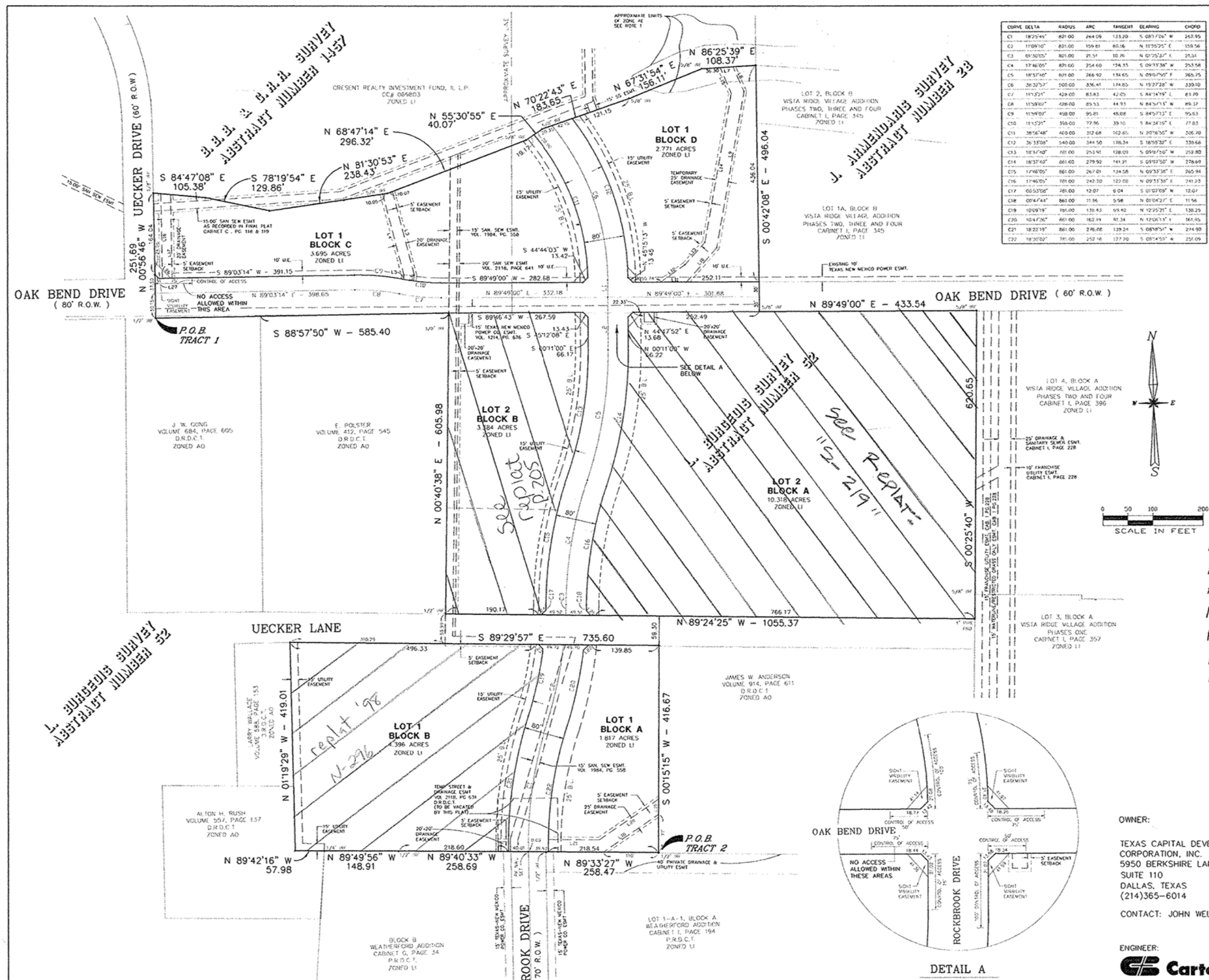
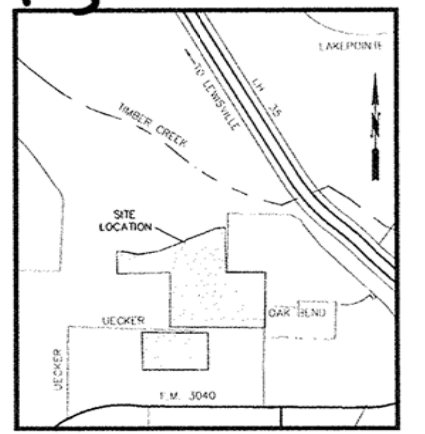


Filed for Record  
DENTON COUNTY, TEXAS  
HONORABLE T. H. HODGSON  
CLERK  
On Jun 18 - 1996  
At 4:27pm  
Doc/Num : 96-R08  
Doc/Type : Recording  
Doc/Right : Receipt  
Deputy : BRANDIE

cab m pg 173



CURVE DATA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1875.45	821.00	264.09	S 081°40' W	242.95
C2	1109.10	821.00	159.81	S 081°40' W	159.81
C3	6110.00	821.00	21.31	N 01°25'21" E	21.31
C4	1746.00	871.00	254.60	S 09°33'30" W	255.68
C5	18137.40	871.00	266.92	S 09°33'30" W	266.92
C6	26325.21	500.00	356.41	N 19°27'20" W	250.10
C7	11752.11	429.00	81.83	S 84°14'59" E	81.83
C8	11398.00	429.00	89.53	N 84°30'13" W	89.53
C9	11398.00	429.00	95.81	S 84°30'13" W	95.81
C10	11132.11	358.00	72.96	S 84°34'59" E	72.96
C11	3856.48	409.00	312.68	N 09°33'30" W	306.70
C12	36135.08	540.00	344.50	S 16°59'30" E	339.68
C13	18137.40	581.00	251.91	S 09°33'30" W	252.80
C14	18137.40	581.00	279.92	S 09°33'30" W	278.69
C15	1746.00	561.00	267.01	N 09°33'30" E	265.94
C16	1746.00	561.00	242.70	N 09°33'30" E	241.23
C17	6053.00	281.00	12.07	S 01°02'00" W	12.07
C18	6053.00	281.00	11.96	S 01°02'00" W	11.96
C19	1009.19	381.00	130.43	N 12°25'21" E	130.25
C20	1047.06	381.00	182.19	N 12°25'21" E	181.95
C21	1822.19	381.00	246.08	S 08°09'51" W	246.00
C22	1820.02	381.00	252.18	S 08°09'51" W	251.09



VICINITY MAP  
SCALE: 1" = 1000'

- General Notes:
- Portions of the subject property lie within "Zone AE", defined as a "Special Flood Hazard Area", as indicated by graphical representation of the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lewisville, Denton County, Texas, Flood Number 480 195 0020 D dated June 15, 1994. The "Zone AE" line depicted on the survey drawing is an approximate representation of the line as interpreted from said map panel. The line shown on the map may or may not represent the limit of the Special Flood Hazard Area as it exists on the ground.
  - Bearing basis is the southwest line of Lot C, Block 1, of the Final Plat of Timber Creek Square Addition, Phase II, an addition to the City of Lewisville, Texas, According to the map or plat thereof recorded in Cabinet C, Page 158, of the Plat Records of Denton County, Texas.
  - All 1/2" iron rods set are with cap marked "Carter & Burgess"

- R-80169 Timber Creek Square Ph. 2 Blk-C Plat 1 (52)
- R-16852 A52 TR. 7 ACRES 2.597-A11
- R-16854 " TR. 6 " 2.337-A11
- R-16855 " TR. 5 " 2.46-A11
- R-16857 " TR. 4 " 2.47-A11
- R-16860 " TR. 3 " 4.97-A11
- R-16872 " TR. 33 " 5.57-A11
- R-16896 " TR. 33 " 1.43-A11

Go!, 509, C12 Gloria  
9-26-96

FINAL PLAT  
OF  
HIGHPOINT AT TIMBER CREEK

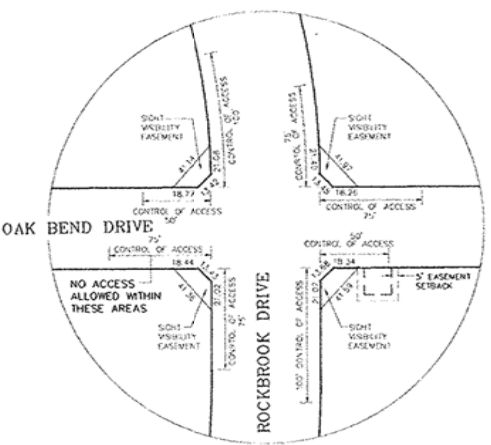
LOTS 1 & 2, BLOCK A; LOTS 1 & 2, BLOCK B;  
LOT 1, BLOCK C; LOT 1, BLOCK D

TRACT 1 - 23.822 ACRES  
TRACT 2 - 6.994 ACRES  
ZONED LI

BEING OUT OF THE  
LUC BURGEON SURVEY, ABSTRACT NO. 52  
J. ARMENDARIS SURVEY, ABSTRACT NO. 28  
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 1457  
IN THE  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER:  
TEXAS CAPITAL DEVELOPMENT  
CORPORATION, INC.  
5950 BERKSHIRE LANE  
SUITE 110  
DALLAS, TEXAS  
(214)365-6014  
CONTACT: JOHN WELLS

ENGINEER:  
**Carter & Burgess**  
Consultants in Engineering, Architecture,  
Planning and the Environment  
CARTER & BURGESS, INC.  
7950 EMBROOK DRIVE, SUITE 250  
DALLAS, TX 75247-4961



DETAIL A  
NOT TO SCALE

LEGEND:  
BL BUILDING LINE  
IRF IRON ROD FOUND  
IRS IRON ROD SET (CAPPED "CARTER & BURGESS")

SHEET 1 OF 2  
JOB NO. 94238-01

Col M pg 174

Filed for Record  
DENTON COUNTY, TX  
HONORABLE TIM HODGSON  
CLERK  
On Jun 18, 1996  
At 4:27 pm  
Doc/Num : 96-000  
Doc/Type :  
Recording:  
Doc/Mgmt :  
Receipt #:  
Deputy - BRANDIE

FIELD NOTES  
TRACT 1

STATE OF TEXAS)  
COUNTY OF DENTON)

WHEREAS TEXAS CAPITAL DEVELOPMENT CORPORATION, INC., IS THE OWNER OF A 23.822 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 1457, THE J. ARMENDARIS SURVEY, ABSTRACT NO. 28, AND THE L. BURGEON SURVEY, ABSTRACT NO. 52, DENTON COUNTY, TEXAS AND BEING ALL OF TRACT 1 AS DESCRIBED IN DEED TO TEXAS CAPITAL DEVELOPMENT CORPORATION, INC. AS RECORDED IN COUNTY CLERK'S NO. 96-R0001656 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID 23.822 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1, BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OAK BEND DRIVE AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY LINE OF UECKER DRIVE A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY, SAID IRON ROD BEING IN THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO J.W. GONG AS RECORDED IN VOLUME 684, PAGE 605 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 00°56'46" W, ALONG THE EASTERLY LINE OF SAID UECKER DRIVE AND ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 251.69 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CARTER & BURGESS" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CRESENT REALTY INVESTMENT FUND, II, L.P., RECORDED IN CC# 069803, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE DEPARTING THE EASTERLY LINE OF SAID UECKER DRIVE, ALONG THE SOUTH LINE OF SAID CRESENT REALTY TRACT AND ALONG THE APPROXIMATE CENTERLINE OF A CREEK THE FOLLOWING CALLS:

S 84°47'08" E, A DISTANCE OF 105.38 FEET TO A POINT IN SAID CENTERLINE OF CREEK;

S 78°19'54" E, A DISTANCE OF 129.86 FEET TO A POINT IN SAID CENTERLINE OF CREEK;

N 81°30'53" E, A DISTANCE OF 238.43 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CARTER & BURGESS" FOUND;

N 68°47'14" E, A DISTANCE OF 296.32 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CARTER & BURGESS" FOUND;

N 55°30'55" E, A DISTANCE OF 40.07 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CARTER & BURGESS" FOUND;

N 70°22'43" E, A DISTANCE OF 183.65 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CARTER & BURGESS" FOUND;

N 67°31'54" E, A DISTANCE OF 156.11 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CARTER & BURGESS" FOUND;

N 86°25'39" E, A DISTANCE OF 108.37 FEET TO THE MOST WESTERLY LINE OF LOT 2, BLOCK B, PHASE 3 OF THE FINAL PLAT OF VISTA RIDGE VILLAGE ADDITION PHASE TWO, THREE AND FOUR, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 345 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE DEPARTING THE APPROXIMATE CENTERLINE OF SAID CREEK, S 00°42'08" E, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK B AND THE NORTHWEST CORNER OF LOT 1A, BLOCK B, OF SAID ADDITION IN ALL AND ALONG THE WESTERLY LINE OF SAID LOT 1A, A DISTANCE OF 496.04 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID VISTA RIDGE VILLAGE ADDITION PHASE TWO, THREE AND FOUR, SAID IRON ROD BEING THE SOUTHWEST CORNER OF OAK BEND DRIVE A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 89°49'00" E, ALONG THE SOUTHERLY LINE OF SAID OAK BEND DRIVE, A DISTANCE OF 433.54 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE NORTHWEST CORNER OF LOT 4, BLOCK A, PHASE 2 OF THE REPLAT OF VISTA RIDGE VILLAGE ADDITION, LOTS 4, 5A, 5B, AND 5C, BLOCK A PHASES TWO & FOUR, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 396, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 00°25'40" W, ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK A, PASSING AT A DISTANCE OF 570.19 FEET, A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A AND THE MOST WESTERLY NORTHWEST CORNER OF LOT 3, BLOCK A OF THE REPLAT OF VISTA RIDGE VILLAGE ADDITION LOTS 1A, 1B, 1C, 1D, 2, 3, 6A, 6B, 8A, AND 8B PHASE ONE, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 357 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, IN ALL AND ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK A, A DISTANCE OF 620.65 FEET TO 1" IRON PIPE FOUND, SAID PIPE BEING IN THE NORTHERLY LINE OF UECKER LANE;

THENCE N 89°24'25" W, ALONG THE NORTHERLY LINE OF SAID UECKER LANE, A DISTANCE OF 1055.37 FEET TO 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO E. POLSTER RECORDED IN VOLUME 412, PAGE 545 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 00°40'38" E, DEPARTING THE NORTHERLY LINE OF SAID UECKER LANE AND ALONG THE EASTERLY LINE OF SAID E. POLSTER TRACT, A DISTANCE OF 605.98 FEET TO 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID E. POLSTER TRACT;

THENCE S 88°57'50" W, ALONG THE NORTHERLY LINE OF SAID E. POLSTER TRACT PASSING THE NORTHWEST CORNER OF SAID E. POLSTER TRACT AND THE NORTHEAST CORNER OF AFORESAID J.W. GONG TRACT, IN ALL AND ALONG THE NORTHERLY LINE OF SAID J.W. GONG TRACT A DISTANCE OF 585.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.822 ACRES OF LAND, MORE OR LESS.

FIELD NOTES  
TRACT 2

STATE OF TEXAS)  
COUNTY OF DENTON)

WHEREAS TEXAS CAPITAL DEVELOPMENT CORPORATION, INC., IS THE OWNER OF A 6.994 ACRE TRACT OF LAND SITUATED IN THE L. BURGEON SURVEY, ABSTRACT NO. 52, DENTON, COUNTY, TEXAS AND BEING ALL OF TRACT 2 AS DESCRIBED IN DEED TO TEXAS CAPITAL DEVELOPMENT CORPORATION, INC. AS RECORDED IN COUNTY CLERK'S NO. 96-R0001656 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID 6.994 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES W. ANDERSON RECORDED IN VOLUME 914, PAGE 611 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND BEING ON THE NORTHERLY LINE OF LOT 1-A-1, BLOCK A OF WEATHERFORD ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 194 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°33'27" W, ALONG THE NORTHERLY LINE OF SAID LOT 1-A-1, PASSING AT A DISTANCE OF 223.23 FEET, A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF ROCKBROOK DRIVE A 70 FOOT WIDE PUBLIC RIGHT-OF-WAY, IN ALL A DISTANCE OF 258.47 FEET TO P.K. NAIL SET;

THENCE N 89°40'33" W, PASSING THE NORTHWEST CORNER OF SAID ROCKBROOK DRIVE AND THE NORTHEAST CORNER OF BLOCK B OF WEATHERFORD ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, PAGE 34, IN ALL AND ALONG THE NORTHERLY LINE OF SAID WEATHERFORD ADDITION CABINET G, PAGE 34, A DISTANCE OF 258.69 FEET TO 1/2" IRON ROD FOUND;

THENCE N 89°49'56" W, CONTINUING ALONG THE NORTHERLY LINE OF SAID WEATHERFORD ADDITION CABINET G, PAGE 34 A DISTANCE OF 148.91 FEET TO 1/4" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO ALTON H. RUSH AS RECORDED IN VOLUME 557, PAGE 137 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°42'16" W, A DISTANCE OF 57.98 FEET TO A TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR AN INTERIOR EL CORNER FOR SAID ALTON H. RUSH TRACT;

THENCE N 01°19'29" W, PASSING THE MOST NORTHERLY NORTHEAST CORNER OF SAID ALTON H. RUSH TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY WALLACE AS RECORDED IN VOLUME 588, PAGE 153 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, IN ALL AND ALONG THE EASTERLY LINE OF SAID WALLACE TRACT A DISTANCE OF 419.01 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE NORTHEAST CORNER OF SAID WALLACE TRACT AND BEING IN THE SOUTHERLY LINE OF UECKER LANE;

THENCE S 89°29'57" E, ALONG THE SOUTHERLY LINE OF SAID UECKER LANE, A DISTANCE OF 735.60 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE NORTHWEST CORNER OF THE AFORESAID JAMES W. ANDERSON TRACT;

THENCE S 00°15'15" W, DEPARTING THE SOUTHERLY LINE OF SAID UECKER LANE AND ALONG THE WESTERLY LINE OF SAID JAMES W. ANDERSON TRACT, A DISTANCE OF 416.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.994 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TEXAS CAPITAL DEVELOPMENT CORPORATION, INC. a Texas Corporation, through the undersigned authority, does hereby adopt this Final Plat designating the herein above described property as HIGHPOINT AT TIMBER CREEK, 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 easement 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 three (3) foot radius from the center point of all fire hydrants and a two (2) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) 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.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

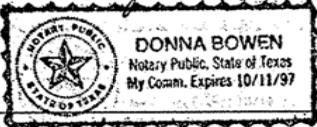
JOHN WELLS  
TEXAS CAPITAL DEVELOPMENT CORPORATION, INC.

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned, a notary public in and for said county, on this day personally appeared JOHN WELLS, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same as the act of said trust for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS our hand and seal of office this 29th day of May, 1996.

Donna Bowen  
Notary Public  
My Commission Expires 10-11-97



VARIANCES REQUESTED AND APPROVED:

1. REQUEST THAT THE ROCKBROOK DRIVE MINIMUM CENTERLINE RADIUS BE REDUCED TO 500' BETWEEN OAKBEND DRIVE AND THE NORTH PROPERTY LINE IN COORDINATION WITH THE NORTH OWNER/DEVELOPER.
2. REQUEST THAT NO TANGENT SECTION BE REQUIRED AT THE NORTH RIGHT-OF-WAY INTERSECTION OF ROCKBROOK DRIVE AND OAKBEND DRIVE.
3. REQUEST PERMISSION TO CLEAR AND GRADE PROPOSED RIGHT-OF-WAY PRIOR TO FINAL PLAT APPROVAL.

All Variances (if any) from the General Development Ordinance Approved by City Council on March 18, 1996.

Dean Uecker, Chairman, Planning & Zoning Commission  
City of Lewisville, Texas

Date 6-4-96

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final Plat of HIGHPOINT AT TIMBER CREEK, an addition to the City of Lewisville, Denton County, Texas, Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 4th day of June, 1996, 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 4th day of June, A.D. 1996.

Mark Andrew Viktorin  
City of Lewisville, Texas



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CABINET \_\_\_\_\_ PAGE \_\_\_\_\_ M.R.D.C.T.

SURVEYOR'S CERTIFICATE

I, Mark Andrew Viktorin, Registered Professional Land Surveyor for the State of Texas, do hereby certify the subdivision plat shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision. Upon completion of construction, 5/8 inch iron rods with caps stamped "Carter & Burgess" will be set at all lot corners and points of curvature along dedicated right-of-ways, unless otherwise noted. The monuments or marks set, found or referenced are sufficient to enable retracement.

Dated: May 29, 1996

Mark Andrew Viktorin  
Registered Professional Land Surveyor  
Texas Registration No. 4651



STATE OF TEXAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mark Andrew Viktorin, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal of office this 29th day of May, 1996.

Donna Bowen  
Notary Public in and for the State of Texas

My commission expires: 10-11-97



FINAL PLAT

OF

HIGHPOINT AT TIMBER CREEK

LOTS 1 & 2, BLOCK A; LOTS 1 & 2, BLOCK B;  
LOT 1, BLOCK C; LOT 1, BLOCK D

TRACT 1 - 23.822 ACRES  
TRACT 2 - 6.994 ACRES

ZONED LI

BEING OUT OF THE

LUC BURGEON SURVEY, ABSTRACT NO. 52  
J. ARMENDARIS SURVEY, ABSTRACT NO. 28  
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 1457

IN THE

CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SHEET 2 OF 2

ENGINEER:

Carter & Burgess

Consultants in Engineering, Architecture,  
Planning and the Environment  
CARTER & BURGESS, INC.  
7950 EMBROOK DRIVE, SUITE 250  
DALLAS, TX 75247-4961  
(214) 638-0145  
CONTACT: ROGER MCINNIS  
MAY, 1996

FILED \_\_\_\_\_  
CABINET \_\_\_\_\_ PAGE \_\_\_\_\_ M.R.D.C.T.

FILE NO. 01-2566

Wed May 29 13:51:44 1996

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