OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, NORTHSHORE RESIDENTIAL, LTD. acting by and through the undersigned, it's duly authorized agent, is the sole owner of a tract of land being situated in the Town of Flower Mound, Denton County, Texas; and being part of the J. White Survey, Abstract No. 1341 and the J. Wizwell Survey, Abstract No. 1346 and being all of that tract of land conveyed to NORTHSHORE RESIDENTIAL, LTD. by deed recorded in the Deed Records of Denton County, Texas, Identification Number 94-R0035892, and being all of that tract of land conveyed to NORTHSHORE RESIDENTIAL, LTD. by deed recorded in the Deed Records of Denton County, Texas, Identification Number 94-R0035893; and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the South line of Flower Mound Road (Variable Width Right-of-Way) with the West line of McKamy Creek (Variable Width Right-of-Way), said point being the Northeast corner of that tract of land conveyed to Grapevine Farm, Ltd. by deed recorded in Volume 2506, Page 944, Deed Records, Denton County, Texas;

THENCE South 01°44'48" West along the West line of said P.R. 3499, a distance of 37.85 feet to a point for corner;

THENCE South 46°33'55" East continuing along the West line of said P.R. 3499, a distance of 56.52 feet to a point for corner;

THENCE South 01°44'48" West continuing along the West line of said P.R. 3499, a distance of 557.00 feet to a point for corner;

THENCE South 01°23'22" West continuing along the West line of said P.R. 3499, a distance of 57.48 feet to a 1/2 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE South 01°23'22" West continuing along the West line of said P.R. 3499, a distance of 1221.15 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°05'11" West a distance of 715.85 feet to a 1/2 inch iron rod set for corner;

THENCE North 01°44'48" East a distance of 254.87 feet to a 1/2 inch iron rod set for corner;

THENCE South 83°00'43" West a distance of 67.86 feet to a 1/2 inch iron rod set for corner;

THENCE North 11°13'55" West a distance of 11.58 feet to a 1/2 inch iron rod set for corner;

THENCE South 76°46'05" West a distance of 50.00 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right whose chord bears North 13°13'55" West;

THENCE in a Northerly direction along said curve to the right having a central angle of 76°46'05", a radius of 850.00 feet, and an arc length of 113.16 feet to a 1/2 inch iron rod set for corner;

THENCE South 83°00'43" West a distance of 320.00 feet to a 1/2-inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 23°01'40" West;

THENCE in a Northerly direction along said curve to the left having a central angle of 11°27'33", a radius of 1000.00 feet, and an arc length of 200.00 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right whose chord bears North 11°03'30" West;

THENCE in a Northerly direction along said curve to the right having a central angle of 35°23'54", a radius of 300.00 feet, and an arc length of 185.35 feet to a 1/2 inch iron rod set for corner;

THENCE North 29°15'27" West a distance of 139.46 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 45°38'24" West;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 65°45'54", a radius of 100.00 feet, and an arc length of 132.14 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 78°32'21" West;

THENCE in a Westerly direction along said curve to the left having a central angle of 14°53'09", a radius of 450.00 feet, and an arc length of 116.89 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears South 82°01'04" West;

THENCE in a Westerly direction along said curve to the left having a central angle of 05°08'32", a radius of 925.00 feet, and an arc length of 83.05 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears South 77°14'05" West;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 90°00'00", a radius of 50.00 feet, and an arc length of 78.54 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears South 47°48'19" West;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 30°37'25", a radius of 500.00 feet, and an arc length of 152.79 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right whose chord bears South 73°29'58" West;

THENCE in a Westerly direction along said curve to the right having a central angle of 05°07'07", a radius of 950.00 feet, and an arc length of 84.87 feet to a 1/2 inch iron rod set for corner;

THENCE North 20°10'30" West a distance of 50.00 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 72°12'44" West;

THENCE in a Westerly direction along said curve to the left having a central angle of 00°52'01", a radius of 900.00 feet, and an arc length of 13.62 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right whose chord bears North 17°01'04" West;

THENCE in a Northwesterly direction along said curve to the right having a central angle of 09°13'53", a radius of 925.00 feet, and an arc length of 149.00 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 19°47'37" West;

THENCE in a Northerly direction along said curve to the left having a central angle of 01°57'57", a radius of 1700.00 feet, and an arc length of 58.33 feet to a 1/2 inch iron rod set for corner;

THENCE North 71°03'54" West a distance of 155.92 feet to a 1/2 inch iron rod set for corner;

THENCE North 24°48'51" East a distance of 95.44 feet to a 1/2 inch iron rod set for corner;

THENCE North 13°32'53" East a distance of 280.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01°05'44" West a distance of 287.98 feet to a 1/2 inch iron rod set for corner;

THENCE North 57°02'01" East a distance of 100.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 32°57'59" East a distance of 15.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 57°02'01" East a distance of 15.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 32°57'59" West a distance of 141.90 feet to a 1/2 inch iron rod set for corner in the South line of McKamy Creek Boulevard (64 foot wide Right-of-Way);

THENCE North 57°02'01" East along the South line of said McKamy Creek Boulevard, a distance of 90.00 feet to a 1/2 inch iron rod found for the Northwest Westerly corner of Brazos Substation Addition, an addition to the Town of Flower Mound recorded in Cabinet H, Page 284, Plat Records, Denton County, Texas;

THENCE South 32°57'59" East along the Southwesterly line of said Brazos Substation Addition, a distance of 162.30 feet to a 1/2 inch iron rod found for corner;

THENCE South 57°15'29" East along the South line of said Brazos Substation Addition, a distance of 943.14 feet to a 1/2 inch iron rod set for corner, said point being in the South line of a tract of land conveyed to 3046 Partnership No. 19, Ltd. by Deed recorded in Volume 3326, Page 642, Deed Records, Denton County, Texas;

THENCE South 01°49'07" West a distance of 700.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 86°52'28" East a distance of 615.41 feet to the POINT OF BEGINNING and containing 60.47 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NORTHSHORE RESIDENTIAL, LTD. acting herein by and through the undersigned, it's duly authorized agent, does hereby adopt this plat designating the herein above described property as NORTHSHORE PHASE IA, an addition to the Town of Flower Mound, Denton County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown hereon are hereby reserved for the purpose as indicated for public utility and firelane 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 such purposes as are currently installed or are hereafter constructed; no improvements or growths shall be constructed, erected or placed upon, over or across the utility easements as shown, except that landscape easements may be constructed, erected or placed upon such easements being reserved for the use and accommodation of all public utilities being 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 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 the said utility easements for the purpose of constructing, 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 or egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND this the 28 day of OCT, 1994.

NORTHSHORE RESIDENTIAL, LTD.,
a Texas Limited Partnership

BY: LP REAL ESTATE CORPORATION,
a Texas corporation and General Partner

BY: J. Wayman Lovell

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared J. Wayman Lovell of LP REAL ESTATE CORPORATION 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of OCT, 1994.

KATHRYN L. HONAKER
NOTARY PUBLIC, State of Texas
My Commission Expires 10-28-97

I, Paul D. Unzicker, R.P.L.S. No. 2207 of UNZICKER, SCHNURBUSCH & ASSOCIATES, INC. hereby certify that this plat complies with the current subdivision ordinance of the Town of Flower Mound, Texas.

PAUL D. UNZICKER
2207
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

APPROVED this 28 day of OCT, 1994.

Zoning Commission of the Town of Flower Mound, Texas

Vince Cichirillo, Chairman

Eric Loebsacker, Director of Community Development

APPROVED this 6th day of June, 1994 by the Town Council of the Town of Flower Mound, Texas.

Mayor

Gail Dekker, Town Secretary

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
1	0°09'39"	4000.00'	11.25'	N89°55'49"E
2	0°09'39"	4000.00'	11.25'	N89°55'49"E
3	1°57'38"	1700.00'	58.17'	N89°06'55"E
4	1°57'38"	1700.00'	58.17'	N89°06'55"E
5	1°57'38"	1700.00'	58.17'	N89°06'55"E
6	1°57'38"	1700.00'	58.17'	N89°06'55"E
7	1°57'38"	1700.00'	58.17'	N89°06'55"E
8	1°57'38"	1700.00'	58.17'	N89°06'55"E
9	1°57'38"	1700.00'	58.17'	N89°06'55"E
10	1°57'38"	1700.00'	58.17'	N89°06'55"E
11	1°57'38"	1700.00'	58.17'	N89°06'55"E
12	1°57'38"	1700.00'	58.17'	N89°06'55"E
13	1°57'38"	1700.00'	58.17'	N89°06'55"E
14	1°57'38"	1700.00'	58.17'	N89°06'55"E
15	1°57'38"	1700.00'	58.17'	N89°06'55"E
16	1°57'38"	1700.00'	58.17'	N89°06'55"E
17	1°57'38"	1700.00'	58.17'	N89°06'55"E
18	1°57'38"	1700.00'	58.17'	N89°06'55"E
19	1°57'38"	1700.00'	58.17'	N89°06'55"E
20	1°57'38"	1700.00'	58.17'	N89°06'55"E
21	1°57'38"	1700.00'	58.17'	N89°06'55"E
22	1°57'38"	1700.00'	58.17'	N89°06'55"E
23	1°57'38"	1700.00'	58.17'	N89°06'55"E
24	1°57'38"	1700.00'	58.17'	N89°06'55"E

FINAL PLAT
THE VILLAGES OF NORTHSHORE PHASE IA
BEING 60.47 ACRES OUT OF THE
J. WHITE SURVEY, ABSTRACT NO. 1341 &
J. WIZWELL SURVEY, ABSTRACT NO. 1346
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
NORTHSHORE RESIDENTIAL, LTD.
4695 L.B.J. FRWY., SUITE 850
DALLAS, TEXAS 75244
(214) 780-4695

ENGINEERS/SURVEYORS/PLANNERS:
UNZICKER, SCHNURBUSCH & ASSOCIATES, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-9500

178 Single Family Lots

FEBRUARY, 1994

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Cab H Pg 374

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