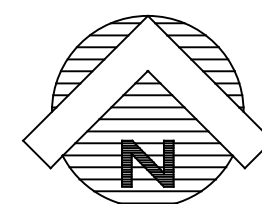
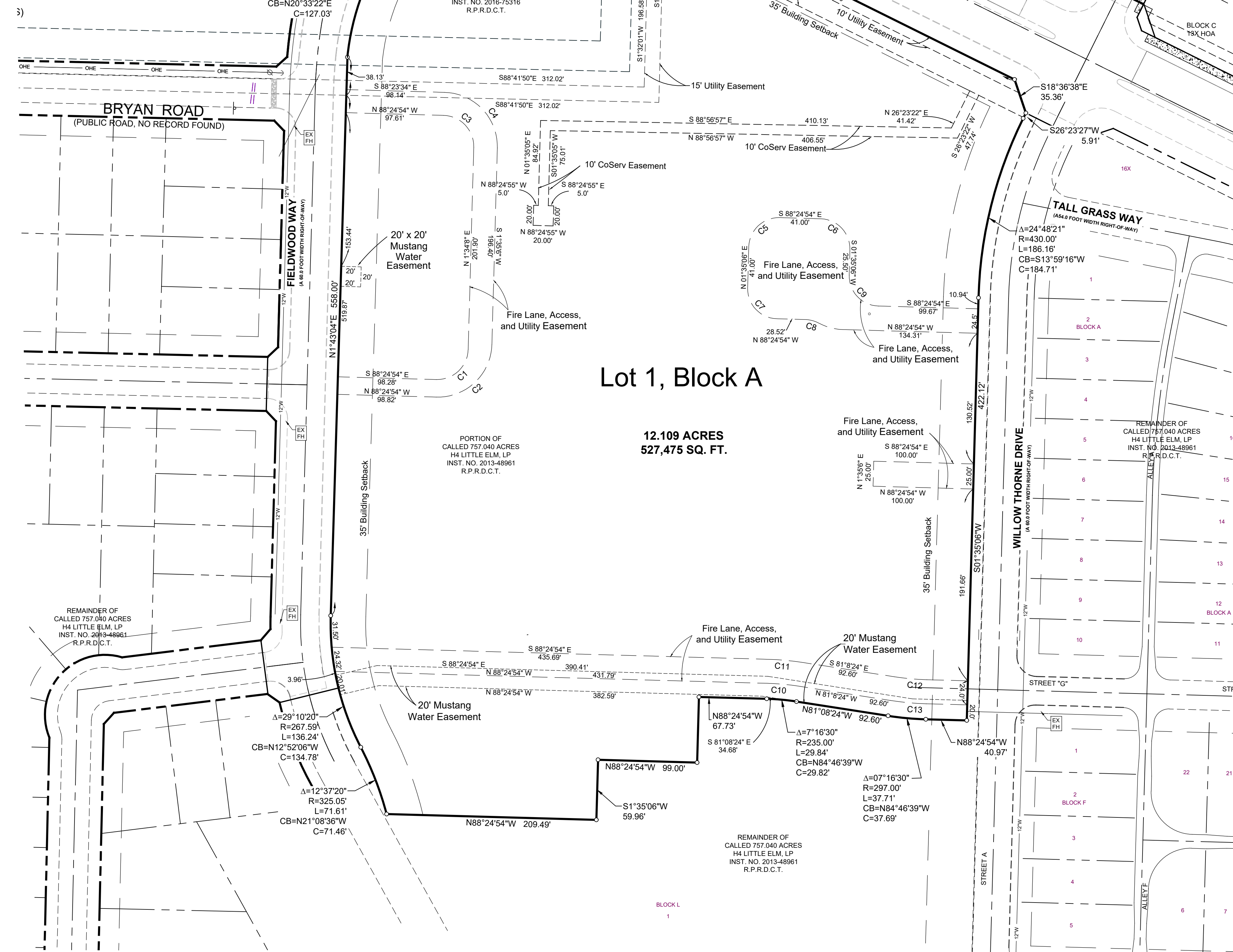


JSI. NO. 2016-75316
R.P.R.D.C.T.

REMAINDER OF
CALLED 21.000 ACRES
UNION PARK PHASE 2, LP
INST. NO. 2016-75316
R.P.R.D.C.T.



Scale 1" = 60'



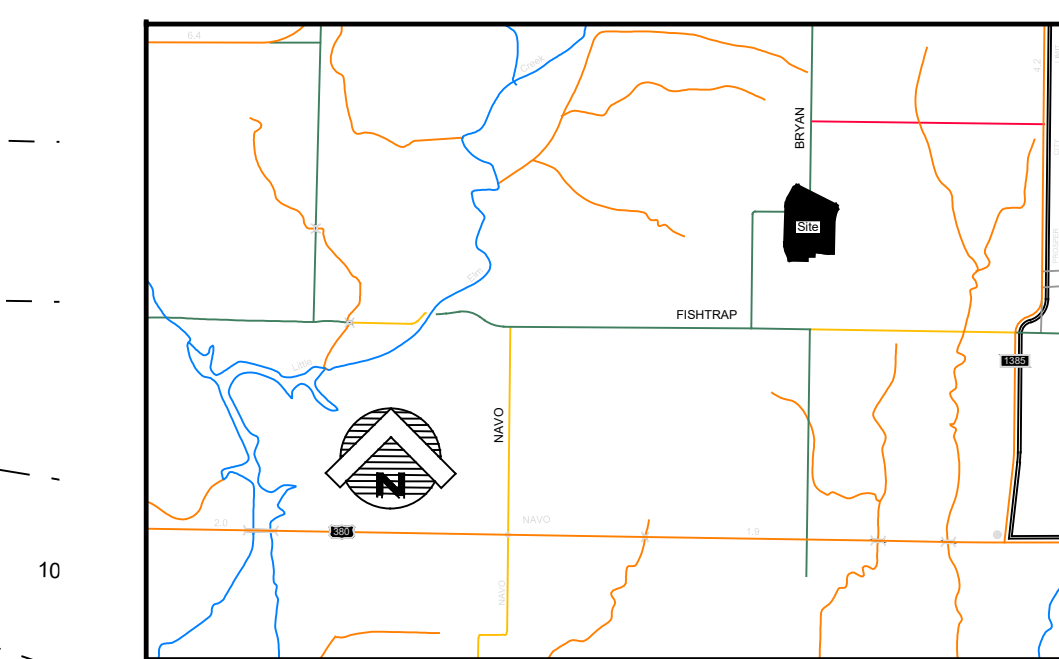
Lot 1, Block A

**12.109 ACRES
527,475 SQ. FT.**

OWNER:
DENTON I.S.D.
1307 North Locust
Denton, Texas 76201

GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
PHONE: (972) 717-5151
FAX: (972) 717-2176
TEXAS REGISTRATION NUMBER: F-303

NO.	DATE
1.	
2.	
3.	



VICINITY MAP (N.T.S.)

- NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS BASED UPON NAD 83 - TEXAS NORTH CENTRAL ZONE, HORIZONTAL ADJUSTMENT TO NAD 83 (1993). TO CONVERT THE SURFACE DISTANCES TO GRID VALUES, MULTIPLY THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999953696.
 2. C.M. - CONTROLLING MONUMENT
 3. IRS - IRON ROD FOUND
 4. IRS - IRON ROD SET
 5. FIRE LANES WERE DEDICATED BY THIS PLAT TO THE TOWN OF LITTLE ELM.
 6. PURPOSE OF PLAT IS FOR THE CREATING A SUBDIVISION FOR DEVELOPMENT.
 7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
 8. NOTICE - 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.
 9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

Curve #	Length	Radius	Delta
C1	48.70'	31.00'	90°00'57"
C2	84.82'	54.00'	90°00'00"
C3	48.69'	31.00'	89°59'03"
C4	84.80'	54.00'	89°58'40"
C5	47.12'	30.00'	90°00'00"
C6	47.12'	30.00'	90°00'00"
C7	47.12'	30.00'	90°00'00"
C8	14.01'	30.00'	26°45'56"
C9	47.12'	30.00'	90°00'00"
C10	31.81'	250.50'	7°16'30"
C11	34.85'	274.50'	7°16'30"
C12	32.70'	257.50'	7°16'30"
C13	35.74'	281.50'	7°16'30"

SURVEYOR'S CERTIFICATE

THIS is to certify that I, WILLIAM P. PRICE, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

WILLIAM P. PRICE
R.P.L.S. NO. 3047

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM P. PRICE known to be 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, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires: _____

OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS DENTON INDEPENDENT SCHOOL DISTRICT is the owner of a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Denton County, Texas and being a portion of a called 21,000-acre tract of land described in Special Warranty Deed to Union Park Phase 2, LP, recorded in Instrument No. 2016-75316, Real Property Records, Denton County, Texas, and being a portion of a called 757,040-acre tract of land described in Special Warranty Deed to H4 Little Elm, LP, recorded in Instrument No. 2013-48961, said Real Property Records, and being more particularly described as follows:

BEGINNING at s 5/8-inch iron rod with a plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) on the southerly line of a 100 foot wide Road Easement (Union Park Boulevard Section 3) recorded in Instrument No. 2016-158368, said Real Property Records, from which a 1/2 inch rod found for the southeast corner of said 21,000-acre, common with an angle point in the westerly line of said 757,040-acre tract bears South 63°36'38" East, 200.78 feet and South 1°32'01" West, 196.58 feet;

THENCE crossing said 21,000-acre tract, said 757,010-acre tract, and Bryan Road, a public road, no record found, the following courses;

- South 63°36'38" East, a distance of 591.38 feet to an iron rod set;
- South 18°36'38" East, a distance of 35.36 feet to an iron rod set;
- South 26°23'27" West, a distance of 5.91 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 24°48'21", a radius of 430.00 feet, a chord bearing and distance of South 13°59'16" West, 184.71 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 186.16 feet to an iron rod set at the end of said curve to the left;
- South 1°35'06" West, a distance of 422.12 feet to an iron rod set;
- North 88°24'54" West, a distance of 40.97 feet to an iron rod set at the beginning of a tangent curve to the right having a central angle of 7°16'30", a radius of 297.00 feet, a chord bearing and distance of North 84°46'39" West, 37.69 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 37.71 feet to an iron rod set at the end of said curve to the right;
- North 81°08'24" West, a distance of 92.60 feet to an iron rod set at the beginning of a tangent curve to the left having a central angle of 7°16'30", a radius of 235.00 feet, a chord bearing and distance of North 84°46'39" West, 29.82 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 29.84 feet to an iron rod set at the end of said curve to the left;
- North 88°24'54" West, a distance of 67.73 feet to an iron rod set;
- South 1°35'06" West, a distance of 65.54 feet to an iron rod set;
- North 88°24'54" West, a distance of 99.00 feet to an iron rod set;
- South 1°35'06" West, a distance of 59.96 feet to an iron rod set;
- North 88°24'54" West, a distance of 209.49 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 12°37'20", a radius of 325.05 feet, a chord bearing and distance of North 21°08'36" West, 71.46 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 71.61 feet to an iron rod set at the beginning of a reverse curve to the right having a central angle of 29°10'20", a radius of 267.59 feet, a chord bearing and distance of North 12°52'06" West, 134.78 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 136.24 feet to an iron rod set at the end of said curve to the right;
- North 1°43'04" East, a distance of 558.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 29°26'07", a radius of 250.00 feet, a chord bearing and distance of North 20°33'22" East, 127.03 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 128.44 feet to an iron rod set at the beginning of a reverse curve to the left having a central angle of 8°53'06", a radius of 250.01 feet, a chord bearing and distance of North 30°49'52" East, 38.73 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 38.77 feet to an iron rod set at the end of said curve to the left;
- North 26°23'20" East, a distance of 86.04 feet to an iron rod set;
- North 71°23'22" East, a distance of 35.36 feet to the POINT OF BEGINNING and containing 12.109 acres (527,475 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

DENTON INDEPENDENT SCHOOL DISTRICT

Acting by and through its duly authorized officers does hereby adopt this Plat, designating the herein described property as UNION PARK ELEMENTARY ADDITION, an addition to the Town of Little Elm, Denton County, Texas, and do hereby dedicate, to the public use forever all streets alleys, water courses, drains, easements and right-of-way and public places thereon shown for the consideration therein expressed.

WITNESS my hand at Town of Little Elm, Texas, this the _____ day of _____, 2018

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2018.

Notary Public in and for Denton County

FLOOD STATEMENT:

I have examined the FEMA Flood Insurance Rate Map for the Town of Little Elm, Denton County, Texas Community Panel No. 48121C0410G and that the map indicates that the property is within Zone "X" (areas determined to be outside of the 500 year flood zone) as shown on Panel 415 E of said map.

APPROVED BY THE TOWN OF LITTLE ELM

TOWN OFFICIAL

ATTEST

TOWN SECRETARY

OWNER:

DENTON I.S.D.
1307 NORTH LOCUST
DENTON, TEXAS 76201
940-369-0000

**FINAL PLAT
LOT 1, BLOCK A
UNION PARK ELEMENTARY
ADDITION
OUT OF THE
W. LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
1 LOT - 12.109 ACRES**

JOB NO.:	
DATE:	FEBRUARY 14, 2018
SCALE:	1" = 60'
DRAWN BY:	R.M.



SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT
TBPS No. 101733-00
1475 HERITAGE PARKWAY, SUITE 217 (817) 354-1445
MANSFIELD, TEXAS 76063 (817) 354-1451 FAX