

Lot 1, Block A
Primrose School at
The Forums
Cob. P. Pg. 258
PRDCT

The River Walk At Central
Park B/2014
2014-408

Tract III
Town of Flower Mound
2014-56832

Formally known as
Olympic Drive,
The Forums Ph. III
Cob. L, Pg. 19
PRDCT

Formally known as
Olympic Drive,
The Forums Ph. III
Cob. L, Pg. 19
PRDCT

Formally known as
Olympic Drive,
The Forums Ph. III
Cob. L, Pg. 285
PRDCT

Formally known as
Olympic Drive,
The Forums Ph. III
Cob. L, Pg. 285
PRDCT

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Printed: 9/22/2015 2:24 PM, 10 sheets (shown), Sheet: 1/22/2015 2:24 PM, by: James

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS: COUNTY OF DENTON : WHEREAS WE, LAER TRAMS - THE RIVERWALK FLOWER MOUND, LLC are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
Tract I
2.530 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.860 acre tract of land described as Tract II in deed to the Town of Flower Mound CBD, Ltd. recorded in Document Number 2007-145337 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (DCA) at the northwest corner of said Tract II, and being the southwest corner of Lot 1, Block A, Primrose School at The Forums, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 258 of the Plat Records of Denton County, Texas, and being on the east line of South Broadway Avenue, formerly Olympia Drive as evidenced by The Forums Phase III, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet O, Page 19 of the Plat Records of Denton County, Texas;

THENCE S 89°41'00" E, 302.13 feet with the north line of said Tract II, and the south line of said Lot 1, Block A, to a 1/2" capped rebar found (DCA) at the southeast corner thereof and being the northeast corner of said Tract II; and then being the west line of Morris Road (called 110' ROW) as evidenced by that certain called 5.598 acre tract of land described as Tract III in deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 209, Page 418 of the Deed Records of Denton County, Texas;

THENCE S 00°06'30" E, 366.96 feet with the west line of said Morris Road, and the east line of said Tract II to a 1/2" capped rebar set at the northeast corner of that certain called 0.283 acre tract of land described as Tract IV in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE S 89°53'30" W, 300.98 feet with the north line of said Tract IV, to a 1/2" capped rebar set at the northwest corner thereof, and being on the east line of said South Broadway Avenue and the west line of said Tract II;

THENCE N 00°17'15" W, 364.96 feet with the west line of said Tract II and the east line of said South Broadway Avenue, to the POINT OF BEGINNING and containing approximately 2.530 acres of land.

LEGAL DESCRIPTION
Tract II
2.047 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.860 acre tract of land described as Tract I in deed to the Town of Flower Mound CBD, Ltd. recorded in Document Number 2007-145337 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the southwest corner of that certain called 0.283 acre tract of land described as Tract IV in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, and being on the east line of South Broadway Avenue, formerly Olympia Drive as evidenced by The Forums Phase III, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet O, Page 19 of the Plat Records of Denton County, Texas, from which a 1/2" capped rebar found (DCA) at the northwest corner of said Tract II and the southwest corner of Lot 1, Block A, Primrose School at The Forums, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 258 of the Plat Records of Denton County, Texas, bears N 07°17'15" W, 364.96 feet;

THENCE N 89°53'30" W, 300.86 feet with the south line of said Tract IV, to a 1/2" capped rebar set at the southeast corner thereof, being on the east line of said Tract II, and the west line of Morris Road as evidenced by that certain called 5.598 acre tract of land described as Tract III in deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 209, Page 418 of the Deed Records of Denton County, Texas;

THENCE S 0°06'30" E, 296.44 feet with the east line of said Tract II and the west line of Morris Road, to a 1/2" capped rebar found at the southeast corner of said Tract II and being the northeast corner of Lot 1, Block A Kids R Kids Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 4 of the Plat Records of Denton County, Texas;

THENCE S 89°45'15" W, 299.93 feet with the south line of said Tract II, and the north line of said Lot 1, Block A, Kids R Kids Addition, to a 1/2" capped rebar found (Arthur) at the southwest corner thereof, and being the southwest corner of said Tract II, and being on the east line of said South Broadway Avenue, as evidenced by Flower Mound Post Office Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 285 of the Plat Records of Denton County, Texas;

THENCE N 07°17'15" W, 297.16 feet with the west line of said Tract II, and the east line of said South Broadway Avenue, to the POINT OF BEGINNING and containing approximately 2.047 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, LAER TRAMS - THE RIVERWALK FLOWER MOUND, LLC, acting by and through our duly authorized representative, do hereby adopt this Record Plat dedicating the heretofore described property as THE PINNACLE AT RIVER WALK, an addition to the Town of Flower Mound, Texas. The easements shown herein are hereby reserved for the purposes indicated. All streets and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and franchise easements (streets, alleys and common areas) shall be open to the public, 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, maintaining or repairing 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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 encroach 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, maintaining or repairing 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS OUR HAND this 15 day of September 2015.

LAER TRAMS - THE RIVERWALK FLOWER MOUND, LLC
By: David Dellinger
Authorized Representative

STATE OF TEXAS: COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David Dellinger, 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 15 day of September 2015.

Cheryl J Neal
Notary Public
State of Texas
My commission expires the 15 day of April 2019.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION
WHEREAS, James D. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.
Lienholder: *James D. Shelton*
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared James D. Shelton, 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 13 day of October 2015.

Cheryl J Neal
Notary Public
STATE OF Texas
COUNTY OF Dallas

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION
WHEREAS, Bobby Lutz, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.
Lienholder: *Bobby Lutz*
Date: 10/13/15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Bobby Lutz, 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 15 day of September 2015.

Susan J Skinner
Notary Public
STATE OF Texas
COUNTY OF Dallas

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION
WHEREAS, Jared C. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.
Lienholder: *Jared C. Shelton*
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jared C. Shelton, 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 13 day of October 2015.

Cheryl J Neal
Notary Public
STATE OF Texas
COUNTY OF Dallas

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION
WHEREAS, Joshua T. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.
Lienholder: *Joshua T. Shelton*
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Joshua T. Shelton, 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 13 day of October 2015.

Cheryl J Neal
Notary Public
STATE OF Texas
COUNTY OF Dallas

SUMMONER'S STATEMENT
I, Cheryl J. Neal, a Licensed Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from a recent survey on the ground, and this plat represents that survey made by me or under my supervision.

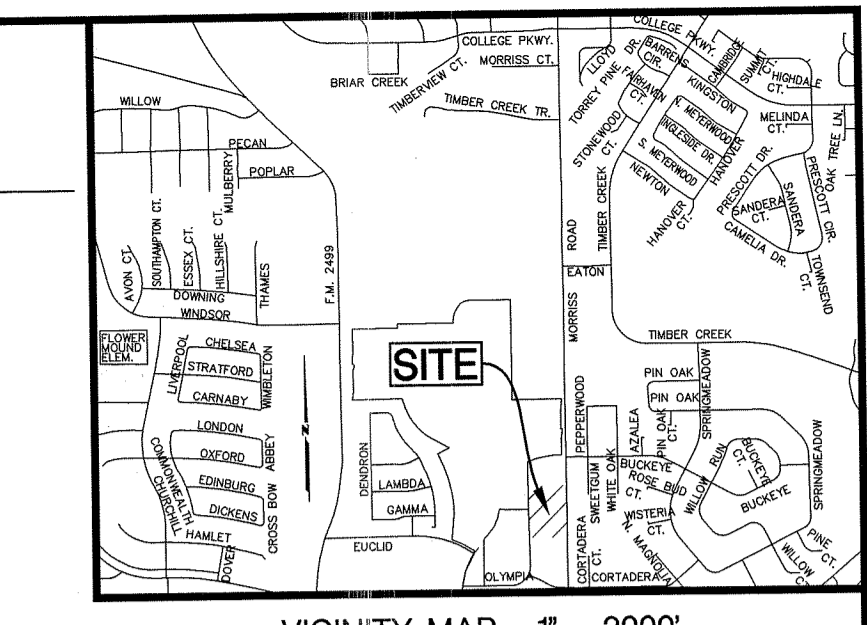
9/9/15

NOTES:

- Bearings are 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 laid to station numbers 1 & 4, with the coordinates thereof provided by the Town of Flower Mound.
 - Northwest corner: N-7064028.7 E-2409080.2
 - Bearing & distance from the northeast corner to Monument No. 4: N 84°21'17" E, 9977.2'
 - Bearing and distance from the most southerly corner to Monument No. 1: S 17°58'40" E, 1871.8'
- No Flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
- According to Community Panel No. 48121C0540G, Dated April 18, 2011, 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 determined to be outside the 1% annual chance flood plain). 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.
- Surveyor has made no investigation or independent search for encumbrances, easements, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Lots 16X-18X, Block A, Lots 18X-20X, Block B, Lots 16X-18X, Block C & Lots 9X and 11X Block D, shall be dedicated to and maintained by the HOA.
- Lot 19X, Block A, Lot 22X, Block B, Lot 19X, Block C & Lot 10X, Block D shall be dedicated to and maintained by the HOA as Access, Utility and Drainage Easements.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION
Doug Powell
Doug Powell, Executive Director
of Development Services

SIGNED AND SEALED:
TOWN OF FLOWER MOUND
Theresa Scott
Theresa Scott, Town Secretary
Town of Flower Mound
Chadler 28



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
PDE	=	PUBLIC DRAINAGE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
AE	=	ACCESS EASEMENT
L.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	2,457	0.056
2	Block A	1,588	0.036
3	Block A	1,588	0.036
4	Block A	1,588	0.036
5	Block A	1,587	0.036
6	Block A	1,587	0.036
7	Block A	1,587	0.036
8	Block A	2,445	0.056
9	Block A	2,445	0.056
10	Block A	1,588	0.036
11	Block A	1,587	0.036
12	Block A	1,587	0.036
13	Block A	1,612	0.037
14	Block A	1,905	0.044
15	Block A	2,758	0.063
16X	Block A	270	0.006
17X	Block A	809	0.019
18X	Block A	491	0.011
19X	Block A	5,796	0.133
1	Block B	2,759	0.063

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
2	Block B	1,905	0.044
3	Block B	1,587	0.036
4	Block B	1,587	0.036
5	Block B	1,588	0.036
6	Block B	1,588	0.036
7	Block B	1,587	0.036
8	Block B	1,905	0.044
9	Block B	1,613	0.037
10	Block B	1,613	0.037
11	Block B	1,613	0.037
12	Block B	1,613	0.037
13	Block B	1,613	0.037
14	Block B	1,612	0.037
15	Block B	1,613	0.037
16	Block B	1,612	0.037
17	Block B	2,478	0.057
18X	Block B	270	0.006
19X	Block B	502	0.012
20X	Block B	708	0.016
21X	Block B	10,021	0.230

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
22X	Block B	7,794	0.179
1	Block C	2,671	0.061
2	Block C	1,738	0.040
3	Block C	1,737	0.040
4	Block C	1,738	0.040
5	Block C	1,738	0.040
6	Block C	1,738	0.040
7	Block C	1,737	0.040
8	Block C	2,676	0.061
9	Block C	2,695	0.062
10	Block C	1,750	0.040
11	Block C	1,750	0.040
12	Block C	1,750	0.040
13	Block C	1,750	0.040
14	Block C	2,100	0.048
15	Block C	3,039	0.070
16X	Block C	270	0.006
17X	Block C	821	0.019
18X	Block C	459	0.011
19X	Block C	5,902	0.135

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block D	2,976	0.068
2	Block D	2,055	0.047
3	Block D	1,712	0.039
4	Block D	1,713	0.039
5	Block D	1,713	0.039
6	Block D	1,712	0.039
7	Block D	1,712	0.039
8	Block D	2,055	0.047
9X	Block D	459	0.011
10X	Block D	7,970	0.183
11X	Block D	10,934	0.251

Largest Res. Lot = 3,039 SF / 0.070 Ac.
Smallest Res. Lot = 1,588 SF / 0.036 Ac.
Average Res. Lot = 1,881 SF / 0.043 Ac.
Total Res. Lot = 55
Total Lots = 71

RECORD PLAT
THE PINNACLE AT RIVER WALK
Being a Replat of
The River Walk At Central Park
Parcel 8 03/2015
Lot 1, Block A & Lot 1, Block B
4.577 Acres
located in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SA SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972-436-9712 • F: 972-436-9715
811 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 882-831-9712 • F: 817-890-4043

TBPE Firm No. 1798
TBPLS Firm No. 1004700

DRAWN BY: JS DATE: 7/31/14 SCALE: 1"=100' JOB NO. 15002

OWNER
Laer Trams - The Riverwalk
Flower Mound, LLC
17300 Preston Rd
Suite 100B
Dallas, Texas 75252
Ph. 972-282-8009
Contact: Mr. David Dellinger

Filed for Record in the official records of Denton County
On: Oct 30, 2015 at 01:34P
As a Plat Record
THE PINNACLE AT RIVER WALK
Doc Number: 2015-1
No of Pages: 1
Amount: 50.00
Receipt Number - 1354945
By: Jos Robinson