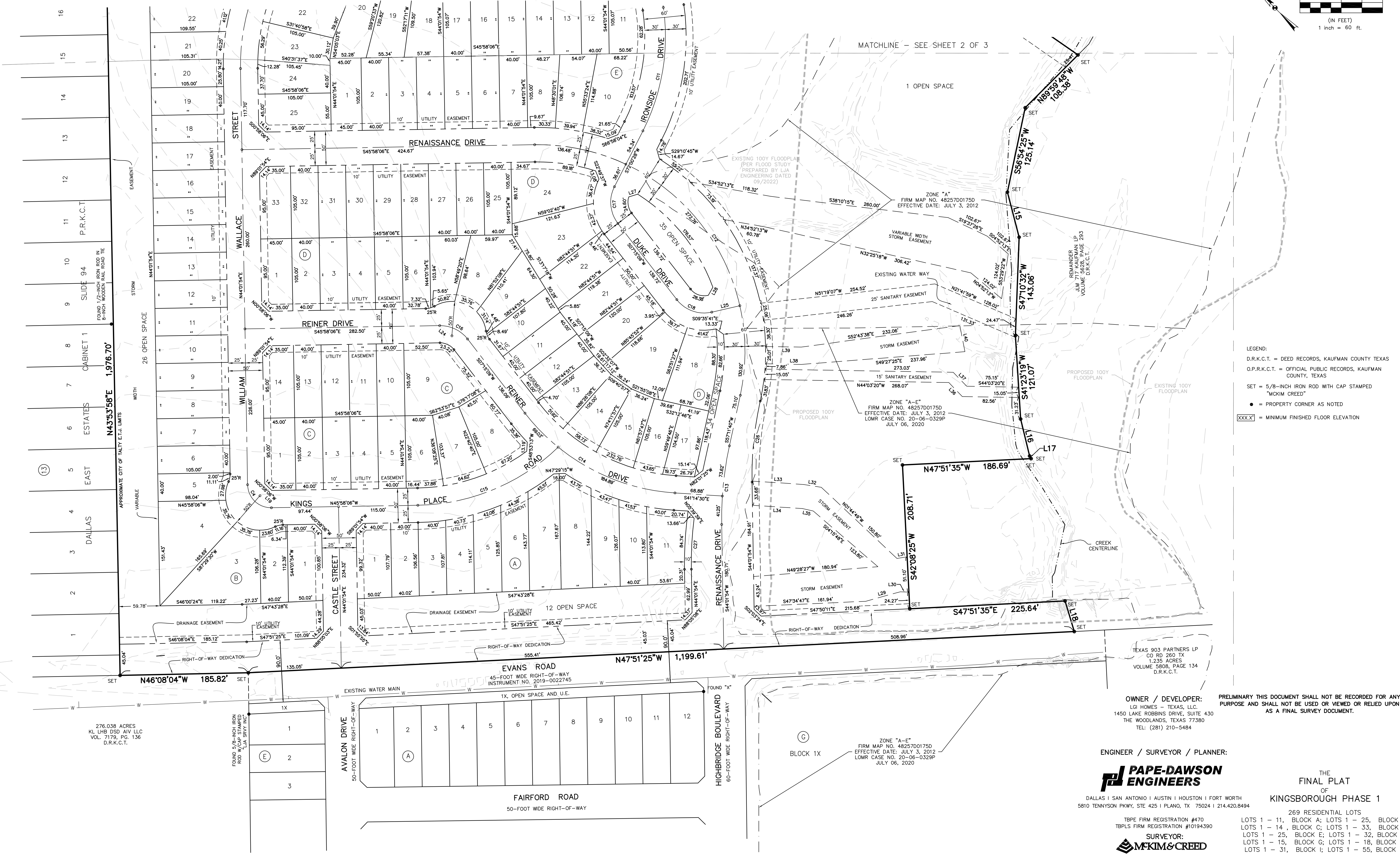
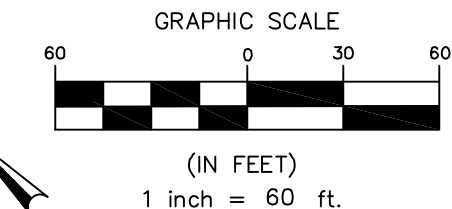
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ENGINEER / SURVEYOR / PLANNER:

Pape-Dawson Engineers
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494

SURVEYOR:
MCKIM & CREED
4275 KELLWAY CIRCLE, STE 144
ADDISON, TEXAS 75001
TEL: 817.484.5695
TBPLS FIRM REGISTRATION NO. 101776-02
WWW.MCKIMCREED.COM
071950064.11P100

THE FINAL PLAT OF
KINGSBOROUGH PHASE 1
269 RESIDENTIAL LOTS
LOTS 1 - 11, BLOCK A; LOTS 1 - 25, BLOCK B;
LOTS 1 - 14, BLOCK C; LOTS 1 - 33, BLOCK D;
LOTS 1 - 25, BLOCK E; LOTS 1 - 32, BLOCK F;
LOTS 1 - 15, BLOCK G; LOTS 1 - 18, BLOCK H;
LOTS 1 - 31, BLOCK I; LOTS 1 - 55, BLOCK J;
LOTS 2 - 11, BLOCK K
5 NON-RESIDENTIAL LOTS
LOT 12, BLOCK A; LOT 26, BLOCK B
LOTS 34 & 35, BLOCK D; LOT 1, BLOCK K
BEING 56.963 ACRES SITUATED IN THE
JOHN MOORE SURVEY, ABSTRACT NO. 309,
THE CITY OF TALTY E.T.U.,
KAUFMAN COUNTY, TEXAS



LEGEND:
 D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY TEXAS
 O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 SET = 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED"
 ● = PROPERTY CORNER AS NOTED
 [XXX.X] = MINIMUM FINISHED FLOOR ELEVATION

TEXAS 903 PARTNERS LP
 CO RD 260 TX
 1.235 ACRES
 VOLUME 5808, PAGE 134
 D.R.K.C.T.

OWNER / DEVELOPER:
 LCI HOMES - TEXAS, LLC
 1450 LAKE ROBBINS DRIVE, SUITE 430
 THE WOODLANDS, TEXAS 77380
 TEL: (281) 210-5484

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.

ENGINEER / SURVEYOR / PLANNER:

Pape-Dawson Engineers

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494

SURVEYOR:
MCKIM & CREED

4275 KELLWAY CIRCLE, STE 144
 ADDISON, TEXAS 75001
 TEL: 817.484.5695
 TBPLS FIRM REGISTRATION NO. 101776-02
 WWW.MCKIMCREED.COM
 071950064.11P100

PAGE 3 OF 3
 PREPARATION DATE: OCTOBER 25, 2022

THE FINAL PLAN OF
KINGSBOROUGH PHASE 1

269 RESIDENTIAL LOTS
 LOTS 1 - 11, BLOCK A; LOTS 1 - 25, BLOCK B;
 LOTS 1 - 14, BLOCK C; LOTS 1 - 33, BLOCK D;
 LOTS 1 - 25, BLOCK E; LOTS 1 - 32, BLOCK F;
 LOTS 1 - 15, BLOCK G; LOTS 1 - 18, BLOCK H;
 LOTS 1 - 31, BLOCK I; LOTS 1 - 55, BLOCK J;
 LOTS 2 - 11, BLOCK K
 5 NON-RESIDENTIAL LOTS
 LOT 12, BLOCK A; LOT 26, BLOCK B
 LOTS 34 & 35, BLOCK D; LOT 1, BLOCK K
 BEING 56.963 ACRES SITUATED IN THE
 JOHN MOORE SURVEY, ABSTRACT NO. 309,
 THE CITY OF TALTY E.T.J.,
 KAUFMAN COUNTY, TEXAS

HIGHBRIDGE PHASE 1 INSTRUMENT NO. 2019-0022745 VOLUME 6140, PAGE 231 O.P.R.K.C.T.

276.038 ACRES
 KL LHB DSD AIV LLC
 VOL. 7179, PG. 136
 D.R.K.C.T.

ZONE "A-E"
 FIRM MAP NO. 48257D0175D
 EFFECTIVE DATE: JULY 3, 2012
 LOMR CASE NO. 20-06-0329P
 JULY 06, 2020

ZONE "A-E"
 FIRM MAP NO. 48257D0175D
 EFFECTIVE DATE: JULY 3, 2012
 LOMR CASE NO. 20-06-0329P
 JULY 06, 2020

EXISTING 100Y FLOODPLAIN
 (PER FLOOD STUDY
 PREPARED BY LJA
 ENGINEERING DATED
 09/2022)

ZONE "A"
 FIRM MAP NO. 48257D0175D
 EFFECTIVE DATE: JULY 3, 2012

MATCHLINE - SEE SHEET 2 OF 3