

**LEGEND:**  
 FND - FOUND  
 ROW - RIGHT-OF-WAY  
 CM - CONTROL MONUMENT  
 PCB - POINT OF BEGINNING  
 ASC - ARTHUR SURVEYING COMPANY

**STATE HIGHWAY No. 121**  
 (VARIABLE WIDTH R.O.W.)

State of Texas §  
 County of Denton §  
**Owner's Certificate and Dedication**

WHEREAS, **Charco Properties, LP, and Legacy Texas Bank**, are the owners of a 5.798 acre tract of land situated in the R. H. Thompson Survey, Abstract No. 1274, in the City of Lewisville, Denton County, Texas, and being all of Lot 3R-1 and 3R-2, Block C, HIGH POINT OAKS, an Addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Cabinet X, Slide 775, Plat Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" found in concrete for the southeast corner of the herein described tract, same point being the northeast corner of Lot 2R, Block C, of said Addition, same point being the southeast corner of said Lot 3R-1, same point being in the west line of Denton Tap Road (a variable width right-of-way) same point being the beginning of a non-tangent curve to the right with a radius of 135.00 feet and whose chord bears North 77 degrees 22 minutes 14 seconds West, a distance of 56.49 feet;

**THENCE** along the north line of said Lot 2R and the south line of said Lot 3R-1 and continuing with the south line of said Lot 3R-2, the following courses and distances:

With said curve to the right, through a central angle of 24 degrees 09 minutes 28 seconds, an arc length of 56.92 feet to an "X" found in concrete for corner, same point being the beginning of a non-tangent curve to the left with a radius of 800.00 feet and whose chord bears North 77 degrees 23 minutes 42 seconds West, a distance of 330.68 feet;

With said curve to the left, through a central angle of 23 degrees 51 minutes 19 seconds, an arc length of 333.08 feet to an "X" found in concrete for corner, same point being the beginning of a non-tangent curve to the right with a radius of 115.50 feet and whose chord bears North 67 degrees 44 minutes 40 seconds West, a distance of 85.31 feet;

With said curve to the right, through a central angle of 43 degrees 20 minutes 40 seconds East, an arc length of 87.38 feet to an "X" found for corner at the northernmost corner of said Lot 2R, same point being in the southeast line of Lot 1RB, Block C of said Addition;

**THENCE** along the southeast and easterly line of said Lot 1RB and along the westerly line of said Lot 3R-2, the following courses and distances:

North 60 degrees 43 minutes 27 seconds East, a distance of 33.07 feet to a 1/2 inch iron rod with cap marked "Pacheco Koch" found for corner;

North 29 degrees 16 minutes 33 seconds West, a distance of 257.46 feet to a 1/2 inch iron rod with cap marked "Pacheco Koch" found for corner;

North 04 degrees 14 minutes 23 seconds West, a distance of 244.98 feet to a 1/2 inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner at the common north corner of said Lot 1RB and Lot 3R-2, same point being in the south line of U.S. Highway No. 121 (a variable width right-of-way), same point from which a 1/2 inch iron rod with cap marked "Pacheco Koch" found bears South 04 degrees 14 minutes 23 seconds East, a distance of 0.42 feet;

**THENCE** along the southerly line of said U. S. Highway No. 121 and the north line of said Lot 3R-2, the following courses and distances:

North 86 degrees 13 minutes 39 seconds East, a distance of 131.41 feet to a Texas Department of Transportation highway monument (TXDOT mon.) found for corner;

South 78 degrees 14 minutes 13 seconds East, a distance of 181.57 feet to a TXDOT mon. found for corner;

South 62 degrees 32 minutes 20 seconds East, a distance of 182.69 feet to a TXDOT mon. found for corner;

South 42 degrees 13 minutes 57 seconds East, a distance of 142.81 feet to a TXDOT mon. found for corner, same point being in the west line of said Denton Tap Road;

**THENCE** along the west line of said Denton Tap Road and the east line of said Lot 3R-1, the following courses and distances:

South 02 degrees 39 minutes 25 seconds East, a distance of 199.75 feet to a TXDOT mon. found for corner;

South 04 degrees 05 minutes 21 seconds East, a distance of 42.80 feet to a 1/2 inch iron rod with cap marked "Pacheco Koch" found for corner;

South 00 degrees 13 minutes 00 seconds West, a distance of 114.37 feet to an "X" found in concrete for corner;

South 46 degrees 29 minutes 49 seconds West, a distance of 8.76 feet to a 1/2 inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner;

South 01 degrees 29 minutes 49 seconds West, a distance of 20.91 feet to the **POINT OF BEGINNING** and containing a total of 252,567 square feet or 5.798 acres of land more or less.

**NOW, know all men by these presents:**

THAT WE, **Charco Properties, LP and Legacy Texas Bank**, the undersigned authority, does hereby adopt this plat designating the herein described property as High Point Oaks Addition, Lots 3R-1 and 3R-2, Block C, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

That the subdivision shall be sold and developed subject to the building lines shown on this plat.

*RO Neal Gray*  
 Charco Properties, LP  
 R. O'Neal Gray, Partner

*Rick Lafitte*  
 Legacy Texas Bank  
 Rick Lafitte, Executive Vice-President

State of Texas §  
 County of Denton §  
**BEFORE ME**, the undersigned authority, on this day personally appeared R. O'Neal Gray, 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 30th day of January, 2008.

*Audrey Turner*  
 Notary Public  
 State of Texas §  
 County of Denton §  
 My Commission Expires: 12/15/2010

**BEFORE ME**, the undersigned authority, on this day personally appeared Rick Lafitte, 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 31st day of January, 2008.

*Benkwan*  
 Notary Public  
 State of Texas §  
 County of Denton §  
 My Commission Expires: 12/15/2010

FILED: CAB. Y PG. 197, P.R.D.C.T.

**AMENDED FINAL PLAT**

This plat is amending High Point Oaks Addition Final Plat, which was filed on June 12, 2007 and can be found in Cabinet X, Page 775 of the Denton County Plat Records with the following changes:

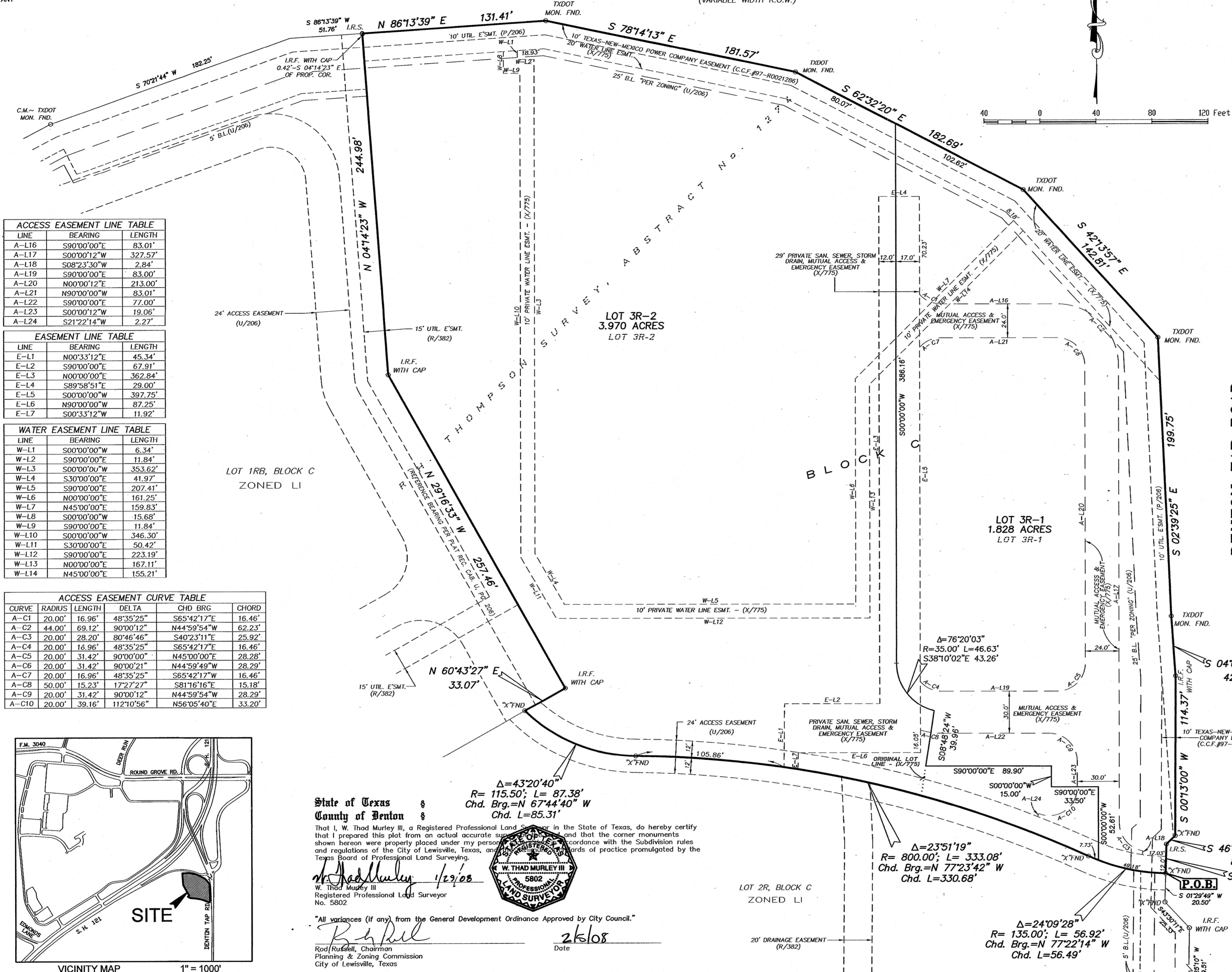
1. Adjusting internal lot line between Lots 3R-1 & 3R-2.
2. Adjusting 25' setback along Denton Tap Road to match r.o.w.

**High Point Oaks Addition**  
 Lots 3R-1 & 3R-2, Block C  
 5.798 Acres  
 Zoning: LI

R.H. Thompson Survey, Abst. No. 1274

-- JANUARY 2008 --

DRAWN BY: J.C. DATE: 12/03/07 SCALE: 1"=40' CHECKED BY: W.T.M. ASC NO.: 261273-3



**ACCESS EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
A-L16	S90°00'00"E	83.01'
A-L17	S00°00'12"W	327.57'
A-L18	S08°23'30"W	2.84'
A-L19	S90°00'00"E	83.00'
A-L20	N00°00'12"E	213.00'
A-L21	N90°00'00"W	83.01'
A-L22	S90°00'00"E	77.00'
A-L23	S00°00'12"W	19.06'
A-L24	S21°22'14"W	2.27'

**EASEMENT LINE TABLE**

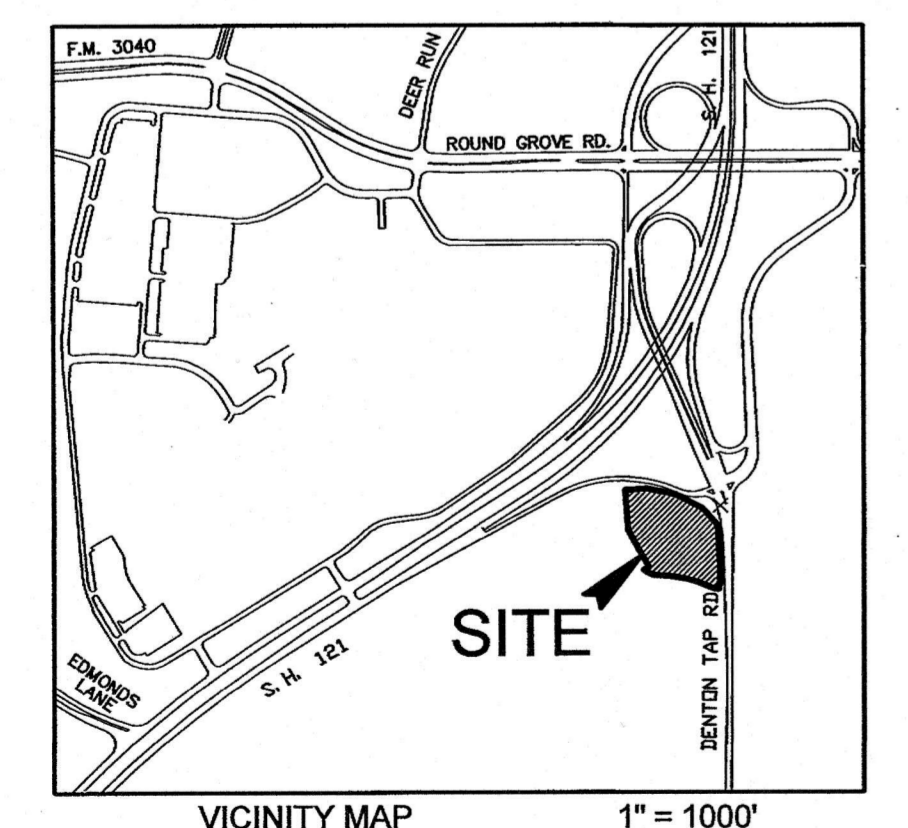
LINE	BEARING	LENGTH
E-L1	N00°33'12"E	45.34'
E-L2	S90°00'00"E	67.91'
E-L3	N00°00'00"E	362.84'
E-L4	S89°58'51"E	29.00'
E-L5	S00°00'00"W	397.75'
E-L6	N90°00'00"W	87.25'
E-L7	S00°33'12"W	11.92'

**WATER EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
W-L1	S00°00'00"W	6.34'
W-L2	S90°00'00"E	11.84'
W-L3	S00°00'00"W	353.62'
W-L4	S30°00'00"E	41.97'
W-L5	S90°00'00"E	207.41'
W-L6	N00°00'00"E	161.25'
W-L7	N45°00'00"E	159.83'
W-L8	S00°00'00"W	15.68'
W-L9	S90°00'00"E	11.84'
W-L10	S00°00'00"W	346.30'
W-L11	S30°00'00"E	50.42'
W-L12	S90°00'00"E	223.19'
W-L13	N00°00'00"E	167.11'
W-L14	N45°00'00"E	155.21'

**ACCESS EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
A-C1	20.00'	16.96'	48°35'25"	S65°42'17"E	16.46'
A-C2	44.00'	69.12'	90°00'12"	N44°59'54"W	62.23'
A-C3	20.00'	28.20'	80°46'46"	S40°23'11"E	25.92'
A-C4	20.00'	16.96'	48°35'25"	S65°42'17"E	16.46'
A-C5	20.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
A-C6	20.00'	31.42'	90°00'21"	N44°59'49"W	28.29'
A-C7	20.00'	16.96'	48°35'25"	S65°42'17"W	16.46'
A-C8	50.00'	15.23'	17°27'27"	S81°16'16"E	15.18'
A-C9	20.00'	31.42'	90°00'12"	N44°59'54"W	28.29'
A-C10	20.00'	39.16'	112°10'56"	N56°05'40"E	33.20'



State of Texas §  
 County of Denton §  
 That I, **W. Thad Murley III**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual accurate survey and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision rules and regulations of the City of Lewisville, Texas, and in accordance with the standards of practice promulgated by the Texas Board of Professional Land Surveying.

*W. Thad Murley III*  
 W. Thad Murley III  
 Registered Professional Land Surveyor  
 No. 5802

*Benkwan*  
 Benkwan  
 Date: 2/6/08

"All variances (if any) from the General Development Ordinance Approved by City Council."

*Rod Russell*  
 Rod Russell, Chairman  
 Planning & Zoning Commission  
 City of Lewisville, Texas

The undersigned, City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing amended plat of High Point Oaks Addition on addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 5th day of February, 2008, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

Witness my hand this 7th day of Feb, 2008.

*Julie Henze*  
 Julie Henze, City Secretary  
 City of Lewisville, Texas

**OWNER:**  
**CHARCO PROPERTIES, LP**  
 2418 Marsh Lane, Suite 114  
 Carrollton, Texas 75006  
 Phone No: 214.803.8710  
 Contact: R. O'Neal Gray

**LIENHOLDER:**  
**LEGACY TEXAS BANK**  
 7051 Snider Plaza  
 Dallas, Texas 75205  
 Phone No: 972.461.4877  
 Contact: Rick Lafitte

**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



- NOTES:**
1. No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480195 0705 F, present effective date of map August 23, 2001, herein property is situated within Zone X (unshaded).
  2. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  3. Bearings shown are based on plat High Point Oaks Addition recorded in Cabinet U, Page 206.
  4. The purpose of this amended plat is to reconfigure the property line between the existing Lots 3R-1 and 3R-2 along the south side of said lots.