SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT NO. 3641 COTTONWOOD SPRINGS DRIVE; IN THE CITY OF THE COLONY, TEXAS, DESCRIBED AS FOLLOWS:

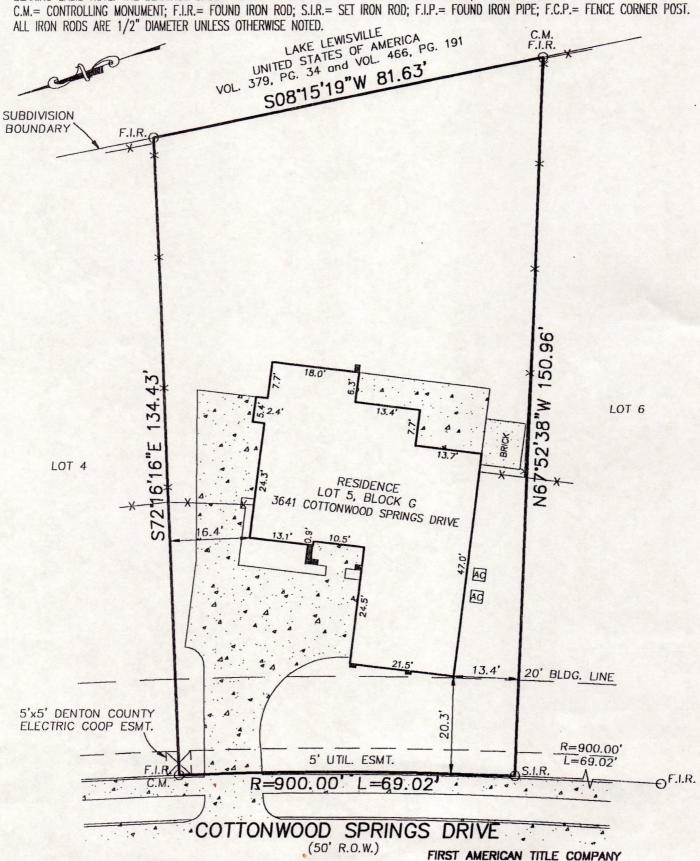
LOT NO. 5 IN BLOCK NO. G OF STEWART PENINSULA, COTTONWOOD SPRINGS, PHASE 1,

AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, PAGES 2. & 277, PLAT RECORDS, DENTON COUNTY, TEXAS.

BEARING BASIS NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE—REFERENCED, RECORDED MAP OR PLAT.

C.M.= CONTROLLING MONUMENT; F.I.R.= FOUND IRON ROD; S.I.R.= SET IRON ROD; F.I.P.= FOUND IRON PIPE; F.C.P.= FENCE CORNER POST.

ALL IRON RODS ARE 1/2" DIAMETER UNLESS OTHERWISE NOTED.



TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO G.F. NO. TX02-82733-FW13

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 481581 0558 E

PRESENT EFFECTIVE DATE OF MAP APRIL 2, 1997, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED)

DATE: NOVEMBER 15, 2002 SCALE: 1" = 20' A.S.C. NO.: 2211198 DRAWN BY: J.V. CHECKED BY GISTER

ARTHUR SURVEYING COMPANY, INC.

Fax: (972) 221-4675

Registered Professional Land Surveyors P.O.Box 54 — Lewisville, Texas 75067

Office: (972) 221-9439

REGISTERED PROFESSIONAL LAND SURVEYOR

CHYSTAL ROBERTSON

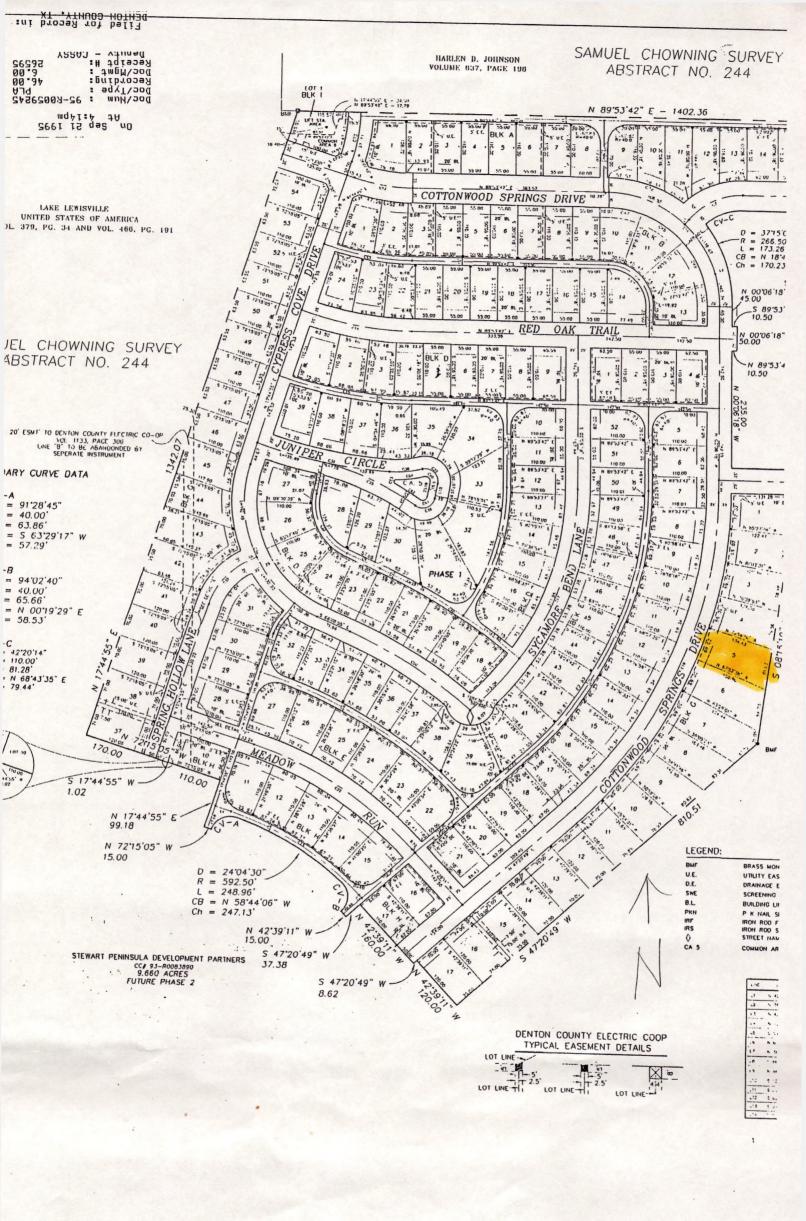
SURV

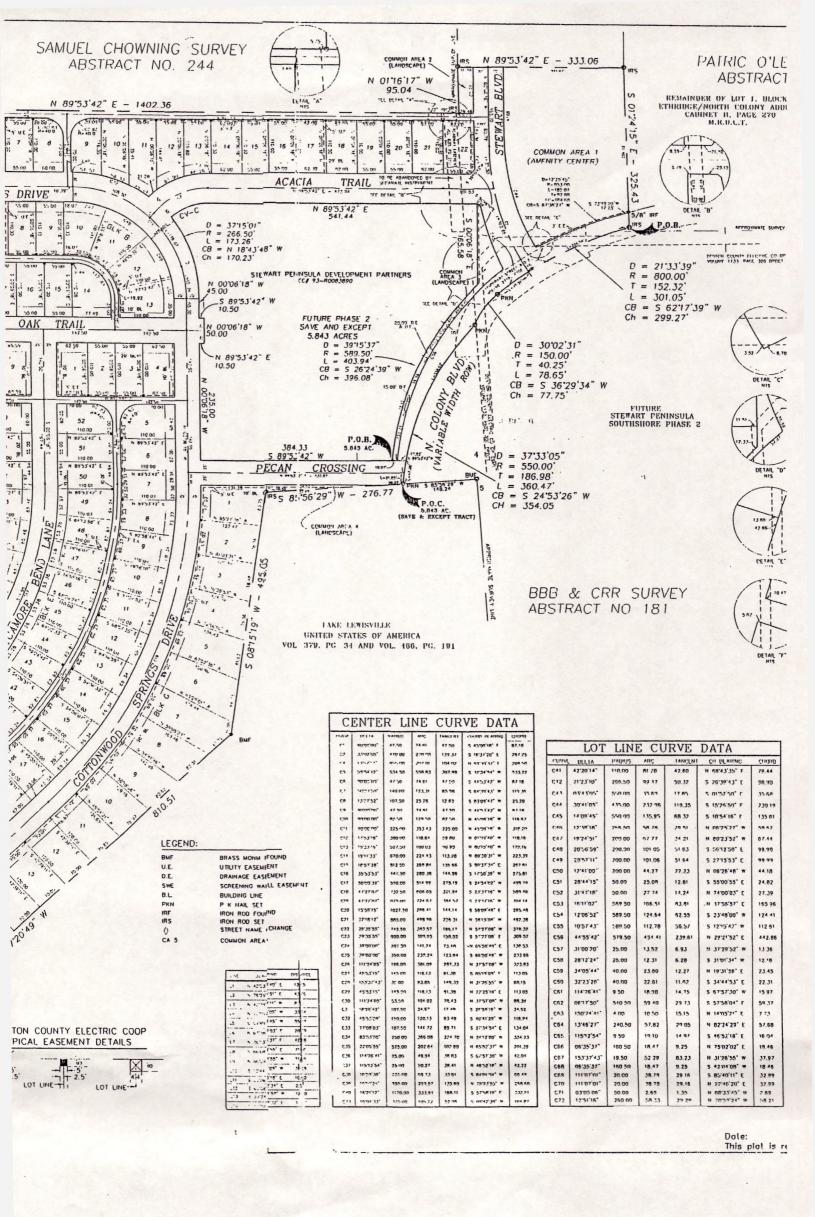
T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

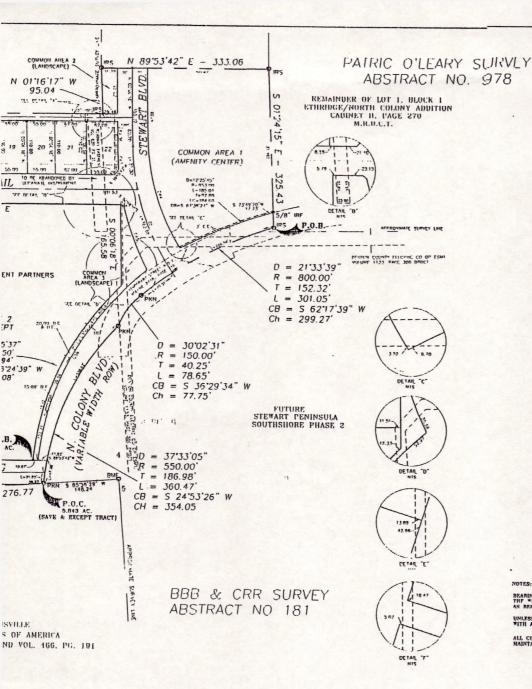
Date: 4-30-24 GF No
Name of Affiant(s): The Jack Tidwell Revocable Trust, Leah R Mann as Trustee
Address of Affiant: 3641 Cottonwood Springs Dr, The Colony, TX 75056
Description of Property: Lot 5, Block G, Stewart Peninsula Cottonwood Springs Ph 1 County, Texas
Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon he statements contained herein.
Before me, the undersigned notary for the State of, personally appeared Affiant(s) who after by me being sworn, stated:
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such is lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): Affiant is the trustee for the trust
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the rea and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since April 29, 2024 there have been no: a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other termanent improvements or fixtures; b. changes in the location of boundary fences or boundary walls; c. construction projects on immediately adjoining property(ies) which encroach on the Property; d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party ffecting the Property.
EXCEPT for the following (If None, Insert "None" Below:) Unsure as this was my parents' home and I am the trustee of the trust
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to rovide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.
LAUREN CRABTREE Notary Public, State of Texas Comm. Expires 07-08-2024 Notary ID 132552628
SWORN AND SUBSCRIBED this 30th day of April ,2024
Notary Public C

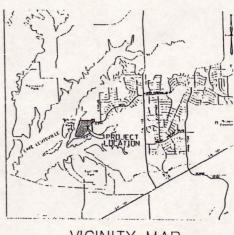
(TXR-1907) 02-01-2010

Fax: (214) 520-4443

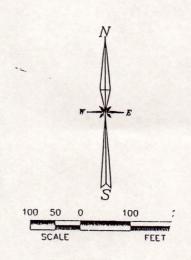








VICINITY MAP



BEARING BASIS:
THE TEST LINE OF STETART PENINSULA SOUTHISHOPE PHASE I.
AS RECORDED IN CANINET K, PAGE 338 OF THE PLAT RECORDS OF BENTON COUNTY, TEXAS

UNLESS OTHERWISE NOTED AU. DOUNDARY CONNERS ARE MARKED WITH A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET.

ALL COMMON AREAS ARE TO BE DEDICATED TO AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TE	R L	NE	CUR	VE DA	r _A
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יניחים.	47 'sn	74 41	47 50	2 4234,14, 1	67 14
7775	470 00	Zmm	139.37	3 16.37.20 F	75 / 75
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117"	5.14 50	558 A3	307,99	5 37'34'54" W	533,77
2,03,	4750	14 61	4750	5 4455'47" W	87 18
ryr	140 00	17,1, 11	65.78	2 U1.14.17. M	117.16
1.52.	107 50	25 25	12 67	5 #307'47" W	25.70
u.uei.	47 41	74 51	47 50	5 445 YAT #	A. 7 18

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re	Med thi	min	יחו חד	N STY 11' 1	205 50	
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02,00	4750	14 61	4750	5 445547" W	87 18	
ryr	140 00	17,1,11	65,78	2 U1.14.17. M	117.16	
752	107 50	25 25	12 67	5 #307'47" W	25.70	
M.M.	47 41	74 51	47 50	5 447 FAT W	R718	
אויואי.	M2 50	170 50	P7 '-IT	H 4"-T"4" W	115.57	
x.w.	225 00	353 43	725 00	# 15.00.m. #	חקיוונ	
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1315	527.50	19003	כפ טיי	N 4019'40" W	179.15	
1.33.	670.00	224.43	113.70	M 40.30.31. M	223.37	3
7775	812.00	255 84	135 15	3 90'37'34" E	247 41	-
53'51"	147.50	287 30	144.95	3 1/30,36, #	7/5.81	
.0 .19.	570 00	514 97	275.19	2 14.24,63, M	4119 79	13
17'01"	137 50	MOR 65	321.94	5 7.73/15" W	509 40	
1/n1"	nrs m	774 B7	184 57	3 771/15" W	Ina 14	
8 15°	1027 50	285.41	144.14	3 5870'48' F	785.48	
E.15.	883.00	495 96	735 31	N 3815'98' W	497.38	-
16.99.	117.50	343.57	125.17	4 5777'08' *	370.32	
19.57	900 00	301.99	199.52	5 5777'00' E	305 37	
)U,UU_	707 50	141.74	73.4M	-A 60,20,40, E	136 53	
ימה: נו	350.00	73".74	12394	2 60.20.13. M	233 65	
54.02.	139.00	381.09	787.33	N 37'57'08" W	373 83	
13'15"	145 00	116.13	61,.18	2 9214.00, t	113 05	
3743	35 00	93.05	149.37	N 31,56,20, M	6R.15	
13.12.	145 20	116.13	51.39	N 27'25'19' E	113 05	
14.02.	53.50	104 07	79.13	4 17'37'0n" W	RR. 39	
1, 42.	107.50	34.57	17,40	2 38.20.10, M	34.52	
2,08.	150.00	120.13	63.49	5 40'41'29" W	116.94	1
17:03	107 50	144 72	85 71	2 52,34,24, E	134.04	
11,10,	750 00	385 00	274 70	H 24.13.00, M	334,73	
19:55"	525.00	207 64	107 60	n 453237 W	701.29	33
76.41.	75 00	49.94	30.03	5 67'57'30" W	47.04	219
1754	75 1111	50.27	39,41	N 4659"IR" #	47.77	
a. ru.	775.00	ng 71	1151	2 84.01.34, M	55 49	
.54.	354 00	20157	135 69	# 7975'95' #	259.60	-
1'17"	1170.00	333.91	16A.11	2 27.74.10, L	5.12.51	3
		1	- 10 m			

17 115	470 00	Zmm	139.37	2 16.31,50, 8	797.75		LOI	LIN	E CL	JRVE	DATA	
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117"	5.14 50	558 83	307,99	5 37'34'54" W	533,77	CAI	12,50,11.	110.00	81 28	42.60	N 58'43'35" F	70.44
	4750	14 61	4750	5 4455'47" W	87 18	C42	21.52,10.	295.50	99 17	50.32	5 26'39'43" F	98.90
ryer.	140 00	17,1, 11	65,78	2 U1.14.17. M	117.16	Lit	03'4 1'05"	550.00	13.60	17.85	5 01:57:50° F	
52"	107 50	25 25	12 67	5 #307'47" W	25.70	CAA				1		15 54
rer.	47 41	74 51	47 50	S 44" YAT" W	11.1M		30.41,02,	415.00	7.17 76	119.35	S 15'29'50" F	230 13
uu.	M2 140	170 50	P7 ".0	N 4"-TH-" W	115.57	C45	14.00.42	550 00	135.95	68.32	5 18'54'16" F	135.61
w.	225 00	353 43	725 00	4 42.34.in. M	חק מונ.	L'AR	17.14.14.	755 50	58 78	29 91	N 118'25'27" W	5R 57
19.	310 00	118 64	59 80	N 11,40, M	118,18	C47	14.54.21.	200.00	57 77	34 21	N 80'23'52" W	67 44
15	527.50	190 03	.40 60	א יסי ערטף א	179.15	CAR	28'56'59"	200.00	101.05	51.63	3 561256" E	99.98
33.	670.00	224.43	113.70	M 40.30.31, M	223.37	C49	78'57'11"	200.00	101.06	51.64	5 27"15"53" C	09 00
15.1	147.50	257 84	135 15	5 50°37°34° E	20791	C50	17'41'00"	200 00	14.77	-		
3.1	570 00	287 37	275.19	2 11,20,36, #	2/5.81	C51	28'44'15"			27.23	N 06.56,48, M	44 18
'01"	137 50	POR 65	321.94	5 7.73/16" W	509 40	1		50.00	25.08	12.81	5 55'00'55 €	24.82
nr.	n/s m	774 B7	104 57	3 771/16" W	704 14	(.25	31.47.10.	50.00	27.74	14.24	N 74'00'03" E	27.39
15.	1027 50	205.41	144.14	3 28.00,44. L	205.40	C53	16.11,05,	559 50	156 51	83.81	.N 37'56'57" C	155 96
2.	883.00	495 96	735 31	N 38.13.04, M	497.38	C54	12.06,25	589.50	124.64	52.55	2 57.48.00, M	124 41
55	117.50	373.57	185,17	4 52.51,69, 4	370.32	C55	10'57'4,1"	5-89.50	112.78	36.57	5 12"1"/42" W	112 61
37"	900 00	301.95	199.92	2 3777'00' E	305 37	C56	44'55'42"	579.50	A54 41	239.61	N 29"21"52" E	442.86
m-	707 50	141.74	73.4M	-A 64,20,44, E	136.53	C57	31'00'20"	25.00				1
.m.	350.00	737.74	17394	2 60.20.48. M	233 65				13.52	6.93	H 31.50,25. M	1.3 36
05"	198.00	381.09	787.33	N 37'57'08" W	373 83	C58	28.12,54.	25.00	12.31	6.28	2 3101,34. M	12.18
15	145.00	116.13	61,.18	2 9244.0à, t	113 05	C59	34.02.44	10.00	23.80	12.27	N 19.71,28, E	23.45
1.43.	35: 00	93.05	149.37	N 31,56,20, A	6R.15	C50	35.53,54_	40 00	22.61	11 52	2 34.44.27, E	22.31
15"	145.00	116.13	5119	N 77'25'19' E	113 05	Cei	114'76'41"	9.50	18.98	14 75	5 57'57'30" W	15 97
.04.	53.50	104 07	79.13	4 17:57'0n" W	88. 3y	Cus	05'17'50"	540 50	57 40	79 73	5 57'58'04" F	59.37
12.	107.50	34.57	17,40	2 32.20,16, M	34.52	CA.3	150'74'41"	4 00	10.50	15.15	N 14'05'21" F	773
03-	150.00	120.13	63.49	2 40.41,58, A	116.94	C64	13'46'27"	240.50	57.82	79.05		
JG.	107 50 750 00	144 72	85 71	2 51.74.24. E	134.04	C55				1	N 85.54,53, €	57.68
55.	575.00	385 00	274 70	H 54.13.00, M	334,73	1	11572'54"	9 50	17 10	14 9/	5 45'52'18" E	16 94
33	75 00	49.94	107 60 35 03	u 42,32,31, #	701.29	CER	06'35'37"	160 50	18.47	q. 25	N 75'02'02" F.	18.46
54.	75 00	Aller and a second		5 67'57'30' W	47.04	CR7	153'37'43"	19.50	52 29	83.23	N 31'26'55" W	37.97
ıu.	775.00	50.27	1151	N 4635'IN' #	66 49	CBR	06'35'37"	160 50	18.47	9.25	5 42114'OR" W	18 46
		1	1			CER	111.07.01	20.00	39.79	29 16	3 85'40'11" E	32 99
	1170.00	1									N 55.46,50, E	37.99
	125.00	1										2.69
6.11. 1.12.		333.91	135 69 168.11 57 10	2 03.42,30, # 2 23.74,10, b	259 69 232,51 1154 87	C70 G71 G72	03'05'06" 12'51'16"	20.00 50.00 260.00	18 79 2.59 59 13	29.16 1.35 29.29	N 88.37,40, N 88.37,40, N 55.46,50,	19

FINAL PLAT

STEWART PENINSULA COTTONWOOD SPRINGS

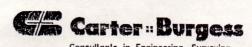
PHASE 1

PATRIC O'LEARY SURVEY , ABSTRACT NO. 978 BBB & CRR SURVEY , ABSTRACT NO. 181 SAMUEL CHOWNING SURVEY , ABSTRACT NO. 244 IN THE

CITY OF THE COLONY, DENTON COUNTY, TEXAS

OWNER: STEWART PENINSULA DEVELOPMENT PARTNERS 9201 WESTWIND COURT DALLAS, TEXAS (214) 341-2040 75231

ENGINEER/SURVEYOR:



Consultants in Engineering, Surveying, Planning and the Environment CARTER & BURGESS, INC. 7950 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 (214) 638-0145 CONTACT: TRUMAN EDMINSTER, P.E.

45.993 ACRES

180 LOTS

AUGUST, 1995 CITY OF THE COLONY FILE NO. 02-95FP3

This plot is recorded) in Cabinet

Slide No.

SHEE!

ART PENINSULA
SIGNED, THE
TRE TRACT OF
I, THE SAMUEL
SURVEY,
FY, TEXAS AND
KTT PENINSULA
I NO. 93—
AID 6.045 ACRE
UNDS AS

IN THE NORTH LINE LEWISVILLE AS DENTON COUNTY, CRIBED 61.836 ACRE

D.OO FEET, A DELTA A DISTANCE OF BOD CAPPED "CARTER &

FOR CORNERS

ION ROD CAPPED

IRON ROD CAPPED

IRON ROD CAPPED

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.6% FEET, A DELTA A DISTANCE OF I ROD CAPPED CARTER

0.00 FEET, A DELTA A DISTANCE OF ROD CAPPED CARTER &

INON ROD CAPPED

IRON ROD CAPPED

A DISTANCE OF OF BEGINNING, AND

, does hereby adopt this plat almania, Cottonwood Springs, Phase 1, y dedicate to the public use sate the easement stripe shown utilities desiring to use, or using neats shall be constructed or . Any public utility shall have iidings, fences, trees, shrubs, or ease easement strips, and any egrass to end from and upon any 1g, inspecting, patrolling, spective system without the

_ . 1995.

. PARTNERSHIP

THE COLONY TEXAS THIS 6TH day of MARCH . 1995.

MUNICIPAL OF THE FXAS

I, GARY S. VEDRO, a Registered Professional Land Surveyor for the State of Texas, do hereby certify the plot shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision, and 5/8 inch iron rods with caps stamped "Carter & Burgess" have been set at all corners and points of curves along dedicated rights—of—way, unless noted otherwise. The monuments or marks set, or found, are sufficient to enable retracement.

Doled 9-15-95

OARY S. VEDRO Registered Pro Number 4934



STATE OF TEXAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared GARY S. VEDRO, 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 Landay of Landay.

Given under my hand and seal of office this 550 day

in and for the State of Texas

My commission expires: 10-11-97



DONNA BOWEN Notary Public, State of Texas My Comm. Expires 10/11/97

FINAL PLAT

OF

STEWART PENINSULA COTTONWOOD SPRINGS

PHASE 1

PATRIC O'LEARY SURVEY , ABSTRACT NO. 978 888 & CRR SURVEY , ABSTRACT NO. 181 SAMUEL CHOWNING SURVEY , ABSTRACT NO. 244

CITY OF THE COLONY, DENTON COUNTY, TEXAS

OWNER: STEWART PENINSULA DEVELOPMENT PARTHERS 9201 WESTWAND COURT DALLAS, TEXAS 75231 (214) 341-2040

ENGINEER/SURVEYOR:



Carter Burgess

Consultants in Engineering, Surveying, Planning and the Environment CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 638-0145
CONTACT: TRUMAN EDMINSTER, P.E.

45.993 ACRES

180 LOTS

AUGUST, 1995

Doc/Num : 95-R0059245
PLA
PLA
Recording: 46.00
POC/Mgmt: 26595
Receipt II:
Deputy - CASSY

Filed for Record in: DENTON COUNTY, TX HOMORABLE TIM HODGES/COUNTY CLERK

On Sep 21 1995 At 4:14pm

This plat is recorded in Cobinet

. Slide No.

SHEET 2 OF

esquet

dent of Stewart Peninsula, Inc., a PENINSULA DEVELOPMENT PARTNERS,

DONNA BOWEN Motory Public State of Toxas My Comm. Expres 10/11/97 SAYE AND EXCEPT A 5.843 ACRE TRACT OF LAND, WHEREAS, STEMART PENINSULA DEVELOPEMENT PARTNERS, ACTIVE BY AND THROUGH THE UNDERSIGNED, THE DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF SAID 5.643 ACRE TRACT OF LAND SITUATED IN THE BEB AND CRR SURVEY, ABSTRACT NO. 181, THE SAMUEL CHOWNING SURVEY ABSTRACT NO. 244, AND THE PATRIC O'LEARY SURVEY, ABSTRACT NO. 970, IN THE CITY OF THE COLONY, DENION COUNTY, TEXAS AND BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO STEMART PENINSULA DEVELOPEMENT PARTNERS, AS RECORDED IN COUNTY CLERKS FILE NO. 93-RO033690, OF THE DEED RECORDS OF DENION COUNTY, TEXAS, EAD 5.643 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT FOUND CONCRETE MONUMENT WITH BRASS DISC, IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LAKE LEMISVILLE AS RECORDED IN YOLUME 379, PAGE 34, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING IN THE EAST LINE OF THE ABOVE DESCRIBED 61.036 ACRE TRACT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A PADIUS OF 550.00 FEET, A DELTA ANGLE OF 04'59'09", A LONG CHORD THAT BEARS N DOISO'87" E A DISTANCE OF 47.64 FEET, AN ARC DISTANCE OF 47.66 FEET TO A 5/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE S 8905'48" H. A DISTANCE OF 17.02 FEET TO A FOINT FOR CORNER:

THENCE 8 69 63'48" M. A DISTANCE OF 10.07 FRET TO A 8/6" INON ROD CAPPED "CARTER & BURGESS" SET FOR THE POINT OF BEGINNING:

THENCE 8 8763'48" N. A DISTANCE OF 984.95 FEST TO A 8/6" IRON ROD CAPPED CANTER & BURGESS" SET FOR CORNERS

THENCE N 00'00'10" W. A DISTANCE OF 295.00 FEET TO A 5/6" IRON ROD CAPPED CARTER & BURGESS SET FOR CORNER;

THENCE N 89"03'42" E. A DISTANCE OF 10.80 FEET TO A 8/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNERS

THENCE N 0000'10" N. A DISTANCE OF 80.00 FEET TO A 8/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE S 8953'4E" W. A DISTANCE OF 10.50 FEET TO A 5/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER:

THENCE N 00'00'16" W. A DISTANCE OF 48.00 FRET TO A 8/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 266.85 FEET, A DELTA ANGLE OF 3716'01", A LONG CHORD THAT BEARS H 16'48'40" M A DISTANCE OF 170.29 FEET, AN ARC DISTANCE OF 173.26 FEET TO A 6/6" IRON MOD CAPPED "CARTER A BURGESS" SET FOR CORNER!

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.60 FEET, A DELTA ANGLE OF 4220'14", A LONG CHORD THAT BEARS IN 00'45'30" & A DISTANCE OF 79.44 FEET, AN ARC DISTANCE OF 61.20 FEET TO A 6/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE N 69'63'48' E. A DISTANCE OF 641.44 FERT TO A 6/6' INION ROD CAPPED CARTER & BURGESS' SET FOR CORNER;

THENCE 8 00'00'16" E. A DISTANCE OF 108.80 FERT TO A 8/6" IRON ROD CAFFED CARTER & BURGESS" SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 809.80, FEET, A DELTA ANGLE OF STABST, A LONG CHARD THAT BEARS S 20"24"39" IT A DISTANCE OF SP6.00 FEET, AN ARC DISTANCE OF 403.94 FEET TO 12095 FOURT OF BEGINNING, AND CONTAINING 8.843 ACRES OF LAND, MORE OR LESS.

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MOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT STEWART FEMINSULA DEVELOPMENT PARTNERS

Acting herein and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Blawart Penlindia, Cottonwood Springs, Phane 1, an addition to the City of The Colony, Taxan, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use an accommodation of all public utility adesting to use, or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egrees to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Witness my hand this

STEWART PENINSULA DEVELOPMENT PARTNERS, A TEXAS GENERAL PARTNERSHIP BY: STEWART PENINGULA INC. A TEXAS CORPORATION

WILLIAM R. NICHOLS, ATTORNEY-IN-FACT FOR RUDOLF SIEBER, PRESIDENT

STATE OF TEXAS

The foregoing instrument was acknowledded before me on 1998, by MILLIAN R. NICHOLS, Attorney-in-Fact for Rudolf Steber, Provident of Stewart Peninsula, Inc., a Texas corporation and Managing General Partner of Stewart Peninsula Development Partners, a Texas general partnership. Given under my hand and seed of office thing 4th day of August . 1998.

Notery Public in and for the State of Tenes

10-11-97

DONNA BOWEN
Motory Public State of Toxis
My Comm. Expres 10/11/97

Filed for Record in DENTON COUNTY, TX HONORABLE TIM HODGE! CLERK

On Sep 21 1995 At 4:14pm

Doc/Num : 95-R0059
Doc/Type : 46
Recording: 6
Receipt W: 26
Deputy - CASSY Do

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COUNTY OF DENTON

LEGAL DESCRIPTION

WHEREAS, STEWART PENINSULA DEVELOPEMENT PARTNERS, ACTING BY AND THROUGH THE UNDERSIGNED, THE DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF THE POLLOWING TRACT OF LAND SITUATED IN THE BBB AND CRR SURVEY, ABSTRACT NO. 181, THE SAMUEL CHOWNING SURVEY, ABSTRACT NO. 244, AND THE PATRIC O'LEARY SURVEY, ABSTRACT NO. 276, IN THE CITY OF THE COLONY, DENTON COUNTY, TEXAS AND BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO STEWART PENINSULA DEVELOPEMENT PARTNERS, AS RECORDED IN COUNTY CLERKS FILE NO. 93-ROOSSBOO, OF THE DEED RECORDS OF DENTON COUNTY TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/5" IRON ROD CAPPED "CARTER & BURGESS" SET IN THE APPROXIMATE CENTERLINE OF NORTH COLONY BOULEVARD (A VARIABLE WIDTH R.O.W.); SAID POINT BEING S 01"24"15" E A DISTANCE OF 31.10 FEET FROM THE SOUTHWEST CORNER OF THE REHAINDER OF LOT 1, BLOCK A, OF ETHERIDGE/NORTH COLONY ADDITION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET H, PAGE 351, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE OVER AND ACROSS SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES:

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 21°38°30°, A LONG CHORD THAT BEARS S 62°17'30° V A DISTANCE OF 209.27 FEET, AN ARC DISTANCE OF 301.06 FEET TO A P.K. NAIL FOUND IN ASPHALT;

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 30'02'31", A LONG CHORD THAT BEARS 5 36'29'34" W A DISTANCE OF 77.75 FEET, AN ARC DISTANCE OF 78.66 FEET TO A P.K. NAIL FOUND IN ASPHALT;

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET. A DELTA ANGLE OF 3735'06", A LONG CHORD THAT BEARS S 24'65'26" W A DISTANCE OF 364.06 FEET, AN ARC DISTANCE OF 360.47 FEET TO A P.K. NAIL FOUND IN ASPHALT, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAHD DESCRIBED IN DEED TO LAKE LEWISVILLE AS RECORDED IN VOLUME 379, PAGE 34, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE NORTHWESTERLY LINES OF SAID LAKE LEWISVILLE TRACT, THE FOLLOWING THREE COURSES AND DISTANCES;

- 8 85'86'29" W. A DISTANCE OF 276.77 FEET TO A 5/6" IRON ROD CAPPED "CARTER, & BURGESS" SET:
- 8 06'16'19" W, A DISTANCE OF 495.05 FEET TO A FOUND CONCRETE MONUMENT WITH BRASS DISC:
- 5 4720'49" W, A DISTANCE OF 810.51 FEET TO A 6/6" IRON ROD CAPPED "CARTER & BURGESS" SET;

THENCE DEPARTING SAID NORTHWESTERLY LINE, OVER AND ACROSS SAID TRACT II THE FOLLOWING 15 COURSES AND DISTANCES;

- N 4839'11" W, A DISTANCE OF 120.00 FEET TO A 5/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- 8 47'20'49" W, A DISTANCE OF 8.82 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER:
- N 42'38'11" W, A DISTANCE OF 160.00 FEET TO A 5/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER:
- 8 4720'49" W, A DISTANCE OF 37.38 FEET TO A 8/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 48'39'11" W. DISTANCE OF 18.00 FEET TO A 8/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER:

ALONG A CURVE TO THE LEFT HAYING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 9402'40", A LONG CHORD THAT BEARS N 00'19'20" E A DISTANCE OF 08.03 FEET, AN ARC DISTANCE OF 05.00 FEET TO A 0/0" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 592.50 FEET, A DELTA ANGLE OF 24'04"30". A LONG CHORD THAT BEARS N 55'44'06" W A DISTANCE OF 247.13 FEET, AN ARC DISTANCE OF 249.06 FEET TO A 5/6" IRON ROD CAPPED "CARIER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 91'26'46", A LONG CHORD THAT BEARS 8 65'20'17" W A DISTANCE OF 67.29 FEET, AN ARC DISTANCE OF 69.66 FEET TO A 6/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

- N 72'15'05" W, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER:
- N 1744'86" E. A DISTANCE OF 90.18 PEET TO A 6/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 72'18'06" W, A DISTANCE OF 110.00 FEET TO A 6/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- 8 1744'66" W, A DISTANCE OF 1.02 FEBT TO A 6/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER!
- N 72'16'06" W, A DISTANCE OF 170.00 FEET TO A 5/6" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE N 1744'66" E, ALONG SAID COMMON LINE OF SAID LAKE LEWISYILLE TRACT, AND SAID TRACT II, A DISTANCE OF 1842.07 FEET TO A FOUND CONCRETE MONUMENT WITH BRASS DISC;

THENCE N 80'65'48' E. ALONG THE COMMON LINE OF SAID TRACT II AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HARLEN D. JOHNSON AS RECORDED IN VOLUME 637, PAGE 198, OF SAID DEED RECORDS, A DISTANCE OF 1390.01, PASSING A 1/2' IRON ROD FOUND, THENCE CONTINUING FOR A TOTAL DISTANCE OF 1402.38 FERT TO A 5/5' IRON ROD CAPPED "CARTER & BURGESS" SET, SAME BEING THE SOUTHEAST CORNER OF SAID HARLEN D. JOHNSON TRACT, AND THE MOST SOUTHERLY SOUTHWEST CORNER SAID TRACT II:

THENCE N 01'16'17" W, ALONG THE COMMON LINE OF SAID JOHNSON TRACT, AND SAID TRACT II, A DISTANCE OF 96.04 FEET TO A 6/8" IRON ROD CAPPED "CARTER & BURGESS" SET;

THENCE OVER AND ACROSS SAID TRACT II, N 80°53'42" E, A DISTANCE OF 393.08
FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET, SAID POINT PRING ON THE
MOST WESTERLY LINE OF AFOREMENTIONED REMAINDER LOT 1, BLOCK A

THENCE S 01'24'15" E, ALONG SAID REMIANDER LOT 1, BLOCK A, A DISTANCE OF 284.33, PASSING A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND, SAME BEING THE AFOREMENTIONED SOUTHWEST CORNER OF SAID REMAINDER LOT 1, BLOCK A, AND CONTINUING ON FOR A TOTAL DISTANCE OF 326.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING IN ALL, 51.886 ACRES OF LAND, SAVE AND EXCEPT 5.843 ACRES OF LAND AS DESCRIBED AS FOLLOWS, LEAVING 40.923 ACRES OF LAND (PLATTED AS PHASE 1), MORE OR LESS.

SAYE AND EXCEPT A 5.843 ACRE TRACT OF LAND, WILD DEVELOPEMENT PARTNERS, ACTING BY AND THROUGH DULY AUTHORIZED AGENT, IS THE COLE OWNER OF 8. LAND SITUATED IN THE BER AND CRE SURVEY, ABSTRACT NO. 284, AND THE PATABSTRACT NO. 976, IN THE CITY OF THE COLONY, DIBLING A PORTION OF TRACT II, AS DESCRIBED IN DEDING A PORTION OF TRACT II, AS DESCRIBED IN COUNTY RO0930FO, OF THE DEED RECORDS OF DENTON COUNT TRACT BEING MORE PARTICULARLY DESCRIBED BY ME FOLLOWS:

COMMENCING AT FOUND CONCRETE MONUMENT WITH OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEL RECORDED IN YOLUME 379, PAGE 34, OF THE DEED I TEXAS, SAID POINT BEING IN THE EAST LINE OF THE TRACT:

THENCE ALONG A CURVE TO THE RIGHT HAVING A RANGLE OF 04'50'00', A LONG CHORD THAT BEARS N 47.54 FERT, AH ARC DISTANCE OF 47.56 FEET TO A BURGESS' SET FOR CORNER;

THENCE S 6903'48" W. A DISTANCE OF 17.02 FEET 1

THENCE 8 89 53'42" W. A DISTANCE OF 10.07 FRET 1 CARTER & BURGESS SET FOR THE FOINT OF BEGIN

THENCE 8 69'63'48" W, A DISTANCE OF 304.33 FEET CARTER & BURGESS SET FOR CORNERS

THENCE N 00'00'10" W, A DISTANCE OF 295.00 FEET "CARTER & BURGESS" SET FOR CORNER;

THENCE N 60'53'42" E. A DISTANCE OF 10.50 FEET "CARTER & BURGESS" BET FOR CORNER;

THENCE N 0000'10 W, A DISTANCE OF 80.00 FEET CARTER & EURGESS SET FOR CORNERS

THENCE 8 69'63'42" W, A DISTANCE OF 10.50 FEST "CARTER & BURGESS SET FOR CORNERS

THENCE N 00'06'16' W, A DISTANCE OF 46.00 FEET CARTER & BURGESS SET FOR CORNER:

THENCE ALONG A CURVE TO THE LEFT HAVING A RA ANGLE OF 3718'01', A LONG CHORD THAT BEARS IN 170.23 FEET, AN ARC DISTANCE OF 173.26 FEET TO & BURGESS' SET FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A PANGLE OF 4220'14" A LONG CHORD THAT BEARS N 79.44 FEET, AN ARC DISTANCE OF 81.29 FEET TO A BURGESS" SET FOR CORNER!

THENCE N 8985'48" E. A DISTANCE OF 841.44 FEET CARTER & BURGESS SET FOR CORNER;

THENCE 8 00'06'16' E. A DISTANCE OF 106.68 FEET CARTER & BURGESS' SET FOR CORNERS

THENCE ALONG A CURVE TO THE LEFT HAVING A RA ANGLE OF STID'ST', A LONG CHORD THAT BEARS IN 598.08 FEBT. AN ARC DISTANCE OF 403.P4 FEBT TO CONTAINING 8.848 ACRES OF LAMP, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESE THAT STEWART PENINSULA DEVELOPMENT PARTNERS

Acting herein and through its duly authe designating the hereinabove described property as an addition to the City of The Colony, Texas, emforever the streets and alleys thereon; and does on the plat for mutual use an accommodation esame. No buildings, fences, trees, shrubs, or oil placed upon over, or across the escement strips the right to remove and keep removed all or paother improvements or of its respective system to public utility shall at all times have the right osaid essements for the purpose of constructing, maintaining, and adding to or removing all or paccessity at any time of pronuring the permissic fitness my hand this

STEWART PENINSULA DEVELOPMENT PARTNERS, A TI BY: STEWART PENINSULA INC. A TEXAS CORFORATIO

WILLIAM R. NICHOLS, ATTORNEY-IN-PACT FOR RUDOLF SIEBER, PRESIDENT

STATE OF TEXAS

The foregoing instrument was acknowleg WILLIAM R. NICHOLS, Altorney-in-Fact for Rudolf Texes corporation and Managing General Pariner a Texas general partnership.

Given under my hand and segl of office thing?

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Notery Public in and for the State of Tence

My commission expires:

10-11-97