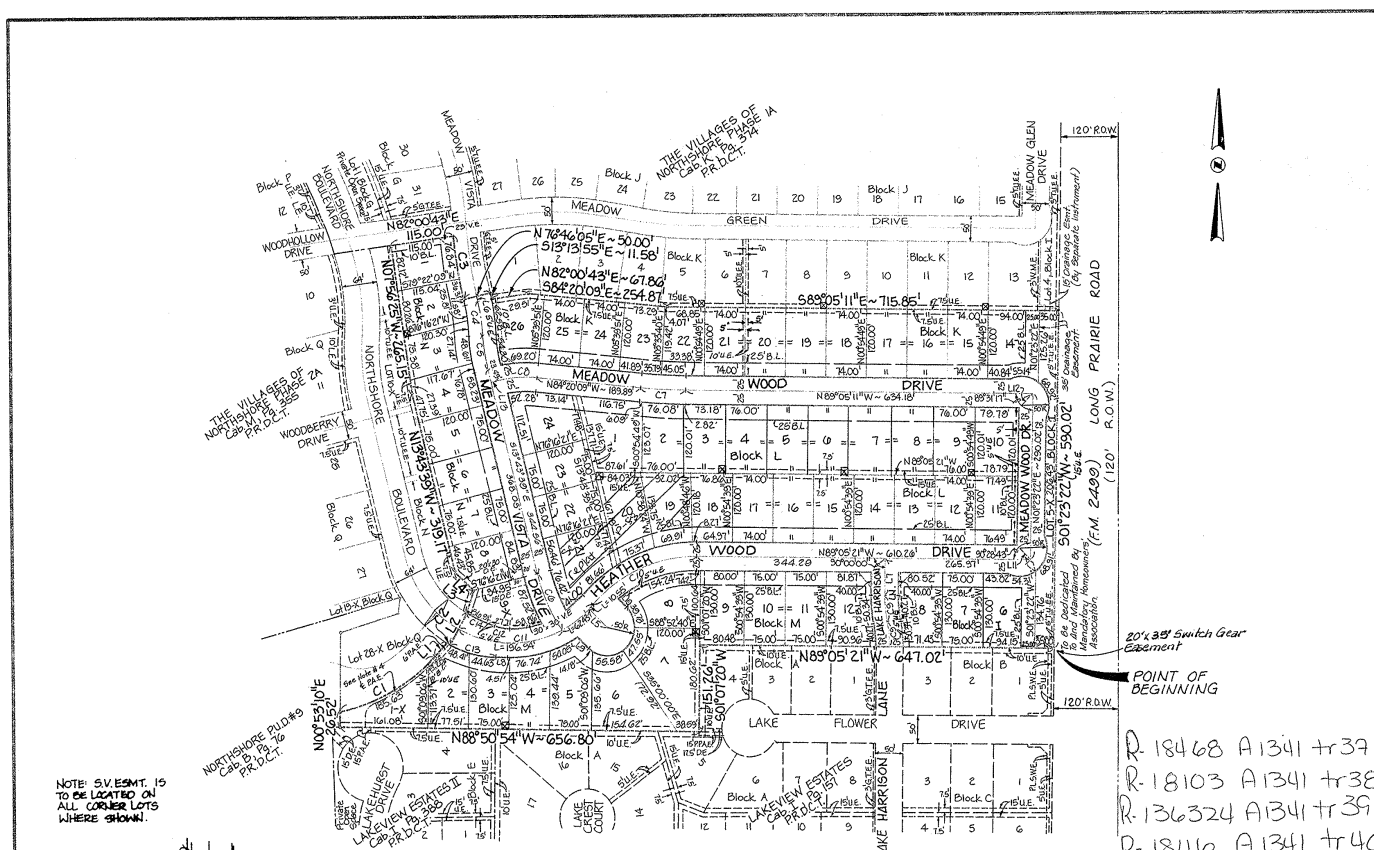
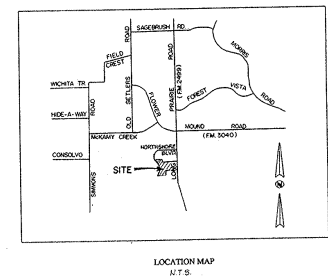
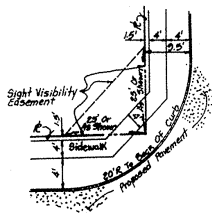


Lab 0  
Pg 209



NOTE: S.V. ESM'T. IS TO BE LOCATED ON ALL CORNER LOTS WHERE SHOWN.



TYPICAL SIGHT VISIBILITY ESM'T. DETAIL  
No Scale

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARINGS	CHORD LENGTH
1	35°45'49"	325.00'	202.86'	104.86'	N61°18'59"E	199.58'
2	02°16'18"	179.00'	7.10'	3.55'	S60°08'50"E	7.10'
3	08°06'15"	800.00'	113.16'	56.67'	S09°10'46"E	113.06'
4	11°01'55"	300.00'	57.77'	28.97'	S07°42'35"E	57.68'
5	11°31'43"	300.00'	60.30'	30.28'	S07°57'47"E	60.26'
6	20°47'43"	300.00'	108.88'	55.05'	S24°07'30"E	108.29'
7	04°45'02"	1000.00'	82.91'	41.48'	N86°42'40"W	82.89'
8	19°23'30"	225.00'	78.15'	38.44'	S65°50'05"W	78.73'
9	11°42'13"	225.00'	45.31'	22.73'	N04°51'27"W	45.23'
10	49°00'17"	250.00'	213.62'	113.94'	S68°24'31"W	207.37'
11	77°19'47"	200.00'	268.93'	160.03'	S89°34'15"W	249.91'
12	17°38'29"	90.00'	22.71'	13.97'	N80°07'52"W	22.65'
13	29°46'54"	179.00'	93.04'	47.60'	S73°54'08"E	92.00'
14	11°38'46"	280.00'	56.91'	28.56'	N85°29'14"W	56.82'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N43°26'04"E	31.01'
2	N28°14'05"E	43.88'
3	N17°57'09"E	41.53'
4	N48°50'34"W	46.85'
5	S45°04'13"E	45.71'
6	S13°33'55"E	11.58'
7	N00°54'39"E	65.00'
8	S88°47'38"E	26.32'
9	S45°04'13"E	26.34'
10	N43°04'13"W	19.80'
11	N43°50'58"W	21.83'
12	S46°09'06"E	22.01'
13	S78°16'21"W	9.60'



20' x 30' Switch Gear Easement  
POINT OF BEGINNING

R-18468 A1341 +r39 3.851AC  
R-18103 A1341 +r38 1.0AC  
R-136324 A1341 +r39 1.931AC  
R-18116 A1341 +r40 1.931AC  
R-196239 A1341 +r41E 9.0548AC  
-Delete all

LEGEND A01, 509, 009

GENERAL NOTES

- Pursuant to Ordinance No. 35-62 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 of 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 pathways, common areas, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways 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 Plain Area (100 Year Flood Plain) per F.E.M.A. F.I.R.M. map, Community Panel No. 4807770015 B, dated April 2, 1991.
- Lot 5-x Block I, Lot 9-x Block N, and Lot 1-x Block M are to be Dedicated To and Maintained By The Mandatory Homeowner's Association. A 6'-Foot Wide Trail and Pedestrian Access Easement along the sidewalk as constructed, on and across Lot 1-X, Block M is dedicated to the Town of Flower Mound.

"SL9215A"  
A RECORD PLAT OF  
THE VILLAGES OF NORTHSHORE-PHASE 3  
Being 171 Acres Of Land Located In The  
J. White Survey, Abstract No. 1341  
An Addition To The Town Of Flower Mound, Denton County, Texas

UTILITY CERTIFICATE  
This Plat correctly represents the required easements for this development.  
BY/DATE  
GENERAL TELEPHONE (GTE)  
SOUTHWESTERN BELL  
LONG STAR GAS  
TU ELECTRIC  
DENTON COUNTY ELECTRIC  
TCT CABLEVISION  
*Claudia Suter 11-10-97*  
*Robert White 11-26-97*  
*Ray White 11-12-97*  
*John N. Cordle 11-12-97*

This is to certify that I, John N. Cordle, a Registered Professional Land Surveyor for the State of Texas, have divided the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me on under my direction and supervision.  
*John N. Cordle*  
John N. Cordle, Registered Professional Surveyor Group, Inc.  
Texas Registration No. 2026

OWNER:  
Beacon Property Company  
6000 Quorum Drive, Suite 205  
Dallas, Texas 75240  
Phone: (214) 774-9110 Fax: (214) 774-9111  
ENGINEERS/SURVEYORS/PLANNERS  
USA Professional Services Group, Inc.  
8700 Stemmons Freeway, Suite 400  
Dallas, Texas 75247  
Phone: (214) 654-3500 Fax: (214) 654-3338  
Filed for Record in:  
DENTON COUNTY, TX  
HONORABLE TIM HODGES/COUNTY CLERK  
On Feb 28 1998  
At 11:05am  
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Recd Date: 46.88  
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Doc Sheet: 6.88  
Scale: 1"=100'  
59 Residential  
August, 1997  
Supt - BRANDIE  
USA1 #97022.2  
RC-35-97