R-18084 A 1341 tr 1 10.178AC all

New act A1341 tr 1A(1) 38.2007 Ac from R. 185341 all

R-185342 A 1341 tr 1B 1.6483 Ac all

R-185343 A1341 tr 1C 0.99 Ac | all

New act A1341 tr 1C(2) 0.392 Ac from R-185343 | all



COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS, NORTHWEST SATURN JOINT VENTURE II, F.M. 3099 PROPERTIES, LTD., and DALLAS TOWNE VIEW ESTATES, LTD., are the owners of a tract or parcel of land situated in the John White Survey, Abstract Number 134, in the Town of Flower Mound, Denton County, Texas, and being part of a 50.794 acre tract and a 23.636 acre tract of land conveyed to Northwest Saturn Joint Venture II by Deed recorded in the Real Property Records of Denton County, Texas, Denton County Clerk's File Number 96-R0035067, and being part of a 14.678 acre tract of land conveyed to F. M. 3099 Properties, Ltd. by Deed recorded in the Real Property Records of Denton County, Texas, Denton County Clerk's File Number 96-R0018117, and being part of a 13.529 acre tract of land conveyed to Dallas Towne View Estates, Ltd. by Deed recorded in the Real Property Records of Denton County, Texas, Denton County Clerk's File Number 98-R0009171, and a 0.392 Acre tract of land conveyed to Dallas Towne View Estates, Ltd. by Deed recorded in the Real Property Records of Denton County, Texas, Denton County Clerk's File Number 98-R0009172, Deed Records of Denton County, Texas, and being more particularly described as

BEGINNING at a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set, said iron rod being the Southwest corner of Lot 2 of Towne View Plaza, an addition to the Town of Flower Mound, as recorded in Cabinet M., Page 353, Map Records of Denton County, Texas and being the western most Northwest corner of said 23.636 acre tract conveyed to Northwest Saturn Joint Venture, said iron rod also being in the East line of Long Prairie Road (F.M. 2499, a variable width right-of-way);

THENCE North 89°57'19" East, along a North line of said Northwest Saturn Joint Venture Tract, same being the South line of said Lot 2, Towne View Plaza, departing the East line of said Long Prairie Road, a distance of 100.00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a non-tangent curve to the right having a central angle of 30°37'33", a radius of 425.00 feet, and a chord bearing and distance of South 81°31'31" East, 224.48 feet;

THENCE in an Easterly direction continuing along said North line of a 23.636 acre tract and along said curve to the right an arc distance of 227.17 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a curve to the right having a central angle of 04°53'50", a radius of 250.00 feet, and a chord bearing and distance of South 63°45′50" East, 21.36

THENCE in a Southeasterly direction departing the North line of said 23.636 acre tract and along said curve to the right, an arc distance of 21.37 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner:

THENCE South 61°18'55" East a distance of 48.59 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a curve to the left having a central angle of 22°27'08", a radius of 250.00 feet, and a chord bearing and distance of South 72°32'29" East, 97.34 feet;

THENCE in an Easterly direction along said curve to the left an arc distance of 97.97 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of another curve to the left having a central angle of 65°38'12", a radius of 300.00 feet, and a chord bearing and distance of North 63°24'51" East, 325.19 feet;

THENCE in a Northeasterly direction along said compound curve to the left an arc distance of 343.67 feet to a one-half inch iron rod with cap marked "USA INC,

THENCE North 30°35'45" East a distance of 50.00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner

THENCE North 59°24'15" West a distance of 547.42 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner in the East line of said

THENCE North 00°02'41" West along the East line of said Lot 2, a distance of 109.37 feet to a one inch iron rod found for corner;

THENCE North 31°32'14" East along a Southeast line of Lot 2, said Towne View Plaza, a distance of 377.09 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner:

THENCE North 89°27'32" East along a South line of Lot 2 and Lot 1 of said Towne View Plaza, a distance of 560,00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner:

THENCE North 00°32'28" West with the East line of said Towne View Plaza and passing the Northeast comer of said Lot 1 at a distance of 255.00 feet and continuing for a total distance of 295.00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner in the South line of Flower Mound Road (F.M. 3040, a variable width right-of-way);

THENCE North 89°27'35" East along the South line of said Flower Mound Road. a distance of 804.74 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner:

THENCE South 00°32'25" East, departing the South line of said Flower Mound Road, a distance of 246.79 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner;

THENCE South 89°27'35" West a distance of 4.73 feet to a one-half inch iron rod with cap marked "USA INC. RPLS 2026" set for comer

THENCE South 00°32'25" East a distance of 125.00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner;

THENCE North 89°27'35" East a distance of 434.92 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner,

THENCE South 78°32'57" East a distance of 273.87 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a non-tangent curve to the left having a central angle of 17°10'08", a radius of 280.00 feet, and a chord bearing and distance of South 08°47'25" West, 83.59

THENCE in a Southerly direction along said non-tangent curve to the left an arc distance of 83.90 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner:

THENCE South 00°12'21" West a distance of 163.50 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a non-tangent curve to the right having a central angle of 26°52'13", a radius of 225.00 feet, and a chord bearing and distance of North 76°20'26" West, 104.55

THENCE in a Westerly direction along said curve to the right and arc distance of 105.52 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner;

THENCE North 62°55'17" West a distance of 31.61 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a curve to the right having a central angle of 15°54'44", a radius of 225.00 feet, and a chord bearing and distance of North 54°57'55" West, 62.29 feet;

THENCE in a Northwesterly direction along said curve to the right an arc distance of 62.49 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a curve to the left having a central angle of 42°49'31", a radius of 175.00 feet, and a chord bearing and distance of North 68°25'19" West, 127,78 feet:

THENCE in a Westerly direction along said curve to the left an arc distance of 130.80 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner:

THENCE South 00°12'21" West a distance of 311.30 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner;

THENCE North 89°47'39" West a distance of 50.00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner; THENCE North 00°12'21" East a distance of 10.64 feet to a one-half inch iron rod

with cap marked "USA INC, RPLS 2026" set for corner; THENCE South 89°27'35" West a distance of 125.01 feet to a one-half inch iron

rod with cap marked "USA INC, RPLS 2026" set for corner; THENCE South 00°12'21" West a distance of 561.63 feet to a one-half inch iron

THENCE South 30°35'45" West a distance of 53.33 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner

rod with cap marked "USA INC, RPLS 2026" set for corner;

THENCE South 59°24'15" East a distance of 147.33 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a non-tangent curve to the left having a central angle of 126°56'30", a radius of 50.00 feet, and a chord bearing and distance of South 59°24'15" East, 89.47 feet;

THENCE in a Southeasterly direction along said curve to the left, an arc distance of 110.78 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026"

THENCE South 59°24'15" East a distance of 116.75 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner at the beginning of a curve to the left having a central angle of 30°23'55", a radius of 275.00 feet, and a chord bearing and distance of South 74°36'12" East, 144.20 feet;

THENCE in an Easterly direction along said curve to the left an arc distance of 145.90 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026"

THENCE South 89°48'10" East a distance of 57.84 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner, said point being 20 feet perpendicular distance West of the West line of a tract of land conveyed to Arthur Ruff by Deed Recorded in Volume 1565, page 30 Deed Records of Denton County, Texas;

THENCE South 00°27'59" West and parallel to said West line of the Arthur Ruff tract a distance of 44.38 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner, said corner being on the North line of a tract of land conveyed to E. F. Hilliard by Deed Recorded in Volume 259, Page 561, Deed Records of Denton County, Texas

THENCE South 89°18"56" West along the North line of said Hilliard tract, a distance of 715.28 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" set for corner, same being the Southeast corner of a tract of land conveyed to Northshore Church of Flower Mound, by Deed Recorded in County Clerk's File Number 97-R0003625 Real Property Records of Denton County,

THENCE North 00°40'04" West departing the North line of said Hilliard tract along the east line of said Northshore Church tract a distance of 160.00 feet to a one-half inch iron rod with cap marked "USA INC. RPLS 2026" found for corner;

THENCE South 89°19'56" West with said Northshore Church tract a distance of 123.65 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" found for corner

THENCE North 59°24'15" West with said Northshore Church tract a distance of 1022.81 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" found for the Northern most corner of said Church tract;

THENCE along the North line of said Northshore Church of Flower Mound tract the following calls

South 30°35'45" West a distance of 50.00 feet to a one-half inch iron rod with cap marked "USA INC, RPLS 2026" found for corner at the beginning of a curve to the right having a central angle of 54°27'37", a radius of 360.00 feet, and a chord bearing and distance of South 57°49'33" West, 329.45 feet

In a Southwesterly direction along said curve to the right an arc distance of 342.18 feet to a one-half inch iron rod found for corner at the beginning of another curve to the right having a central angle of 22°06'32", a radius of 650.00 feet, and a chord bearing and distance of North 83°53'23" West,

In a Westerly direction along said curve to the right an arc distance of 250.82 feet to a one-half inch iron rod found for corner at the beginning of a curve to the left having a central angle of 17°12'34", a radius of 650.00 feet, and chord bearing and distance of North 81°26'24" West, 194.50

In a Westerly direction along said curve to the left an arc distance of 195.24 feet to a one-half inch iron rod found for corner;

found for comer in the East line of said Long Prairie Road;

North 00°02'41" West along the East line of said Long Prairie Road, a distance of 100.00 feet to the POINT OF BEGINNING and containing 2,167,197 square feet or 49.752 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NORTHWEST SATURN JOINT VENTURE II, F. M. 3099 PROPERTIES, LTD., and DALLAS TOWNE VIEW ESTATES, LTD., acting herein by and through their duly authorized officers, do hereby adopt this plat designated herein as TOWNE VIEW ESTATES - PHASE I, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, right-of-ways are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire land easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon,

over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.
All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by the utility.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.
WITNESS my hand, this 1998.
Northwest Saturn Joint Venture II
Title
STATE OF TEXAS § COUNTY OF Dalles
BEFORE ME, the undersigned authority, on this day personally appeared
of April 1999.
CINDY PHILLIPS MY COMMISSION EXPIRES November 10, 1998 November 10, 1998 November 10, 1998 November 10, 1998
F.M. 2099 Properties Ltd.
Name (Signature)
Title
STATE OF TEXAS §
Define ME, the undersigned authority, on this day personally appeared Define Hobbs. of F.M. 3099 Properties, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me hat he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said joint venture.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 15th day
Notany Public in and for the State of Texas
CINDY PHILLIPS MY COMMISSION EXPIRES November 10, 1998 My Commission Expires:
Dallas Towne View Estates, Ltd.
Vame (Signature)

STATE OF TEXAS COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Delbe Holling, of Dallas Towne View Estates, Ltd., 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 the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said joint

GIVEN UNDER MY HAND AND SEAL O	F OFFICE on the 1500 d
CINDY PHILLIPS MY COMMISSION EXPIRES November 10, 1998	Diary Public in and for the State of Tex My Commission Expires

STATE OF TEXAS COUNTY OF

SURVEYOR'S CERTIFICATE

THIS is to certify that I, John N. Cordle, a Registered Professional Land Surveyor for the State of Texas, have platted 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 M. Carolle nn N. Cordle, R.P.L.S. No. 2026

A Professional Services Group, Inc.



STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared John N. Cordle, 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 the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the NANCY E. JEANE Notary Public, State of Texas My Commission Expires 02-26-0

Approved.		,	\wedge
TOWN OF FLOWER	MOUND	/	/ 1
PLANNING, AND ZO		4	// .
Metho XV	Mark	(//hu)	dichel
Chairman,	MP X	Director of Commun	ity Development
Planning and Zoning Com	imlssion /		`
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Approved:

TOWN OF FLOWER MOUND TOWN COUNCI



A RECORD PLAT OF

LOTS 1-11, BLOCK A. LOTS 1-14, BLOCK B. LOTS 1-9, BLOCK C. LOTS 1-4 + 15-28. BLOCK D. LOTS 1-21. BLOCK E. LOTS 1-4 + G-12, BLCOK F, LOTS 1-9, BLOCK G

TOWNE VIEW ESTATES - PHASE 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

DALLAS, TEXAS 75244 (972) 788-4835 FAX: (972) 385-9808 OWNER:

FM 3099 PROPERTIES, LTD.

4835 L.B.J. FREEWAY, SUITE 850

OWNER:

DALLAS TOWNE VIEW PROPERTIES 4835 L.B.J. FREEWAY, BUITE 850 DALLAS, TEXAS 75244 (972) 788-4835 FAX: (972) 385-9808

4835 L.B.J. FREEWAY, SUITE 850 DALLAS. TEXAS 75244
(972) 788-4835 FAX: (972) 385-980 BENTON COUNTY, TX
HONOGABLE TIM HODGES/COUNTY

NORTH WEST SATURN JOINT VENTURE II

OWNER:

ENGINEERS/SURVEYORS/PLANNERS: USA PROFESSIONAL SERVICES GROUP, INC. At"3:15pm 8700 STEMMONS FREEWAY, SUITE 400, DALLAS, TEXAS 75247
(214) 634-3300 Fax: (214) 634-38660101ng: DALLAS, TEXAS 75247

SHEET 2 Offer by "

95 RESIDENTIAL LOFE ty - Cheryl 46.00 6.00 18173

JUNE, 1997

CLER May 21 1998 Doc/Num : 98-R0042404