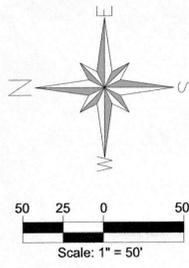


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
October 8, 2015
9:00 A.M.

The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.
- II. Consider and take any appropriate action on variance requests.
- III. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
 - **Chestnut Ridge Addition – Preliminary Plat (Lots 1-9, Block A – 10.389 Acres) Pct. 4**
 - **Bellaire Addition Phase D (Lantana) – Replat (Lot 28, Block 25A) Pct. 4**
- IV. Adjournment



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VAQUERO DEVELOPMENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHESTNUT RIDGE AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY EASEMENTS 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. THE MAINTENANCE OF THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY 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 MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, 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 PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE WATER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS AND WATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF DENTON COUNTY, TEXAS.

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 20____.

OWNER

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEIL D. CULVER, OF TERRACORP LLC, 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 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, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY AND LEGALLY DESCRIBED HEREON WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS, AND AREA OF THE LAND, AND ALL ALLEYS, STREETS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD WHICH, TO MY KNOWLEDGE, AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEIL D. CULVER, OF TERRACORP LLC, 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 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, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____

DEVELOPER (PURCHASER)	ENGINEER / APPLICANT
VAQUERO DEVELOPMENT	CRANNELL, CRANNELL & MARTIN CORP.
P.O. BOX 270442	2570 F.M. 407, S. 209
FLOWER MOUND, TX 75027	HIGHLAND VILLAGE, TEXAS 75077
CONTACT: CURTIS GRANT	972.691.6633
EMAIL: CURTIS@CURTISGRANT.COM	CONTACT: JEFF CRANNELL P.E.
972.679.8600	EMAIL: JEFF@CCM-ENG.COM
	TBPE FIRM #605

WATER COMPANY
ARGYLE WATER SUPPLY CORP.
P.O. BOX 249
ARGYLE, TEXAS 76226
940.464.7713
CONTACT: MIKE QUINTERO
EMAIL: MIKE@ARGYLEWATER.COM

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM GIBSON SURVEY, ABSTRACT NUMBER 460, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT ONE, TRACT TWO AND TRACT THREE IN DEED TO JOHN L. MATTER AND WIFE, MARY ELAINE MATTER, RECORDED IN VOLUME 1119, PAGE 37 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

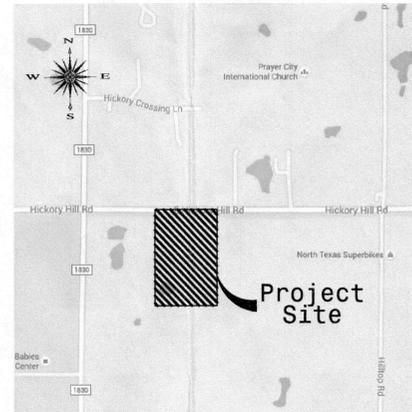
BEGINNING AT A PK NAIL SET IN THE CENTER OF HICKORY HILL ROAD, AT THE NORTHWEST CORNER OF SAID MATTER TRACT TWO, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THOMAS E. SKALSKI AND WIFE MARGARET N. SKALSKI, RECORDED IN VOLUME 762, PAGE 550 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES G. SHEFFIELD AND WIFE, SARAH E. SHEFFIELD, RECORDED IN VOLUME 2559, PAGE 860 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°40'30" E, IN THE CENTER OF HICKORY HILL ROAD AND ALONG THE NORTH LINE OF SAID MATTER TRACT AND THE SOUTH LINE OF SAID SHEFFIELD TRACT, PASSING THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 2.342 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARK RILA RECORDED IN CLERK'S FILE NUMBER 94-R034438 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE PASSING THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.837 ACRE TRACT OF LAND DESCRIBED IN DEED TO RICKY SHONE GADBERRY RECORDED IN CLERK'S FILE NUMBER 95-R005296 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, A TOTAL DISTANCE OF 512.28 FEET, TO A "PK" NAIL SET AT THE NORTHEAST CORNER OF SAID MATTER TRACT THREE, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.20 ACRE TRACT OF LAND DESCRIBED IN DEED TO DON R. MORRIS RECORDED IN VOLUME 553, PAGE 119 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 00°42'11" E, 884.44 FEET ALONG THE WEST LINE OF SAID MORRIS TRACT AND THE EAST LINE OF SAID MATTER TRACT THREE, TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER THEREOF, BEING ON THE NORTH LINE OF THAT CERTAIN CALLED 9.521 ACRE TRACT OF LAND DESCRIBED IN DEED TO TYRONE M. CLINTON AND WIFE, DAISY A. CLINTON RECORDED IN VOLUME 1394, PAGE 780 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°52'40" W, 513.42 FEET, ALONG THE NORTH LINE OF SAID CLINTON TRACT AND THE SOUTH LINE OF SAID MATTER TRACT, TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER THEREOF, BEING THE SOUTHEAST CORNER OF SAID SKALSKI TRACT;

THENCE N 00°37'52" W, 880.43 FEET ALONG THE EAST LINE OF SAID SKALSKI TRACT AND THE WEST LINE OF SAID MATTER TRACT TWO, TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 10.389 ACRES OF LAND.



LOCATION MAP
N.T.S.

DENTON COUNTY STANDARD NOTES:

- WATER SERVICE TO BE PROVIDED BY ARGYLE WATER SUPPLY CORPORATION.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, 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 THE ROAD AND BRIDGE DEPARTMENT 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.

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF DENTON DIVISION 2 ETJ.
- 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.
- ALL EXISTING WATER WELLS AND SEPTIC SYSTEMS ARE TO BE PLUGGED AND ABANDONED, RESPECTIVELY, PER ALL APPLICABLE T.C.E.Q. AND STATE REQUIREMENTS.

APPROVALS

WATER SERVICE PROVIDER

ARGYLE WATER SUPPLY COMPANY _____ DATE _____

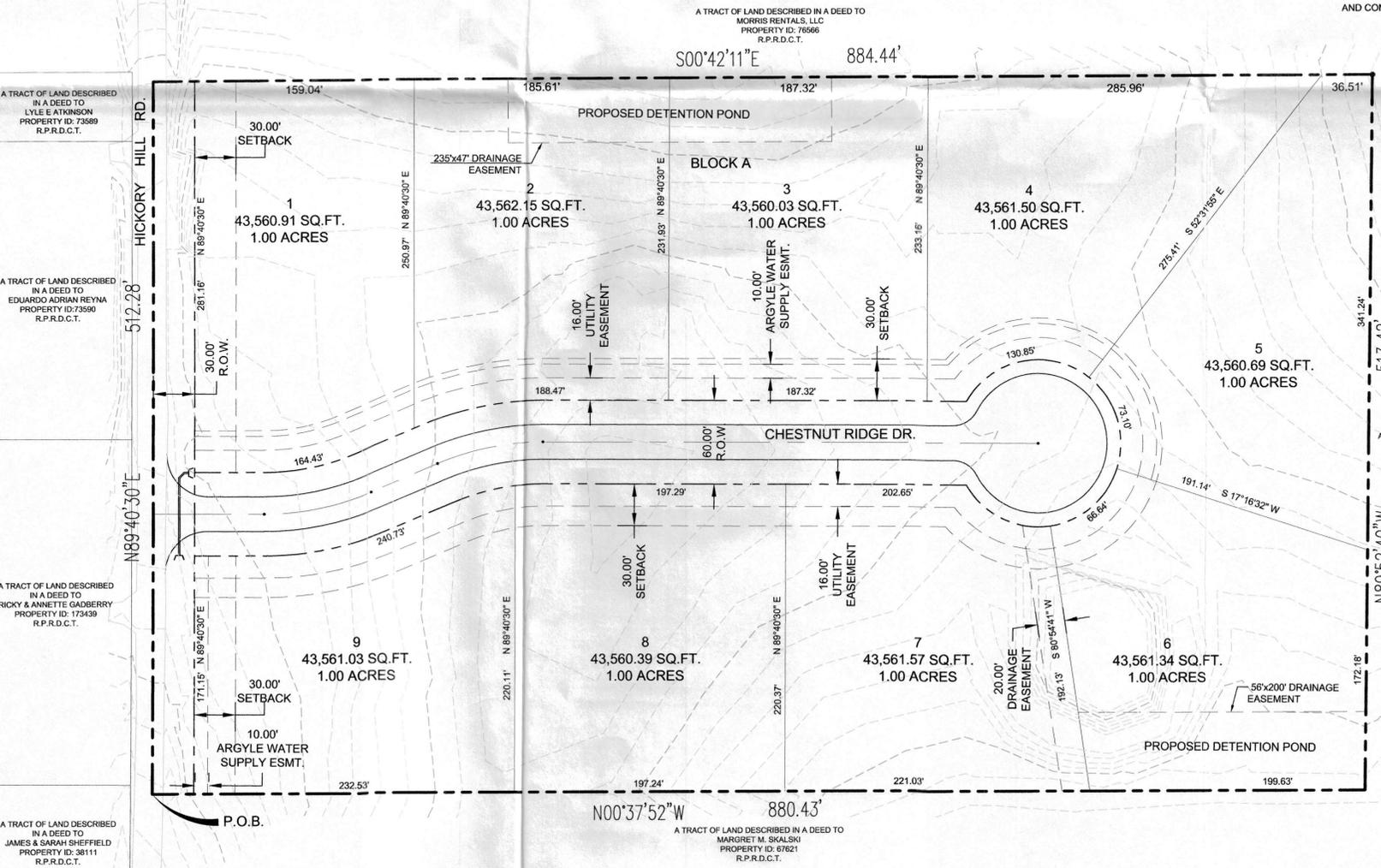
GAS/ELECTRIC PROVIDER

COSERV _____ DATE _____

COMMUNICATION SERVICE PROVIDER

VERIZON _____ DATE _____

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0510G DATED APRIL 11, 2011, NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR FLOODPLAIN AS SHOWN BY SCALE FROM SAID MAPS.



PRELIMINARY PLAT FOR CHESTNUT RIDGE AT HICKORY HILL
Lots 1-9, Block A
A 10.389 ACRE TRACT OF LAND, TRACTS 4, 5 AND 6 OUT OF THE WILLIAM GIBSON SURVEY, ABSTRACT NO. 460 CITY OF ARGYLE, DENTON COUNTY, TEXAS

REVIEWED AND APPROVED ON _____, 20____

COUNTY JUDGE, DENTON COUNTY, TX

Engineering Corporation
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

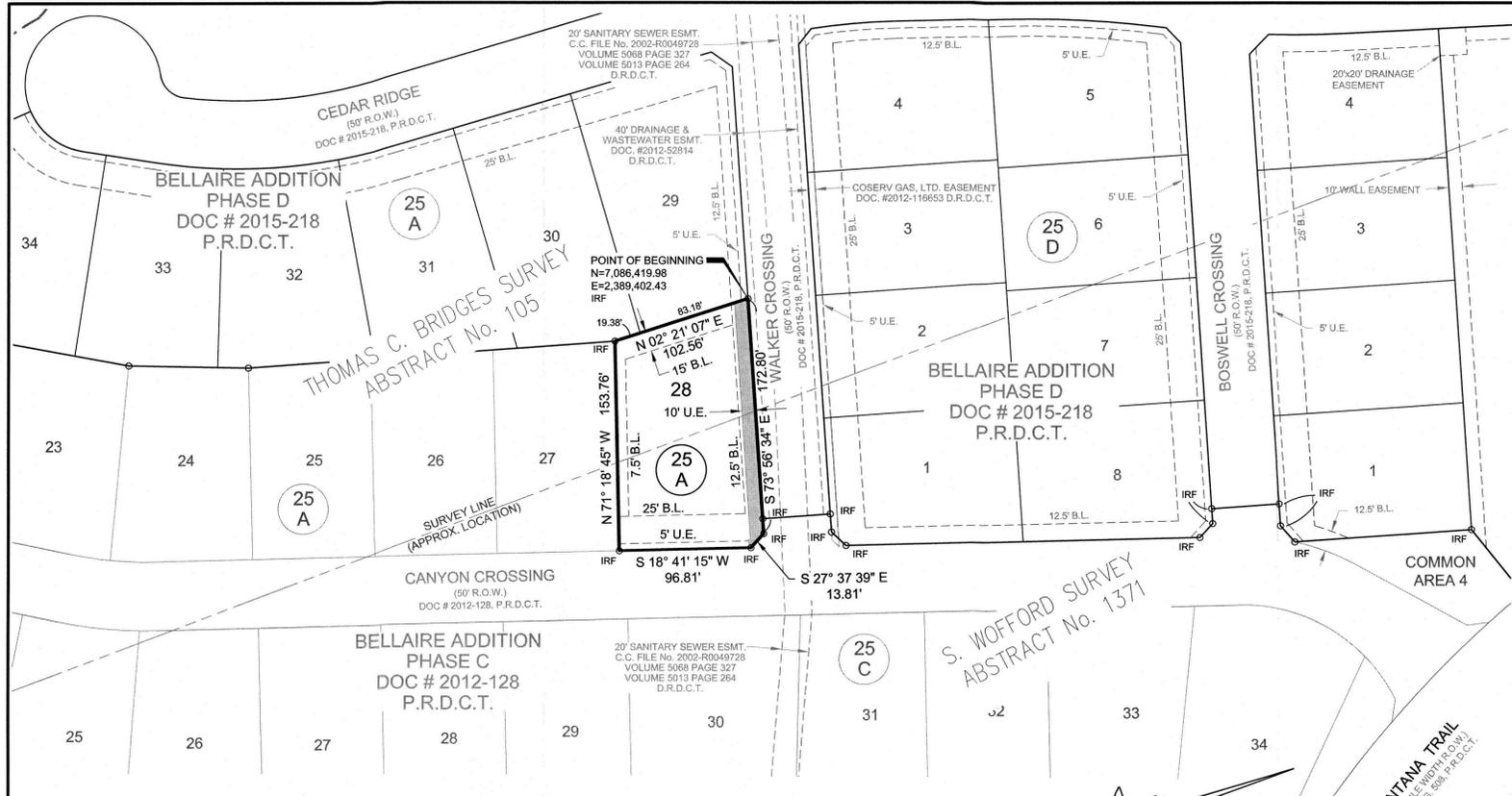


Chestnut Ridge At Hickory Hill

Preliminary Plat
Denton County, Texas

FOR PRELIMINARY REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#50800 ON 07/01/14
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SUBMITTAL / REVISIONS
DESIGN: CCM
DRAWN: CCM
DATE: 07 / 24 / 2015
SCALE:
NOTES:
FILE:
Sheet 1 of 1



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, 4S/RPG Land Company, L.P. is the owner of a tract of land situated in the Thomas C. Bridges Survey, Abstract No. 105 and the S. Wofford Survey, Abstract No. 1371, Collin County, Texas, and being all of Lot 28, Block 25A of the Bellaire Addition Phase D, as recorded in Document No. 2015-218 of the Plat Records of Collin County, Texas, (P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the northwest corner of said Lot 28, said point being on the southerly right-of-way line of Walker Crossing (a 50' right-of-way) as shown on said Bellaire Addition Phase D plat;

THENCE, along the southerly right-of-way line of said Walker Crossing, South 73 degrees 56 minutes 34 seconds East a distance of 172.80 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" for the northerly corner clip of said Walker Crossing and Canyon Crossing (a 50' right-of-way) recorded in Document No. 2012-128 (P.R.C.C.T.);

THENCE along the westerly right-of-way line of Canyon Crossing, South 27 degrees 37 minutes 39 seconds East a distance of 13.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" for the southerly corner clip of Walker Crossing and Canyon Crossing;

THENCE, continuing along the westerly right-of-way line of Canyon Crossing, South 18 degrees 41 minutes 15 seconds West a distance of 96.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the southeast corner of said Lot 28;

THENCE, departing the westerly right-of-way line of Canyon Crossing, North 71 degrees 18 minutes 45 seconds West a distance of 153.76 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the southwest corner of said Lot 28;

THENCE, along the westerly line of said Lot 28, North 02 degrees 21 minutes 07 seconds East a distance of 102.56 feet to the POINT OF BEGINNING and containing 17,268 Square feet or 0.3964 of an Acre of land, more or less.

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 4S/RPG LAND COMPANY, L.P., acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein described property as, BELLAIRE ADDITION PHASE D, Denton County, Texas and do hereby dedicate to the public use forever the street right-of-way and public easements shown hereon. It is further affirmed that the property within this plat is within the Extra Territorial Jurisdiction of Division II City of Denton, Denton County, Texas.

4S/RPG LAND COMPANY, L.P.
a Texas Limited Partnership

By: CL TEXAS I G.P., L.L.C.
its General Partner

Tom Burleson
Executive Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Tom Burleson, 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, and in the capacity therein stated:
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2015

Notary Public in the State of Texas
My Commission Expires: _____

ENGINEERS CERTIFICATE

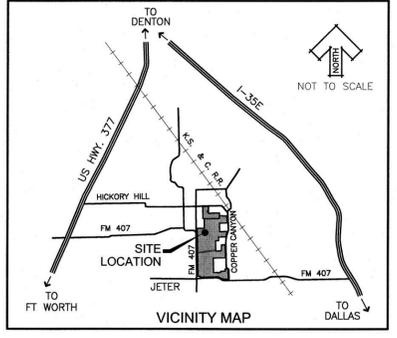
I Michael David De Leon, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge information and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility for the integrity of the drainage design and will defend and hold harmless Denton County from any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same.

Michael David De Leon, P.E. #91753

CERTIFICATE OF APPROVAL

This plat approved this ____ day of ____, 2015
by Denton County Commissioners Court.

(County Judge)



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric J. Yahoudy Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the Ordinances of Denton County.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS FINAL SURVEY DOCUMENT.
Eric J. Yahoudy R.P.L.S. #4862 Date
Firm Registration No. 10025600

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2015

Notary Public in the State of Texas
My Commission Expires: _____

GENERAL NOTES

- WHOLESALE WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY:
UPPER TRINITY REGIONAL WATER DISTRICT
900 NORTH KEALLY STREET,
LEWISVILLE, TEXAS 75067
P.O. BOX DRAWER 305
LEWISVILLE, TEXAS 75067
PHONE: (972) 219-1228, FAX: (972) 221-9896
- GAS & ELECTRIC TO BE PROVIDED BY:
COSERV
7701 SOUTH STEMMONS FREEWAY
CORINTH, TEXAS 76210-1842
PHONE: (800) 274-4014, FAX: (940) 270-7790
- CABLE & TELEPHONE TO BE PROVIDED BY:
GRANDE COMMUNICATIONS
500 TITTLE RD., SUITE 400
LEWISVILLE, TEXAS 75056
PHONE: (972) 410-0625
- THIS PLAT IS NOT WITHIN A FEMA-DESIGNATED FLOODPLAIN. FOR LIMITS OF THE 100-YEAR FLOODPLAIN IN THIS AREA, REFER TO FEMA MAP NUMBER 48121C0510G, APRIL 18, 2011 DENTON COUNTY. ALSO SEE LETTER OF MAP REVISION (LOMR) EFFECTIVE JULY 28, 2011 (FEMA CASE #11-06-3364P).
- 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. 7 AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- "LANDSCAPE & WALL MAINTENANCE EASEMENTS" SHOWN ON THIS PLAT ARE FOR THE PURPOSE OF PROVIDING ACCESS FOR LANDSCAPE AND WALL MAINTENANCE OPERATIONS. MAINTENANCE OF THE IMPROVEMENTS WITHIN THE "LANDSCAPE AND WALL MAINTENANCE EASEMENTS" IS THE RESPONSIBILITY OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7 AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTIES LOCATED WITHIN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
- ALL POSITIVE OVERFLOW EASEMENTS SHALL BE KEPT CLEAR OF PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE PROPERTY OWNER. ANY FENCES WITHIN THE EASEMENT SHALL BE KEPT AT AN ELEVATION HIGH ENOUGH TO NOT BLOCK OR RESTRICT THE FLOW OF WATER WITHIN THE EASEMENT.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN THE POSITIVE OVERFLOW EASEMENTS 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.

11. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

12. 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, TO THE EXTENT PERMITTED BY LAW, 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.

13. CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

14. 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 FLOOD ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

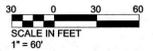
BENCHMARKS:

HZ1 - BM No. 271
2" BRASS DISC TOP OF CURB AT A 10' RECESSED CURB INLET OF THE SOUTHBOUND LANE OF LANTANA TRAIL, 305' +/- SOUTHEASTERLY OF THE INTERSECTION WITH HERITAGE LANE.
ELEVATION: 626.66

HZ1 - BM No. 325
2" BRASS DISC TOP OF WESTERLY CURB OF THE SOUTHBOUND CENTERLINE OF A GOLF CART UNDERPASS WITH LANTANA TRAIL, AND 260' +/- NORTHWESTERLY OF THE INTERSECTION WITH HERITAGE LANE.
ELEVATION: 629.09

NOTE:

- ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS". (IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED). THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT THE P.C.'S, P.T.'S AND INTERSECTION POINTS.
- POINT OF BEGINNING COORDINATE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 GRID VALUES.



SCALE IN FEET
1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE NAD 83, ESTABLISHED FROM N.G.S. MONUMENT "DT0B" AND "MARTIN" IN JUNE 1999.

LEGEND

- IRF 5/8" IRON ROD FOUND WITH "HUITT-ZOLLARS" CAP
- IRS 5/8" IRON ROD SET WITH "HUITT-ZOLLARS" CAP
- O.F.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- Doc. No. DOCUMENT NUMBER OF THE OFFICIAL RECORDS OF DENTON COUNTY TEXAS
- CAB., PG. CABINET, PAGE OF THE OFFICIAL RECORDS OF DENTON COUNTY TEXAS
- 25 A PARCEL DESIGNATION
- BLOCK

THE PURPOSE OF THIS REPLAT IS TO PROVIDE A 10' UTILITY EASEMENT ON LOT 28 AGAINST WALKER CROSSING.

BELLAIRE ADDITION PHASE D REPLAT
LOT 28 BLOCK 25A

AN ADDITION TO DENTON COUNTY, TEXAS
SITUATED IN THE
THOMAS C. BRIDGES SURVEY, ABSTRACT No. 105
S. WOFFORD SURVEY, ABSTRACT No. 1371

4S / RPG LAND COMPANY, L.P.

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Tom Burleson, Executive Vice President

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AUGUST, 2015

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