

DSC Meeting

7/30/2015

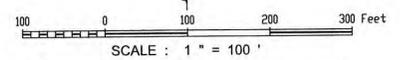
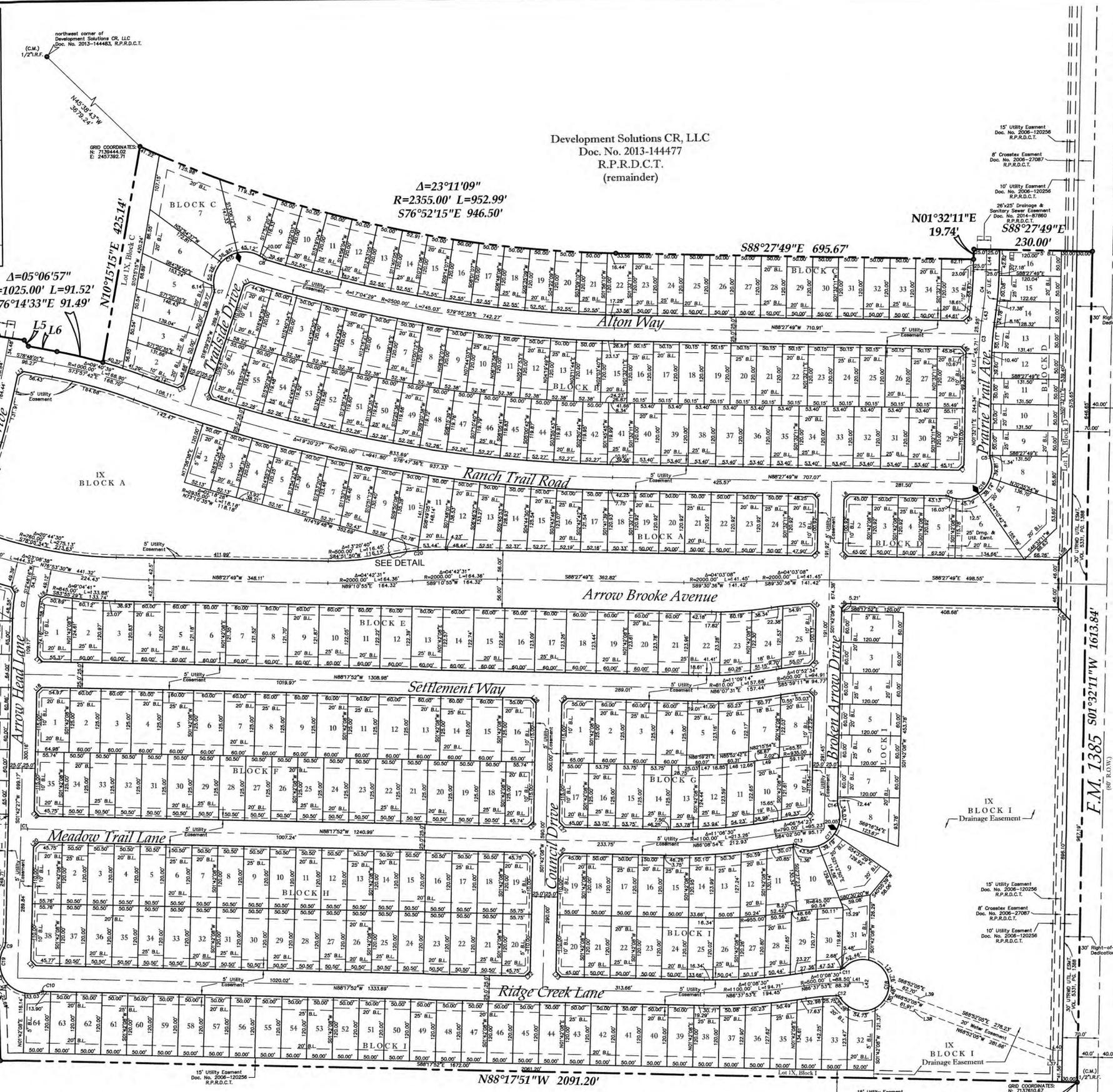
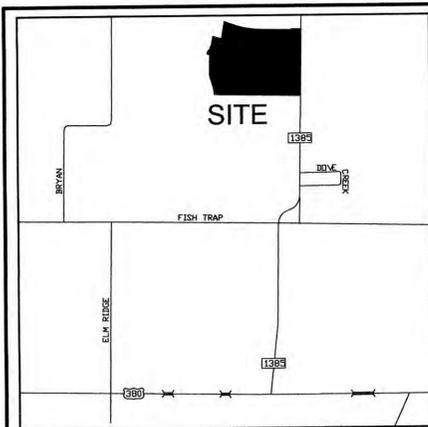
1. Arrow Brooke Phase 1 - Preliminary Plat

Variance Changes Approval

- (The minimum lot area to be reduced from 1 acre to 6,000 s.ft.)
- (The minimum lot frontage to be reduced from 60 ft. to 50 ft.)
- (The minimum setback line to be reduced from 30 ft. to a Front Setback of 20 ft., a Rear Setback of 20 ft. and a Side Setback of 5 ft.)
- (The minimum road right of way width to be reduced from 60 ft. to 50 ft.)

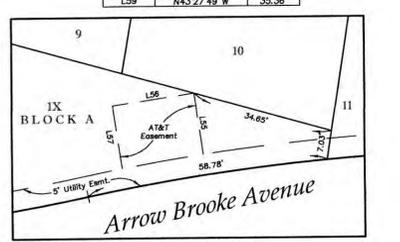
The lot sizes, lot frontage, setbacks and right of way widths are consistent with existing developments in the DCFWSD10, and the District is in support of the development as presented.

2. Denton Northwest Estates - Replat



CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	12.76'	500.00'	1727.44'	N89°01'44"W 12.76'
C2	48.42'	600.00'	1102.49'	S07°15'27"W 48.42'
C3	71.88'	600.00'	630.34'	S04°57'28"W 71.61'
C4	71.88'	600.00'	630.34'	N04°57'28"E 71.61'
C5	3.52'	10.00'	20.0854'	S08°32'16"E 3.50'
C6	4.07'	10.00'	21.2141'	N76°40'03"W 4.04'
C7	5.40'	10.00'	30.5503'	N03°11'53"E 5.33'
C8	3.85'	10.00'	22.0512'	S81°30'31"E 3.83'
C9	10.11'	20.00'	28.5718'	N81°10'51"E 10.00'
C10	3.22'	10.00'	21.2141'	S81°10'51"E 3.21'
C11	8.15'	10.00'	46.4328'	N66°22'20"E 7.93'
C12	10.86'	10.00'	62.1424'	N60°14'19"W 10.34'
C13	5.49'	10.00'	31.7209'	N81°10'51"E 5.42'
C14	3.80'	10.00'	21.2141'	S09°11'28"E 3.78'
C15	148.49'	60.00'	14147.44'	S58°28'14"W 113.39'
C16	139.27'	60.00'	13328.27'	N48°07'53"E 110.24'
C17	140.85'	60.00'	13470.05'	N47°09'59"E 110.68'
C18	251.21'	50.00'	28752.16'	N06°56'45"E 58.87'
C19	146.84'	60.00'	14079.88'	S39°29'54"E 112.88'
C20	116.45'	500.00'	1320.40'	S84°50'50"W 116.19'

LINE	BEARING	DISTANCE
L1	N24°40'48"E	84.86'
L2	N69°38'04"E	20.52'
L3	N22°47'00"E	34.01'
L4	S78°47'00"E	60.00'
L5	S34°13'25"E	14.25'
L6	S78°48'01"E	58.43'
L7	S48°32'11"W	14.14'
L8	S49°37'00"W	14.16'
L9	N43°22'51"W	14.12'
L10	N26°39'14"W	14.07'
L11	S63°37'38"W	14.14'
L12	S67°58'04"W	14.07'
L13	S56°37'23"W	14.25'
L14	N22°11'12"W	21.22'
L15	N51°23'03"W	14.44'
L16	S56°43'46"W	14.33'
L17	N43°17'42"W	14.14'
L18	S48°42'18"W	14.14'
L19	N43°17'42"W	14.14'
L20	S46°42'18"W	14.14'
L21	N43°17'42"W	14.14'
L22	S46°42'08"W	14.14'
L23	N43°17'52"W	14.14'
L24	S46°42'08"W	14.14'
L25	S46°42'08"W	14.14'
L26	S46°42'08"W	14.14'
L27	N43°17'52"W	14.14'
L28	N43°17'52"W	14.14'
L29	S46°42'08"W	14.14'
L30	N45°15'15"W	13.65'
L31	S43°28'28"W	14.88'
L32	S44°55'58"W	14.57'
L33	N44°14'18"W	13.78'
L34	S46°37'09"W	14.16'
L35	N43°22'51"W	14.12'
L36	S46°37'09"W	14.16'
L37	S88°17'52"E	22.71'
L38	N21°07'55"E	5.00'
L39	N21°07'55"E	5.00'
L40	S88°17'52"E	18.22'
L41	S88°17'52"E	26.70'
L42	S01°42'08"W	4.92'
L43	N06°22'45"E	24.78'
L44	N01°33'11"E	42.82'
L45	S49°55'27"W	14.95'
L46	S42°44'44"E	13.99'
L47	N85°59'21"E	35.04'
L48	N85°59'21"E	41.46'
L49	N82°32'24"E	46.09'
L50	S88°27'49"E	118.69'
L51	N88°27'49"E	114.74'
L52	N83°28'28"E	19.85'
L53	N83°28'28"E	19.64'
L54	N83°28'28"E	26.35'
L55	S09°27'43"E	15.00'
L56	N81°32'27"E	20.00'
L57	N08°27'33"W	15.40'
L58	S46°32'11"W	35.35'
L59	N43°27'49"W	35.35'



PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 08/28/2015

PRELIMINARY PLAT
ARROW BROOKE
PHASE I
 314 Residential Lots
 4 Open Space Lots
 79.688 acres out of the
 William Lumpkin Survey, Abstract No. 730
 Denton County, Texas
 - 2015 -

FOR DENTON COUNTY USE ONLY

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 (972) 221-9459 ~ Fax (972) 221-4875
 220 Elm Street, Suite 200 ~ P.O. Box 54
 Lewisville, Texas 75067 ~ TFRN No: 10083800
 REVISED BY: J.H.B. DATE: 02/07/14 SCALE: 1"=100' CHECKED BY: D.L.A. ASC No: 131217-4
 www.arthursurveying.com

SHEET 1/2

FOR DENTON COUNTY USE ONLY

LEGEND:
 I.R.F. - IRON ROD FOUND
 I.R.S. - IRON ROD SET
 C.M. - CONTROLLING MONUMENT
 R.O.W. - RIGHT-OF-WAY
 R.P.R.D.C.T. - REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. - PLAT RECORDS, DENTON COUNTY, TEXAS
 H.O.A. - HOME OWNERS ASSOCIATION
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 W.M.E. - WALL MAINTENANCE ESMT.
 ♦ - DENOTES STREET NAME CHANGE
 ● - 1/2" IRON ROD SET CAPPED "ASC" UNLESS OTHERWISE DENOTED

H4 Little Elm, LP
 Doc. No. 2013-48961
 R.P.R.D.C.T.

Development Solutions CR, LLC
 Doc. No. 2013-144477
 R.P.R.D.C.T.
 (remainder)

OWNER / DEVELOPER
 Development Solutions CR, LLC
 19 Briar Hollow Lane, Suite 245
 Houston, TX 77027
 Contact: Clay E. Crawford
 Phone: (713) 621-3707

Ridinger Associates, Inc.
 Civil Engineers - Planners
 F.M. 1969
 500 S. Edwards Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 (972) 221-9459 ~ Fax (972) 221-4875
 220 Elm Street, Suite 200 ~ P.O. Box 54
 Lewisville, Texas 75067 ~ TFRN No: 10083800
 REVISED BY: J.H.B. DATE: 02/07/14 SCALE: 1"=100' CHECKED BY: D.L.A. ASC No: 131217-4
 www.arthursurveying.com

State of Texas §
County of Collin §
Owner's Certificate and Dedication

WHEREAS DEVELOPMENT SOLUTIONS CR, LLC are the owner of all that certain lot, tract or parcel of land situated in The William Lumpkin Survey, Abstract No. 730, in Denton County, Texas and being a part of that certain tract of land as described by deed to Development Solutions CR, LLC, a Delaware limited liability company, as recorded under Instrument Number 2013-144477 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron found for the most southeast corner of said Development Solutions CR, LLC tract, being in the west line of F.M. 1385;

THENCE North 88 degrees 17 minutes 51 seconds West, a distance of 2091.20 feet to a set stamped Arthur Surveying Company "ASC" iron rod for corner;

THENCE North 01 degrees 20 minutes 48 seconds West, a distance of 122.16 feet to a set "ASC" iron rod for corner;

THENCE North 15 degrees 48 minutes 21 seconds West, a distance of 296.18 feet to a set "ASC" iron rod for corner;

THENCE North 13 degrees 03 minutes 17 seconds West, a distance of 76.73 feet to a set "ASC" iron rod for corner;

THENCE North 01 degrees 42 minutes 27 seconds East, a distance of 478.37 feet to a set "ASC" iron rod for corner and being the beginning of a non-tangent curve to the right having a radius of 845.00 feet, a central angle of 04 degrees 54 minutes 46 seconds, and whose chord bears North 63 degrees 52 minutes 59 seconds West at 72.43 feet;

THENCE with said curve to the right, an arc length of 72.45 feet to a set "ASC" iron rod for corner;

THENCE North 24 degrees 40 minutes 48 seconds East, a distance of 84.86 feet to a set "ASC" iron rod for corner;

THENCE North 69 degrees 38 minutes 04 seconds East, a distance of 20.52 feet to a set "ASC" iron rod for corner;

THENCE North 22 degrees 47 minutes 00 seconds East, a distance of 34.01 feet to a set "ASC" iron rod for corner and being the beginning of a tangent curve to the left having a radius of 970.00 feet, a central angle of 06 degrees 52 minutes 22 seconds, and whose chord bears North 19 degrees 20 minutes 49 seconds East at 116.29 feet;

THENCE with said curve to the left, an arc length of 116.36 feet to a set "ASC" iron rod for corner and being the beginning of a compound tangent curve to the left having a radius of 1970.00 feet, a central angle of 05 degrees 41 minutes 56 seconds, and whose chord bears North 13 degrees 03 minutes 40 seconds East at 195.86 feet;

THENCE with said curve to the left, an arc length of 195.94 feet to a set "ASC" iron rod for corner;

THENCE South 79 degrees 47 minutes 18 seconds East, a distance of 60.00 feet to a set "ASC" iron rod for corner;

THENCE South 34 degrees 13 minutes 25 seconds East, a distance of 14.25 feet to a set "ASC" iron rod for corner;

THENCE South 78 degrees 48 minutes 01 seconds East, a distance of 56.43 feet to a set "ASC" iron rod for corner and being the beginning of a tangent curve to the right having a radius of 1025.00 feet, a central angle of 05 degrees 06 minutes 57 seconds, and whose chord bears South 76 degrees 14 minutes 33 seconds East at 91.49 feet;

THENCE with said curve to the right, an arc length of 91.52 feet to a set "ASC" iron rod for corner;

THENCE North 10 degrees 15 minutes 15 seconds East, a distance of 425.14 feet to a set "ASC" iron rod for corner and being the beginning of a non-tangent curve to the left having a radius of 2355.00 feet, a central angle of 23 degrees 11 minutes 09 seconds, and whose chord bears South 76 degrees 52 minutes 15 seconds East at 946.50 feet;

THENCE with said curve to the right, an arc length of 952.99 feet to a set "ASC" iron rod for corner;

THENCE South 88 degrees 27 minutes 49 seconds East, a distance of 695.67 feet to a set "ASC" iron rod for corner;

THENCE North 01 degrees 32 minutes 11 seconds East, a distance of 19.74 feet to a set "ASC" iron rod for corner;

THENCE South 88 degrees 27 minutes 49 seconds East, a distance of 230.00 feet to a set "ASC" iron rod for corner in the west line of said F.M. 1385;

THENCE South 01 degrees 32 minutes 11 seconds West, with the west line of said F.M. 1385, a distance of 1613.84 feet to the **POINT OF BEGINNING** and containing 79.688 acres of land, more or less.

THAT DEVELOPMENT SOLUTIONS CR, LLC acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **ARROW BROOKE, PHASE I**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Fresh Water Supply District No. 10 (DCFWSD10), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCFWSD10 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the DCFWSD10 and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the DCFWSD10 use thereof. Any public utility give the right by the DCFWSD10 to use said easements shall have the right to: remove and keep removed all or part 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 any of these easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend, all and singular, the above described streets, alleys, easements and rights unto the addition against every person whomsoever lawfully comes claiming the same or any part thereof. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all the platting ordinances, rules and regulations of the County of Denton.

Witness my hand this ____ day of _____, 2014.

DEVELOPMENT SOLUTIONS CR, LLC

By: _____
Gregory Rich, Manager

State of Texas §
County of Denton §

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Rich, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the ____ day of _____, 2014.

Notary Public in and for the State of Texas

State of Texas §
County of Denton §
SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas L. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT UNTIL 02/25/2015

Douglas L. Arthur, R.P.L.S.
No. 4357

State of Texas §
County of Denton §

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Douglas L. Arthur, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the ____ day of _____, 2014.

Notary Public in and for the State of Texas

NOTES:

- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Texas State Plane Coordinate System, NAD 83 (U.S. Feet) with a combined scale factor of 1.00015.
- It is my opinion that the property described hereon is not within the 100-year flood zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0410 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (unshaded).
- Water service to be provided by Denton County Fresh Water Supply District No. 10.
- Utility Providers:
Electric & Gas Service: CoServ
7701 S. Stemmons Fwy.
Corinth, TX 75065
Phone: 1-800-274-4014
AT&T
2301 Ridgeview Drive
Plano, TX 75025
Phone: (972) 569-3084
Telephone Service: AT&T
- Sanitary sewer to be handled by facilities approved by the Texas Commission on Environmental Quality.
- Proposed site is outside the extra territorial jurisdiction of any surrounding municipality.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of Denton County Fresh Water Supply District No. 10 and approval of this plat does not constitute acceptance of same for maintenance purposes by Denton County.
- All utilities and drainage structures are located in the right-of-way except as shown.
- All utility easements and rights-of-way shown hereon are hereby dedicated by this plat for the exclusive use of Denton County Fresh Water Supply District No. 10, unless otherwise noted.
- Lot 1X Block A, Lot 1X Block C, and Lot 1X Block D shall be dedicated to the Home Owners Association.
Lot 1X Block I shall be dedicated to the Denton County Fresh Water Supply District No. 10.
- The Home Owners Association shall be responsible for the maintenance of landscaping on Lot 1X Block I.

UTILITY COMPANY APPROVAL

ELECTRIC COMPANY:

CoServ _____ Date _____

TELEPHONE COMPANY:

AT&T _____ Date _____

REVIEWED and APPROVED on _____, 2014.

Denton County Fresh Water District No. 10

REVIEWED and APPROVED on _____, 2014.

County Judge, Denton County, Texas

PRELIMINARY PLAT
ARROW BROOKE
PHASE I
314 Residential Lots
4 Open Space Lots
79.688 acres out of the
William Lumpkin Survey, Abstract No. 730
Denton County, Texas
-- 2015 --

Arthur Surveying Co., Inc.
Professional Land Surveyors

(972) 221-8439 ~ Fax (972) 221-4875
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TFRN No: 10068800
Established 1968

REVISOR BY: J.H.B.
DATE: 12/03/14
www.arthursurveying.com

SCALE: 1"=100' CHECKED BY: D.L.A. ASC NO.: 131217-4

SHEET
2/2

FOR DENTON COUNTY USE ONLY

DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NO. 10
19 Briar Hollow Lane, Suite 245
Houston, TX 77027
Contact: Clay E. Crawford
Phone: (713) 621-3707

OWNER / DEVELOPER
Development Solutions CR, LLC
12222 Merit Drive, Suite 1020
Dallas, TX 75251
Contact: Kevin Kendrick
Phone: (972) 960-2777

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011



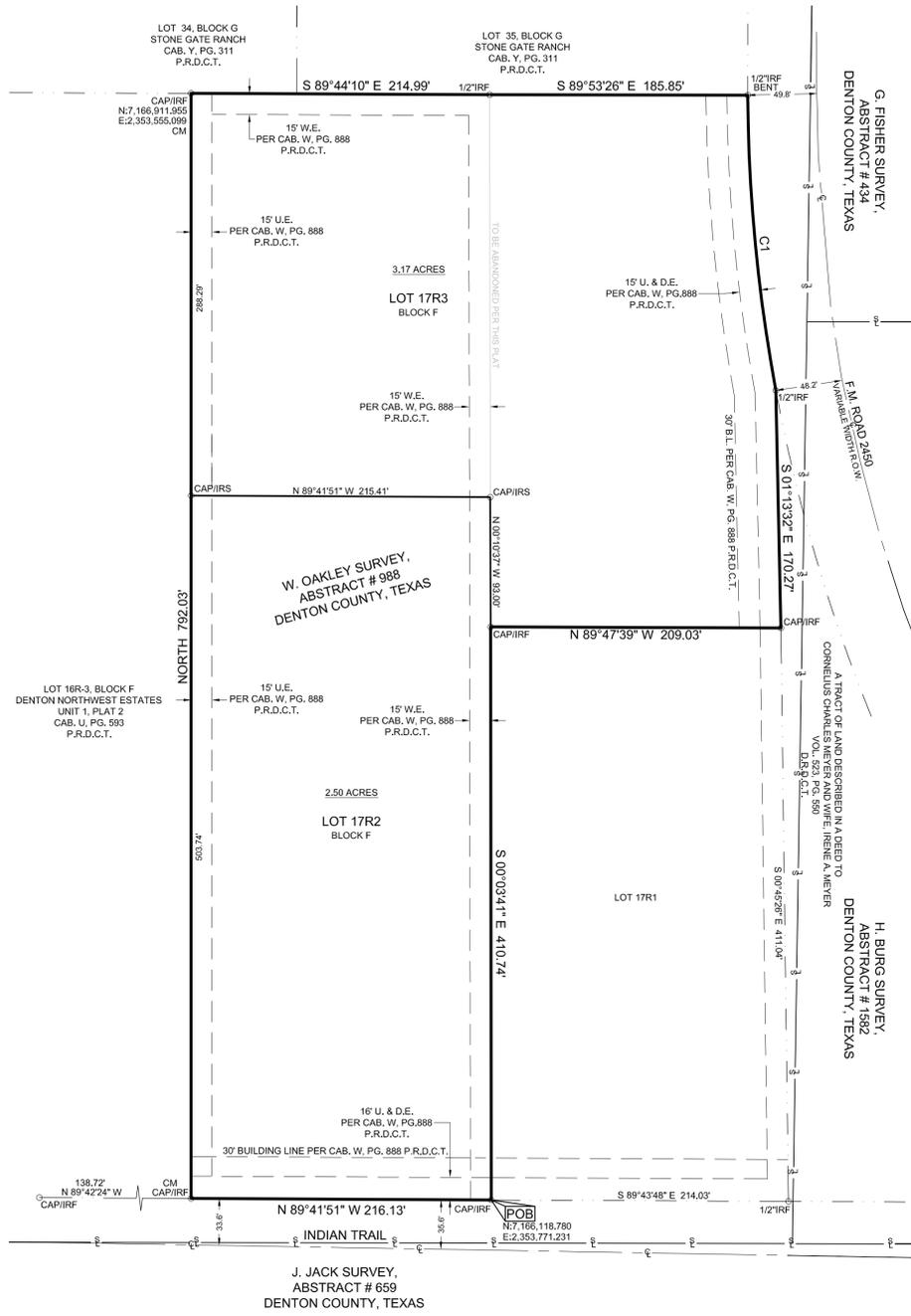
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL SET CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ".
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 205 G OF SAID MAP.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS OF RECORD.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- WATER SERVICE TO BE PROVIDED BY: AQUA TEXAS 2211 LOUETTA RD, SPRING, TX 77398 (281) 651-0174.
- SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- TELEPHONE SERVICE TO BE PROVIDED BY CELL PHONE CARRIER.
- ELECTRIC SERVICE TO BE PROVIDED BY: COSERV ELECTRIC 7701 SOUTH STEMMONS CORINTH, TX 76210; (800) 274-4014
- THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.

IMPROVEMENT STATEMENT:

- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."



LEGEND

- R.O.W. = RIGHT OF WAY
- POB = POINT OF BEGINNING
- CM = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- CAP/IRF = CAPPED IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
- D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
- = R.O.W. CENTERLINE
- = SURVEY LINE

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1195.92'	212.85'	212.57'	S 05°27'51" E	10°11'51"

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Charles M. Hedges, Shirley Ashford and Kim Stegall are the owners of all that certain tract of land situated in the W. Oakley Survey, Abstract Number 988, Denton County, Texas, and being all of Lot 17R2 and Lot 17R3 in Block F of Denton Northwest Estates, an addition said County, according to the Replat thereof recorded in Cabinet W, Page 888, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod found stamped "4857" in the North line of Indian Trail for the most Southerly Southeast corner of the herein described tract, the Southeast corner of said Lot 17R2 and the Southwest corner of Lot 17R1;

THENCE North 89 degrees 41 minutes 51 seconds West with the North line of said Trail and the South line of said Lot 17R2, a distance of 216.13 feet to a capped iron rod found for the Southwest corner thereof, the Southwest corner of the herein described tract and the Southeast corner of Lot 16R-3 in Block F of Denton Northwest Estates, Unit 1, Plat 2, an addition to said County, according to the Replat thereof recorded in Cabinet U, Page 593 of said Plat Records, from which a capped iron rod found for the Southwest corner thereof bears North 89 degrees 42 minutes 24 seconds West, a distance of 138.72 feet;

THENCE North with the East line of said Lot 16R-3 and the West line of said Lot 17R2, a distance of 792.03 feet to a capped iron rod found for the Northwest corner thereof, the Northwest corner of the herein described tract and the Northeast corner of said Lot 16R-3;

THENCE South 89 degrees 44 minutes 10 seconds East with the North line of said Lot 17R2, a distance of 214.99 feet to a 1/2" iron rod found for the Northeast corner thereof, the Northwest corner of Lot 17R3 in said Addition and being an angle point on the North line of the herein described tract;

THENCE South 89 degrees 53 minutes 26 seconds East with the North line of said Lot 17R3, a distance of 185.85 feet to a bent 1/2" iron rod found for the Northeast corner thereof, the Northeast corner of the herein described tract, in the West line of F.M. Road 2450 and being the beginning of a non-tangent curve to the left having a radius of 1195.92 feet and a chord bearing and distance of South 05 degrees 27 minutes 51 seconds East, 212.57 feet;

THENCE Southeasterly with the arc of said curve, the East line of said Road and the East line of said Lot 17R3, an arc distance of 212.85 feet to a 1/2" iron rod found on said line;

THENCE South 01 degrees 13 minutes 32 seconds East, departing the West line of said Road, with the East line of said Lot 17R3, a distance of 170.27 feet to a capped iron rod found for the Southeast corner thereof, the most Easterly Southeast corner of the herein described tract and the Northeast corner of said Lot 17R1;

THENCE North 89 degrees 47 minutes 39 seconds West with the North line thereof and the South line of said Lot 17R3, a distance of 209.03 feet to a capped iron rod found in the East line of said Lot 17R2 for the Southwest corner of said Lot 17R3, the Northwest corner of said Lot 17R1 and being an inner ell corner on the East line of the herein described tract;

THENCE South 00 degrees 03 minutes 41 seconds East with the East line of said Lot 17R2 and the West line of said Lot 17R1, a distance of 410.74 feet to the PLACE OF BEGINNING and enclosing 5.67 acres of land more or less.

OWNER'S DEDICATION

to the PLACE OF BEGINNING and enclosing 5.67 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES M. HEDGES, SHIRLEY ASHFORD AND KIM STEGALL DO HEREBY ADOPT THIS REPLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS DENTON NORTHWEST ESTATES, AN ADDITION TO DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CHARLES M. HEDGES _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES M. HEDGES, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

SHIRLEY ASHFORD _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

KIM STEGALL _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, PAUL JUSTIN WHITLOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF DENTON COUNTY, TEXAS.

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243 _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL JUSTIN WHITLOCK, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
CHARLES M. HEDGES
600 MATTIE LANE
LAKE DALLAS, TX 75065
PHONE: (214) 243-7659

OWNER:
SHIRLEY ASHFORD
500 INDIAN TRAIL
SANGER, TX 76266
PHONE: (940) 453-6964

OWNER:
KIM STEGALL
6400 INDIAN TRAIL
SANGER, TX 76266
PHONE: (940) 453-6964

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 080562 FP
DRAWN BY: TK
DATE: 7-20-2015
R.P.L.S.
PAUL JUSTIN WHITLOCK

REPLAT
LOTS 17R2 & 17R3, BLOCK F
DENTON NORTHWEST ESTATES
UNIT 1, PLAT 2
BEING 5.67 ACRES IN THE W. OAKLEY SURVEY, ABSTRACT NUMBER 988, DENTON COUNTY, TEXAS, AND BEING A REPLAT OF DENTON NORTHWEST ESTATES, UNIT 1, PLAT 2, CAB. W, PG. 888, TO DENTON COUNTY, TEXAS