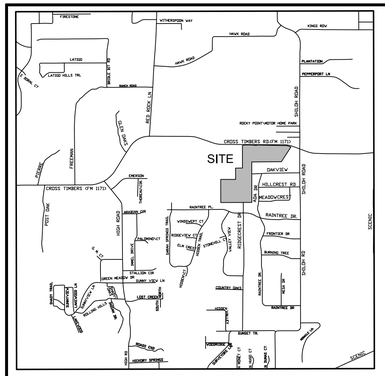

VICINITY MAP : NOT TO SCALE

100 0 100 200 300 Feet

SCALE: 1" = 100'

NOTES

1. It is my opinion that a portion of the property described appears to lie within the 100-year flood zone area according to the Federal Emergency Flood Insurance Rate Map Community-Panel No. 480777 0520 G, present effective date of map April 18, 2011, herein property is situated within Zone A and Zone X (unshaded).
2. All iron rods found are ½ inch unless otherwise noted. All iron rods set are ½ inch with a yellow cap stamped "Arthur Surveying Company".
3. Bearings shown are based on the west line of Wellington Estates Phase 3, recorded in Cabinet U, Page 716, Plat Records, Denton County, Texas.
4. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. No concentrated drainage shall be directed at downstream lots.
6. Pursuant to the Ordinance No. 36-92 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 their physical facilities of ground held in common and necessary or desirable for the welfare of the area of 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 the landscape systems, features or elements located in parkway common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
7. All X-lots are unbuildable, shall be considered drainage easements, and shall be dedicated to and maintained by the HOA.
8. Property Owner must submit a grading plan sealed by a Texas registered professional engineer for each individual lot when applying for a building permit.
9. Lot 4X, Block A shall be considered an Access Easement.
10. The 8 foot Town Trail is to be maintained by the HOA.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	47.74'	600.00'	6°50'16"	N03°47'39"E 47.71'
C2	55.55'	600.00'	7°57'24"	S03°14'05"W 55.50'
C3	93.32'	1000.00'	5°20'49"	N01°55'47"E 93.29'
C4	286.53'	280.00'	58°37'52"	N59°56'17"E 274.19'
C5	104.09'	1000.00'	5°57'51"	S87°45'52"E 104.05'
C6	104.09'	1000.00'	5°57'51"	N87°45'52"W 104.05'
C7	194.19'	275.00'	40°27'32"	S69°00'27"W 190.18'
C8	160.71'	280.00'	32°53'06"	S32°21'08"W 158.51'
C9	156.82'	275.00'	32°40'25"	S00°25'38"E 154.71'
C10	468.24'	275.00'	97°33'22"	S40°27'44"W 413.69'
C11	161.44'	500.00'	18°29'58"	N00°56'02"E 160.74'
C12	113.91'	500.00'	13°03'10"	S03°39'26"W 113.66'
C13	147.04'	500.00'	16°51'00"	N08°53'21"E 146.51'
C14	118.10'	400.00'	16°55'02"	S05°31'20"W 117.68'
C15	8.14'	25.00	18°39'47"	N08°57'23"W 8.11'
C16	30.85'	100.00	17°40'38"	N09°12'50"E 30.73'
C17	22.55'	100.00	12°55'03"	S06°05'01"E 22.50'
C18	37.84'	200.00	10°50'22"	S12°37'58"W 37.78'
C19	34.48'	100.00	19°45'20"	N02°39'53"W 34.31'
C20	39.00'	25.00	89°23'08"	S40°05'23"E 35.17'
C21	38.35'	25.00	87°54'07"	N48°53'15"E 34.70'
C22	29.21'	25.00	66°57'10"	N11°24'55"E 27.58'
C23	23.36'	25.00	53°32'09"	S69°49'50"W 22.52'
C24	44.20'	25.00	101°18'06"	S57°10'59"E 38.66'
C25	30.02'	25.00	68°47'38"	N23°15'03"E 28.25'
C26	8.14'	25.00	18°39'47"	S09°47'24"W 8.11'
C27	106.43'	149.00	40°55'30"	N86°37'59"W 104.18'
C28	110.64'	134.00	47°18'21"	S89°49'25"E 107.52'
C29	149.27'	149.00	57°24'04"	N84°46'34"W 143.11'
C30	112.34'	134.00	48°02'04"	S80°05'34"E 109.08'
C31	20.14'	41.00	28°08'31"	S89°57'39"W 19.94'
C32	35.24'	99.00	20°23'44"	N79°48'08"W 35.06'
C33	75.98'	109.00	39°56'21"	S89°34'27"E 74.45'
C34	31.20'	91.00	19°38'39"	S80°16'42"W 31.05'
C35	47.66'	99.00	27°35'00"	N76°12'30"W 47.20'
C36	102.94'	107.70	54°45'46"	S89°47'53"E 99.07'
C37	43.17'	91.00	27°10'46"	S76°24'37"W 42.76'
C38	39.66'	99.00	22°57'18"	N78°31'21"W 39.40'
C39	75.29'	107.70	40°03'02"	S87°04'13"E 73.76'

Line Table		
Line #	Direction	Length
L1	N00°22'31"E	63.06'
L2	S89°15'12"W	35.41'
L3	N03°07'44"W	31.71'
L4	S80°35'56"E	44.00'
L5	S23°31'48"E	46.33'
L6	S42°27'27"E	37.65'
L7	S89°29'38"W	123.47'
L8	S00°30'22"E	10.00'
L9	S47°21'16"W	11.85'
L10	N63°53'43"E	37.57'
L11	N90°00'00"W	51.72'
L12	S89°56'59"E	55.79'
L13	S89°00'00"E	38.60'
L14	S90°00'00"E	78.57'
L15	N75°58'08"E	10.98'
L16	N03°08'00"W	14.69'
L17	N03°08'00"W	7.43'
L18	N86°16'11"W	7.65'
L19	S03°08'00"E	22.12'
L20	S00°00'14"W	8.80'

F.M. 1171 ~ CROSS TIMBERS ROAD

(Variable Width R.O.W.)

S89° 37' 29"E 970.59'

S87° 22' 30"E 45.05'

S25° 24' 31"E 191.51'

Water Line Easement to Town of Flower Mound Vol. 1133, Pg. 523

TxDOT Mon. Found

I.R.S.

30' Easement to Williams Barnett Gathering System, L.P. Doc. No. 2009–124555

30'x30' Easement to CoServ Gas, Ltd. Vol. 4432, Pg. 647

30' Easement to Williams Barnett Gathering System, L.P. Doc. No. 2009–124555

Wardine Investments, Ltd. Volume 5052, Page 2668 R.P.R.D.C. (remainder)

Jea L. Shim Doc. No. 2008-58876 R.P.R.D.C.

Jea L. Shim Doc. No. 2015-23237 R.P.R.D.C.

Town of Flower Mound Volume 4928, Page 2397 R.P.R.D.C. (remainder)

N01° 46' 35"E 454.68'

S23° 10' 00"W 697.12'

Belle Drive (26' R.O.W.)

17' P.D.U.E.

20' W.L.E.

10' P.A.E.

1X Open Space BLOCK A 1.337 Acres 58,249 Sq. Ft. Drainage Easement

BLOCK B

BLOCK C

BLOCK A

2 0.689 Acres 30,024 Sq. Ft.

3 0.689 Acres 30,021 Sq. Ft.

3 0.703 Acres 30,628 Sq. Ft.

4 0.689 Acres 30,026 Sq. Ft.

5 0.689 Acres 30,015 Sq. Ft.

6 0.689 Acres 30,011 Sq. Ft.

7 0.893 Acres 38,897 Sq. Ft.

8 0.689 Acres 30,031 Sq. Ft.

9 0.690 Acres 30,037 Sq. Ft.

10 0.689 Acres 30,025 Sq. Ft.

11 0.689 Acres 30,005 Sq. Ft.

15' B.L.

30' B.L.

42' B.L.

20' D.E.

Laura Lane

Δ=72°25'02" R=315.00' L=398.13' N41°09'31"E 372.16'

Δ=15°54'36" R=960.00' L=266.58' N12°54'18"E 265.72'

12X Open Space 1.600 Acres 69,689 Sq. Ft. Drainage Easement

4X Open Space 0.699 Acres 30,455 Sq. Ft. Drainage Easement

Water Line Easement to Town of Flower Mound Vol. 1133, Pg. 523 Abandoned by separate instrument

5' Easement to Southwestern Bell Vol. 1149, Pg. 202

N89° 18' 21"E 525.41'

N89° 18' 21"E 260.19'

N20°25'45"E 15.10'

S00°41'39"E 124.42'

N89°18'21"E 140.05'

N00° 41' 39"W 390.00'

S89° 15' 12"W 1037.94'

POINT OF BEGINNING GRID N: 7065882.087 GRID E: 2387825.104

Lot 4, Block H Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 3, Block H Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 8, Block H Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 7, Block H Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 6, Block H Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 5, Block H Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 9, Block I Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 8, Block I Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 7, Block I Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 6, Block I Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 5, Block I Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 4, Block I Hidden Valley Country Estates Section Three Cabinet B, Page 90 P.R.D.C.T.

Lot 3, Block I

OAKVIEW DRIVE (60' R.O.W.)

Ridgecrest Drive (26' R.O.W.)

1X Open Space BLOCK C 0.530 Acres 23,076 Sq. Ft.

7X Open Space 11.622 Acres 506,261 Sq. Ft. Drainage Easement

7X BLOCK A Open Space 11.622 Acres 506,261 Sq. Ft. Drainage Easement

8 0.689 Acres 30,007 Sq. Ft.

9 0.689 Acres 30,013 Sq. Ft.

10 0.689 Acres 30,011 Sq. Ft.

11 0.689 Acres 30,005 Sq. Ft.

12 0.689 Acres 30,001 Sq. Ft.

13 0.690 Acres 30,039 Sq. Ft.

2 0.689 Acres 30,001 Sq. Ft.

3 0.689 Acres 30,003 Sq. Ft.

4 0.689 Acres 30,019 Sq. Ft.

5 0.689 Acres 30,026 Sq. Ft.

6 0.689 Acres 30,009 Sq. Ft.

7 0.689 Acres 30,011 Sq. Ft.

8 0.722 Acres 31,446 Sq. Ft.

9X 0.586 Acres 25,524 Sq. Ft.

7.5' D.E.

100-Year Ultimate Flood Plain per Sharps Branch SB-1 Flood Study as prepared by Ridinger Associates, Inc.

Wardine Investments, Ltd. Volume 5052, Page 2668 R.P.R.D.C. (remainder)

Wardine Investments, Ltd. Volume 5052, Page 2668 R.P.R.D.C. (remainder)

GRID N: 7065295.173 GRID E: 2385652.774 1/2"I.R.F.

N89° 18' 21"E 525.41'

N00° 37' 17"W 729.92'

S89° 29' 19"W 1145.38'

7.5' Utility Easement~(C/106)

7.5' Utility Easement~(B/89)

7.5' Utility Easement~(C/106)

7.5' Utility Easement~(B/89)

Lot 6, Block 4 Hidden Valley Country Estates Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 5, Block 4 Hidden Valley Country Estates Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 4, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 3, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 2, Block J Hidden Valley Country Estates Section Two Cabinet B, Page 89 P.R.D.C.T.

Lot 2, Block I Hidden Valley Country Estates Section Two Cabinet B, Page 89 P.R.D.C.T.

Ridgecrest Drive (60' R.O.W.)

Laura Lane

17' PAVING, DRAINAGE, & UTILITY EASEMENT 26' R.O.W.

6" 3600 PSI CONC. PVMT. W/ #3 BARS AT 18" O.C.E.W.

18" CEMENT OR LIME STABALIZED SUBGRADE

T.&P. R.R. Co. Survey, Abst. No. 1618

M.E.P.&P. Railroad Co. Survey, Abst. No. 935

Replat of Lot 1X, Block A Hillside of Flower Mound

T.O.F. Mon.#25

(C.M.) 1/2"I.R.F.

DRIVEWAY CULVERTS

LOT #	BLOCK	Q_{100} (cfs)	SLOPE	SIZE	Q_{CAP} (cfs)
		I100=7.52			
2	A	1.41	0.70	18	8.79
3	A	2.36	0.70	18	8.79
2	B	15.10	0.70	24	18.91
3	B	17.71	0.70	24	18.91
4	B	1.36	0.70	18	8.79
5	B	1.70	0.70	18	8.79
8	B	0.17	0.70	18	8.79
1	B	0.45	0.70	18	8.79
6	B	0.99	0.70	18	8.79
8	B	0.12	5.73	18	25.13
9	B	0.58	5.73	18	25.13
10	B	1.03	5.73	18	25.13
11	B	1.45	1.91	18	14.51
6	A	0.25	6.56	18	26.89
5	A	0.58	6.56	18	26.89
2	C	2.69	6.56	18	23.89
8	A	0.33	1.82	18	14.17
6	C	4.30	5.23	18	24.01
5	C	7.69	5.23	18	24.01
4	C	11.13	2.23	18	15.68
3	C	4.26	1.82	18	14.17
7	C	2.44	5.62	18	24.89
8	C	5.87	5.62	18	24.89

LEGEND:

FND. - FOUND
ROW - RIGHT-OF-WAY
CM - CONTROL MONUMENT
ASC - ARTHUR SURVEYING COMPANY
IRF - IRON ROD FOUND
IRS - IRON ROD SET
BL - BUILDING LINE
PDUE - PAVING, DRAINAGE & UTILITY EASEMENT
DE - DRAINAGE EASEMENT
WLE - WATER LINE EASEMENT
PAE - PEDESTRIAN ACCESS EASEMENT

State of Texas §
County of Denton §

THIS is to certify that I, Douglas L. Arthur, 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 supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED5/27/2016

Douglas L. Arthur, R.P.L.S. No. 4357

State of Texas §
County of Denton §

WHEREAS TIMOTHY CHOE, JAMES CHOE & KYU BOK KIM and PETER PARK are the owners of all that certain lot, tract or parcel of land situated in the Texas & Pacific Railroad Company Survey, Abstract Number 1618 and the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 935, Town of Flower Mound, Denton County, Texas, and being a portion of that certain tract of land described by deed to Peter Park, recorded under Document Number 96-R0007867 of the Real Property Records of Denton County, Texas, being that certain tract of land described by deed to Peter Park, recorded under Document Number 2015-23236 of the Real Property Records of Denton County, Texas, being that certain tract of land described by deed to Peter Park, recorded under Document Number 2016-40435 of the Real Property Records of Denton County, Texas, and being that certain tract of land described by deed to Timothy Choe, James Choe and Kyu Bok Kim, recorded under Document Number 2015-82217 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southeast corner of said Park tract, the southwest corner of that certain tract of land described by deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 4928, Page 2397 of the Real Property Records of Denton County, Texas, and being in the north line of Lot 4, Block H, Hidden Valley Country Estates, Section Three, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet B, Page 90 of the Plat Records of Denton County, Texas;

THENCE South 89 degrees 15 minutes 12 seconds West, with the north line of said Block H of said Hidden Valley Country Estates, Section Three, a distance of 1037.94 feet to a 1 inch iron rod found for the northwest corner of Lot 8 of said Block H;

THENCE South 00 degrees 49 minutes 02 seconds East, with the west line of said Block H and partially continuing with the west line of said Hidden Valley Country Estates, Section Three, a distance of 1293.37 feet to a ½ inch iron rod found for corner in the west line of Lot 4, Block I of said Hidden Valley Country Estates, Section Three and being the northeast corner of Lot 2, Block I, Hidden Valley Country Estates, Section Two, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet B, Page 89 of the Plat Records of Denton County, Texas;

THENCE South 89 degrees 29 minutes 19 seconds West, with the north line of said Hidden Valley Country Estates, Section Two and partially continuing with the north line of Block 4, Hidden Valley Country Estates, Section IV, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 106 of the Plat Records of Denton County, Texas, a distance of 1145.38 feet to a ½ inch iron rod found for corner in the north line of Lot 6 of said Block 4 and being the southeast corner of that certain tract of land described by deed to Wardin Investments, Ltd., recorded in Volume 5052, Page 2668 of the Real Property Records of Denton County, Texas;

THENCE North 00 degrees 37 minutes 17 seconds West, with the east line of said Wardin tract, a distance of 729.92 feet to a ½ inch iron rod found for corner, being an inner corner thereof;

THENCE North 89 degrees 18 minutes 21 seconds East, with the south line of said Wardin tract, a distance of 525.41 feet to a ½ inch iron rod found for corner, being an outer corner thereof;

THENCE North 00 degrees 41 minutes 39 seconds West, with the east line of said Wardin tract, a distance of 390.00 feet to a 5/8 inch iron rod found for corner, being an inner corner thereof;

THENCE North 89 degrees 18 minutes 21 seconds East, with the south line of said Wardin tract, a distance of 260.19 feet to a 5/8 inch iron rod found for the easterly southeast corner of said Wardin tract, being in the west line of that certain tract of land described by deed to Jea L. Shim, recorded under Document Number 2008-58876 of the Real Property Records of Denton County, Texas;

THENCE South 00 degrees 41 minutes 39 seconds East, with the west line of said Shim tract, a distance of 124.42 feet to a ½ inch iron rod with a yellow cap stamped *"ARTHUR SURVEYING COMPANY" (ASC)* set for the southwest corner of said Shim tract;

THENCE North 89 degrees 18 minutes 21 seconds East, with the south line of said Shim tract, a distance of 140.05 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set for corner, being in the south line of said Shim tract;

THENCE North 20 degrees 25 minutes 45 seconds East, over, through and across said Shim tract and with the west line of said Park tract, a distance of 15.10 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set, being at the beginning of a curve to the left having a radius of 960.00 feet, a delta angle of 15 degrees 54 minutes 36 seconds, whose chord bears North 12 degrees 54 minutes 18 seconds East, a distance of 265.72 feet;

THENCE continuing over, through and across said Shim tract and with the west line of said Park tract, an arc length of 266.58 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set for corner, being at the beginning of a reverse curve to the right having a radius of 315.00 feet, a delta angle of 72 degrees 25 minutes 02 seconds, whose chord bears North 41 degrees 09 minutes 31 seconds East, a distance of 372.16 feet;

THENCE continuing over, through and across said Shim tract and partially with the west line of said Park tract, an arc length of 398.13 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set for the southeast corner of that tract of land described by deed to Jea L. Shim, recorded under Document Number 2015-23237, Real Property Records, Denton County, Texas;

THENCE North 01 degrees 46 minutes 35 seconds East, with the east line of said Shea tract, a distance of 454.68 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set for the northeast corner of said Shea tract, being in the south line of F.M. 1171, also known as Cross Timbers Road;

THENCE South 89 degrees 37 minutes 29 seconds East, with the south line of said Cross Timbers Road, a distance of 970.59 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set for corner;

THENCE South 87 degrees 22 minutes 30 seconds East, continuing with the south line of said Cross Timbers Road, a distance of 45.05 feet to a Texas Department of Transportation monument found for corner;

THENCE South 75 degrees 24 minutes 21 seconds East, continuing with the south line of said Cross Timbers Road, a distance of 191.51 feet to a ½ inch iron rod with a yellow cap stamped *"ASC"* set for corner in the west line of said Town of Flower Mound Tract;

THENCE South 23 degrees 10 minutes 00 seconds West, with the west line of said Town of Flower Mound tract, a distance of 697.12 feet to the **POINT OF BEGINNING**, and containing 43.191 acres of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents:

THAT TIMOTHY CHOE, JAMES CHOE & KYU BOK KIM and PETER PARK, by and through its duly authorized officers, do hereby adopt this plat designated herein as **Hillside of Flower Mound**, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated.

The easements shown hereon are hereby reserved for the purposes as indicated. All rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. Lots 1X, 4X and 7X, Block A, and Lots 1X and 12X, Block B and Lot 1X and 9X, Block C are hereby dedicated in fee simple to the Home Owners Association for maintenance purposes and common areas. Private Drainage Easements are dedicated to the Home Owners Association for all maintenance purposes. All 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 the 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 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 _____ day of _____, 2016

By: _____
Peter Park

State of Texas §
County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Park, 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

By: _____
Timothy Choe, Owner

State of Texas §
County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Timothy Choe, 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

By: _____
James Choe, Owner

State of Texas §
County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared James Choe, 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

By: _____
Kyu Bok Kim, Owner

State of Texas §
County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Kyu Bok Kim, 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____
Claudio Forest, Chairman
Planning and Zoning Commission

_____
Doug Powell, Executive Director of
Development Services

_____, 2016.
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

_____
Theresa Scott, Town Secretary
Town of Flower Mound

_____
Notary Public in and for the State of Texas

RECORD PLAT

of

HILLSIDE of FLOWER MOUND

Lots 1X, 2-3, 4X, 5-6, 7X, 8-13, Block A
Lots 1X, 2-11, 12X, Block B and
Lots 1X, 2-8, 9X, Block C
being 43.191 acres out of the
M.E.P. & P. Railroad Co. Survey, Abst. No. 935
T. & P. Railroad Co. Survey, Abst. No. 1618
Town of Flower Mound, Denton County, Texas

-- 2016 --

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
500 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com

DRAWN BY: Jav DATE: 03/10/15 SCALE: 1"=100' CHECKED BY: DLA ASC NO.: 1501196-8

FOR DENTON COUNTY USE ONLY

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