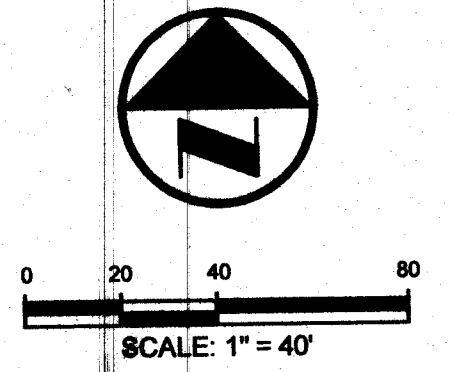
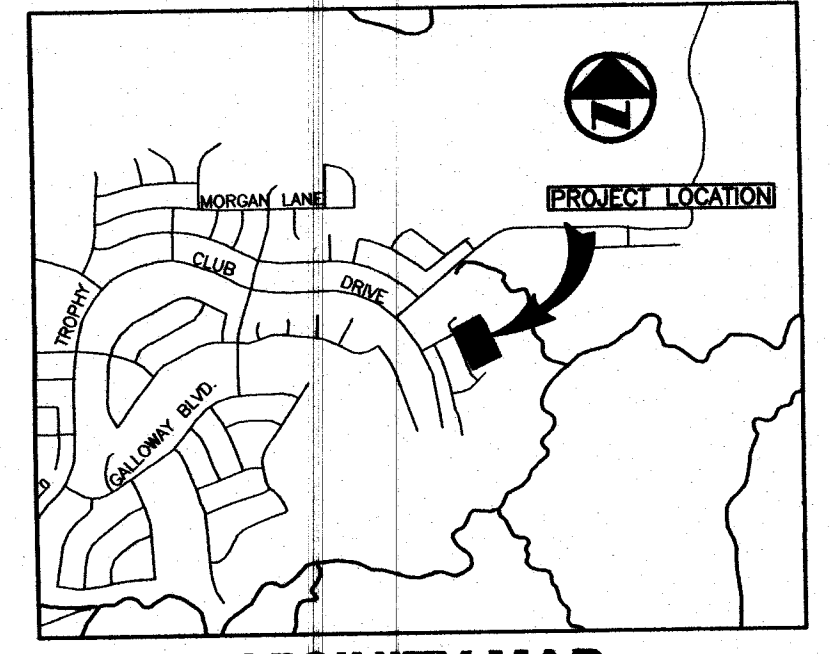


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RICHARD W. ALLEN SURVEY,
ABSTRACT No. 5

- LEGEND**
- CIRS 5/8" IRON ROD SET WITH "BGE" CAP
 - /M.R.D. MONUMENT OF RECORD DIGNITY
 - P.O.B. POINT OF BEGINNING
 - DOC. NO. DOCUMENT NUMBER
 - O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - ABSTRACT LINE
 - EASEMENT LINE
 - LOT LINE
 - PROPERTY LINE



- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015063. Distances and areas shown are surface values in U.S. Survey Feet.
 - The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0520G with Map Revised April 18, 2011.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 - The Town or the Trophy Club Municipal Utility District No. 1, as applicable, shall issue no permit until the completion of all dedicated improvements, and acceptance of such improvements associated with the subdivision, are approved by the Town.
 - The Abbey Moore of Trophy Club Home Owner's Association shall be responsible for the operation and maintenance of any commonly held property and releases the Town of Trophy Club from such responsibility. Should the entity responsible for maintenance of common held property fail to perform the function, the Town has the authority to provide appropriate maintenance and repair and collect appropriate fees and reimbursements.
 - 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.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Lot 10 is an Open Space lot and to be owned and maintained by The Abbey Moore of Trophy Club Home Owner's Association.
 - Each homeowner will be responsible for the maintenance of the retaining wall on their property.

SJ1551A G01, S11, C28

265763 - A0005A RICHARD W. ALLEN, TR 1A(2), 3.581 AC/ALL

LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	S 47°26'16" W	15.91'
L3	S 42°33'44" E	5.00'
L4	S 42°33'44" E	20.06'
L5	S 42°33'44" E	27.45'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	27°59'28"	85.00'	S 33°25'57" W	41.11'	41.53'
C2	21°15'51"	110.00'	S 36°48'21" W	40.59'	40.82'
C3	57°42'27"	50.00'	S 11°24'57" E	48.28'	50.36'
C4	300°00'00"	50.00'	S 47°26'16" W	50.00'	261.80'
C5	150°00'00"	50.00'	N 27°33'44" W	96.59'	130.90'
C6	23°33'23"	60.00'	N 35°39'35" E	24.48'	24.67'

**FINAL PLAT
THE CYPRESS ESTATES
AT TROPHY CLUB**

10 TOTAL LOTS
9 RESIDENTIAL LOTS
LOTS 1-9, BLOCK A

1 OPEN SPACE LOT
LOT 10, BLOCK A

BEING 3.581 ACRES OUT OF THE
RICHARD W. ALLEN SURVEY, ABSTRACT NUMBER 5
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
MARCH 2024

SHEET 1 of 2

OWNER
TROPHY CLUB ESTATES DEVELOPMENT, LP
13101 Preston Road, Suite 200
Dallas, TX 75240

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
Copyright 2024
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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OWNER'S CERTIFICATE

BEING, all of that 3.581 acre (156,000 square foot) tract of land situated in the Richard W. Allen Survey, Abstract Number 5, in the Town of Trophy Club, Denton County, Texas; being all of that tract of land described as Trophy Club Parcel 4H in Special Warranty Deed to Trophy Club Estates Development, L.P. as recorded in Document No. 2023-1983 of the Official Records of Denton County, Texas; said 3.581 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap set at the north corner of said Parcel 4H tract; said point being a reentrant corner in the southwest line of Lot 1X, Block H, The Highlands at Trophy Club Neighborhood 8 - Phase 2B, an addition to the Town of Trophy Club, as recorded in Document No. 2013-229 of the Plat Records of Denton County, Texas; from said point a 5/8-inch iron rod with "JACOBS" cap found for corner bears North 52 degrees 29 minutes 35 seconds West, a distance of 154.16 feet; and from said point a 5/8-inch iron rod with "JACOBS" cap found for corner bears North 41 degrees 15 minutes 07 seconds East, a distance of 98.91 feet;

THENCE, South 42 degrees 33 minutes 44 seconds East, with the southwest line of said Lot 1X, a distance of 480.00 feet a 5/8-inch iron rod with "BGE" cap set at the east corner of said Parcel 4H tract; said point being the most northerly corner of Lot 1, Block G, The Highlands at Trophy Club Neighborhood 8 - Phase 2A, an addition to the Town of Trophy Club, as recorded in Document No. 2012-183 of said Plat Records;

THENCE, South 47 degrees 26 minutes 16 seconds West, with the north line of said Block G, a distance of 325.00 feet to a 5/8-inch iron rod with "BGE" cap set at the south corner of said Parcel 4H tract; said point being a reentrant corner in the north line of said Block G;

THENCE, North 42 degrees 33 minutes 44 seconds West, with the east line of said Block G, a distance of 480.00 feet to a 5/8-inch iron rod with "BGE" cap set at the west corner of said Parcel 4H tract; said point being a reentrant corner in the southeast line of Block G of said Highlands at Trophy Club Neighborhood 8 - Phase 2B;

THENCE, North 47 degrees 26 minutes 16 seconds East, with the northwest line of said Parcel 4H tract and the southwest line of second mentioned Block G, a distance of 325.00 feet to the POINT OF BEGINNING and containing an area of 3.581 acres or 156,000 square feet of land, more or less.

OWNER'S DEDICATION

That, TROPHY CLUB ESTATES DEVELOPMENT, LP, does hereby adopt this plat designating the hereabove described real property as THE CYPRESS ESTATES AT TROPHY CLUB, an addition to the Town of Trophy Club, Denton County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS, my hand this the 21 Day of March, 2024.

BY: [Signature]
NAME: Yochana Abrams
TITLE: President

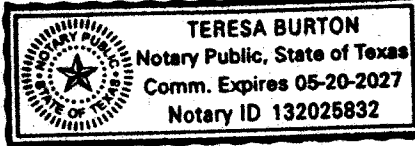
STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Yochana Abrams, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of March, 2024.

[Signature]
Notary Public, The State of Texas

My Commission Expires 05-20-2027



SURVEYOR'S CERTIFICATE

That I, René Silvas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my supervision in accordance with the subdivision regulations of the Town of Trophy Club.

Dated this the 13 Day of March, 2024.

[Signature]
René Silvas
RPLS No. 5921



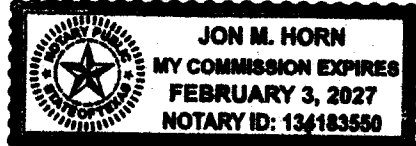
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared René Silvas, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 Day of MARCH, 2024.

[Signature]
Notary Public, The State of Texas
My Commission Expires February 3, 2027



TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: March 28, 2023
TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: [Signature] MAYOR

ATTEST: [Signature] TOWN SECRETARY

ATTEST: [Signature] PLANNING AND ZONING COMMISSION

DATE: April 5, 2024



**FINAL PLAT
THE CYPRESS ESTATES
AT TROPHY CLUB**

10 TOTAL LOTS
9 RESIDENTIAL LOTS
LOTS 1-9, BLOCK A

1 OPEN SPACE LOT
LOT 10, BLOCK A

BEING 3.581 ACRES OUT OF THE
RICHARD W. ALLEN SURVEY, ABSTRACT NUMBER 5
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
MARCH 2024

Sheet 2 OF 2

OWNER
TROPHY CLUB ESTATES DEVELOPMENT, LP
13101 Preston Road, Suite 200
Dallas, TX 75240

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rslvas@bgeinc.com

Cabinet _____, Page _____

Filed for Record
in the Official Records Of:
Denton County
On: 4/5/2024 4:10:56 PM
in the PLAT Records
FINAL PLAT THE CYPRESS ESTA
Doc Number: 2024-130
Number of Pages: 2
Amount: 100.00
Order#: 20240405000629
By: EL

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