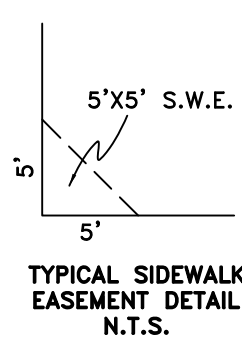
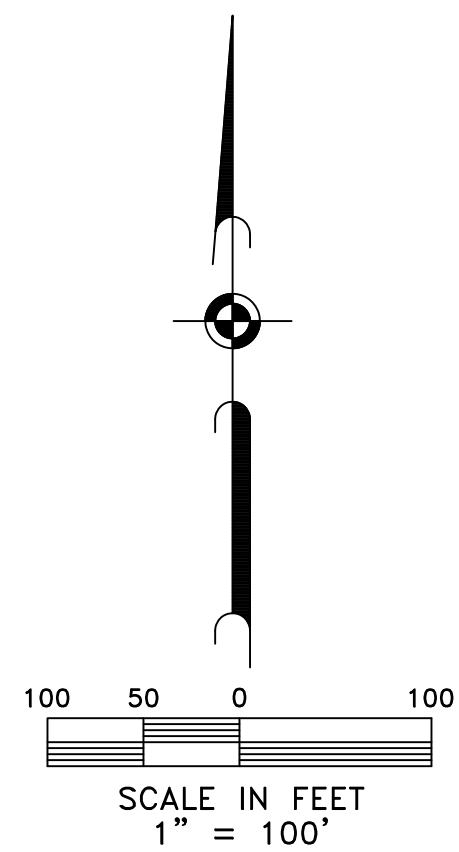


VICINITY MAP
NOT TO SCALE

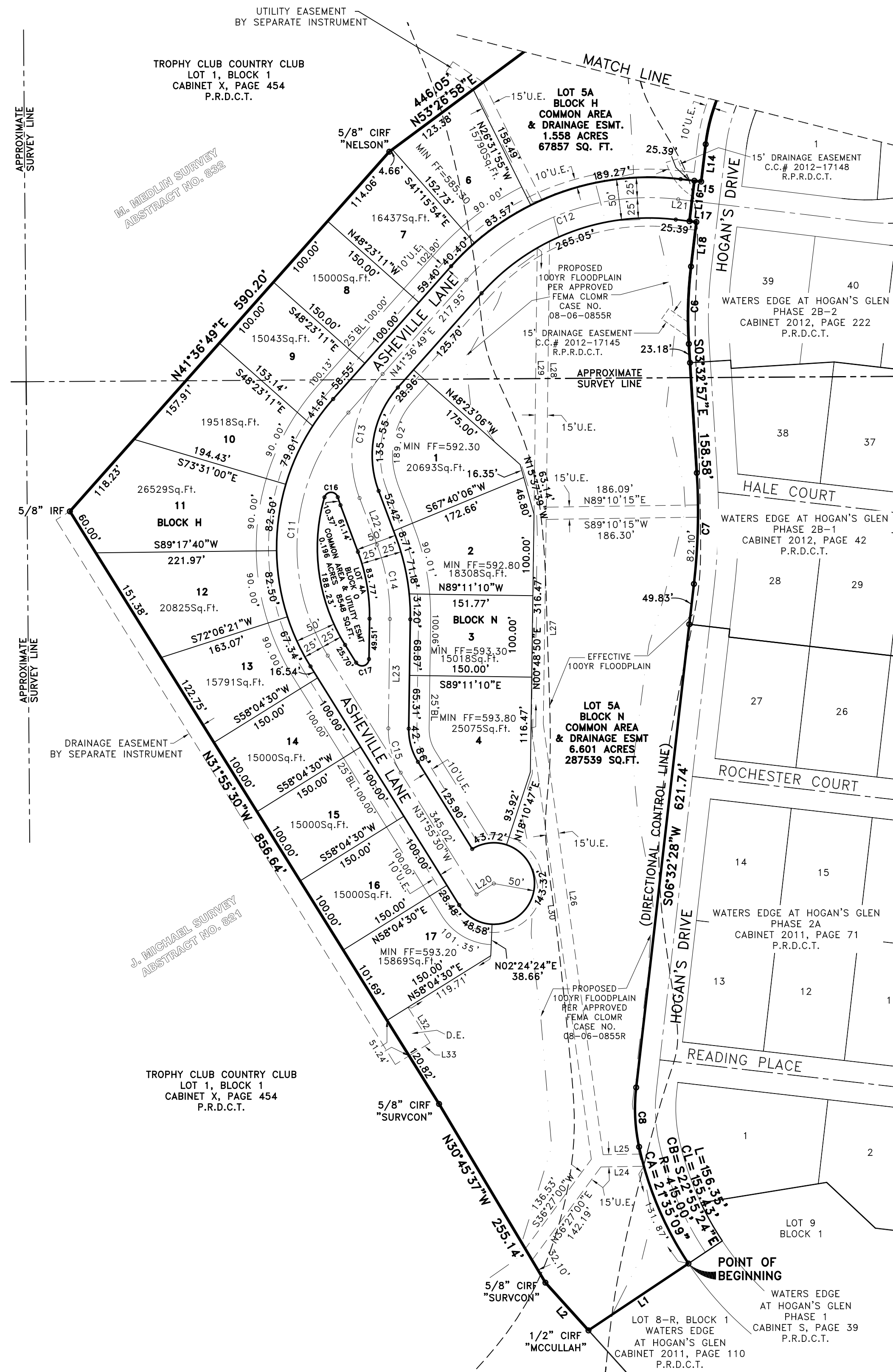


LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
SF	SQUARE FOOT
BL	BUILDING LINE
S.W.E.	SIDE WALK EASEMENT
R.P.R.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986).
- ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS", UNLESS OTHERWISE SPECIFIED.
- THE TOWN OR THE MUD 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.
- WITH THE BUILDING PERMIT APPLICATION, THE HOME BUILDER SHALL SUBMIT A GRADING PLAN, PER TOWN STANDARDS, SHOWING THE TREES TO BE REMOVED FROM THE LOT AND PROVIDING MITIGATION FOR PROTECTED TREES REMOVED OUTSIDE THE PAD SITE.
- ALL COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. IN THE EVENT THE HOMEOWNER'S ASSOCIATION FAILS TO PERFORM THE PROPER MAINTENANCE, THE TOWN HAS THE AUTHORITY TO PROVIDE APPROPRIATE MAINTENANCE AND REPAIR, AND COLLECT APPROPRIATE FEES AND REIMBURSEMENTS.



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13°58'40"	370.00'	S00°09'39"E	90.04'	90.26'
C2	7°44'23"	1030.00'	S02°57'30"W	139.03'	139.14'
C3	23°18'23"	100.00'	S62°42'45"W	40.40'	40.68'
C4	10°37'18"	50.00'	N56°22'12"E	9.26'	9.27'
C5	34°57'43"	225.00'	S24°18'59"W	152.80'	157.30'
C6	10°23'04"	525.00'	S01°38'35"W	95.02'	95.15'
C7	10°05'26"	775.00'	S01°29'46"W	136.31'	136.49'
C8	18°40'18"	225.00'	S02°47'41"E	73.00'	73.32'
C9	31°30'35"	125.00'	N26°02'33"E	67.88'	68.74'
C10	40°46'18"	75.00'	N30°40'24"E	52.25'	53.37'
C11	73°32'19"	250.00'	N04°50'40"E	299.30'	320.87'
C12	55°13'18"	300.00'	N69°13'28"E	278.08'	289.14'
C13	62°07'49"	150.00'	S24°32'55"W	152.80'	162.66'
C14	21°19'50"	250.00'	S09°51'05"E	92.54'	93.07'
C15	32°44'20"	100.00'	S15°33'20"E	56.37'	57.14'
C16	146°52'16"	8.50'	S89°26'38"W	16.29'	21.79'
C17	147°15'40"	8.50'	N74°26'40"E	16.31'	21.85'

LINE	BEARING	DISTANCE
L1	S56°14'17"W	147.53'
L2	N42°05'33"W	78.84'
L3	N23°37'39"E	22.31'
L4	S07°08'59"E	93.52'
L5	S06°49'41"W	50.53'
L6	S39°19'07"W	30.23'
L7	S38°56'27"E	50.00'
L8	S55°05'54"E	24.80'
L9	S88°02'46"W	114.49'
L10	N81°41'59"W	121.14'
L11	N41°47'51"E	10.00'
L12	N48°12'09"W	50.00'
L13	S11°47'51"W	22.54'
L14	S06°50'07"W	48.14'
L15	N83°09'53"W	8.50'
L16	S06°50'07"W	50.00'
L17	S83°09'53"E	8.50'
L18	S06°50'07"W	54.90'
L19	N41°47'51"E	29.70'
L20	S58°04'30"W	25.00'
L21	S83°09'53"E	18.89'
L22	S20°31'00"E	61.14'
L23	S00°48'50"W	134.18'
L24	N89°00'27"E	52.75'
L25	S89°00'27"W	46.22'
L26	N07°54'00"W	533.63'
L27	N00°48'50"E	250.90'
L28	N00°40'59"E	326.15'
L29	N00°40'59"E	588.83'
L30	N07°54'00"W	534.39'
L32	S31°55'30"E	51.24'
L33	S58°04'30"W	30.29'

UTILITY CERTIFICATE

This plat correctly presents the required easements for the development.

CHARTER COMMUNICATIONS _____

ONCOR ELECTRIC DELIVERY _____

A T & T _____

ATMOS ENERGY CORPORATION _____

TROPHY CLUB M.U.D. _____

A
FINAL PLAT
OF
**WATERS EDGE AT HOGAN'S GLEN,
PHASE 3**

LOTS 1-17, BLOCK H
LOT 3, BLOCK M
LOTS 1-4, BLOCK N

OUT OF THE
M. MEDLIN SURVEY, ABSTRACT NO. 832, AND
THE J. MICHAEL SURVEY, ABSTRACT NO. 821,
IN THE TOWN OF TROPHY CLUB,
DENTON COUNTY, TEXAS
21.123 ACRES
22 RESIDENTIAL LOTS
5 COMMON AREAS

SHEET 1 OF 2

OWNER/DEVELOPER: BDMR DEVELOPMENT, LLC
1221 I-35 EAST
CARROLLTON, TEXAS 75006
SUITE 200
ATTN: MEHRDAD MOAYEDI

ENGINEER/SURVEYOR: **JACOBS**
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447

MAY 2014

THIS PLAT FILED IN _____

FILE NO: 100912

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF DENTON X

WHEREAS BDMR DEVELOPMENT, LLC IS THE SOLE OWNER OF A 21.123 ACRE TRACT OF LAND SITUATED IN THE M. MEDLIN SURVEY, ABSTRACT NO. 832, THE J. MICHAEL SURVEY, ABSTRACT NO. 821, TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND, CONVEYED AS TRACT IV, NEIGHBORHOOD 11, TO BDMR DEVELOPMENT, LLC., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007-82834, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 21.123 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RPD CORS ARP (PID=DF5387), SAGINAW TX CORS ARP (PID=DHT149) AND DENTON CORS ARP (PID=DF8986) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR A SOUTHEAST CORNER OF SAID TRACT IV, NEIGHBORHOOD 11, AND THE COMMON SOUTHWEST CORNER OF WATERS EDGE AT HOGAN'S GLEN, PHASE 2A, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 2011, PAGE 71, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF WATERS EDGE AT HOGAN'S GLEN, PHASE 1, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 5, PAGE 39, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING THE NORTH CORNER OF LOT 8-R, BLOCK 1, WATERS EDGE AT HOGAN'S GLEN, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 2011, PAGE 110, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 56 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT IV, NEIGHBORHOOD 11, AND THE COMMON NORTH LINE OF SAID LOT 8-R, A DISTANCE OF 147.53 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MCCULLAH" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT IV, NEIGHBORHOOD 11, AND THE COMMON NORTHWEST CORNER OF SAID LOT 8-R, SAID POINT BEING ON THE EAST LINE OF LOT 1, BLOCK 1, TROPHY CLUB COUNTRY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET X, PAGE 454, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE WEST LINES OF SAID TRACT IV, NEIGHBORHOOD 11, AND THE COMMON EAST LINES OF SAID TROPHY CLUB COUNTRY CLUB, THE FOLLOWING COURSES AND DISTANCES:

NORTH 42 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 78.84 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SURVCON" FOUND FOR CORNER;

NORTH 30 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 255.14 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SURVCON" FOUND FOR CORNER;

NORTH 31 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 856.64 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 41 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 590.20 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 53 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 446.05 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 10 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 487.54 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 39 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 306.46 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 23 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 22.31 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE WEST LINE OF CANTERBURY HILLS, PHASE 1B, TRACT 3, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 2013, PAGE 87, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE, A 60' RIGHT-OF-WAY, AS SHOWN ON SAID PLAT;

THENCE, ALONG THE WEST LINE OF SAID CANTERBURY HILLS, PHASE 1B, TRACT 3, AND THE COMMON WEST RIGHT-OF-WAY LINE OF SAID INDIAN CREEK DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 07 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 93.52 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 58 MINUTES 40 SECONDS, A RADIUS OF 370.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 09 MINUTES 39 SECONDS EAST A DISTANCE OF 90.04 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 90.26 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 06 DEGREES 49 MINUTES 41 SECONDS WEST, A DISTANCE OF 50.53 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 44 MINUTES 23 SECONDS, A RADIUS OF 1030.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 57 MINUTES 30 SECONDS WEST A DISTANCE OF 139.03 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 139.14 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID INDIAN CREEK DRIVE, AND THE NORTHWEST RIGHT-OF-WAY LINE OF HOGAN'S DRIVE, A 50' RIGHT-OF-WAY, AS RECORDED IN CABINET 2013, PAGE 87, PLAT RECORDS, DENTON COUNTY, TEXAS;

SOUTH 39 DEGREES 19 MINUTES 07 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 30.29 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 18 MINUTES 23 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 62 DEGREES 42 MINUTES 45 SECONDS WEST A DISTANCE OF 40.40 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID NORTHWEST RIGHT-OF-WAY LINE OF HOGAN'S DRIVE, AN ARC DISTANCE OF 40.68 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 38 DEGREES 56 MINUTES 27 SECONDS EAST, OVER AND ACROSS SAID HOGAN'S DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 18 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 56 DEGREES 22 MINUTES 12 SECONDS EAST A DISTANCE OF 9.26 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOGAN'S DRIVE, AN ARC DISTANCE OF 9.27 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, AND THE WEST RIGHT-OF-WAY LINE OF AFORESAID INDIAN CREEK DRIVE;

SOUTH 55 DEGREES 05 MINUTES 54 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 24.80 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

SOUTH 03 DEGREES 24 MINUTES 52 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDIAN CREEK DRIVE, A DISTANCE OF 176.89 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 32 MINUTES 22 SECONDS, A RADIUS OF 730.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 12 DEGREES 41 MINUTES 03 SECONDS EAST A DISTANCE OF 235.18 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 226.21 FEET, THE SOUTHERN MOST CORNER OF SAID CANTERBURY HILLS, PHASE 1B, TRACT 3, AND A WESTERN EXTERIOR ELL CORNER OF CANTERBURY HILLS, PHASE 1A, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 2013, PAGE 140, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 236.21 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE WEST LINE OF SAID CANTERBURY HILLS, PHASE 1A, AND THE NORTHEAST CORNER OF WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-2, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 2012, PAGE 222, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, DEPARTING THE WEST LINE OF SAID CANTERBURY HILLS, PHASE 1A, AND THE WEST RIGHT-OF-WAY LINE OF SAID INDIAN CREEK DRIVE, ALONG THE NORTH LINE OF SAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 68 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF 114.49 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 81 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 121.14 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID HOGAN'S DRIVE;

NORTH 41 DEGREES 47 MINUTES 51 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 48 DEGREES 12 MINUTES 09 SECONDS WEST, OVER AND ACROSS SAID HOGAN'S DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE;

THENCE, ALONG THE WEST LINE OF SAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 41 DEGREES 47 MINUTES 51 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, A DISTANCE OF 22.51 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34 DEGREES 57 MINUTES 43 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 135.18 FEET;

CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, AND ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 137.30 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 06 DEGREES 50 MINUTES 07 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, A DISTANCE OF 46.14 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF ASHEVILLE LANE, A VARIABLE WIDTH RIGHT-OF-WAY, AS RECORDED IN CABINET 2012, PAGE 222, PLAT RECORDS, DENTON COUNTY, TEXAS;

NORTH 83 DEGREES 09 MINUTES 53 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ASHEVILLE LANE, A DISTANCE OF 8.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 06 DEGREES 50 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID ASHEVILLE LANE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ASHEVILLE LANE;

SOUTH 83 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ASHEVILLE LANE, A DISTANCE OF 8.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID ASHEVILLE LANE AND THE WEST RIGHT-OF-WAY LINE OF AFORESAID HOGAN'S DRIVE;

SOUTH 06 DEGREES 50 MINUTES 07 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, A DISTANCE OF 54.90 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 23 MINUTES 04 SECONDS, A RADIUS OF 525.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 38 MINUTES 35 SECONDS WEST A DISTANCE OF 95.02 FEET;

CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, AND ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 95.15 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 03 DEGREES 32 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, PASSING AT A DISTANCE OF 23.18 FEET, A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-2, AND THE COMMON NORTHWEST CORNER OF WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-1, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET 2012, PAGE 42, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 158.58 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 05 MINUTES 26 SECONDS, A RADIUS OF 775.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 29 MINUTES 46 SECONDS WEST A DISTANCE OF 136.31 FEET;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-1, AND THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 136.49 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 06 DEGREES 32 MINUTES 28 SECONDS WEST, PASSING AT A DISTANCE OF 49.83 FEET, A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2B-1, AND THE COMMON NORTHWEST CORNER OF AFORESAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2A, AND CONTINUING FOR A TOTAL DISTANCE OF 621.74 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 18 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 47 MINUTES 41 SECONDS EAST A DISTANCE OF 73.00 FEET;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID WATERS EDGE AT HOGAN'S GLEN, PHASE 2A, AND THE WEST RIGHT-OF-WAY LINE OF SAID HOGAN'S DRIVE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 73.32 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 35 MINUTES 09 SECONDS, A RADIUS OF 415.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 155.43 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 156.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.123 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BDMR DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNERS DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS WATERS EDGE AT HOGAN'S GLEN, PHASE 3, FINAL PLAT 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 AT _____, _____ COUNTY, TEXAS

THIS THE _____ DAY OF _____, 2014.

BY: _____
TITLE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____, 2014.

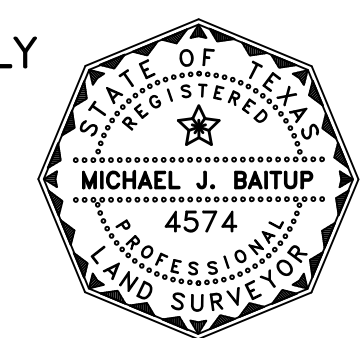
NOTARY PUBLIC _____ COUNTY, TEXAS.

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, OF JACOBS ENGINEERING GROUP INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "JACOBS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

REVIEW & COMMENT ONLY

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574



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 MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRIVATE STREET NOTE:

THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR THE PUBLIC'S ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE TOWN OF TROPHY CLUB AS PUBLIC IMPROVEMENTS AND THE STREETS AND ROADWAYS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION, EXCEPT THAT THE STREETS AND ROADWAYS SHALL ALWAYS PROVIDE UNRESTRICTED USE OF THE PROPERTY FOR UTILITIES AND THEIR MAINTENANCE; EXTENDING EASEMENT RIGHTS TO ALL UTILITY PROVIDERS INCLUDING TELECOM CARRIERS OPERATING WITHIN THE TOWN; PROVIDING THE TOWN WITH THE RIGHT OF ACCESS FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICE OR FUNCTION, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE PROTECTION, EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY MAINTENANCE AND SERVICE PERSONAL, SOLID WASTE COLLECTION SERVICES, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES, INCLUDING BUT NOT LIMITED TO INSPECTION AND CODE ENFORCEMENT.

TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____, 2014.

TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____, MAYOR

ATTEST: _____, TOWN SECRETARY

ATTEST: _____, PLANNING & ZONING COMMISSION CHAIRMAN

A
FINAL PLAT
OF
WATERS EDGE AT
HOGAN'S GLEN,
PHASE 3

LOTS 1-17, BLOCK H
LOT 3, BLOCK M
LOTS 1-4, BLOCK N

OUT OF THE
M. MEDLIN SURVEY, ABSTRACT NO. 832, AND
THE J. MICHAEL SURVEY, ABSTRACT NO. 821,
IN THE TOWN OF TROPHY CLUB,
DENTON COUNTY, TEXAS
21.123 ACRES
22 RESIDENTIAL LOTS
5 COMMON AREAS

SHEET 2 OF 2

OWNER/DEVELOPER: BDMR DEVELOPMENT, LLC
1221 I-35 EAST
CARROLLTON, TEXAS 75006
SUITE 200
ATTN: MEHRDAD MOAYEDI

ENGINEER/SURVEYOR: **JACOBS**
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447

MAY 2014

THIS PLAT FILED IN _____