

OWNER/DEVELOPER:
FLOWER MOUND MOB
DEVELOPMENT PARTNERS LLC
3861 LONG PRAIRIE RD STE 109
FLOWER MOUND, TX 75028

SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS FLOWER MOUND MOB DEVELOPMENT PARTNERS LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land in the 3, Stewart Survey, Abstract Number 1161, in the Town of Flower Mound, Denton County, Texas, according to the deed recorded in Document Number 2021-231386, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEING all of Lot 2R1, Block A, Town Center West Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat recorded in Document Number 2015-199, of the Plat Records of Denton County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FLOWER MOUND MOB DEVELOPMENT PARTNERS LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein as Lots 2R1-A, 2R1-B and 2R1-C Block A Town Center West Addition, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane 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 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 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 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 _____ day of _____, 2022.

Owner's Agent _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

Before Me, the undersigned authority, on this day personally appeared _____ of FLOWER MOUND MOB DEVELOPMENT PARTNERS LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

SURVEYOR'S CERTIFICATE

THAT, I, Kenneth H. Yazel Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Kenneth H. Yazel Jr. Date _____
Registered Professional Land Surveyor No. 6182

STATE OF TEXAS §
COUNTY OF _____ §

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr., 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.

Given under my hand and seal of office this _____ day of _____, 20____.

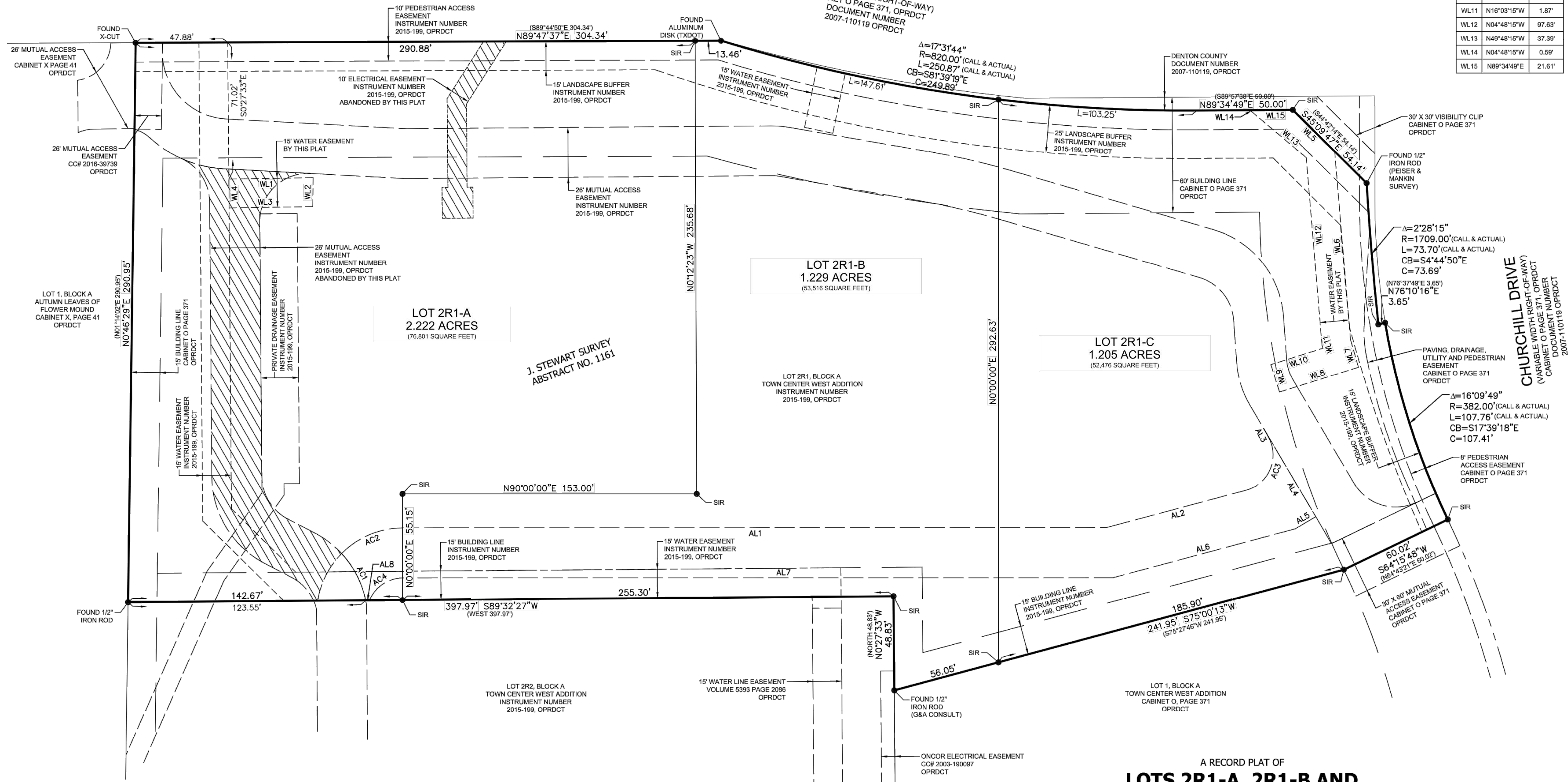
Notary Public in and for the State of Texas _____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

LEGEND	
SIR	SET IRON ROD WITH CAP STAMPED "ypassoclotes.com"
OPRDCT	OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L =	ARC LENGTH
AC.	ACRES

KARNES ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

CROSS TIMBERS ROAD
F.M. 1171
(VARIABLE WIDTH RIGHT-OF-WAY)
CABINET O PAGE 371, OPRDCT
DOCUMENT NUMBER
2007-110119 OPRDCT



ACCESS EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
AL1	N89°58'59"E	365.65'
AL2	N75°00'00"E	75.13'
AL3	N28°50'23"W	4.74'
AL4	S30°32'12"E	53.31'
AL5	S59°24'44"W	12.39'
AL6	S75°00'00"W	98.07'
AL7	S89°58'59"W	369.07'
AL8	S89°32'27"W	1.92'

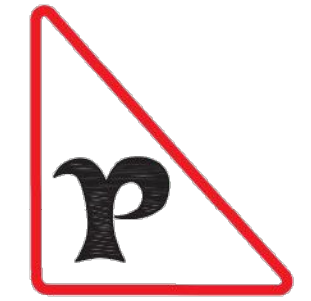
ACCESS EASEMENT CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
AC1	31°09'35"	51.00'	27.74'	N27°10'40"W	27.40'
AC2	45°14'55"	45.00'	35.54'	N67°21'32"E	34.62'
AC3	105°31'59"	19.00'	35.00'	N22°14'01"E	30.25'
AC4	67°20'02"	19.00'	22.33'	S56°18'58"W	21.07'

WATER EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
WL1	N89°06'28"E	43.82'
WL2	N00°29'16"W	15.00'
WL3	S89°06'28"W	43.57'
WL4	N00°27'33"W	15.00'
WL5	S45°09'47"E	30.73'
WL6	S04°46'15"E	98.12'
WL7	S16°03'15"E	15.03'
WL8	S72°31'33"W	43.03'
WL9	N17°28'27"W	15.00'
WL10	N72°31'33"E	28.40'
WL11	N16°03'15"W	1.87'
WL12	N04°48'15"W	97.63'
WL13	N49°48'15"W	37.39'
WL14	N04°48'15"W	0.59'
WL15	N89°34'49"E	21.61'

A RECORD PLAT OF
LOTS 2R1-A, 2R1-B AND 2R1-C BLOCK A
TOWN CENTER WEST ADDITION

AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY TEXAS, BEING A REPLAT OF LOT 2R1, BLOCK A TOWN CENTER WEST ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2015-199, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS SITUATED IN THE J. STEWART SURVEY, ABSTRACT 1161

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
PLAT PREPARED MAY 2022



YAZEL PEEBLES & ASSOCIATES LLC
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ypassoclotes.com
info@ypassoclotes.com
TBPELS 10194022
February 25, 2022
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APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruttrauff, Chairman
Planning and Zoning Commission

Lexin Murphy
Director of Development Services

Date _____, 2022

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound