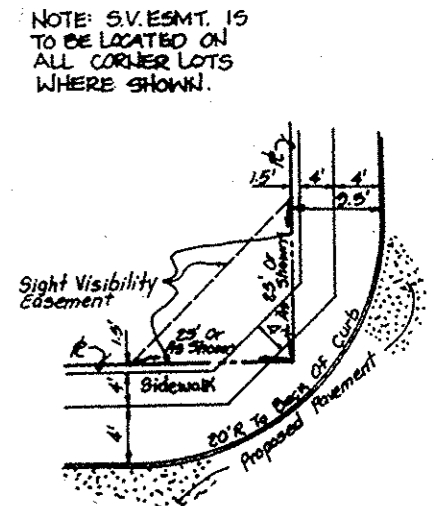
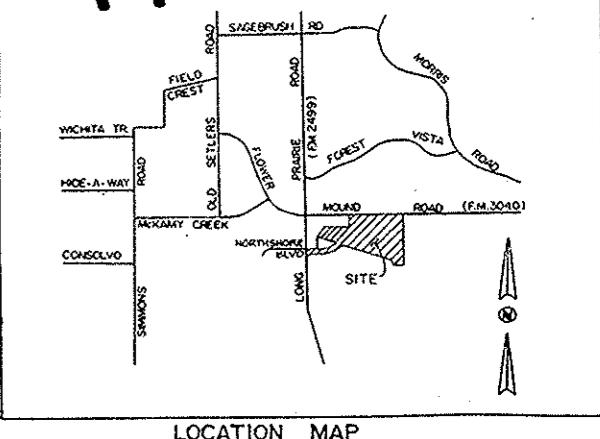


R-18084 A1341 tr 1 10.178 AC | all
 new acct A1341 tr 1A(1) 38.2007 AC from R-185341 | all
 R-185342 A1341 tr 1B 1.6483 AC | all
 R-185343 A1341 tr 1C 0.99 AC | all
 new acct A1341 tr 1C(2) 0.392 AC from R-185343 | all
 A01, S09, C07

Cab Dpp 338



EASEMENT CURVE DATA

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C20	25°12'32"	157.50'	N46°47'59"W	68.74'
C21	07°58'59"	207.50'	N18°05'08"E	28.89'
C22	08°49'39"	192.50'	N18°30'27"E	29.83'
C23	10°53'28"	157.50'	N22°13'31"W	51.39'
C24	19°08'57"	142.51'	S22°18'52"E	47.41'

EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N14°05'39"E	153.23'
L2	N14°05'39"E	121.12'
L3	N29°53'55"W	34.85'
L4	S29°53'55"E	35.63'

LEGEND

- IRS Iron Rod Set W/Cap Marked 'USA INC. RPLS 2026'
- IRF Iron Rod Found
- S.V.E. 25' X 25' Sight Visibility Easement
- B.L. Building Line
- T.U.E.E. T.U. Electric Easement
- 10' X 10' T.U. Electric Transformer Pad Easement
- Utility Easement
- Drainage + Utility Easement
- Fence Easement (Dedicated To The Mandatory Homeowner's Association)
- Street Name Change
- R.P.R.D.C.T. Real Property Records, Denton County, Texas
- D.E. Drainage Easement
- S.S. ESMT. Sanitary Sewer Easement
- D.R.D.C.T. Deed Record, Denton County, Texas
- P.R.D.C.T. Plat Record, Denton County, Texas

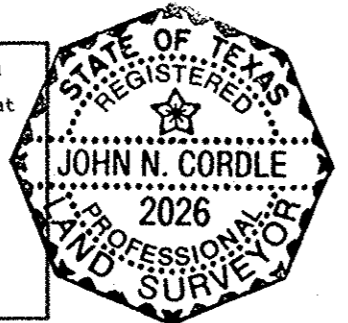
- GENERAL NOTES
- Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a Mandatory Homeowner's Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or landscape elements or features, landscape irrigation systems, screening walls or fences, subdivision entryway features, or other physical facilities or grounds held in common and necessary or desirable for the welfare of the area or subdivision or that are of common use or benefit. Said Mandatory Homeowner's Association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of landscape systems, features or elements located in courtyards, common areas, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage easements or drainage structures, or at subdivision entryways.
 - All Fence Easements and all 30' x 30' Sight Visibility Easements are to be maintained by the Mandatory Homeowner's Association.
 - No part of this property is within a designated Flood Prone Area (100 Year Flood Plain) per F.E.M.A. F.I.R.M. map, Community Panel No. 4807770015 B, dated April 2, 1997.

A RECORD PLAT OF
 TOWNE VIEW ESTATES - PHASE I

BEING 49.752 ACRES OF LAND SITUATED IN THE JOHN WHITE SURVEY - ABSTRACT NO. 1341 AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

This is to certify that I, John N. Cordle, a Registered Professional Land Surveyor for the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Cordle
 John N. Cordle
 USA PROFESSIONAL SERVICES GROUP, INC.
 Texas Registration No. 2026



UTILITY CERTIFICATE

This Plat correctly represents the required easements for this development.

GENERAL TELEPHONE (GTE) _____
 SOUTHWESTERN BELL _____
 LONE STAR GAS _____
 TU ELECTRIC _____
 DENTON COUNTY ELECTRIC _____
 TCI CABLEVISION _____

CURVE DATA

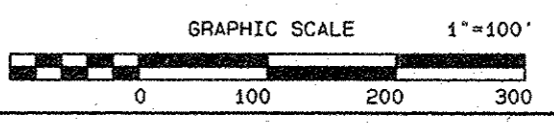
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	28°52'22"	200.00'	93.80'	N76°21'28"W	82.85'
2	15°54'44"	200.00'	55.54'	N54°57'55"W	55.37'
3	43°31'52"	200.00'	151.95'	N89°46'29"W	148.32'
4	25°31'54"	250.00'	111.40'	N77°46'28"W	110.48'
5	32°04'39"	350.00'	195.95'	S15°29'54"W	193.40'
6	32°04'39"	250.00'	139.96'	S15°29'54"W	138.14'
7	25°18'23"	350.00'	154.59'	S76°48'23"W	153.33'
8	77°37'39"	330.00'	447.10'	S69°24'35"W	413.68'
9	18°16'05"	600.00'	191.30'	N80°54'38"W	190.49'
10	32°04'42"	300.00'	167.96'	S15°29'53"W	165.78'
11	32°04'42"	300.00'	167.96'	N74°30'07"W	165.78'
12	33°33'26"	325.00'	190.35'	S47°22'28"W	187.64'
13	04°53'50"	250.00'	21.37'	S63°45'50"E	21.36'
14	22°27'08"	250.00'	97.97'	S72°32'29"E	97.34'
15	33°33'26"	325.00'	190.35'	N47°22'28"E	187.64'
16	25°18'23"	375.00'	165.83'	N76°48'23"E	164.29'
17	58°51'50"	325.00'	333.89'	N80°01'40"E	319.40'
18	32°04'42"	275.00'	153.96'	S15°29'53"W	151.96'
19	32°04'42"	325.00'	181.96'	S15°29'53"W	179.59'

OWNER:
 FM 3099 PROPERTIES, LTD.
 4835 L.B.J. FREEWAY, SUITE 850
 DALLAS, TEXAS 75244
 (972) 788-4835 FAX: (972) 385-9808

OWNER:
 DALLAS TOWNE VIEW ESTATES, LTD.
 4835 L.B.J. FREEWAY, SUITE 850
 DALLAS, TEXAS 75244
 (972) 788-4835 FAX: (972) 385-9808

OWNER:
 NORTH WEST SATURN JOINT VENTURE II
 4835 L.B.J. FREEWAY, SUITE 850
 DALLAS, TEXAS 75244
 (972) 788-4835 FAX: (972) 385-9808

ENGINEERS/SURVEYORS/PLANNERS/CONSULTANTS
 USA PROFESSIONAL SERVICES GROUP, INC.
 8700 STEMMONS FREEWAY, SUITE 400
 DALLAS, TEXAS 75247
 (214) 634-3300 Fax: (214) 634-3338



FILED FOR RECORD IN:
 DENTON COUNTY, TX
 MAY 21 1998
 3:15pm
 SHEET 98-R0842404
 95 RESIDENTIAL LOTS
 JUNE 1, 1998
 46.00
 6.00

