

Cab 0
pg 309

STATE OF TEXAS }
COUNTY OF DENTON }

WHEREAS One Terra Land LGM Incorporated is the owner of all that certain lot, tract or parcel of land situated in the William Stanham Survey, Abstract No. 1144, the S. A. & M. G. R. R. Survey, Abstract No. 1228, the William C. Whorton Survey, Abstract No. 1380 and the S. Williams Survey, Abstract No. 1322, and being a part of the 319.8336 acre tract conveyed by deed by William E. Campbell, Jr.-Woodbine Limited Partnership and William E. Campbell, Jr.-LGM Park Limited Partnership to One Terra Land LGM Incorporated by deed as recorded in CC No. 95-R0064908 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Corps of Engineers brass disc concrete monument found for the Southeast corner of Tract No. 217 and the Northeast corner of Tract 218-1 conveyed to the United States of America for the Lake Ray Roberts Project, and as shown in property descriptions in Volume 1138 at Page 801 of the Deed Records of Denton County, Texas, said monument having a Y= 815,210.2390 and an X= 2,143,622.3536 value as referenced to the Texas Plane Coordinate System, North Central Zone, said point also being a corner on the West line of the One Terra Land LGM Incorporated tract;

THENCE North 45° 43' 37" East along the Southeast line of said Lake Ray Roberts Project and the Northwest line of said One Terra Land LGM Incorporated tract and following a wire fence line for a distance of 2213.54 feet to a Corps of Engineers brass disc in concrete found for corner in the South line of Farm Market Road No. 455 and the Northwest corner of said One Terra Land LGM Incorporated 319.8336 acre tract;

✓ THENCE South 85° 21' 28" East along the South line of Farm Market Road No. 455 a distance of 353.30 feet to a Corps of Engineers brass disc in concrete for corner;

✓ THENCE South 85° 20' 58" East, and continuing along the South line of said Farm Market Road 455 for a distance of 652.65 feet to a 5/8" iron rod set for corner;

THENCE South 85° 15' 51" East and continuing along the South line of Farm Market Road No. 455 for a distance of 1260.68 feet to a Corps of Engineers brass disc in concrete found for the Northeast corner of said One Terra Land LGM Incorporated 319.8336 acre tract;

THENCE South 0° 50' 52" West along the East line of said One Terra Land LGM Incorporated 319.8336 acre tract and the West line of a tract of land conveyed to Jerry Don Whitley as recorded in Volume 725 at Page 313 of the Deed Records of Denton County, Texas, a distance of 257.56 feet to a 5/8" iron rod set for corner;

THENCE North 85° 53' 36" East along the common line of said Whitley tract and the One Terra Land LGM Incorporated 319.8336 acre tract for a distance of 302.51 feet to a 1/2" iron rod found for corner in the North line of an asphalt roadway now known as St. John Road, (an undedicated public right of way) said point being the Northwest corner of a 35.5551 acre tract of land conveyed to James Allan and Melinda Street by deed as recorded in CC No. 95-R0044749 Real Property Records of Denton County, Texas;

THENCE South 15° 16' 47" West along St. John Road and following the East line of said One Terra Land LGM Incorporated 319.8336 acre tract and the West line of the James Allan and Melinda Street 35.551 acre tract for a distance of 529.50 feet to a survey marker nail in asphalt found for corner;

THENCE South 14° 37' 05" West and continuing along St. John Road and along the East line of the One Terra Land LGM Incorporated tract and the West line of the James Allan and Melinda Street 35.5551 acre tract for a distance of 341.19 feet to a survey marker nail found in asphalt for corner;

THENCE South 41° 02' 31" West along the East line of the One Terra Land LGM Incorporated tract and common to the West line of the James Allan and Melinda Street 35.5551 acre tract for a distance of 159.88 feet to a 1/2" iron rod found for corner;

THENCE South 34° 48' 47" West and continuing along St. John Road and the East line of One Terra Land LGM Incorporated tract and the West line of 6.50 acre tract of land conveyed to Dan M. Butler by deed recorded in Volume 2026 at Page 331 of the Deed Records of Denton County, Texas, for a distance of 226.48 feet to a 5/8" iron rod found for corner;

THENCE South 31° 15' 19" West and continuing along St. John Road and following the East line of the One Terra Land LGM Incorporated tract and the West line of the Butler 6.50 acre tract for a distance of 196.50 feet to a 1/2" iron rod found for corner;

THENCE South 02° 37' 15" West and continuing along St. John Road and following the East line of the One Terra Land LGM Incorporated 319.8336 acre tract for a distance of 560.24 feet to a survey marker nail found in the north face of a 13" oak tree for corner, said point being the Southwest corner of a 3.826 acre tract of land conveyed to Russell Rowe by deed as recorded in Volume 3199 at Page 653 of the Deed Records of Denton County, Texas, and also being the Northwest corner of a 15.5266 acre tract of land conveyed to Roy C. Brock by deed recorded in CC File No. 95-R004474 of the Real Property Records of Denton County, Texas;

THENCE South 0° 18' 07" West along the West line of said Brock 15.5266 acre tract for a distance of 560.00 feet to a 1/2" iron rod found for the Southeast corner said Brock 15.5266 acre tract and being the Northwest corner of a 30.13 acre tract of land conveyed to Marvin Springer;

THENCE South 00° 00' 16" West along the West line of said Springer 30.13 acre tract and the East line of the One Terra Land LGM Incorporated 319.8336 acre tract for a distance of 430.00 feet to a 5/8" iron rod set for corner;

THENCE South 71° 14' 45" West a distance of 279.87 feet to a 5/8" iron rod set for corner;

THENCE North 38° 04' 53" West a distance of 770.00 feet to a 5/8" iron rod set for corner;

THENCE North a distance of 305.53 feet to a 5/8" iron rod set for corner;

THENCE West a distance of 636.32 feet to a 5/8" iron rod set for corner;

✓ THENCE South 0° 39' 03" West a distance of 153.94 feet to a 5/8" iron rod set for corner;

THENCE North 89° 50' 57" West a distance of 476.78 feet to a 5/8" iron rod set for corner;

THENCE North 0° 09' 03" East a distance of 330.00 feet to a 5/8" iron rod set for corner;

✓ THENCE North 89° 50' 57" West a distance of 704.87 feet to a 5/8" iron rod set for corner;

THENCE West a distance of 1771.57 feet to a 5/8" iron rod set in the in the East line of Tract No. 217 conveyed to the United States of America for the Lake Ray Roberts Project and the West line of the One Terra Land LGM Incorporated 319.8336 acre tract and being in a wire fence line;

THENCE North 01° 33' 54" West along the East line of said Tract No. 217 conveyed to the United States of America and the West line of the One Terra Land LGM Incorporated 319.8336 acre tract and following said wire fence line for a distance of 761.17 feet to the PLACE OF BEGINNING AND CONTAINING 191.0290 ACRES OF LAND, more or less.

NOW THEREFORE KNOW THESE

THAT Ronnie Phillips, acting as does hereby adopt this plat of the County of Denton, Texas highways, alleys, utility and hereon for public use forever
Ronnie Phillips
Ronnie Phillips, President

STATE OF TEXAS }
COUNTY OF DENTON }

Before me, the undersigned, Phillips, known to me to be and foregoing instrument, on the purposes and consideration

Given under my hand and seal of the County of Denton, Texas, this 19th day of 1998.

David Petree
NOTARY PUBLIC IN AND FOR

STATE OF TEXAS }
COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS

That I, David Petree, do hereby actual survey of the land, or placed under my personal supervision and regulations of the County of furnished for each lot form 1:10,000.

David Petree
DAVID PETREE - Registered

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned Petree, known to me to be foregoing instrument, and ac purposes and consideration

GIVEN under my hand and seal of the County of Dallas, Texas, this 19th day of 1998.

David Petree
NOTARY PUBLIC IN AND FOR

NOTES:

- (1) Water service to be provided contingent upon completion being signed, and all fees to be paid to the Denton Co.
- (2) Sanitary sewer to be provided contingent upon completion being signed, and all fees to be paid to the Denton Co.
- (3) The maintenance of improvements shown on this plat Homeowner's Association and maintenance purposes by De
- (4) The land uses of the property allowed by the zoning as de
- (5) The boundary and lot line one in ten thousand (1:10,000)
- (6) The property shown hereon is of separate record and undivided from time to time by a plat
- (7) These properties are off of separate record and undivided from time to time by a plat
- (8) The maintenance of the Homeowners Association by the County and the Farm

APPROVED THIS 21st day of 1998

Steve Rollins
BY STEVE ROLLINS
DENTON COUNTY P

APPROVED THIS 21st day of 1998

Jeff Moseley
BY JEFF MOSELEY

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT Ronnie Phillips, acting as president of One Terra Land LGM Incorporated, does hereby adopt this plat of BUTTERFIELD JUNCTION ADDITION, an addition to the County of Denton, Texas and dedicate all public and private streets, public highways, alleys, utility and drainage easements, parks and greenbelts shown hereon for public use forever.

Ronnie Phillips
Ronnie Phillips, President

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared Ronnie Phillips, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 2nd day of April, 1998.

Donna Bradford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

That I, David Petree, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the County of Denton, Texas and that the bearings and distances furnished for each lot form a boundary with a minimum mathematical closure 1:10,000.

David Petree
DAVID PETREE - Registered Professional Land Surveyor No. 1890

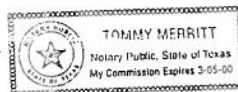


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the 1st day of April, 1998.

Tommy Merritt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- (1) Water service to be provided by Mustang Water Supply Corporation, contingent upon completion of engineering plans, appropriate 3-way contracts being signed, and all fees paid in advance.
- (2) Sanitary sewer to be handled by private facilities as approved upon application to the Denton County Health Department.
- (3) The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the Butterfield Junction Homeowners' Association and do not constitute acceptance of same for maintenance purposes by Denton County.
- (4) The land uses of the properties shown hereon will be limited to those uses allowed by the zoning as defined by the Lake Ray Roberts Land Use Ordinance.
- (5) The boundary and lot line descriptions shown hereon close to an accuracy of one in ten thousands (1:10,000).
- (6) The property shown hereon does not lie within the 100 year flood plain.
- (7) These properties are affected by subdivision restrictions which are on file and of separate record and under the provisions of such restrictions may be amended from time to time by a specified majority of the property owners.
- (8) The maintenance of the interior roads shown hereon are the responsibility of the Homeowners Association, with exception to St. Johns Road, which is maintained by the County and the Farm to Market Road, maintained by the State.

APPROVED THIS 21 DAY OF April, 1998

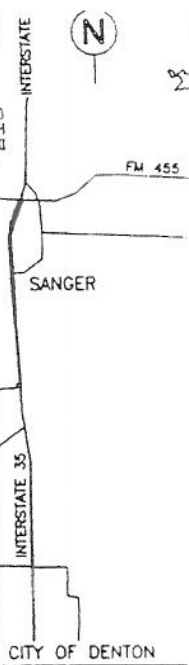
Steve Rollins
BY STEVE ROLLINS
DENTON COUNTY PLANNING DIRECTOR

APPROVED THIS 21 DAY OF April, 1998

Jeff Moseley
BY JEFF MOSELEY
DENTON JUDGE - DENTON COUNTY COMMISSIONERS' COURT



On Apr 22 1998
At 8:10am
Doc/Hum: 98-08031838
PLA
46-00
RECEIVED
CLERK
HONORABLE TIM HODGES/COUNTY
DENTON COUNTY, TX
Filed for Record in:



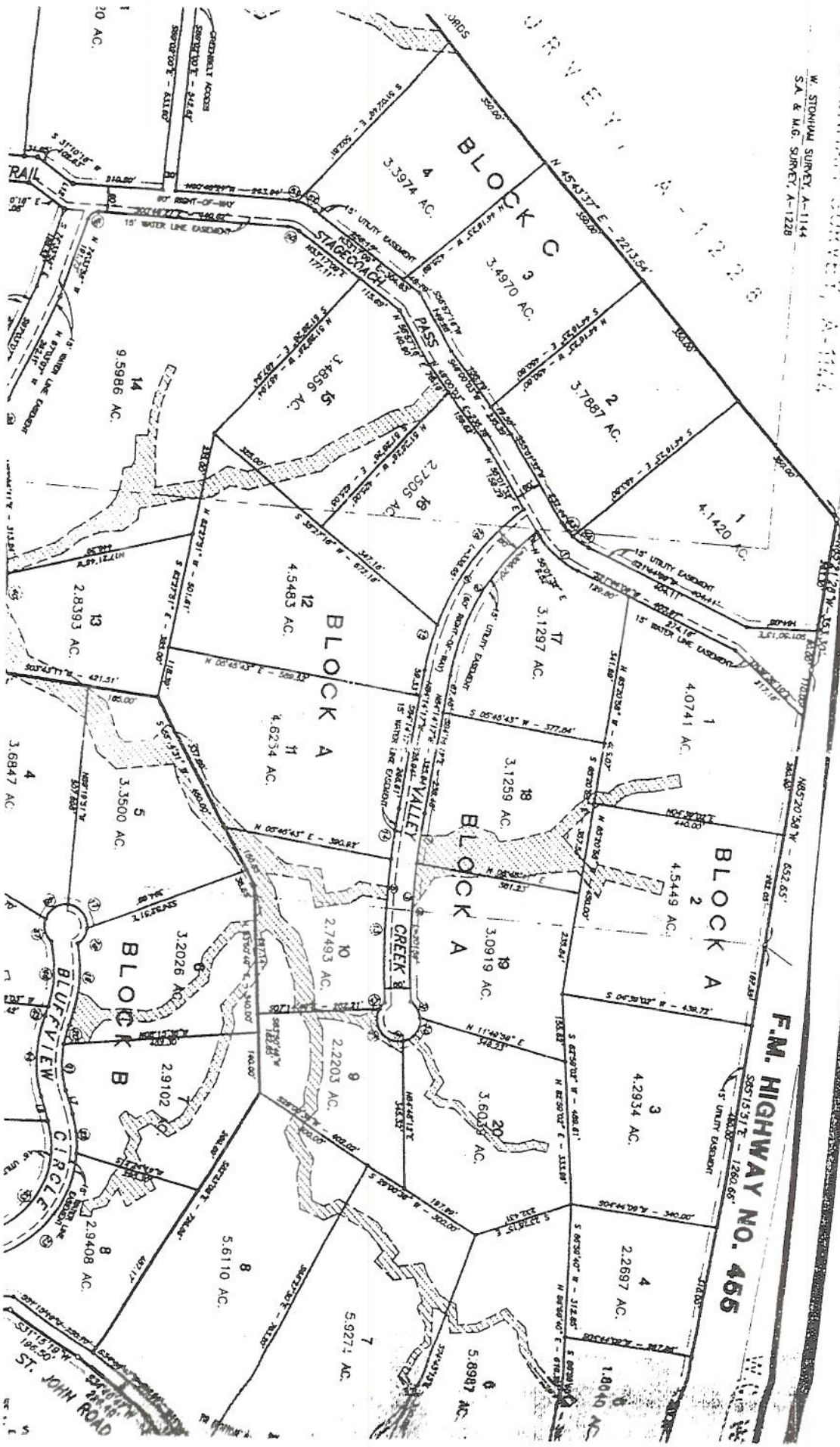
LINE TABLE		
NO.	BEARING	D
1	N 88°53'36" E	3
2	S 67°57'44" W	6
3	S 69°59'59" E	7
4	WEST	1
5	EAST	1
6	N 02°41'51" W	4
7	S 70°02'33" W	5
8	N 70°02'21" E	2
9	S 63°06'28" E	1
10	N 02°37'15" W	4
11	S 89°45'40" W	1
12	N 30°11'33" E	1
13	N 01°33'54" E	1
14	N 68°20'11" W	1

F
SH
BUTTERFIELD
S.A. & M.
W. STOKA
W.C. WHOR
DENTON

SURVEYOR:
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEY
11015 MIDWAY ROAD
DALLAS, TX 75229
PHONE: (214) 358-4500

STONHAM SURVEY, A-1144

W. STONHAM SURVEY, A-1144
S.A. & M.G. SURVEY, A-1228



OWNER:
ONE TERRA LAND LGM INCORPORATED
ONE TERRA LAND LGM INCORPORATED

W.C. WHORTON SURVEY A-1360
DENTON COUNTY, TEXAS

S.A. & M.G. SURVEY, A-1228
W. STONHAM SURVEY, A-1144

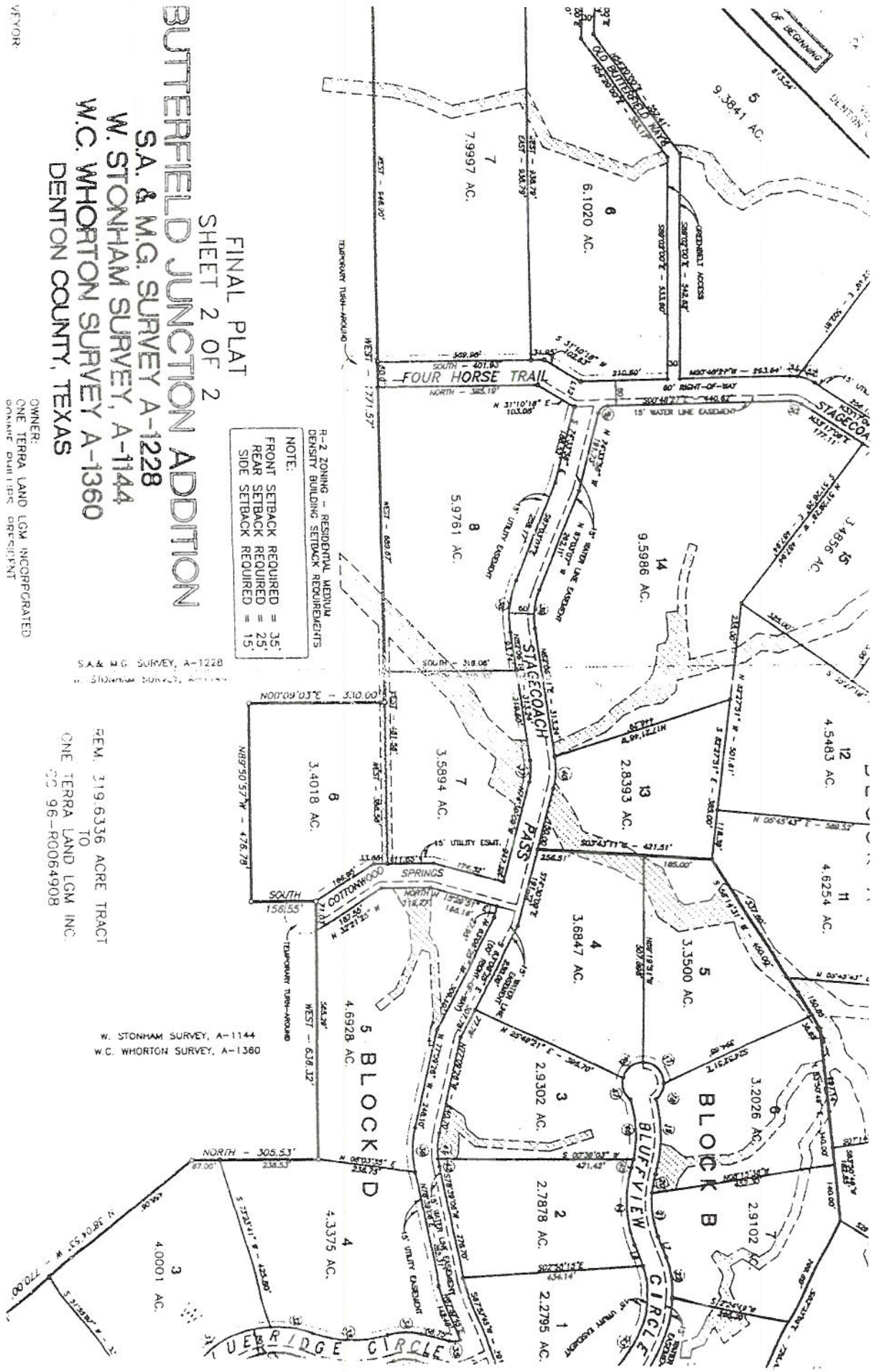
REM. 319.6336 ACRE TRACT
TO
ONE TERRA LAND LGM INC.
CC 96-R0064908

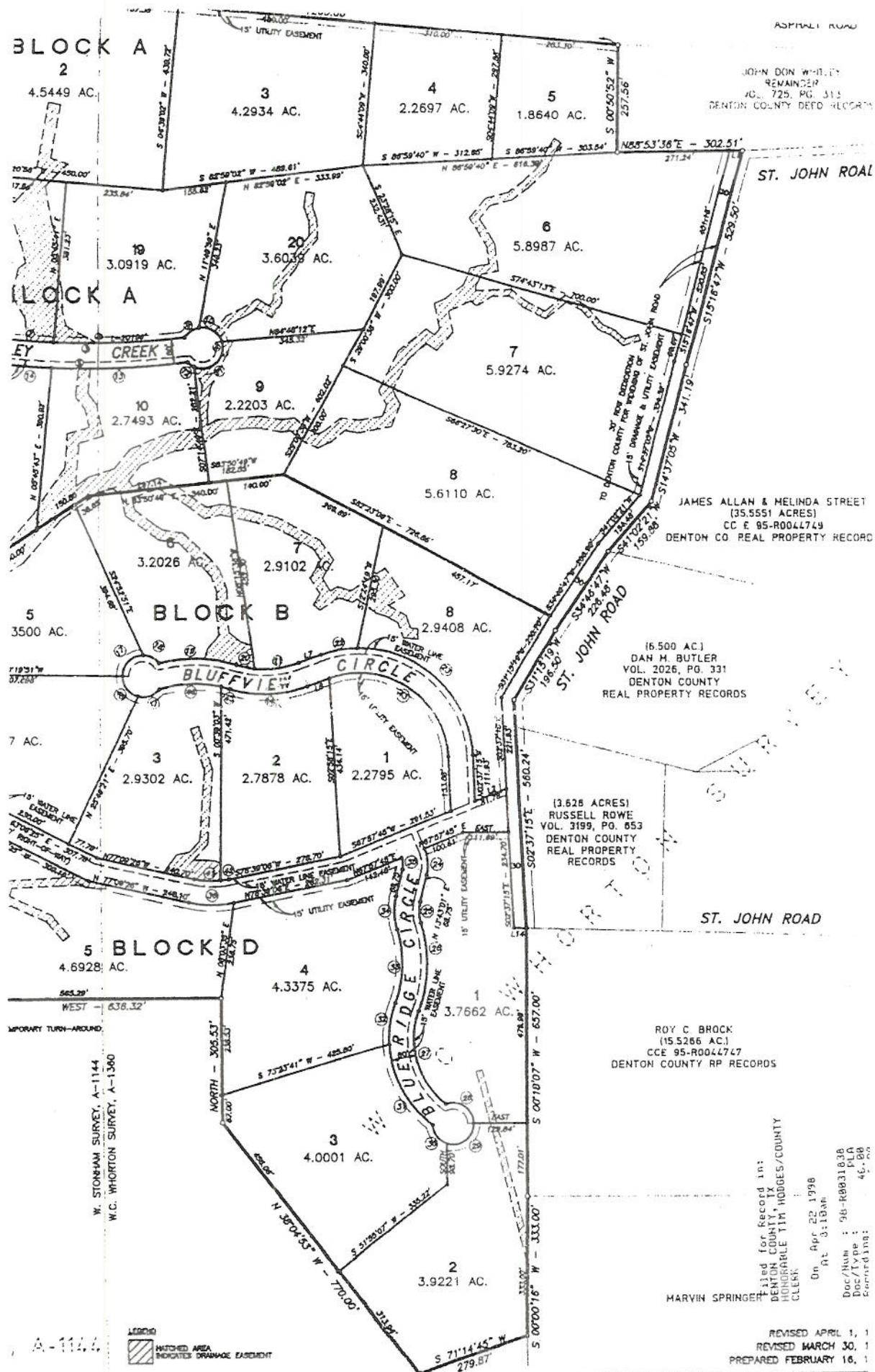
W. STONHAM SURVEY, A-1144
W.C. WHORTON SURVEY, A-1360

BUTTERFIELD JUNCTION ADDITION

FINAL PLAT
SHEET 2 OF 2

R-2 ZONING - RESIDENTIAL MEDIUM
DENSITY BUILDING SETBACK REQUIREMENTS
NOTE:
FRONT SETBACK REQUIRED = 35'
REAR SETBACK REQUIRED = 25'
SIDE SETBACK REQUIRED = 15'





TS:
 a Land LGM incorporated,
 4 ADDITION, an addition to
 and private streets, public
 and greenbelts shown
 Filed for Record in
 DENTON COUNTY, TX
 DEEDABLE TIM HODGES/COUNTY
 On Apr 22 1998
 At 6:10am
 Doc/Hum: 98-00031838
 PLA

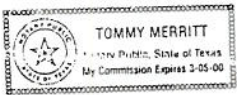
personally appeared Ronnie
 is subscribed to the above
 that he executed the same for
 capacity therein stated.
 day of



prepared this plat from an
 uments shown thereon were
 with the platting rules and
 l the bearings and distances
 mum mathematical closure



personally appeared David
 is subscribed to the above and
 he executed the same for the
 capacity therein stated.
 day of



Supply Corporation,
 appropriate 3-way contracts

as approved upon

ge improvements and/or
 of the Butterfield Junction
 option of same for

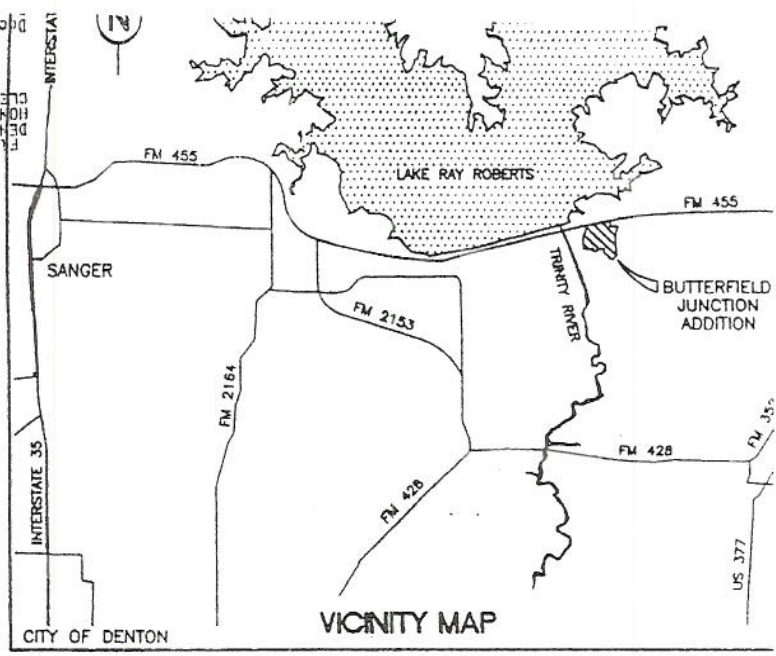
will be limited to those uses
 Roberts Land Use Ordinance.

whereon close to an accuracy of

the 100 year flood plain.

strictions which are on file and
 ch restrictions may be amended
 property owners.

version are the responsibility of
 Johns Road, which is maintained
 tained by the State.



NO	BEARING	DISTANCE
1	N 88°53'36" E	31.27'
2	S 67°57'44" W	81.78'
3	S 88°59'59" E	77.20'
4	WEST	100.00'
5	EAST	100.00'
6	N 02°41'51" W	47.12'
7	S 70°02'33" W	57.53'
8	N 70°02'21" E	57.53'
9	S 83°06'25" E	8.22'
10	N 02°37'15" W	47.12'
11	S 89°45'40" W	60.00'
12	N 89°11'33" E	60.00'
13	R 31°53'51" E	35.30'
14	N 88°20'11" W	30.08'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
1	33°10'28"	212.53'	123.08'	S 26°17'17" E	121.35'
2	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
3	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
4	42°26'32"	800.00'	248.13'	S 81°07'07" E	438.15'
5	0°00'00"	800.00'	118.07'	S 81°07'07" E	118.07'
6	0°00'00"	800.00'	324.45'	S 81°07'07" E	324.45'
7	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
8	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
9	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
10	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
11	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
12	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
13	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
14	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
15	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
16	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
17	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
18	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
19	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
20	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
21	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
22	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
23	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
24	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
25	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
26	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
27	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
28	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
29	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
30	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
31	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
32	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
33	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
34	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
35	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
36	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
37	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
38	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
39	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
40	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
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43	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
44	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
45	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
46	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
47	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
48	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
49	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
50	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
51	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
52	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
53	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
54	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
55	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
56	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
57	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
58	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
59	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
60	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
61	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
62	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
63	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
64	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
65	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
66	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
67	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
68	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
69	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
70	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
71	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
72	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
73	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
74	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
75	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
76	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
77	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
78	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
79	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
80	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
81	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
82	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
83	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
84	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
85	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
86	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
87	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
88	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
89	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
90	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
91	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
92	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
93	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
94	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
95	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
96	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
97	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
98	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
99	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'
100	178°29'12"	800.00'	440.15'	S 78°14'01" W	438.01'

FINAL PLAT
 SHEET 1 OF 2
BUTTERFIELD JUNCTION ADDITION
 S.A. & M.G. SURVEY A-1228
 W. STOHAM SURVEY. A-1144
 W.C. WHORTON SURVEY A-1360
 DENTON COUNTY, TEXAS



COMMISSIONERS' COURT
 SURVEYOR:
 DAVID PETREE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 11015 MIDWAY ROAD
 DALLAS, TX 75229
 PHONE: (214) 358-4500

OWNER:
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