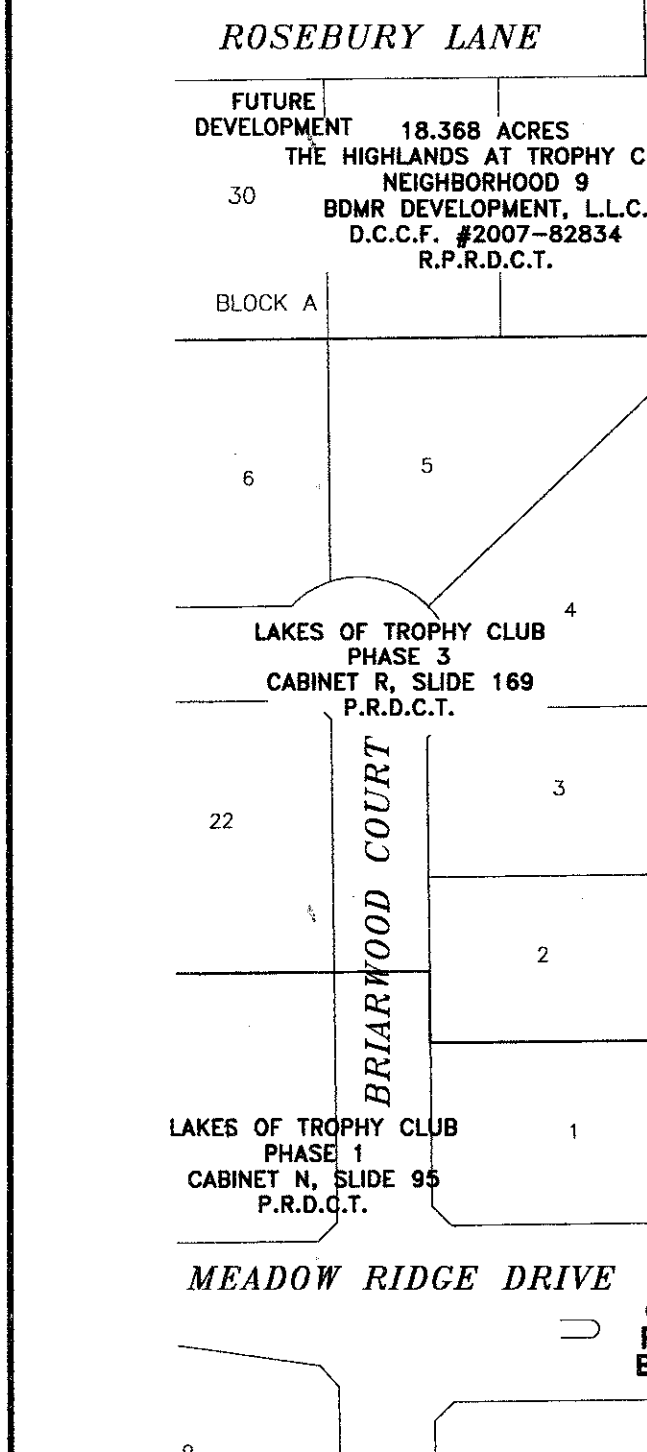


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 37°12'31" E	31.61'
L2	S 89°25'41" W	35.00'
L3	S 85°15'02" E	35.00'
L4	N 33°01'51" W	31.61'
L5	N 49°44'59" E	28.28'
L6	S 19°05'59" W	3.03'
L7	N 89°25'41" E	10.00'
L8	N 37°12'31" E	16.32'
L9	N 37°12'31" E	15.29'
L10	N 33°01'51" W	15.29'
L11	N 33°01'51" W	16.32'
L12	N 85°15'01" W	10.00'
L13	N 04°44'59" E	10.00'
L14	S 85°15'01" E	5.86'
L15	N 49°44'59" E	20.00'

LEGEND

IRF IRON ROD FOUND
CIRF IRON ROD FOUND WITH PLASTIC CAP
CIRS 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS"

R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
W.E. WALL EASEMENT
L.E. LANDSCAPE EASEMENT
BL BUILDING LINE
SQ. FT. SQUARE FEET

NOTES:

- REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (COR596, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 COR ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986).
- ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET, UNLESS OTHERWISE NOTED.
- THE TOWN OR THE MUD, AS APPLICABLE, 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.
- SHOULD THE ENTITY RESPONSIBLE FOR MAINTENANCE OF COMMON HELD PROPERTY FAIL TO PERFORM THE FUNCTION, THE TOWN HAS THE AUTHORITY TO PROVIDE APPROPRIATE MAINTENANCE AND REPAIR AND COLLECT APPROPRIATE FEES AND REIMBURSEMENTS.
- OPEN SPACE LOTS: LOTA 1A & 10A, BLOCK BB ARE NON-BUILDABLE LOTS.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	62°25'29"	44.00'	N 30°38'26" E	45.60'	47.94'
C2	05°19'18"	1142.00'	N 02°05'20" E	106.03'	106.07'
C3	62°25'27"	44.00'	N 26°27'45" W	45.60'	47.94'
C4	01°18'04"	1675.00'	S 84°35'59" E	38.04'	38.04'
C5	05°19'18"	1124.50'	S 02°05'20" E	104.41'	104.44'

PHASE 1A		
BLOCK/LOT	LOT TYPE	NUMBER
BB/1,10	1	2
BB/2-9	2	7

OWNER'S CERTIFICATE

STATE OF TEXAS (X)
COUNTY OF DENTON (X)

WHEREAS HIGH TROPHY DEVELOPMENT, L.P., IS THE SOLE OWNER OF A 3.585 ACRE TRACT OF LAND SITUATED IN THE J. HENRY SURVEY, ABSTRACT NO. 529, IN THE TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND BEING PART OF A 120.467 ACRE TRACT OF LAND CONVEYED AS "TRACT I" TO HIGH TROPHY DEVELOPMENT, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2007-47229, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 3.585 ACRE TRACT, WITH REFERENCE BEARING BEING TEXAS NORTH CENTRAL (NORTH AMERICAN DATUM-83, ZONE 4202) STATE PLANE GRID BEARINGS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE SOUTHWEST CORNER OF SAID TRACT I AND THE COMMON NORTHWEST CORNER OF A 29.394 ACRE TRACT OF LAND CONVEYED AS "NEIGHBORHOOD-3 (TRACT E)" TO GOODMAN FAMILY OF BUILDERS, L.P. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2006-128662, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ON THE COMMON EAST RIGHT-OF-WAY LINE OF TROPHY CLUB DRIVE (A 90' RIGHT-OF-WAY);

THENCE, ALONG THE WEST LINE OF SAID "TRACT I" AND THE COMMON EAST RIGHT-OF-WAY LINE OF SAID TROPHY CLUB DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 94.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 37 DEGREES 12 MINUTES 31 SECONDS EAST, A DISTANCE OF 31.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 25 MINUTES 29 SECONDS, A RADIUS OF 44.00 FEET, AND A LONG CHORD THAT BEARS NORTH 30 DEGREES 38 MINUTES 26 SECONDS EAST, A DISTANCE OF 45.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 47.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

SOUTH 89 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 00 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 350.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 19 MINUTES 18 SECONDS, A RADIUS OF 1142.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 05 MINUTES 20 SECONDS EAST, A DISTANCE OF 106.03 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 106.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 04 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF 178.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

SOUTH 85 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 25 MINUTES 27 SECONDS, A RADIUS OF 44.00 FEET, AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 45.60 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 47.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 33 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 31.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 04 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF 74.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 49 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID "TRACT I", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 85 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 110.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 18 MINUTES 04 SECONDS, A RADIUS OF 1675.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 84 DEGREES 35 MINUTES 59 SECONDS EAST, A DISTANCE OF 38.04 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 38.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

SOUTH 04 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 385.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

SOUTH 00 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 328.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

SOUTH 13 DEGREES 40 MINUTES 52 SECONDS EAST, A DISTANCE OF 225.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CSC" FOUND FOR AN ANGLE POINT ON THE NORTH LINE OF SAID "NEIGHBORHOOD-3 (TRACT E)", SAME BEING THE COMMON SOUTH LINE OF SAID "TRACT D";

THENCE, ALONG THE SOUTH LINE OF SAID "TRACT I" AND THE COMMON NORTH LINE OF SAID "NEIGHBORHOOD-3 (TRACT E)", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 3.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CSC" FOUND FOR CORNER;

SOUTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, A DISTANCE OF 218.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.585 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HIGH TROPHY DEVELOPMENT, L.P. BEING THE SOLE OWNER DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 2 - PHASE 1A TO THE TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS, AND EASEMENTS SHOWN THEREON.

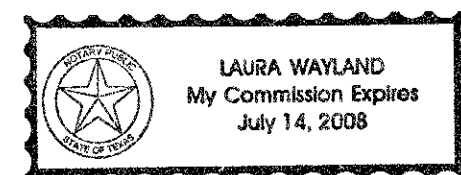
WITNESS MY HAND AT Bedford Tarrant COUNTY, TEXAS
THIS THE 16 DAY OF January, 2008.

Brad Biber
BRAD BIBER, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD BIBER, 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 16 DAY OF January, 2008.

Laura Wayland
NOTARY PUBLIC Tarrant COUNTY, TEXAS.



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, MICHAEL J. BAITUP, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE TO BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

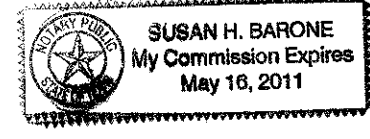
Michael J. Baitup
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP 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 14 DAY OF January, 2008.

Susan H. Barone
NOTARY PUBLIC Tarrant COUNTY, TEXAS.



TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

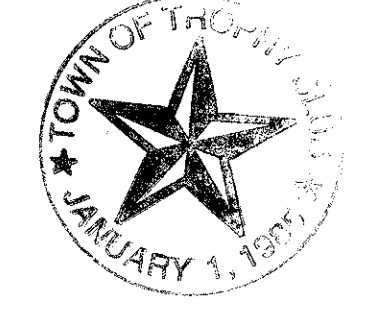
APPROVED: January 7, 2008.

TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: C. Ned Sander, MAYOR

ATTEST: Loch Ramsey, TOWN SECRETARY

ATTEST: Kevin, PLANNING & ZONING COMMISSION CHAIRMAN



UTILITY CERTIFICATE

This plat correctly presents the required easements for the development.

CHARTER COMMUNICATIONS Watts

ONCOR ELECTRIC DELIVERY Dunlap

A T & T Phillip Brinkley

ATMOS ENERGY CORPORATION Watts

TROPHY CLUB M.U.D. Watts

FINAL PLAT OF

THE HIGHLANDS AT TROPHY CLUB NEIGHBORHOOD 2 - PHASE 1A

IN THE
J. HENRY SURVEY, ABSTRACT NO. 529,
TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS
**10 RESIDENTIAL LOTS AND
2 OPEN SPACE LOTS**
3.585 ACRES

PAGE 1 OF 1

OWNER/DEVELOPER: HIGH TROPHY DEVELOPMENT, L.P.
3901 WEST AIRPORT FREEWAY
SUITE 200
BEDFORD, TEXAS 76021
(817) 391-2500

ENGINEER/SURVEYOR: **Carter::Burgess**
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 838-0145

CABINET Y, PAGE 314 DECEMBER 2007

Filed for Record in:
Denton County

On: Apr 16, 2008 at 12:00A

as a
Plat

Document Number: 40309

Amount: 43.00

Receipt Number - 477034

By:
Delma Fahnnes

THE HIGHLANDS AT TROPHY CLUB, NEIGHBORHOOD 2, PHASE 1A