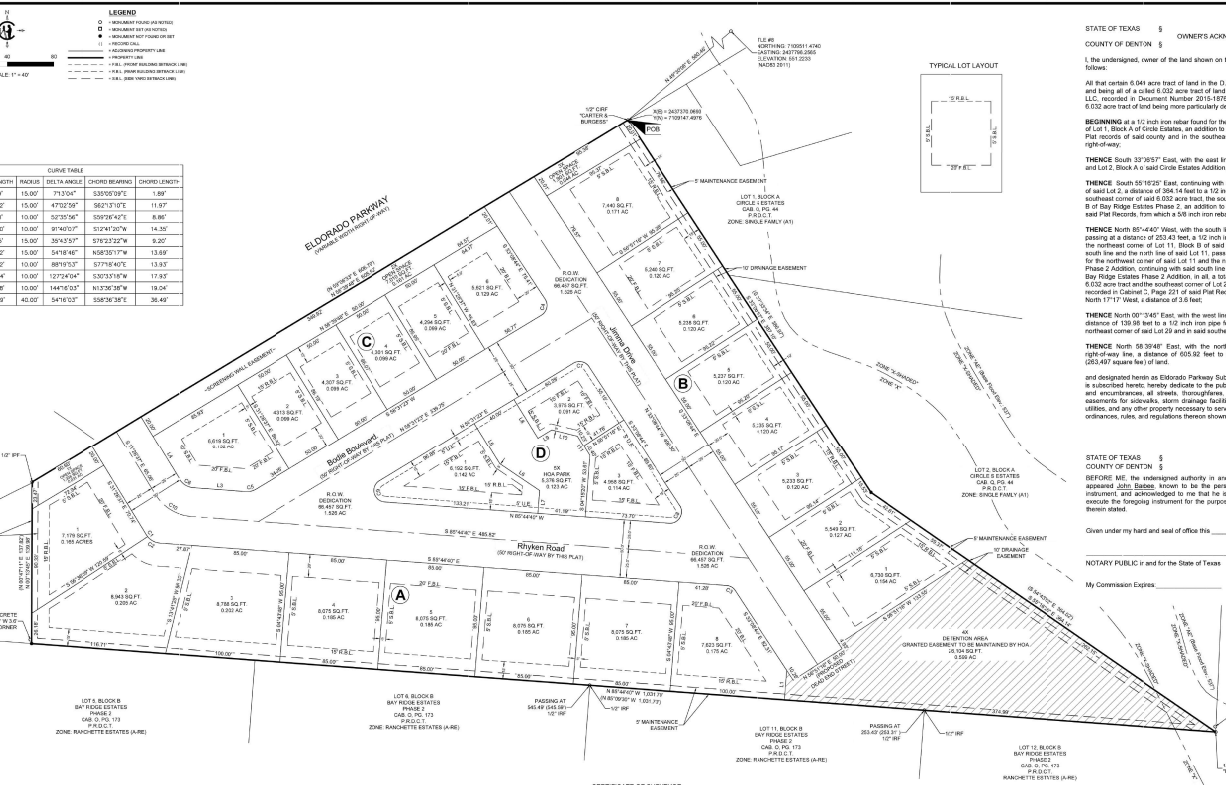




LINE NUMBER	BEARING	DISTANCE
L1	S04°12'22"W	25.67'
L2	N89°04'07"W	45.43'
L3	N23°29'37"W	44.88'
L4	S73°28'17"E	42.24'
L5	S52°04'24"E	41.40'
L6	S04°12'22"W	19.87'
L7	S73°28'17"E	36.07'
L8	N08°03'37"E	13.84'
L9	S73°28'17"E	23.67'
L10	S73°28'17"E	20.67'

CURVE #	ARC LENGTH	ADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1.89'	15.00'	71.304°	S30°09'59"E	1.89'
C2	12.37'	15.00'	472°23'56"	S67°13'19"E	11.87'
C3	9.16'	10.00'	S23°28'56"	S09°28'47"E	8.96'
C4	16.00'	10.00'	S1°40'07"	S37°41'20"W	14.30'
C5	9.30'	15.00'	S8°25'37"	S79°23'22"W	8.20'
C6	14.22'	15.00'	S41°48'48"	N48°33'33"W	13.89'
C7	15.42'	10.00'	S89°15'53"	S73°19'40"E	13.93'
C8	22.24'	10.00'	S27°51'04"	S32°33'18"W	17.83'
C9	25.19'	10.00'	S44°18'53"	N12°36'38"W	19.24'
C10	37.89'	40.00'	S47°10'27"	S08°58'28"E	36.49'



STATE OF TEXAS §  
 COUNTY OF DENTON §  
 OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, the undersigned, owner of the land shown on this plat within the area described by notes and bounds as follows:

All that certain 6.041 acre tract of land in the D.M. Cule Survey, Abstract No. 226, Denton County, Texas, and being all of a certain 6.032 acre tract of land described in a Warranty Deed to A.M. Hogg & Associates LLC, recorded in Document Number 2015-18704 of the Official Public Records of said county, and said 6.032 acre tract of land being more particularly described by notes and bounds as follows:

**SECTION** at a 1.0 inch iron rebar found for the north corner of said 6.032 acre tract, the northwest corner of Lot 1, Block A of Circle Estates, an addition to the City of Little Elm, recorded in Cabinet Q, Page 44 of the Plat records of said county and in the southeast right-of-way line of Eldorado Parkway, a variable width right-of-way.

**THENCE** South 33°05'21" East, with the east line of said 6.032 acre tract and the west line of said Lot 1 and Lot 2, Block A of said Circle Estates Addition, a distance of 887.15 feet to the west corner of said L1,2.

**THENCE** South 55°12'25" East, continuing with said west line of the 6.032 acre tract and the southwest line of said Lot 2, a distance of 384.14 feet to a 1/2 inch iron rebar with a cap stamped "RPL3 5479" found for the southeast corner of said 6.032 acre tract, the south corner of said Lot 2 and in the west line of Lot 12, Block B of Bay Ridge Estates Phase 2 Addition, an addition to the City of Little Elm, recorded in Cabinet Q, Page 177 of the Plat Records, from which a 3/8 inch iron rebar found bears North 01°18' West, a distance of 4.3 feet.

**THENCE** North 85°44'02" West, with the south line of said 6.032 acre tract, and a north line of said Lot 12, passing a distance of 222.42 feet, a 3/8 inch iron rebar found for the northwest corner of said Lot 12 and the northeast corner of Lot 11, Block B of said Bay Ridge Estates Phase 2 Addition, continuing with said south line and the north line of said Lot 11, passing a distance of 166.1 feet, a 1/2 inch iron rebar found for the northwest corner of said Lot 11 and the northeast corner of Lot 6, Block B of said Bay Ridge Estates Phase 2 Addition, continuing with said south line and the north line of said Lot 6 and Lot 5, Block B of said Bay Ridge Estates Phase 2 Addition, in all a total distance of 1,031.70 feet to the southwest corner of said 6.032 acre tract and the southeast corner of Lot 29 of Orchard Hill Acres, an addition to the City of Little Elm, recorded in Cabinet Q, Page 221 of said Plat Records from which a 3/8 inch iron pipe in concrete found bears North 77°17' West, a distance of 2.6 feet.

**THENCE** North 00°34'47" East, with the west line of said 6.032 acre tract and the east line of said Lot 29, a distance of 129.98 feet to a 1/2 inch iron pipe found for the northwest corner of said 6.032 acre tract, the northwest corner of said Lot 29 and said southeast right-of-way of Eldorado Parkway.

**THENCE** North 58°39'48" East, with the northern line of said 6.032 acre tract and said southeast right-of-way line, a distance of 605.92 feet to the POINT OF BEGINNING and contains 6.049 acres (253.47 square feet of land).

and designated herein as Eldorado Parkway Subdivision to the Town of Little Elm, Texas, and whose name is subscribed herein, hereby dedicate to the public use forever by the simple life, fee and clear of all liens and encumbrances, all streets, thoroughfares, alleys, paths, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, footways, water mains, wastewater mains and other utilities, and any other property necessary to serve the public and to implement the requirements of the zoning ordinance, rules, and regulations thereon shown for the purpose and consideration therein expressed.

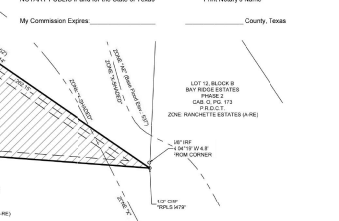
Owner: John Barboe  
 Date: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this day personally appeared \_\_\_\_\_ known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the author of the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_

NOTARY PUBLIC in and for the State of Texas  
 My Commission Expires \_\_\_\_\_ County, Texas



**FINAL PLAT**  
**ELDORADO BEND**  
 25 RESIDENTIAL LOTS  
 (LOTS 1-8, 1X, BLOCK A), (LOTS 1-8, 3X, 4X, BLOCK B)  
 (LOTS 1-6, 2X, BLOCK C), (LOTS 1-3, 5X, BLOCK D)  
 5 HOA LOTS  
 6.049 ACRES  
 D.M. CULE SURVEY, ABSTRACT NO. 226  
 IN THE TOWN OF LITTLE ELM,  
 DENTON COUNTY, TEXAS

Date: January 23, 2023 Drawn: CDM Checked: AHS Scale: 1" = 40' Sheet: 1 of 1

Owner: John Barboe  
 2125 Vienna Court  
 Flower Mound, Texas 77622  
 817-236-7818  
 john@barboeenterprises.com  
 jbarboe@jps.com

Engineer: ANTHONY RAY CROWLEY  
 R.P.L.S. NO. 5434  
 600 Housley Road  
 Flower Mound, Texas 77622  
 817-236-7818  
 acrowley@jps.com

Revisions:  
 May 3, 2023  
 May 11, 2023  
 June 1, 2023  
 January 23, 2023

NOTARY PUBLIC  
 \_\_\_\_\_  
 County, Texas

STATE OF TEXAS §  
 COUNTY OF DENTON §

That I, Anthony Ray Crowley, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Anthony Ray Crowley  
 Registered Professional Land Surveyor No. 6484  
 Date: January 23, 2023

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Crowley, known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_

**GENERAL NOTES**

1. Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (H202).
2. The subject property lies within Zone X, Zone "X" denotes areas determined to be outside the 2% annual chance floodplain, and lies within Zone X Shaded. Zone "X Shaded" denotes areas of 1% annual chance flood areas of 1% annual chance flood, and areas produced by the areas from 1% annual chance flood, as designated from the Flood Insurance Rate Map for Community-Shaded of Map Number 481210415G, bearing an effective date of April 18, 2011.
3. This plat does not alter or remove existing deed restrictions, if any, on this property.
4. Notice setting a portion of this addition by notes and bounds is a violation of Town ordinance and State Law and is subject to fine and withdrawal of address and building permits.
5. Minimum fireflow flow rates are at least 2 feet above the 100-year floodplain, when floodplain is present.
6. All construction shall be carried and maintained by the HOA / POA.
7. All lots comply with the minimum size requirements of the zoning district.
8. This property may be subject to changes related to impact fees and the applicant should contact the Town regarding any responsibilities from the Flood Insurance Rate Map for Community-Shaded of Map Number 481210415G, bearing an effective date of April 18, 2011.
9. The subject property is in Zone FC.
10. The subject property has 58,405 square feet, 1.485 acres of dedicated right-of-way.
11. The purpose of this plat is to create 25 residential lots and 5 HOA lots.

**TOWN OF LITTLE ELM**  
**CERTIFICATE OF FINAL PLAT APPROVAL**

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.  
 Town Official: \_\_\_\_\_ Date: \_\_\_\_\_  
 Town of Little Elm, Texas

I, the undersigned, Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Plat of Eldorado Bend Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, and that the Commission, by formal action, then and there approved the Preliminary Plat and public works representations and maintenance, and said Commission further authorized the Town Secretary as Zoning Commission to make a acceptance thereof by signing here same as maintenance authorized.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Town Secretary  
 Town of Little Elm, Texas



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY IAN NORFOLK (TEXAS P.E. 93550).

DATE: 12/04/2024

CONSULTANT: KJE

500 Moseley Road  
 Cross Roads, Texas 76227  
 Phone (940) 387-0805  
 Fax (940) 387-0830  
 (TBPE # F-2114)

**PLAT**  
**ELDORADO BEND**  
**W ELDORADO & OAK GROVE PKWY**  
**TOWN OF LITTLE ELM, TEXAS**

DATE: 12/04/2024 SHEET: 2

DRAWN BY: JR  
 CHECKED BY: IN  
 PROJECT #: JBE031722E