

LINE #	BEARING	DISTANCE
L1	S44°48'29"E	35.54'
L2	S85°04'31"W	32.16'
L3	S38°40'38"E	23.32'
L4	S00°18'21"W	70.94'
L5	S45°24'37"W	21.17'
L6	N05°18'56"W	25.00'
L7	N39°12'13"E	13.93'
L8	N85°04'31"E	5.51'
L9	S50°53'02"E	21.57'
L10	S59°30'05"W	15.36'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	3°16'36"	1,120.00'	64.05'	64.04'	S01°45'05"E
C2	234°55'43"	60.00'	246.02'	106.48'	S27°36'40"W
C3	3°54'21"	1,210.50'	82.52'	82.50'	S09°42'27"E
C4	11°57'59"	1,054.50'	220.24'	219.84'	S05°40'38"E
C5	73°52'17"	105.00'	135.38'	126.19'	S36°37'44"E
C6	4°26'01"	1,120.00'	86.67'	86.64'	S09°26'38"E
C7	11°57'59"	1,145.00'	239.14'	238.70'	N05°40'39"W
C8	52°00'59"	45.00'	40.85'	39.46'	N25°42'02"W
C9	11°57'59"	1,114.50'	232.77'	232.34'	N05°40'39"W
C10	4°44'37"	1,150.50'	95.25'	95.22'	N09°17'19"W

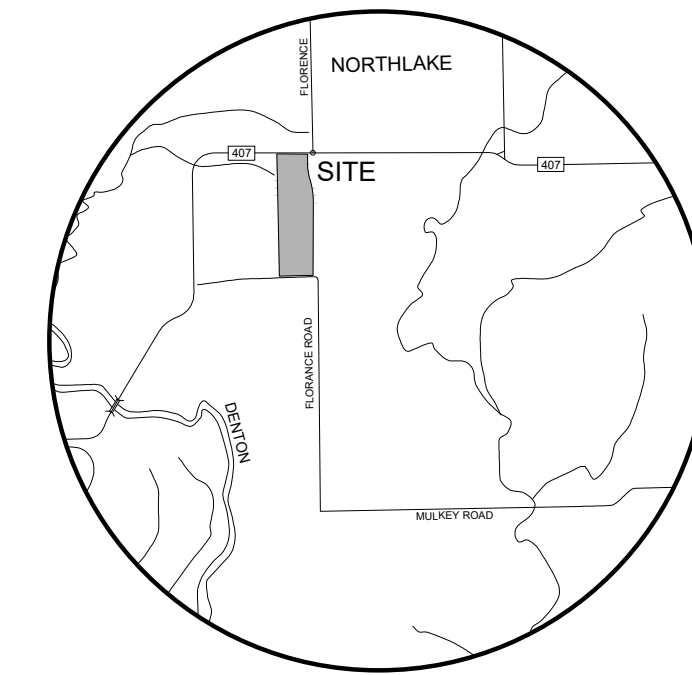
TRACT	SQ. FT.	ACRES
LOT 1, BLOCK A	50,600	1.162
LOT 1X, BLOCK A	13,236	0.304
LOT 2, BLOCK A	90,687	2.082
LOT 3, BLOCK A	46,964	1.078
LOT 4, BLOCK A	54,742	1.257
LOT 5, BLOCK A	58,611	1.346
LOT 6, BLOCK A	58,687	1.347
LOT 7, BLOCK A	58,116	1.334
LOT 8, BLOCK A	57,544	1.321
LOT 9, BLOCK A	56,972	1.308
LOT 10, BLOCK A	56,400	1.295
LOT 11, BLOCK A	55,828	1.282
LOT 12, BLOCK A	55,299	1.269
LOT 13, BLOCK A	78,928	1.812

TRACT	SQ. FT.	ACRES
LOT 1X, BLOCK B	41,849	0.961

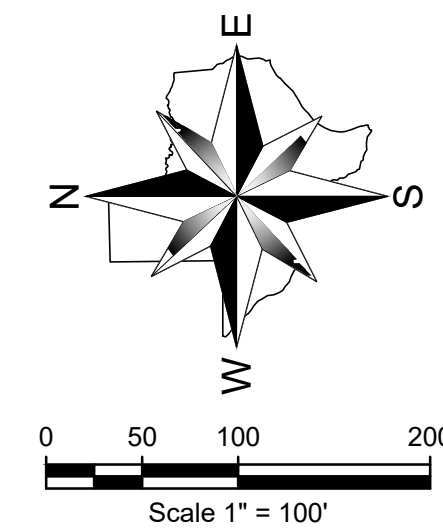
LEGEND

CIRS
CRF
DOC. NO.
SQ. FT.
IRF
VOL.
PG.

1/2" IRON ROD w/RED CAP STAMPED "W.A.I. 5714" SET
IRON ROD w/CAP FOUND
DOCUMENT NUMBER
SQUARE FEET
IRON ROD FOUND
VOLUME
PAGE

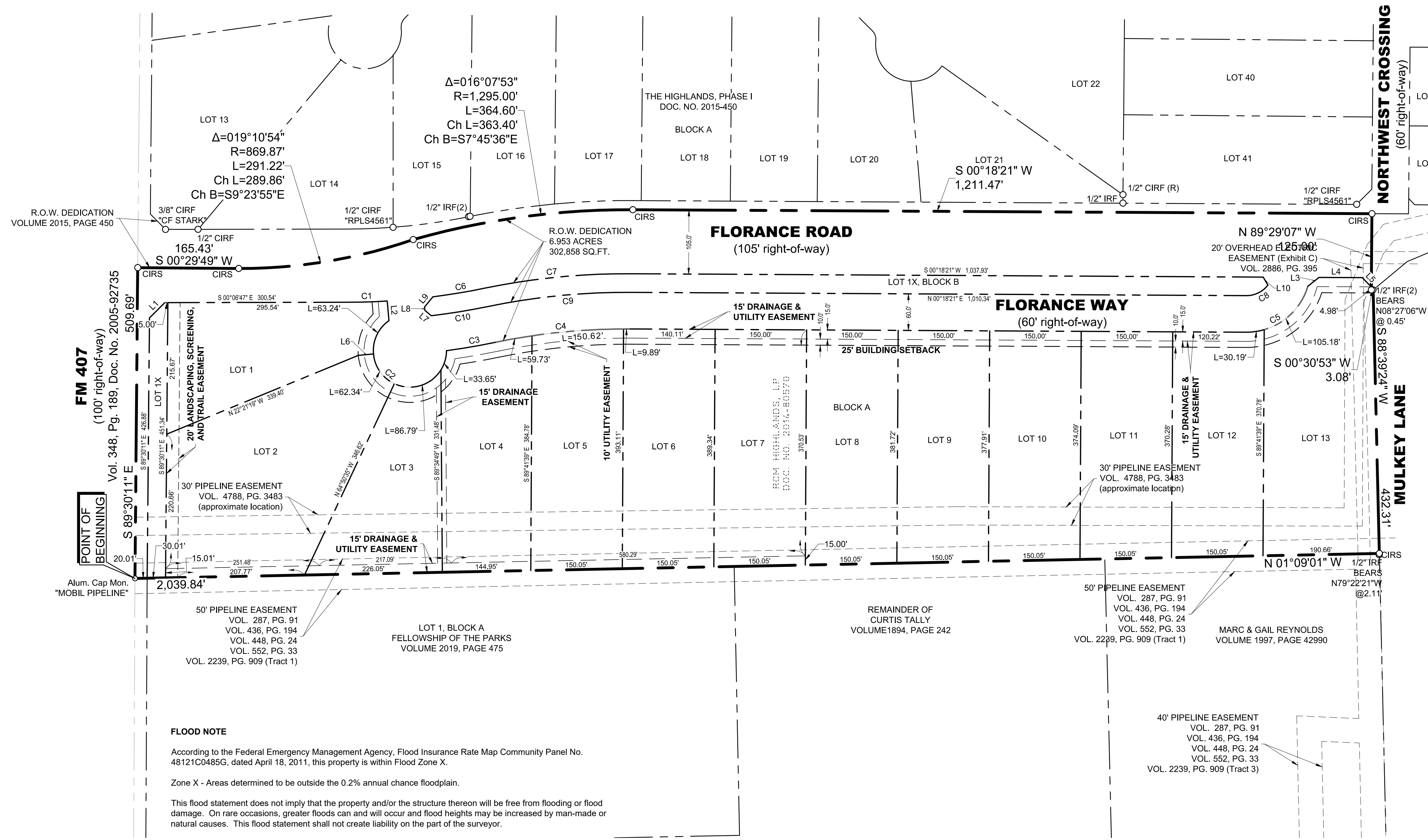


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- ALL LOT CORNERS ARE SET WITH A 1/2-IRON ROD WITH RED PLASTIC CAP STAMPED "W.A.I. 5714" UNLESS OTHERWISE NOTED.



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0485G, dated April 18, 2011, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

APPROVED	Winkelmann & Associates, Inc.
REVISION	DATE
No.	DATE
A. McDONALD SURVEY, ABSTRACT NO. 785 CITY OF NORTHLAKE DENTON COUNTY, TEXAS	
RCM HIGHLANDS, LP 909 LAKE CAROLYN PKWY, SUITE 150 IRVING, TEXAS 75039	
FINAL PLAT THE HIGHLANDS, PHASE 3B LOTS 1X & 1-13, 1X, BLOCK A & B	
Date of Preparation : 03.04.20	OWNER: RCM HIGHLANDS, LP 909 LAKE CAROLYN PKWY, SUITE 150 IRVING, TEXAS 75039 ph# 469-533-4100
Scale : 1" = 100'	SURVEYOR/WINKELMANN: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 215 Dallas, Texas 75230 ph# 972-490-7090 l.lueker@winkelmann.com
File : 79003-FPLT 3B	FINAL PLAT OF THE HIGHLANDS, PHASE 3B LOTS 1X & 1-13, 1X, BLOCKS A & B BEING 26.109, IN THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS NUMBER OF RESIDENTIAL LOTS: 58 CURRENT ZONING: RE (RURAL ESTATE)
Project No. : 79003.00	SHEET 1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, RCM HIGHLANDS, LP, is the sole owner of a tract of land situated in the A. MCDONALD SURVEY, ABSTRACT NO. 785 in the City of Northlake, Denton County, Texas, and being a portion of a tract of land as described in deed to RCM Highlands, LP, as recorded in Document Number 2014-80570, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "CF STARK" found for the Southeasterly corner of Lot 9, Block G, The Highlands, Phase II, an addition to the City of Northlake, Denton County, Texas, according to the plat thereof recorded in Document 2019-360, Block F, Official Public Records, Denton County, Texas, said point being situated in the Westerly line of a tract of land as described in deed to HP Gibbs, LP, as recorded in Document Number 2018-9386, Official Public Records, Denton County, Texas, said iron rod being in the Easterly line of said RCM Highlands, LP tract;

THENCE South 00 deg 34 min 41 sec East, along the Easterly line of said RCM Highlands, LP tract and the Westerly line of said HP Gibbs, LP tract, a distance of 1,241.09 feet to a point for corner, from which a 1/2-inch iron rod found bears South 67 deg 05 min 36 sec East, at a distance of 0.22 feet, said point being the Southeasterly corner of said RCM Highlands, LP tract and the Southwesterly corner of said HP Gibbs, LP tract;

THENCE South 89 deg 53 min 03 sec West, along the Southerly line of said RCM Highlands, LP tract, a distance of 2,539.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwesterly corner of said RCM Highlands, LP tract;

THENCE North 00 deg 18 min 21 East, along the Westerly line of said RCM Highlands, LP tract, a distance of 1,411.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southwest corner of said The Highlands, Phase II;

THENCE over and across said RCM Highlands, LP tract and along the Southerly line of said The Highlands, Phase II the following:

South 89 deg 51 min 06 sec East, a distance of 400.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 90 deg 00 min 00 sec East, a distance of 60.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 24 min 26 sec West, a distance of 140.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 deg 42 min 33 sec East, a distance of 1,264.40 feet to a 1/2-inch iron rod with cap stamped "CF STARK" found for corner;

North 85 deg 22 min 34 sec East, a distance of 386.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 deg 34 min 44 sec East, a distance of 51.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 89 deg 34 min 33 sec East, a distance of 410.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 26.109 acres or 1,137,321 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 4th day of March, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RCM HIGHLANDS, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as THE HIGHLANDS, PHASE 3B, Phase 3A, Lots 1X & 1-13, 1X, Blocks A & B, an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Northlake.

WITNESS, my hand at Northlake, Texas, this ____ day of _____, 2020.

RCM HIGHLANDS, LP

By: Timothy Collart, President

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Timothy Collart, 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.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Dated this the ____ day of _____, 2020.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker, Registered Professional Land Surveyor, Texas Registration # 5714, Winkelman & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75230, (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

APPROVAL BY THE TOWN COUNCIL

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

FINAL PLAT OF THE HIGHLANDS, PHASE 3B

PHASE 3A LOTS 1X & 1-13, 1X, BLOCKS A & B BEING 26.109, IN THE A. MCDONALD SURVEY, ABSTRACT NO. 785 IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS NUMBER OF RESIDENTIAL LOTS: 13 NUMBER OF HOA LOTS: 2 CURRENT ZONING: RE (RURAL ESTATE)

OWNER: RCM HIGHLANDS, LP 909 LAKE CAROLYN PKWY, SUITE 150 IRVING, TEXAS 75039 ph# 469-533-4100

SURVEYOR/WINKELMANN: Winkelman & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 215 Dallas, Texas 75230 ph# 972-490-7090 l.lueker@winkelman.com

Date of Preparation: 03.04.20 Scale: NA File: 79003-FPLT 3B Project No.: 79003.00

SHEET 2 of 2

A. MCDONALD SURVEY, ABSTRACT NO. 785 CITY OF NORTHLAKE DENTON COUNTY, TEXAS RCM HIGHLANDS, LP 909 LAKE CAROLYN PKWY, SUITE 150 IRVING, TEXAS 75039

FINAL PLAT THE HIGHLANDS, PHASE 3B, PHASE 3A LOTS 1X & 1-13, 1X, BLOCK A & B

Winkelman & Associates, Inc. 6750 HILLCREST PLAZA, SUITE 215, DALLAS, TEXAS 75230 ENGINEERS & SURVEYORS License No. 0000000000 Expires 12/31/2020 COPYRIGHT © 2020 Winkelman & Associates, Inc.

Table with columns: No., DATE, REVISION, APPROV.