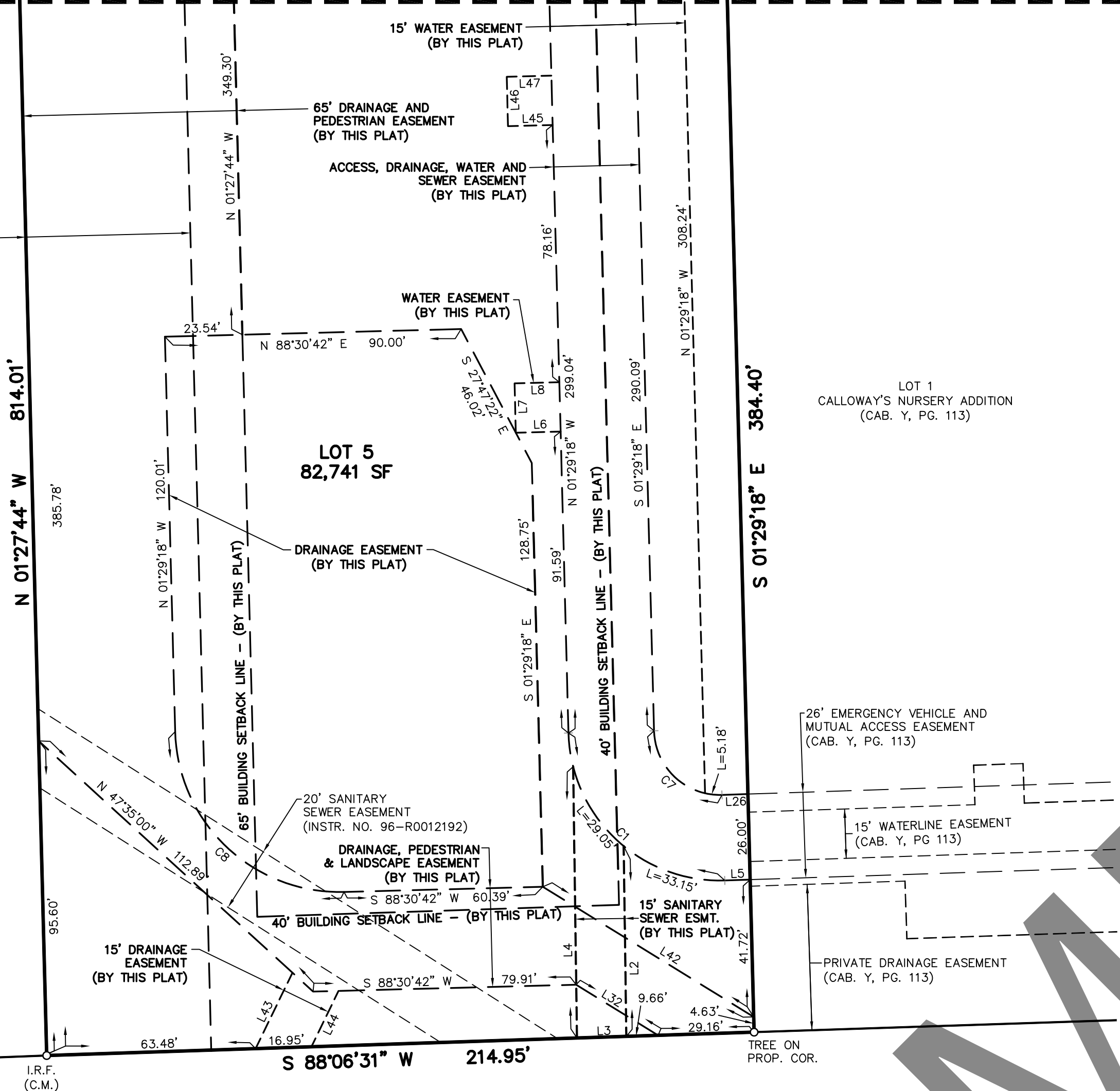


LEGEND:
 I.R.F. - IRON ROD FOUND
 I.R.S. - IRON ROD SET
 "X" - "X" CUT IN CONCRETE
 C.M. - CONTROLLING MONUMENT
 R.O.W. - RIGHT-OF-WAY
 P.O.B. - POINT OF BEGINNING

50' LANDSCAPE EASEMENT (BY THIS PLAT)

GLEN BASINGER
 (VOL. 2205, PG. 848)

MATCHLINE - SHEET 1 OF 2



LOT 1
 FLOWER MOUND MEDICAL CENTER
 (CAB. Q, PG. 74)



PLANNING AND ZONING COMMISSION

Nick Hollingshead, Chairman
 Planning & Zoning Commission

Doug Powell, Executive Director of
 Development Services

DATED: _____, 2008.

SIGNED AND SEALED:
 TOWN OF FLOWER MOUND

Paula J. Paschal, Town Secretary
 Town of Flower Mound

DATED: _____, 2008.

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, DIXIE PARTNERS I, L.P., is the owner of a 7.626 acre tract of land situated in the John Wizwell Survey, Abstract Number 1346 in the Town of Flower Mound, Denton County, Texas and being that certain tract of land described in deed to Dixie Partners, I, L.P. in Instrument No. 2006-55980 of the Real Property Records of Denton County, Texas, said 7.626 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with cap stamped "Arthur Surveying Company" found for the northeast corner of Lot 1 of Calloway's Nursery Addition, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cabinet Y, Page 113 of the Plat Records of Denton County, Texas, and being in the west line of F.M. 2499 having a 120 foot wide right-of-way;

THENCE South 88 degrees 29 minutes 32 seconds West, along the north line of said Lot 1, a distance of 367.95 feet to a 3/8 inch iron rod found for the northwest corner of said Lot 1;

THENCE South 01 degree 29 minutes 18 seconds East, along the west line of said Lot 1, a distance of 384.40 feet to a tree for corner in the north line of Flower Mound Medical Center, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet Q, Page 74, Plat Records, Denton County, Texas;

THENCE South 88 degrees 06 minutes 31 seconds West, along the north line of said Flower Mound Medical Center, a distance of 214.95 feet to a 1/2 inch iron rod found at the southeast corner of that certain tract of land described in deed to Glen Basinger as recorded in Volume 2205, Page 848 of Deed Records, Denton County, Texas;

THENCE North 01 degree 27 minutes 44 seconds West, along the east line of said Basinger tract and passing the northeast corner thereof, said point being the southeast corner of that certain tract of land described in deed to Jay Neale Gentry and wife Sharon L. Gentry, recorded in Volume 2451, Page 946 of the Deed Records, Denton County, Texas, and continuing along said course with the east line thereof a total distance of 814.01 feet to a 1/2 inch iron rod found with cap stamped "Arthur Surveying Company";

THENCE North 88 degrees 30 minutes 13 seconds East, along a south line of said Gentry tract, a distance of 215.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 28 minutes 52 seconds East, along a south line of said Gentry tract, a distance of 369.19 feet to a 1/2 inch iron rod set with cap stamped "Arthur Surveying Company" found in the west line of aforementioned F.M. 2499;

THENCE South 00 degrees 01 minute 49 seconds West, along the west line of said F.M. 2499, a distance of 76.14 feet to a 1/2 inch iron rod found with cap stamped "Arthur Surveying Company";

THENCE South 01 degree 32 minutes 46 seconds East, continuing along the west line of said F.M. 2499, a distance of 352.09 feet to the POINT OF BEGINNING, and containing 7.626 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DIXIE PARTNERS I, L.P., does hereby adopt this plat designated herein as **LOTS 1-5, BLOCK 1, FIREWHEEL VILLAGE**, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated.

All streets, alleys and rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. Drainage easements are dedicated to the Building Owners Association for maintenance purposes.

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 endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

DIXIE PARTNERS I, L.P.

By: _____

Printed Name: _____

Title: _____

**COUNTY OF DENTON
 STATE OF TEXAS**

Before me, the undersigned authority, on this day personally appeared _____ 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 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 _____, 2008.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE:

This is to certify that I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey, performed on the ground, and that this plat correctly represents that survey made by Arthur Surveying Company, Inc.

W. Thad Murley III
 Registered Professional Land Surveyor No. 5802

ZONING STANDARD PD 106	REQUIRED
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
MIN. FLOOR AREA	NONE
MIN. FRONT YARD	65 FEET (LONG PRAIRIE ROAD)
MIN. SIDE YARD	NONE
MIN. REAR YARD	15 FEET (60 FT. ON WESTERN PROPERTY LINE OF DEVELOPMENT)
MAX. LOT COVERAGE	50%
MAX. HEIGHT (STORIES/FT)	2 / 35 FEET

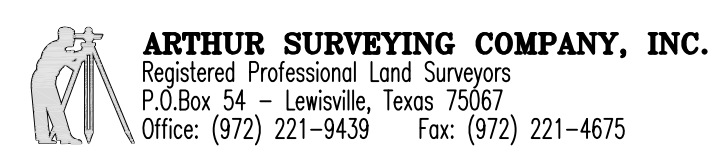
LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N88°32'16"E	15.00'	L33	S46°42'49"E	16.92'
L2	S00°48'24"E	57.81'	L34	S01°29'40"E	15.00'
L3	S88°06'31"W	15.00'	L35	S88°30'20"W	33.28'
L4	N00°48'24"W	82.42'	L36	N01°29'40"W	15.00'
L5	S88°08'46"W	7.71'	L37	N88°30'20"E	33.28'
L6	N88°30'42"W	13.61'	L38	S01°29'40"E	11.05'
L7	N01°29'18"W	15.00'	L39	S88°30'20"W	13.74'
L8	N88°30'42"E	13.61'	L40	N01°29'40"W	15.00'
L9	S88°33'04"W	33.71'	L41	N88°30'20"E	14.00'
L10	N01°26'56"W	15.00'	L42	N58°19'08"W	75.26'
L11	N01°31'23"E	10.00'	L43	N25°53'17"E	25.63'
L12	N88°28'37"E	18.00'	L44	N25°53'17"E	18.87'
L13	S88°30'20"W	20.00'	L45	N88°30'42"W	13.57'
L14	N01°29'40"W	15.00'	L46	N01°29'18"W	15.00'
L15	N88°30'20"E	20.00'	L47	N88°30'42"E	13.57'
L16	N01°29'11"W	22.00'	L48	N01°31'24"W	23.38'
L17	N88°28'37"E	25.00'	L49	N88°28'36"E	15.00'
L18	S01°29'11"E	22.00'	L50	S01°31'24"E	23.38'
L19	S01°32'46"E	19.13'	L51	N88°28'37"E	44.00'
L20	S01°32'46"E	11.87'	L52	N88°33'04"E	26.14'
L21	S01°29'11"E	35.00'	L53	N43°28'40"E	10.38'
L22	S88°28'37"W	25.00'	L54	S46°31'20"E	16.09'
L23	N01°29'11"W	35.00'	L55	S88°28'37"W	81.97'
L24	S88°28'44"W	40.53'	L56	N01°31'23"W	26.00'
L25	S43°29'40"W	33.91'	L57	N88°28'37"E	82.00'
L26	N88°08'46"E	7.87'	L58	N46°32'09"W	51.63'
L27	N43°28'40"E	22.93'	L59	S83°57'10"W	46.78'
L28	N88°28'44"E	52.75'	L60	N88°30'27"E	111.16'
L29	S88°28'37"W	15.00'	L61	S01°30'28"E	150.41'
L30	N23°47'30"E	36.06'	L62	N03°13'48"W	66.55'
L31	S26°03'18"W	5.62'	L63	N01°30'28"W	83.89'
L32	S01°32'46"E	28.89'	L64	S88°30'31"W	111.16'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	72.55'	46.00'	90°21'56"	N46°40'16"W	65.26'
C2	67.98'	46.00'	84°40'25"	N40°50'54"E	61.96'
C3	44.34'	30.00'	84°40'48"	N40°50'43"E	40.41'
C4	31.41'	20.00'	89°58'47"	S46°29'04"E	28.28'
C5	31.40'	20.00'	89°58'02"	S43°32'32"W	28.28'
C6	44.34'	30.00'	84°40'27"	S40°50'55"W	40.41'
C7	31.54'	20.00'	90°21'56"	S46°40'16"E	28.37'
C8	78.54'	50.00'	90°00'00"	N46°29'18"W	70.71'
C9	67.99'	46.00'	84°40'52"	S40°50'43"W	61.97'
C10	44.00'	28.00'	90°01'43"	N46°30'32"W	39.61'
C11	43.97'	28.00'	89°58'17"	N43°29'28"E	39.59'
C12	28.73'	20.00'	89°09'53"	S41°22'15"W	27.07'
C13	45.05'	20.00'	129°03'27"	S65°51'22"E	36.11'
C14	31.22'	46.00'	38°53'32"	N69°03'44"E	30.63'
C15	72.24'	46.00'	89°59'05"	S46°30'00"E	65.05'
C16	31.41'	20.00'	89°59'01"	N46°29'58"W	28.28'
C17	13.58'	20.00'	38°53'32"	S69°03'41"W	13.32'
C18	103.42'	46.00'	128°48'54"	N65°58'37"W	82.97'
C19	31.38'	20.00'	89°54'18"	N46°31'19"W	28.26'

- NOTES:**
- Bearing system for this plat is based the Town of Flower Mound Geodetic Control Network monument numbers 8 and 17.
 - All iron rods found are 1/2-inch unless otherwise noted. All iron rods set are 1/2-inch with yellow cap marked "Arthur Surveying Company".
 - The issuance of permits and certificates of occupancy for development of the property shown on this record plat is subject to compliance with an approved Environmental Protection Plan.
 - Drainage Easements and Multi-purpose Town Trail to be maintained by the Business Owners Association.
 - Upkeep and maintenance of the private drainage easement is the responsibility of the Business Owners Association.
 - Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
 - No dumping of any type is permitted within the easement area.

Plat recorded in Cabinet _____, Slide _____ Date: _____

OWNER / DEVELOPER
 DIXIE PARTNERS I, L.P.
 P.O. Box 270874
 Flower Mound, Texas 75027
 (972) 355-1925
 Contact: James M. Kevin



DRAWN BY: C.A.G./J.C. DATE: 4/19/2006 SCALE: 1"=30' CHECKED BY: W.T.M. ASC NO: 2801110-2

Sheet 2 of 2
RECORD PLAT
 of
Lots 1-5, Block 1
Firewheel Village
 Being 7.626 acres of land located in the
John Wizwell Survey, Abstract No. 1346
 an addition to the Town of Flower Mound
 Denton County, Texas

— November 2008 —