



- NOTES:**
- Bearings based on the Town of Flower Mound's Geodetic Control System.
 - Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station numbers 16 & 17, with the coordinates thereof provided by the Town of Flower Mound.
 - Northwest corner ("+" found in concrete): N-7056712.5; E-2401185.2
 - Bearing & distance from the northwest corner to Monument No. 16: N 06°48'18" E, 132.4'
 - East Northeast corner (1/2" rebar found): N-7056609.6; E-2402257.
 - Bearing and distance from the easterly northeast corner to Monument No. 17: N 73°27'47" E, 2264.2'
 - According to Community/Panel Nos. 48121C0540 E, Dated April 02, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - No flood analysis has been performed on the subject property by G&A Consultants, Inc.
 - Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas a mandatory homeowners association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
 - Lot 30X will be dedicated to the HOA as a private street, private drainage, public water, and public sewer easement for perpetual maintenance.
 - Lots 29X and 31X will be dedicated to and perpetually maintained by the HOA as the required buffer for landscaping and hike and bike trail purposes.
 - Lot 32X will be dedicated to the HOA as a private previous concrete paved 20' emergency access for perpetual maintenance to be used by fire and emergency personnel.
 - Wall maintenance easements to be dedicated to the HOA for perpetual maintenance.
 - Only wrought iron or tubular steel fencing may be placed along the drainage easement on lots 13 and 14.
 - All private utilities and easements are dedicated to the HOA for perpetual maintenance.
 - Rear-lot drainage swales and outfall on lot 12 shall be annually inspected and maintained as necessary by the HOA.
 - Entry island located within the public right-of-way shall be maintained by the HOA.
 - A private agreement has been entered into by and between the developer of the Vilamoura Subdivision and Connera Conservancy Foundation to allow the outfall structure on lot 12 of the Vilamoura Subdivision to drain directly on to and across Sanctuary Conservation lot C10XR.

LEGEND

| | | |
|--------|---|---------------------------|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| CRF | = | CAPPED REBAR FOUND |
| P.O.B. | = | POINT OF BEGINNING |
| WME | = | WALL MAINTENANCE EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| UE | = | UTILITY EASEMENT |
| VE | = | VISIBILITY EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| BL | = | BUILDING LINE |
| SB | = | BUILDING SETBACK |

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS : WHEREAS TEPA Partners, Ltd., acting by and through their duly authorized representatives, are the owners of a tract of land situated in Flower Mound, and being described as follows:

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the H. Murphy Survey, Abstract No. 822, Town of Flower Mound, Denton County, Texas said tract being all of that certain tract of land described in deed to Tepe Partners, Ltd. recorded in Document Number 2007-68440 of the Real Property Records of Denton County, Texas, said 9.224 acre tract being more particularly described as follows:

BEGINNING at a "+" in concrete found on the east right-of-way line of Simmons Road (a variable width right-of-way), said point being the southwest corner of said Tepe tract and the northwest corner of Lot A1X, Block B of Sanctuary, an addition to the Town of Flower Mound, Texas according to the plat thereof recorded in Cabinet W, Page 530 of the Plat Records of Denton County, Texas;

THENCE N 00°00'45" W, 373.54 feet, along the east side line of Simmons Road and the west line of said Tepe tract, to a "+" set in concrete at the northwest corner of said tract;

THENCE S 89°32'30" E, along the north line of said Tepe tract, passing at a distance of 1.05 feet the most northerly southwest corner of The Woods at Wellington, an addition to the Town of Flower Mound, Texas according to the plat thereof recorded in Cabinet R, Page 26 of the Plat Records of Denton County, Texas, continuing along a south line of said Woods at Wellington in all a total distance of 501.11 feet to a 1/2" rebar found;

THENCE along the north line of said Tepe tract, and a south line of said Woods at Wellington, the following:

- N 00°03'30" E, 20.19 feet, to a 1/2" capped rebar set;
- S 89°30'40" E, 105.00 feet to a 1/2" rebar found;
- N 72°56'05" E, 203.54 feet to a 1/2" rebar found;
- S 56°46'05" E, 324.62 feet to a 1/2" rebar found;

THENCE S 02°06'05" W, along the east line of said tract and along a west line of said Woods at Wellington, a distance of 265.19 feet to a 1/2" rebar found on the north line of said Sanctuary, said point being the most southerly southwest corner of said Woods at Wellington, and being the southeast corner of said Tepe tract;

THENCE S 89°41'45" W, along the south line of said tract, departing the west line of said Woods at Wellington and along the north line of said Sanctuary, a distance of 1062.43 feet to the POINT OF BEGINNING and containing approximately 9.224 acres of land.

CERTIFICATE OF APPROVAL

APPROVED: TOWN OF FLOWER MOUND
 Nick Hollingshead, Chairman
 Planning and Zoning Commission

Signed and Sealed
 Paula Paschal
 Town Secretary
 Town of Flower Mound

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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 6 day of April 2010.

Ken Hodge
 Ken Hodge
 Tepe Partners, Ltd.

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Ken Hodge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of April 2010.
 Kelli Morgan
 Notary Public State of Texas
 My Commission Expires 1-28-2011

CERTIFICATE OF APPROVAL

APPROVED: TOWN OF FLOWER MOUND
 Doug Powell
 Doug Powell, Executive Director of Development Services

Signed and Sealed
 Paula Paschal
 Town Secretary
 Town of Flower Mound

Date: May 26, 2010

SEAL OF THE TOWN OF FLOWER MOUND, TEXAS

SURVEYOR'S STATEMENT
 I, Mark Paine, Registered Professional Land Surveyor in the State of Texas, have plotted the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

Mark Paine, RPUS
 Texas Registration No. 5078

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 49°37'00" E | 32.83' |
| L2 | S 57°21'25" W | 16.05' |
| L3 | S 81°00'00" W | 38.18' |
| L4 | S 81°00'00" W | 36.51' |
| L5 | N 31°43'40" E | 27.87' |
| L6 | N 45°03'30" E | 28.34' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C1 | 15.00' | 78°27'47" | 20.54' | N 50°27'52" E | 18.97' |
| C2 | 60.00' | 156°55'34" | 164.33' | N 89°41'45" E | 117.58' |
| C3 | 15.00' | 78°27'47" | 20.54' | S 51°04'22" E | 18.97' |
| C4 | 60.00' | 286°10'39" | 278.74' | S 42°47'04" W | 87.64' |
| C5 | 15.00' | 86°10'41" | 22.56' | N 47°12'56" W | 20.49' |
| C6 | 45.00' | 29°00'00" | 22.78' | S 84°30'00" E | 22.52' |
| C7 | 25.00' | 29°00'00" | 12.65' | S 84°30'00" E | 12.52' |

RECORD PLAT
 A Record Plat of
VILAMOURA
 being 9.224 acres of land located in the
 H. MURPHY SURVEY, ABSTRACT NO. 822
 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

G & A Consultants, Inc.
 SITE PLANNING * PLATTING
 CIVIL ENGINEERING * LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 Phone (972) 436-9712 * Fax (972) 436-9715
 P.O. Box 1398 * Lewisville, Texas 75067

DRAWN BY: E.D. DATE: 09/29/09 SCALE: 1"=50' JOB NO. 07085

OWNER/DEVELOPER
 TEPA PARTNERS, LTD.
 1013 LONG PRAIRIE RD, STE. 100
 FLOWER MOUND, TEXAS
 Ph (972) 355-1925
 Fax (972) 355-0458
 Contact: MR. KEN HODGE

Filed for Record in:
 Denton County
 On: Jun 04/2010 at 02:18P
 As a
 Plat
 VILAMOURA
 Doc Number: 2010- 106
 No of Pages: 1
 Amount: 50.00
 Receipt Number - 691295
 By: Duwane Kitzwiller