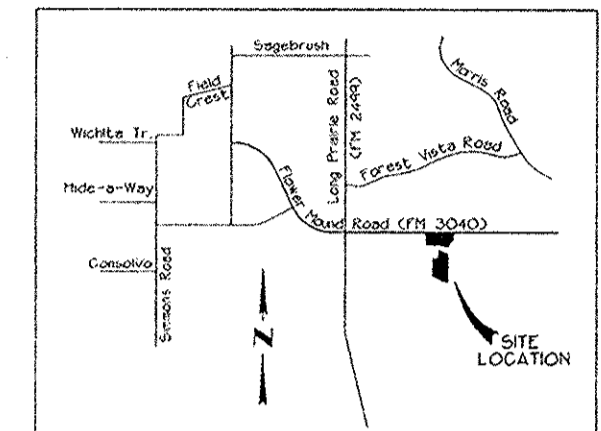


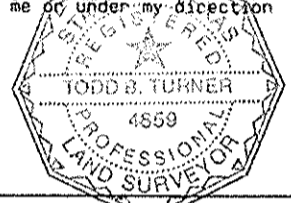
CURVE DATA					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	38°14'48"	150.00'	100.13'	N81°01'54"W	96.28'
2	0°43'52"	150.00'	25.17'	S84°39'08"W	25.14'
3	30°23'55"	250.00'	132.64'	N74°36'12"W	131.04'
4	2°55'35"	150.00'	78.35'	N15°10'09"E	77.46'
5	2°55'35"	150.00'	78.35'	N14°45'26"W	77.46'



LOCATION MAP

This is to certify that I, Todd B. Turner, 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.

Todd B. Turner
 Todd B. Turner
 USA PROFESSIONAL SERVICES GROUP, INC.
 Texas Registration No. 4899



R19826-Tr.6
 R185341-Tr.1A } Delete
 R202276-Tr.1A(2) } All
 G01, S09, C07
 SL9223A

UTILITY CERTIFICATE
 This Plat correctly represents the required easements for this development.

BY DATE
 GENERAL TELEPHONE (GTE) *[Signature]* 11-15-99
 SOUTHWESTERN BELL *[Signature]* 11-15-99
 TEXAS UTILITIES COMPANY *[Signature]* 11-15-99
 DENTON COUNTY ELECTRIC *[Signature]* 11-15-99
 TCI CABLEVISION *[Signature]* 11-22-99

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 operations, maintenance and/or supervision of landscape systems, features or elements located in parkways common areas, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainageways 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.
- The basis of bearings = Towne View Estates - Phase I, Cab. O. Pg. 338, D.R.D.C.T. (North Line)

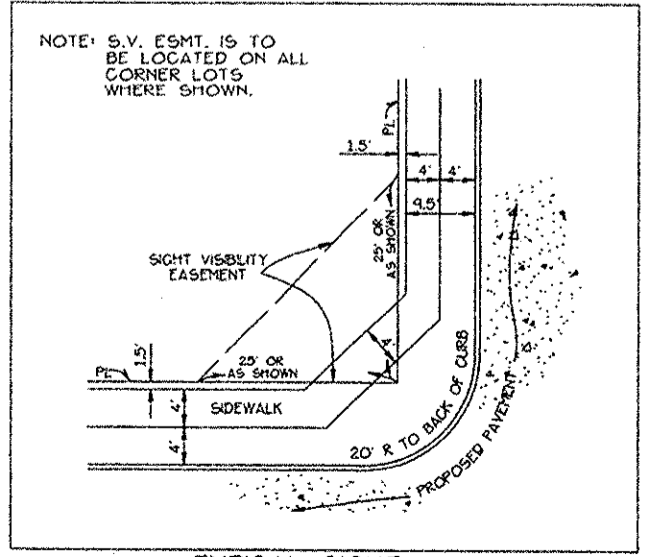
LEGEND

1/2" IRS	Iron Rod Set w/Plastic Cap Stamped 'USA INC. PROP. COR'
IRF	Iron Rod Found
1/2" IRF C+B	Iron Rod Found with Cap Stamped Carter + Burgess
S.V.E.	25' x 25' Sight Visibility Easement
B.L.	Building Line
T.U.E.E.	T.U. Electric Easement
⊗	10' x 30' T.U. Electric Transformer Pad Easement
U.E.	Utility Easement
D + U.E.	Drainage + Utility Easement
F.E.	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 Records, Denton County, Texas
P.R.D.C.T.	Plat Records, Denton County, Texas
C.M.	Control Monument

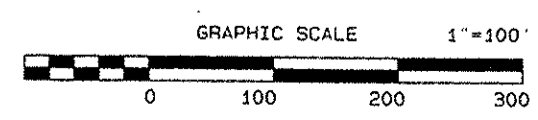
A RECORD PLAT OF
 LOTS 10-19, BLOCK C, LOTS 6-14, BLOCK D, LOTS 13-20, BLOCK F,
 LOTS 1-22, BLOCK H
TOWNE VIEW ESTATES - PHASE II
 BEING 7.2383 ACRES (TRACT 1) AND BEING 4.8824 ACRES (TRACT 2)
 OF LAND LOCATED IN THE
 JOHN WHITE SURVEY - ABSTRACT NO. 1341 + W.H. Gibson Survey - Abstract No. 464
 AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
 NORTH WEST SATURN JOINT VENTURE II
 4835 L.B.J. FREEWAY, SUITE 850
 Dallas, Texas 75244
 (214) 788-4835
 (214) 385-9806 Fax
 Contact: Waymon Level

ENGINEERS/SURVEYORS/PLANNERS:
 USA PROFESSIONAL SERVICES GROUP, INC.
 8700 STEVENS FREEWAY, SUITE 400
 Dallas, Texas 75247
 (214) 634-3300
 (214) 634-3338 Fax
 Contact: Pat Smider



TYPICAL SIGHT VISIBILITY EASEMENT DETAIL
 NOT TO SCALE



SHEET 1 OF 2
 49 RESIDENTIAL LOTS
 JANUARY, 1999
 96054.20

On Jan 05 2000
 At 2:29pm

Doc/Num : 00-R0001436
 Doc/Type : PLA
 Record/Num : 46.00
 Doc/Num : 6-00
 Receipt #: 581
 Deputy - FRANCESKA

NORTHSHORE CHURCH OF FLOWER MOUND
 D.C.C.F. #97-R0003625
 R.P.R.D.C.T.

E.F. HILLIARD
 VOL. 259, PG. 561
 D.R.D.C.T.

Cab R Pg 148

TRACT 1

All that certain lot, tract or parcel of land situated in the John White Survey, Abstract No. 1341, and the W.H. Gibson Survey, Abstract No. 464, in the Town of Flower Mound, Denton County, Texas, and being part of that tract of land conveyed to North West Saturn Joint Venture II by Deed Recorded in Clerks File Number 96-R0035067 of the Real Property Records of Denton County, Texas, and being known as all of a called 0.992 acre tract of land described in a Warranty Deed to Dallas Towne View Estates, Ltd. as recorded in Denton County Clerk's File # 99-R0087832 of the Real Property Records of Denton County, Texas, and also being known as a called 7.2383 acre tract of land conveyed to Dallas Towne View Estates, Ltd. by Deed recorded in Clerk's File Number 98-R0009173 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for corner at the Northwest corner 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, said iron also being 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, same being the North line of said Towne View Plaza, and the North Line of said 50.794 acre tract, a distance of 1824.74 feet to a 1/2 inch iron rod with cap stamped "USA INC. PROP. COR.", (hereinafter called 1/2" iron rod) set for corner at the POINT OF BEGINNING for the herein described tract.

THENCE North 89°27'35" East, continuing along the South line of said Flower Mound Road, a distance of 711.19 feet to a 5/8 inch iron rod with cap found for corner, said point being the Northwest corner of Bryn Mar Estates according to the Plat thereof recorded in Cabinet P, Slide 84 of the Map Records of Denton County, Texas;

THENCE South 00°12'21" West, departing the North line of said 50.794 acre tract and along the West line of Bryn Mar Estates, a distance of 40.00 feet to a 5/8 inch iron rod with cap found for corner at the Northwest corner of the above cited 0.992 acre tract;

THENCE North 89°29'45" East, along an interior line of Bryn Mar Estates and the North line of said 0.992 acre tract a distance of 171.15 feet to a 5/8 inch iron rod with cap stamped "C & B" found for corner at the Northeast corner of said 0.992 acre tract and in the West line of Lake Forest Boulevard (60 foot right-of-way per Clerk's File No. 99-R0087833);

THENCE South 00°31'00" East, along the West line of Lake Forest Boulevard a distance of 81.85 feet to a 5/8 inch iron rod with cap stamped "C & B" found for corner at the beginning of a curve to the right having a central angle of 53°17'31", a radius of 210.00 feet, and a chord bearing and distance of South 26°07'49" West, 188.36 feet;

THENCE in a Southwesterly direction, continuing along the West line of Lake Forest Boulevard and along said curve to the right, an arc distance of 195.33 feet to a 5/8 inch iron rod with cap stamped "C & B" found for corner at the beginning of a reverse curve to the left having a central angle of 35°24'06", a radius of 280.00 feet, and a chord bearing and distance of South 35°04'32" West, 170.27 feet;

THENCE in a Southwesterly direction, continuing along the West line of Lake Forest Boulevard, along said reverse curve to the left, an arc distance of 173.01 feet to a 1/2" rod set for corner at the most Easterly Northeast corner of Towne View Estates, according to the Plat thereof recorded in Cabinet O, Page 338 of the Map Records of Denton County, Texas;

THENCE North 78°32'57" West, along the most Easterly North line of Towne View Estates a distance of 273.87 feet to a 1/2" iron rod set for corner;

THENCE South 89°27'35" West along the most Easterly North line of Towne View Estates a distance of 434.92 feet to a 1/2" iron rod set for corner at an interior corner of Towne View Estates;

THENCE North 00°32'25" West along the most Northerly East line of Towne View Estates a distance of 125.00 feet to a 1/2" iron rod set for corner in the South line of Dana Drive (50' R.O.W.);

THENCE North 89°27'35" East along the South line of Dana Drive a distance of 4.73 feet to a 1/2" iron rod set for corner;

THENCE North 00°32'25" West, along the most Northerly East line of Towne View Estates a distance of 246.79 feet to the POINT OF BEGINNING and containing 315,305 square feet or 7.2383 acres of land, more or less.

TRACT 2

All that certain lot, tract or parcel of land situated in the John White Survey, Abstract No. 1341, in the Town of Flower Mound, Denton County, Texas, and being known as a called 9.8829 acre tract of land described in a Warranty Deed from North West Saturn Joint Venture II to Dallas Towne View Estates, Ltd. as recorded in Clerk's File Number 98-R0009173 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with cap stamped "C & B" found in the Northeast 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, said point also being in the West line of Bryn Mar Estates according to the Plat thereof recorded in Cabinet P, Slide 84 of the Map Records of Denton County, Texas;

THENCE South 89°18'56" West along the North line of said Hilliard tract, and the most Westerly South line of Lake Forest Boulevard as described in a Warranty Deed from Bryn Mar Properties, Ltd. to the Town of Flower Mound as recorded in Clerk's File Number 99-R0087833 of the Real Property Records of Denton County, Texas, a distance of 20.00 to a point for corner at the most Southerly corner of Towne View Estates according to the Plat thereof recorded in Cabinet O, Page 338 of the Map Records of Denton County, Texas, said point also being the most Westerly Southwest corner of Lake Forest Boulevard as described in the above cited Town of Flower Mound tract;

THENCE North 00°12'21" East along the East line of Towne View Estates and the West line of Lake Forest Boulevard a distance of 44.38 feet to a 1/2" iron rod with cap stamped "USA INC. PROP. COR.", (hereinafter called 1/2" iron rod) set for corner at the POINT OF BEGINNING for the herein described tract;

THENCE North 89°48'10" West along an interior line of Towne View Estates a distance of 57.84 feet to a 1/2" iron rod set for corner at the beginning of a curve to right having a central angle of 30°23'55", a radius of 275.00 feet, and a chord bearing and distance of North 74°36'12" West, 144.20 feet;

THENCE in a Northwesterly direction, continuing along an interior line of Towne View Estates for an arc distance of 145.90 feet to a 1/2" iron rod set for corner;

THENCE North 59°24'15" West, along an interior line of Towne View Estates a distance of 116.75 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right having a central angle of 126°56'30", a radius of 50.00 feet, and a chord bearing and distance of North 59°24'15" West, 89.47 feet;

THENCE in a Northwesterly direction, along an interior line of Towne View Estates and along said curve to the right, an arc distance of 110.78 feet to a 1/2" iron rod set for corner;

THENCE North 59°24'15" West, along an interior line of Towne View Estates a distance of 147.33 feet to a 1/2" iron rod set for corner;

THENCE North 30°35'45" East, along an interior East line of Towne View Estates a distance of 53.33 feet to a 1/2" iron rod set for corner;

THENCE North 00°12'21" East, along an interior East line of Towne View Estates a distance of 581.63 feet to a 1/2" iron rod set for corner in the South line of Northshore Boulevard;

THENCE North 89°27'35" East, along the South line of Northshore Boulevard a distance of 125.01 feet to a 1/2" iron rod set for corner at the intersection of the North line of Northshore Boulevard with the West line of Hill Ridge Drive;

THENCE South 00°12'21" West, along the West line of Hill Ridge Drive a distance of 10.64 feet to a 1/2" iron rod set for corner;

THENCE South 89°47'39" East, a distance of 50.00 feet to a 1/2" iron rod set for corner;

THENCE North 00°12'21" East, along the East line of Hill Ridge Drive a distance of 311.30 feet to a 1/2" iron rod set for corner in the South line of Heather Ridge Drive at the beginning of a curve to the right having a central angle of 42°49'31", a radius of 175.00 feet, and a chord bearing and distance of South 68°25'19" East, 127.78 feet;

THENCE in a Southeasterly direction, along the South line of Heather Ridge Drive and along said curve to the right, an arc distance of 130.80 feet to a 1/2" iron rod set for corner at the beginning of a reverse curve to the left having a central angle of 15°54'44", a radius of 225.00 feet, and a chord bearing and distance of South 54°57'55" East, 62.29 feet;

THENCE in a Southeasterly direction, along the South line of Heather Ridge Drive and along said curve to the right, an arc distance of 62.49 feet to a 1/2" iron rod set for corner;

THENCE South 62°55'17" East, along the South line of Heather Ridge Drive a distance of 31.61 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 26°52'13", a radius of 225.00 feet, and a chord bearing and distance of South 76°20'26" East, 104.55 feet;

THENCE in a Southeasterly direction, along the South line of Heather Ridge Drive and along said curve to left, an arc distance of 105.52 feet to a 1/2" iron rod set for corner in the West line of the above cited Lake Forest Boulevard;

THENCE South 00°12'21" West, along the West line of said Lake Forest Boulevard a distance of 1005.80 feet to the POINT OF BEGINNING and containing 430,501 square feet or 9.8829 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Lot 24X, Block C is hereby dedicated, in fee simple, to the Mandatory Homeowner's Association. Lot 23X, Block C and Lot 29X, Block D are dedicated to the Mandatory Homeowner's Association for maintenance purposes only. 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 lane 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 part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or 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 10th day of November, 1999.

Northwest Saturn Joint Venture II

Signature of Waymon Levell, Title

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared J. Waymon Levell of Northwest Saturn Joint Venture II, 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 venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 10th day of November, 1999.

DEBBIE L. HOBBS COMMISSION EXPIRES JUNE 7, 2003

My Commission Expires:

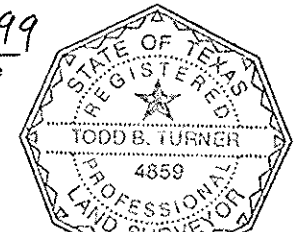
Dallas Towne View Est. one in the same as Northwest Saturn J.V. Venture II, per Debbie Hobbs-N.W. Saturn J.V.

STATE OF TEXAS COUNTY OF

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Todd B. Turner, 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.

Todd B. Turner, R.P.L.S. No. 4859 Date 11-8-99 USA Professional Services Group, Inc.



STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Todd B. Turner, 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 8th day of November, 1999. KATHY A. ACKER Notary Public, State of Texas My Commission Exp. 08-05-2000

Approved:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

John Martin, Chairman Sam Paschal, Director of Community Development

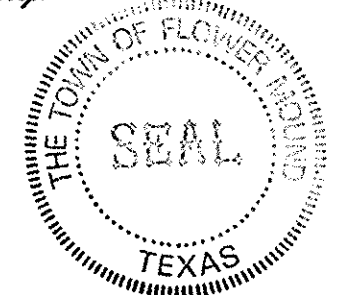
August 24, 1999

Approved:

TOWN OF FLOWER MOUND TOWN COUNCIL

Paula Lawrence, Mayor, Town of Flower Mound Paula Lawrence, Town Secretary

August 24, 1999



A RECORD PLAT OF LOTS 10-19, BLOCK C, LOTS 6-14, BLOCK D, LOTS 13-20, BLOCK F, LOTS 1-22, BLOCK H TOWNE VIEW ESTATES - PHASE II BEING 7.2383 ACRES (TRACT 1) AND 9.8829 ACRES (TRACT 2) OF LAND LOCATED IN THE JOHN WHITE SURVEY - ABSTRACT NO. 134 AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: NORTH WEST SATURN JOINT VENTURE II 4835 L.B.J. FREEWAY, SUITE 850 Dallas, Texas 75244 (214) 788-4835 (214) 385-9808 Fax Contact: Waymon Levell

ENGINEERS/SURVEYORS/PLANNERS: USA PROFESSIONAL SERVICES GROUP, INC. 8700 STEMMONS FREEWAY, SUITE 400 Dallas, Texas 75247 (214) 634-3300 (214) 634-3338 Fax Contact: Pat Snider

Filed for Record in: DENTON COUNTY, TX CYNTHIA MITCHELL, COUNTY CLERK

On Jan 05 2000 At 2:29pm

SHEET 2 OF 2 49 RESIDENTIAL LOTS NOVEMBER, 1999

96054.20

Doc/Num : 00-R0001436 Doc/Type : PLA Recording: 46.00 Doc/Mgmt : 6.00 Receipt #: Deputy - FRANCHESKA