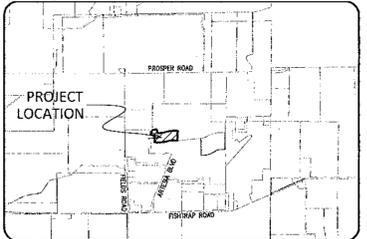
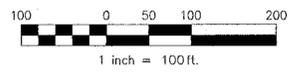
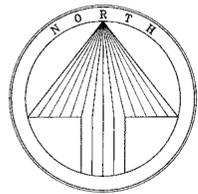


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
May 28, 2015
9:00 A.M.

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

- I. Call to order.
- II. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
 - **Artesia North Phase 1B – Replat**
(205 Residential Lots, 38.886 Acres – Precinct #1)
 - **Arrow Brooke Phase 1 – Preliminary Plat**
(314 Residential Lots, 4 Open Space Lots – 79.688 Acres - Precinct #1)
 - **Savannah 8C, 8E, 8F & 10C – Preliminary Plat**
(242 Residential Lots, 6 Non-Residential Lots – 51.543 Acres – Precinct #1)
- III. Adjournment



LOCATION MAP
N.T.S.

29.572 Ac.
Prosper 70 Investments, LTD.
Doc. #98-0110922

Corona Artesia, LLC
Doc. No. 2008-34098
OPRDCT

Corona Artesia, LLC
Doc. No. 2013-121737
OPRDCT

Replat Of Block 4
Artesia Phase 1B
Doc. No. 2011-58
PRDCT

Replat Of Block 6
Artesia Phase 1B
Doc. No. 2011-58
PRDCT

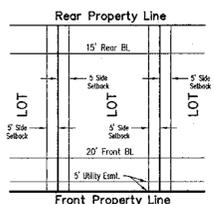
Artesia Phase 1C
Cab. X, Pg. 177
P.R.D.C.T.

Artesia Phase 1B
Cab. X, Pg. 175
P.R.D.C.T.

Artesia Phase 4B
Doc. No. 2012-80
OPRDCT

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



STANDARD LOT DETAIL

54 LOTS
12.680 ACRES (4.26 UNITS/ACRE)

Reason For Replat On Blocks J, K & L Is
To Widen The Single Family Lots And
Abandon Right Of Way.

REPLAT

ARTESIA NORTH PHASE 1B
BEING A REPLAT OF BLOCK 14, LOTS 63X, 64R-72R,
BLOCK 6, LOTS 20R-39R, BLOCK 5, LOTS 1R-40R
ARTESIA PHASE 1B
L. NETHERLY SURVEY - ABSTRACT NO. 962
DENTON COUNTY, TEXAS
12.680 Acres

OWNER / APPLICANT
CORONA ARTESIA, LLC
3899 Maple Ave., Suite 250
Dallas, Texas 75204
Telephone (214) 855-9400
Contact: Will Walton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
DLU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SE	STREET EASEMENT

FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SN	STREET NAME CHANGE
CL	CENTERLINE
BD	BLOCK DESIGNATION
STF	STREET FRONTAGE
Cab.	CABINET
VOL.	VOLUME
Pg.	PAGE
No.	NUMBER

FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
N.T.S.	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCDT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCDT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Prosper 70 Investments, LTD. Doc. #98-0110922 Corona Artesia, LLC Doc. No. 2008-34098 Artesia Phase 1B Replat Of Block 4 Doc. No. 2011-58 Artesia Phase 1B Replat Of Block 6 Doc. No. 2011-58 Artesia Phase 1C Cab. X, Pg. 177 P.R.D.C.T. Artesia Phase 1B Cab. X, Pg. 175 P.R.D.C.T. Artesia Phase 4B Doc. No. 2012-80 OPRDCT

OWNER'S CERTIFICATE

BEING a tract of land situated in the L. Netherly Survey, Abstract No. 962, Texas, the subject tract being a portion of a tract conveyed to Corona Artesia, LLC according to the deed recorded in Doc. No. 2008-34098 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at 3/4" capped iron rod found on the east line of Artesia Boulevard (a 80 foot public right-of-way) for corner at the northwest corner of Lot 12, Block 26, Artesia Phase 1C, an addition recorded in Document No. 2006-84037, Plat Record, Denton County, Texas (P.R.D.C.T.)

THENCE, N 84°33'11" W, a distance of 80.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 87°24'28" W, a distance of 92.58 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 76°44'37" W, a distance of 39.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 89°20'31" W, a distance of 41.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 88°00'07" W, a distance of 79.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 79°10'15" W, a distance of 79.58 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 76°19'14" W, a distance of 80.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 74°46'05" W, a distance of 43.34 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 75°10'20" W, a distance of 43.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 76°58'08" W, a distance of 43.63 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 78°35'36" W, a distance of 43.54 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 80°49'53" W, a distance of 43.56 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 82°27'17" W, a distance of 43.49 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 84°16'42" W, a distance of 43.49 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 86°06'20" W, a distance of 43.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 87°55'44" W, a distance of 43.42 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 89°48'43" W, a distance of 48.18 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°32'20" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 00°27'40" E, a distance of 15.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°32'20" W, a distance of 110.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 00°27'40" E, a distance of 300.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 74°16'13" E, a distance of 39.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 56°03'33" E, a distance of 93.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 11°13'38", a radius of 450.00 feet, a chord of N 61°40'22" W - 88.04 feet, an arc length of 88.18 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 22°42'49" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 26°36'57" W, a distance of 175.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the right having a central angle of 12°09'14", a radius of 695.00 feet, a chord of N 84°23'03" E - 147.15 feet, an arc length of 147.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 13°46'08" W, a distance of 8.62 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 76°13'52" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 13°46'08" E, a distance of 134.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 3°53'02", a radius of 1025.00 feet, a chord of N 11°49'36" W - 69.47 feet, an arc length of 69.48 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 81°30'42" E, a distance of 52.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 05°11'36", a radius of 525.00 feet, a chord of N 84°06'35" E - 47.57 feet, an arc length of 47.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a compound curve to the left having a central angle of 13°57'54", a radius of 1475.00 feet, a chord of N 79°43'26" E - 358.62 feet, an arc length of 359.51 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a compound curve to the right having a central angle of 17°12'03", a radius of 1025.00 feet, a chord of N 81°20'30" E - 306.56 feet, an arc length of 307.72 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°56'44" E, a distance of 127.48 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the right having a central angle of 06°37'50", a radius of 225.00 feet, a chord of S 86°44'33" E - 26.02 feet, an arc length of 26.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the right having a central angle of 00°28'49", a radius of 1030.00 feet, a chord of N 15°40'15" E - 8.63 feet, an arc length of 8.63 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 74°05'21" E, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 04°45'06", a radius of 970.00 feet, a chord of S 13°32'06" W - 80.42 feet, an arc length of 80.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a compound curve to the left having a central angle of 15°48'32", a radius of 200.00 feet, a chord of S 03°15'16" W - 55.01 feet, an arc length of 55.18 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a compound curve to the right having a central angle of 10°25'07", a radius of 200.00 feet, a chord of S 00°33'34" W - 36.32 feet, an arc length of 36.37 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a compound curve to the left having a central angle of 05°49'35", a radius of 960.00 feet, a chord of S 02°51'20" W - 97.58 feet, an arc length of 97.62 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 00°03'28" E, a distance of 29.12 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 05°33'23", a radius of 1640.00 feet, a chord of S 02°43'14" W - 158.98 feet, an arc length of 159.04 feet, to the POINT OF BEGINNING with the subject tract containing 552,341 Sq. Ft. or 12.680 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CORONA ARTESIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ARTESIA NORTH PHASE 1B, an addition to Denton County, Texas. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements shown on said plat. At the discretion of Denton County Fresh Water Supply District No. 10 (The District) 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 District use thereof. Any public utility given the right by the District 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, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said 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 easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the Town of Prosper. However, the Town acknowledges and agrees that Denton County shall have exclusive jurisdiction over all subdivision and permit approvals within the District and that such exclusive jurisdiction shall continue even if all or any portion of the District is at any time in the future included within the extraterritorial jurisdiction of the Town of Prosper per that certain agreement signed and dated on or after May, 6, 2003 by Jim Dunsire, Mayor of the Town of Prosper; Nancy Heintzel, President of the District; Jay B. Jones of Inwood Plaza Joint Venture; and Philip Huffines, President of Binary Investments, Inc. and Vice President of both Huffines Communities, Inc. and Sealed Bid DFW, L.P. This plat subject to all the platting ordinances, rules and regulations of the County of Denton.

WITNESS, my hand, this _____ the _____ day of _____, 2015

GRANTOR:

CORONA ARTESIA, LLC.
A Delaware Limited Liability Company

By:

Name: R. Scott Harris - Authorized Signatory

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared R. Scott Harris, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2015

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this _____ day of _____, 2015.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

UTILITY COMPANY APPROVAL

ELECTRIC & GAS COMPANY:	
_____	DATE
COSERV	
_____	DATE
TELEPHONE COMPANY:	
_____	DATE
AT&T	
_____	DATE

REVIEWED AND APPROVED ON _____, 2015.

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10

CONTACT: CLAY E. CRAWFORD
19 BRIAR HOLLOW LANE, SUITE 245
HOUSTON, TEXAS 77027
PHONE (713) 621-3707

Boundary Line Table		
Line #	Length	Direction
BL1	80.00'	N84° 33' 11"W
BL2	92.58'	N87° 24' 28"W
BL3	39.15'	S76° 44' 37"W
BL4	41.43'	S89° 20' 31"W
BL5	79.50'	S88° 00' 07"W
BL6	79.58'	S79° 10' 15"W
BL7	80.00'	S76° 19' 14"W
BL8	43.34'	S74° 46' 05"W
BL9	43.68'	S75° 10' 20"W
BL10	43.63'	S76° 58' 08"W
BL11	43.54'	S78° 35' 36"W
BL12	43.56'	S80° 49' 53"W
BL13	43.49'	S82° 27' 17"W
BL14	43.49'	S84° 16' 42"W
BL15	43.50'	S86° 06' 20"W
BL16	43.42'	S87° 55' 44"W
BL17	48.18'	S89° 48' 43"W
BL18	50.00'	N89° 32' 20"W

Boundary Line Table		
Line #	Length	Direction
BL19	15.00'	N00° 27' 40"E
BL20	110.00'	N89° 32' 20"W
BL21	300.00'	N00° 27' 40"E
BL22	39.36'	S74° 16' 13"W
BL23	93.02'	S56° 03' 33"E
BL24	50.00'	N22° 42' 49"E
BL25	175.17'	N26° 36' 57"E
BL26	8.62'	N13° 46' 08"W
BL27	50.00'	N76° 13' 52"E
BL28	134.00'	S13° 46' 08"E
BL29	52.22'	N81° 30' 42"E
BL30	127.48'	N89° 56' 44"E
BL31	60.00'	S74° 05' 21"E
BL32	29.12'	S00° 03' 28"E

GENERAL NOTES:

- Water service to be provided by Denton County Fresh Water Supply District No. 10.
- Utility Providers:
 - (1) Electric & Gas Service: CoServ
7701 South Stemmons
Corinth, Texas 75065
1-800-274-4014
 - (2) Telephone Service: AT&T
2301 Ridgeview Drive
Plano, Texas 75025
(972) 569-3084
- Sanitary sewer to be handled by facilities approved by the Texas Commission on Environmental Quality.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat is the responsibility of Denton County Fresh Water Supply District No. 10. Approval of this plat by Denton County does not constitute acceptance of same for maintenance purposes.
- 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 commissioner's court approval shall be subject to current county subdivision rules and regulations.
- 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 foot above the 100-year flood elevation.
- All utilities and drainage structures are located in the right-of-way except as shown.
- All utility easements and rights-of-ways shown hereon are hereby dedicated by this plat for the exclusive use of Denton County Fresh Water Supply District No. 10 unless otherwise noted.
- The subject property is depicted within Zone "X" (unshaded) on the Flood Insurance Rate Map, Map No. 48121C0430G, Dated April 18, 2011. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain.
- All corners are 1/2" iron rods with plastic cap stamped "SPIARSEN" set, unless noted otherwise.
- All lots in Block "X" are non-residential lots. Maintenance of all lots in Block "X" shall not be the responsibility of Denton County Fresh Water Supply District No. 10.
- 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.

REVIEWED AND APPROVED ON _____, 2015.

COUNTY JUDGE, DENTON COUNTY, TEXAS

Reason For Replat On Blocks J, K & L Is
To Widen The Single Family Lots And
Abandon Right Of Way.

REPLAT

ARTESIA NORTH PHASE 1B

BEING A REPLAT OF BLOCK 14, LOTS 63X, 64R-72R,
BLOCK 6, LOTS 20R-39R, BLOCK 5, LOTS 1R-40R

ARTESIA PHASE 1B

L. NETHERLY SURVEY ~ ABSTRACT NO. 962

DENTON COUNTY, TEXAS

12.680 Acres

OWNER / APPLICANT
CORONA ARTESIA, LLC
3899 Maple Ave., Suite 250
Dallas, Texas 75204
Telephone (214) 855-9400
Contact: Will Walton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

Centerline Line Table		
Line #	Length	Direction
L1	76.91'	N81°30'46"E
L2	34.59'	S89°32'20"E
L3	29.12'	N00°03'28"W

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	37.87'	505.00'	37.86'	N25°57'36"E	41°7'48"
C2	93.08'	475.00'	92.93'	N81°40'22"W	111°3'38"
C3	121.26'	200.00'	119.41'	S81°07'06"E	34°44'16"
C4	45.32'	500.00'	45.31'	S84°06'35"W	5°11'36"
C5	365.60'	1500.00'	364.70'	N79°43'28"E	13°57'54"
C6	300.21'	1000.00'	299.09'	S81°20'30"W	17°12'03"
C7	49.67'	200.00'	49.54'	N82°56'35"W	14°13'46"
C8	156.18'	1000.00'	156.02'	N04°00'47"W	8°56'54"
C9	397.25'	1230.00'	395.52'	N81°12'32"E	18°30'16"
C10	360.18'	1000.00'	358.24'	S82°16'31"W	20°38'13"
C11	137.00'	1600.00'	136.96'	N03°02'49"E	4°54'22"
C12	247.96'	1000.00'	247.33'	S07°02'45"W	14°12'26"

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1R	J	5462	0.125
2R	J	5500	0.126
3R	J	5500	0.126
4R	J	5500	0.126
5R	J	5500	0.126
6R	J	5500	0.126

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1R	K	7358	0.169
2R	K	6486	0.149
3R	K	6253	0.144
4R	K	6122	0.141
5R	K	6067	0.139
6R	K	5939	0.136
7R	K	5846	0.134
8R	K	5789	0.133
9R	K	5799	0.133
10R	K	6032	0.138
11R	K	6127	0.141
12R	K	6227	0.143
13R	K	6285	0.144
14R	K	6293	0.144
15R	K	9298	0.213
16R	K	7053	0.162
17R	K	6607	0.152
18R	K	7770	0.178
19R	K	6249	0.143
20R	K	6275	0.144
21R	K	6175	0.142
22R	K	6047	0.139
23R	K	5917	0.136

Lot Area Table			
Lot #	Block #	Square Feet	Acres
24R	K	5793	0.133
25R	K	5812	0.133
26R	K	5960	0.137
27R	K	6049	0.139
28R	K	6126	0.141
29R	K	6185	0.142
30R	K	6139	0.141
31R	K	6199	0.142
32R	K	7447	0.171

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1R	L	7079	0.163
2R	L	5978	0.137
3R	L	5979	0.137
4R	L	5979	0.137
5R	L	5984	0.137
6R	L	5979	0.137
7R	L	5982	0.137
8R	L	6073	0.139
9R	L	6289	0.144
10R	L	6348	0.146
11R	L	6351	0.146
12R	L	6495	0.149
13R	L	6584	0.151
14R	L	6206	0.142
15R	L	6488	0.149

Lot Area Table			
Lot #	Block #	Square Feet	Acres
27R	I	11768	0.270

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.051
2	X	0.187

Reason For Replat On Blocks J, K & L Is
To Widen The Single Family Lots And
Abandon Right Of Way.

REPLAT

ARTESIA NORTH PHASE 1B

BEING A REPLAT OF BLOCK 14, LOTS 63X, 64R-72R,
BLOCK 6, LOTS 20R-39R, BLOCK 5, LOTS 1R-40R

ARTESIA PHASE 1B

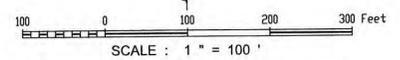
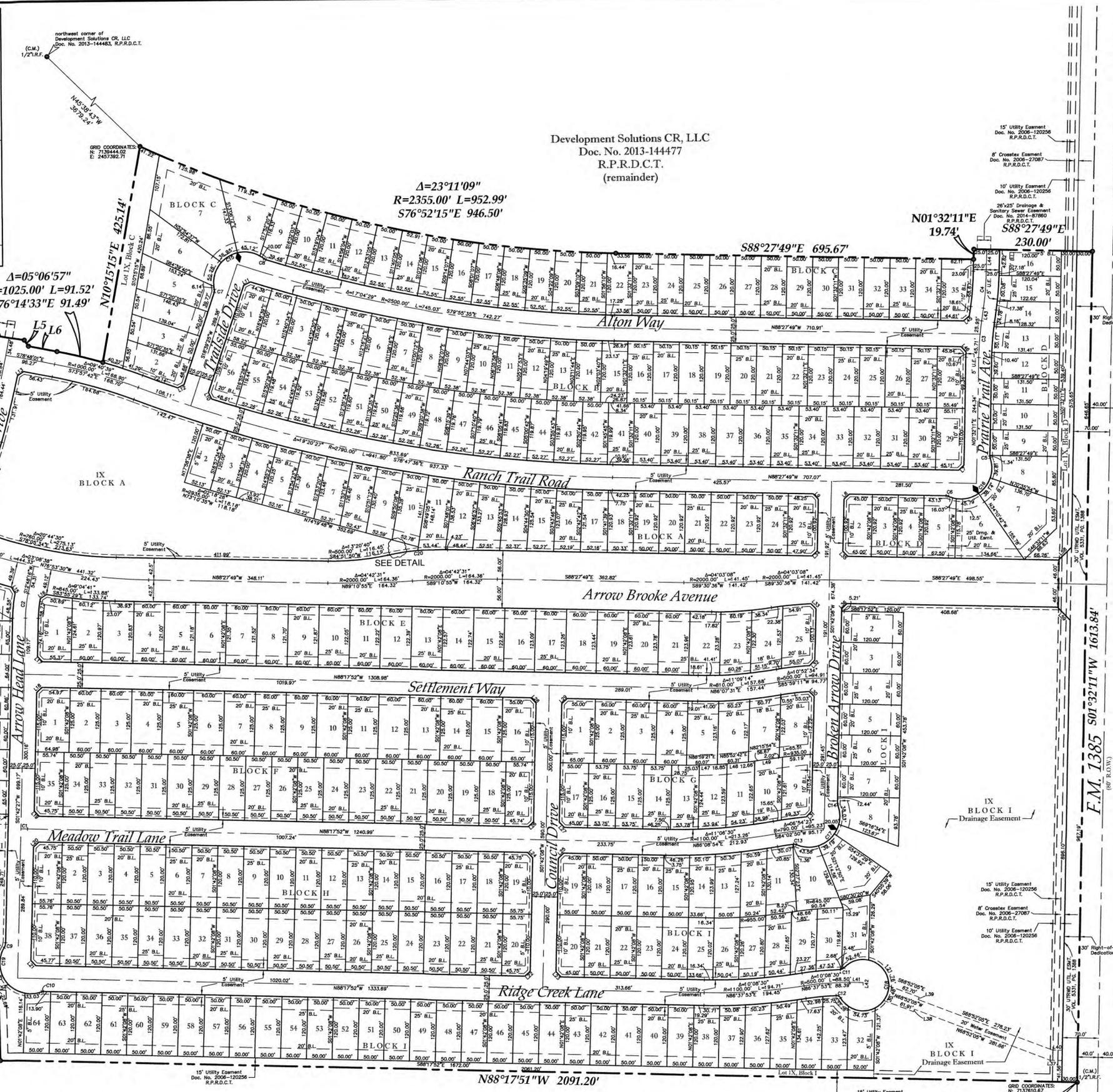
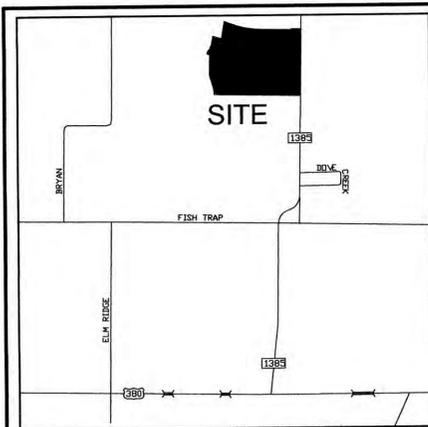
L. NETHERLY SURVEY ~ ABSTRACT NO. 962

DENTON COUNTY, TEXAS

12.680 Acres

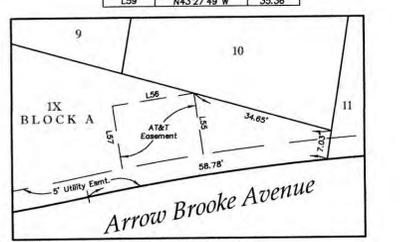
OWNER / APPLICANT
CORONA ARTESIA, LLC
3899 Maple Ave., Suite 250
Dallas, Texas 75204
Telephone (214) 855-9400
Contact: Will Walton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett



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 71.81'
C4	71.88'	600.00'	630.34'	N04°57'28"E 71.81'
C5	3.52'	10.00'	20.0854'	S08°32'16"E 3.50'
C6	4.07'	10.00'	21.2141'	N76°40'01"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°38'14"W 113.39'
C16	139.77'	60.00'	13328.27'	N48°07'53"E 110.24'
C17	140.85'	60.00'	13470.09'	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'	1370.40'	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	N31°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°30'11"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

- 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.

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

Ridinger Associates, Inc.
 Civil Engineers - Planners
 500 S. Edmonds 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 ~ TFFN No. 10083800
 REVISED BY: J.H.B. DATE: 02/07/14
 www.arthursurveying.com

SHEET 1/2
 FOR DENTON COUNTY USE ONLY

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 03/25/2015

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
 Telephone Service: AT&T
 2301 Ridgeview Drive
 Plano, TX 75025
 Phone: (972) 569-3084
- 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
 www.arthursurveying.com

SHEET
 2/2

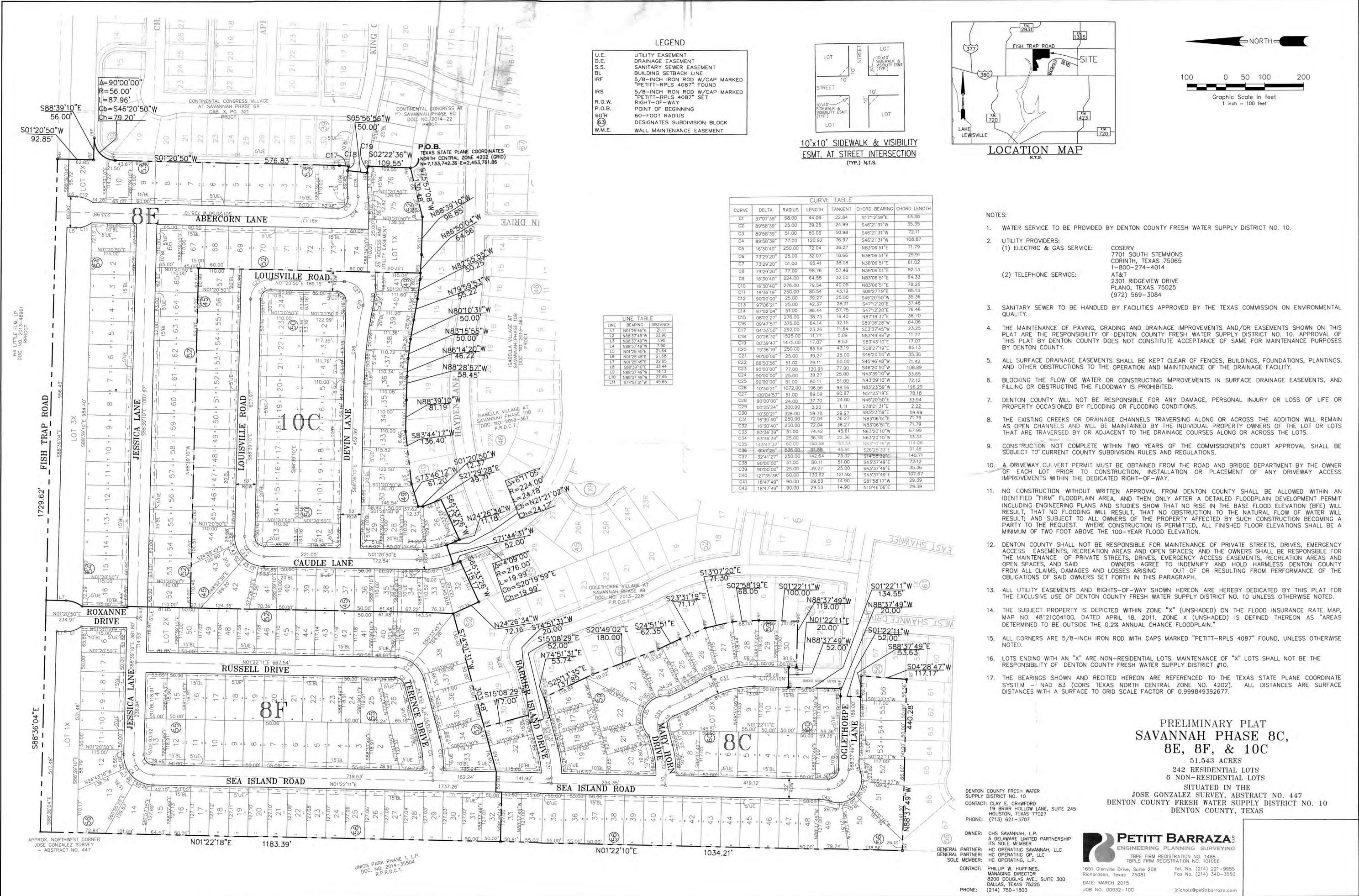
DENTON COUNTY FRESH WATER
 SUPPLY DISTRICT NO. 10
 19 Briar Hollow Lane, Suite 245
 Houston, TX 77027
 Contact: Clay E. Crawford
 Phone: (713) 621-3707

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

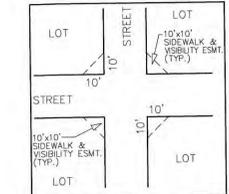
REVISED BY: J.H.B.
 DATE: 12/03/14
 DRAWN BY: Jav
 DATE: 02/07/14
 SCALE: 1"=100'
 CHECKED BY: D.L.A.
 ASC NO.: 131217-4

FOR DENTON COUNTY USE ONLY

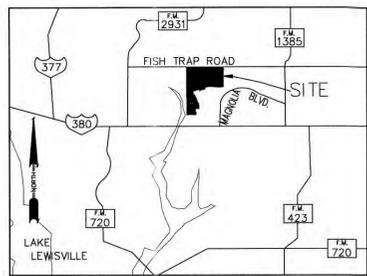


LEGEND

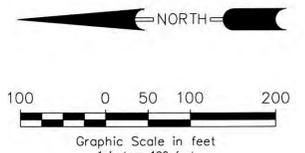
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
IRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
IRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
60R	60-FOOT RADIUS
⊙	DESIGNATES SUBDIVISION BLOCK
W.M.E.	WALL MAINTENANCE EASEMENT



10'x10' SIDEWALK & VISIBILITY ESM. AT STREET INTERSECTION (TYP.) N.T.S.



LOCATION MAP N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°24'45"E	21.11
L2	N88°37'49"W	33.90
L3	N88°37'49"W	7.90
L4	N88°37'49"W	7.90
L5	N01°25'45"E	21.64
L6	N01°25'45"E	21.68
L7	N01°25'45"E	22.65
L8	N88°39'10"E	33.44
L9	N88°37'49"W	14.13
L10	N88°37'49"W	22.45
L11	S74°51'31"E	45.65

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	37°07'39"	68.00	44.06	22.84	S171°25'0"E	43.50
C2	89°58'39"	25.00	39.26	24.99	S46°21'31"W	35.35
C3	89°58'39"	51.00	80.09	50.98	S46°21'31"W	72.11
C4	89°58'39"	77.00	120.92	76.97	S46°21'31"W	108.87
C5	16°30'40"	250.00	72.04	36.27	N83°06'51"E	71.79
C6	73°29'20"	25.00	32.07	18.66	N38°06'51"E	29.91
C7	73°29'20"	51.00	65.41	38.08	N38°06'51"E	61.02
C8	73°29'20"	77.00	98.76	57.49	N38°06'51"E	92.13
C9	16°30'40"	224.00	64.55	32.50	N83°06'51"E	64.33
C10	16°30'40"	276.00	79.54	40.05	N83°06'51"E	79.26
C11	19°36'19"	250.00	85.54	43.19	S08°27'19"E	85.13
C12	90°00'00"	25.00	39.27	25.00	S46°20'50"W	35.36
C13	97°02'04"	25.00	42.37	28.31	S47°22'0"E	37.48
C14	97°02'04"	51.00	86.44	57.75	S47°22'0"E	76.46
C15	08°02'27"	276.00	38.73	19.40	N87°19'37"E	38.70
C16	09°47'57"	375.00	64.14	32.15	S89°08'28"W	64.06
C17	04°33'50"	292.00	23.26	11.64	S03°37'45"W	23.25
C18	00°26'32"	1525.00	11.77	5.89	N83°49'48"W	11.77
C19	00°39'47"	1475.00	17.07	8.53	S83°31'0"E	17.07
C20	19°36'19"	250.00	85.54	43.19	S08°27'19"E	85.13
C21	90°00'00"	25.00	39.27	25.00	S46°20'50"W	35.36
C22	88°50'56"	51.00	79.11	50.00	S45°46'48"W	71.42
C23	90°00'00"	77.00	120.95	77.00	S46°20'50"W	108.89
C24	90°00'00"	25.00	39.27	25.00	N43°39'10"W	33.65
C25	90°00'00"	51.00	80.11	51.00	N43°39'10"W	72.12
C26	10°30'21"	1072.00	196.56	98.56	N83°23'59"W	196.29
C27	10°04'57"	51.00	89.09	60.87	N51°23'19"E	78.18
C28	90°00'00"	24.00	37.70	24.00	N49°20'50"E	33.94
C29	00°39'47"	300.00	2.22	1.11	S78°21'31"E	2.22
C30	10°30'21"	326.00	59.78	29.97	S83°23'59"E	59.69
C31	16°30'40"	250.00	72.04	36.27	N83°06'51"E	71.79
C32	16°30'40"	250.00	72.04	36.27	N83°06'51"E	71.79
C33	83°36'39"	51.00	74.42	45.61	N63°20'10"W	67.99
C34	83°36'39"	25.00	36.48	22.36	N63°20'10"W	33.33
C35	143°47'37"	150.00	150.58	133.54	N49°20'50"E	114.06
C36	84°22'28"	536.00	91.95	45.91	S26°25'33"E	91.48
C37	32°41'27"	250.00	142.64	73.32	S14°58'32"E	140.71
C38	90°00'00"	51.00	80.11	51.00	S43°37'49"E	72.12
C39	90°00'00"	25.00	39.27	25.00	S43°37'49"E	35.36
C40	127°35'38"	60.00	133.62	121.92	S43°37'49"E	107.67
C41	18°47'49"	90.00	29.53	14.90	S81°58'17"W	29.39
C42	18°47'49"	90.00	29.53	14.90	N10°46'06"E	29.39

- NOTES:**
- WATER SERVICE TO BE PROVIDED BY DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10.
 - UTILITY PROVIDERS:
 - (1) ELECTRIC & GAS SERVICE: COSERV 771 SOUTH STEMMONS CORINTH, TEXAS 75065 1-800-274-4014
 - (2) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 (972) 569-3084
 - SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
 - THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10. APPROVAL OF THIS PLAN BY DENTON COUNTY 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 COMMISSIONER'S 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 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.
 - ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAN FOR THE EXCLUSIVE USE OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 UNLESS OTHERWISE NOTED.
 - THE SUBJECT PROPERTY IS DEPICTED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0410G, DATED APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - ALL CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND, UNLESS OTHERWISE NOTED.
 - LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT #10.
 - THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.

**PRELIMINARY PLAT
SAVANNAH PHASE 8C,
8E, 8F, & 10C**

51.543 ACRES
242 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS

SITUATED IN THE
JOSE GONZALEZ SURVEY, ABSTRACT NO. 447
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10
DENTON COUNTY, TEXAS

DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NO. 10
CONTACT: CLAY E. CRAWFORD
19 BRIAR HOLLOW LANE, SUITE 245
HOUSTON, TEXAS 77027
PHONE: (713) 621-3707

OWNER: CHS SAVANNAH, L.P.
A DELAWARE LIMITED PARTNERSHIP
ITS SOLE MEMBER
GENERAL PARTNER: HC OPERATING SAVANNAH, LLC
SOLE PARTNER: HC OPERATING GP, LLC
SOLE MEMBER: HC OPERATING, L.P.
CONTACT: PHILLIP W. HUFFINES,
MANAGING DIRECTOR
8200 DOUGLAS AVE., SUITE 300
DALLAS, TEXAS 75225
PHONE: (214) 750-1800

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPB FIRM REGISTRATION NO. 1488
TSPS FIRM REGISTRATION NO. 101068
CONTACT: 1651 Glenview Drive, Suite 208
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH 2015
JOB NO. 00032-10C
jnicols@petittbarraza.com

APPROX. NORTHWEST CORNER
JOSE GONZALEZ SURVEY
ABSTRACT NO. 447

UNION PARK PHASE 1, L.P.
DOC. NO. 2014-35504
P.R.D.C.T.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS CHS SAVANNAH, L.P. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSE GONZALEZ SURVEY, ABSTRACT NO. 447, IN DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 168.605 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO CHS SAVANNAH, LP, RECORDED IN DOCUMENT NO. 2006-40724, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 49, CONTINENTAL CONGRESS VILLAGE AT SAVANNAH PHASE 6C, RECORDED IN DOCUMENT NO. 2014-22, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT), SAID BEGINNING POINT ALSO BEING IN THE NORTH LINE OF ISABELLA VILLAGE AT SAVANNAH PHASE 10B, RECORDED IN DOCUMENT NO. 2013-36707 SAID PLAT RECORDS;

THENCE, CONTINUING WITH THE NORTHERLY LINE OF ISABELLA VILLAGE AT SAVANNAH PHASE 10B, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087":
SOUTH 75 DEGREES 57 MINUTES 08 SECONDS WEST, A DISTANCE OF 130.48 FEET;
NORTH 88 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 96.85 FEET;
NORTH 86 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 64.56 FEET;
NORTH 82 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.25 FEET;
NORTH 79 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 55.22 FEET;
NORTH 80 DEGREES 10 MINUTES 31 SECONDS WEST, A DISTANCE OF 50.00 FEET;
NORTH 83 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET;
NORTH 86 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 46.22 FEET;
NORTH 88 DEGREES 28 MINUTES 57 SECONDS WEST, A DISTANCE OF 58.45 FEET;
NORTH 88 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 81.19 FEET;
SOUTH 83 DEGREES 44 MINUTES 17 SECONDS WEST, A DISTANCE OF 136.40 FEET;
SOUTH 73 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 61.20 FEET;
SOUTH 01 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 12.37 FEET;
SOUTH 21 DEGREES 29 MINUTES 28 SECONDS EAST, A DISTANCE OF 49.71 FEET;
SOUTH 65 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 113.41 FEET;

NORTH 24 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 11.18 FEET, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
NORTH 24 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 11.18 FEET, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS NORTH 21 DEGREES 21 MINUTES 02 SECONDS WEST FOR 24.17 FEET, A CENTRAL ANGLE OF 6 DEGREES 11 MINUTES 05 SECONDS AND A RADIUS OF 224.00 FEET, FOR AN ARC DISTANCE OF 24.18 FEET;

SOUTH 71 DEGREES 44 MINUTES 31 SECONDS WEST, A DISTANCE OF 52.00 FEET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 20 DEGREES 19 MINUTES 59 SECONDS EAST FOR 19.99 FEET, A CENTRAL ANGLE OF 4 DEGREES 09 MINUTES 00 SECONDS AND A RADIUS OF 276.00 FOR AN ARC DISTANCE OF 19.99 FEET;

AND SOUTH 65 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 115.17 FEET, SAID POINT ALSO BEING IN THE EAST LINE OF OGLETHORPE VILLAGE AT SAVANNAH PHASE 8B, RECORDED IN DOCUMENT NO. 2013-228 OF SAID PLAT RECORDS;

THENCE ALONG THE BOUNDARY OF SAID OGLETHORPE VILLAGE THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087":

NORTH 24 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 72.16 FEET;
SOUTH 74 DEGREES 51 MINUTES 31 SECONDS WEST, A DISTANCE OF 303.48 FEET;
SOUTH 15 DEGREES 08 MINUTES 29 SECONDS EAST, A DISTANCE OF 117.00 FEET;
SOUTH 74 DEGREES 51 MINUTES 31 SECONDS WEST, A DISTANCE OF 20.00 FEET;
SOUTH 15 DEGREES 08 MINUTES 29 SECONDS EAST, A DISTANCE OF 52.00 FEET;
NORTH 74 DEGREES 51 MINUTES 31 SECONDS EAST, A DISTANCE OF 53.74 FEET;
SOUTH 25 DEGREES 13 MINUTES 35 SECONDS EAST, A DISTANCE OF 137.85 FEET;
SOUTH 20 DEGREES 49 MINUTES 02 SECONDS EAST, A DISTANCE OF 180.00 FEET;
SOUTH 24 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 62.35 FEET;
SOUTH 23 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 71.17 FEET;
SOUTH 13 DEGREES 07 MINUTES 20 SECONDS EAST, A DISTANCE OF 71.30 FEET;
SOUTH 02 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 68.05 FEET;
SOUTH 01 DEGREE 22 MINUTES 11 SECONDS WEST, A DISTANCE OF 100.00 FEET;
NORTH 88 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 119.00 FEET;
NORTH 01 DEGREE 22 MINUTES 11 SECONDS EAST, A DISTANCE OF 20.00 FEET;
NORTH 88 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 52.00 FEET;
SOUTH 01 DEGREE 22 MINUTES 11 SECONDS WEST, A DISTANCE OF 134.55 FEET;
NORTH 88 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 20.00 FEET;
SOUTH 01 DEGREE 22 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.00 FEET;
SOUTH 88 DEGREES 37 MINUTES 49 SECONDS EAST, A DISTANCE OF 53.63 FEET;
SOUTH 04 DEGREES 28 MINUTES 47 SECONDS WEST, A DISTANCE OF 117.17 FEET;

AND NORTH 88 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 440.28 FEET, SAID POINT ALSO BEING ON THE COMMON WEST LINE OF SAID 168.605 ACRE TRACT AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO UNION PARK PHASE 1, L.P., RECORDED IN DOCUMENT NO. 2014-35504 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREE 22 MINUTES 10 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1034.21 FEET TO A POINT FOR CORNER;
THENCE NORTH 01 DEGREE 22 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1183.39 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF FISH TRAP ROAD, AND ALSO BEING LOCATED ON A SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO H4 LITTLE ELM, L.P., RECORDED IN INSTRUMENT NO. 2013-48961, RPRDCT;

THENCE SOUTH 88 DEGREES 36 MINUTES 04 SECONDS EAST, WITH SAID APPROXIMATE CENTER OF FISH TRAP ROAD AND SAID SOUTHERLY LINE OF THE H4 LITTLE ELM, L.P. TRACT, A DISTANCE OF 1729.62 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF CONTINENTAL CONGRESS VILLAGE AT SAVANNAH PHASE 6A, RECORDED IN CABINET X, PAGES 321-323, OF SAID PLAT RECORDS;

THENCE ALONG THE WESTERLY LINE OF CONTINENTAL CONGRESS AT SAVANNAH PHASE 6A, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087":

SOUTH 01 DEGREE 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.85 FEET;
SOUTH 88 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 56.00 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 46 DEGREES 20 MINUTES 50 SECONDS WEST FOR 79.20 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A RADIUS OF 56.00 FEET, FOR AN ARC DISTANCE OF 87.96 FEET;
SOUTH 01 DEGREE 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 576.83 FEET, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 03 DEGREES 37 MINUTES 45 SECONDS WEST FOR 23.25 FEET, A CENTRAL ANGLE OF 04 DEGREES 33 MINUTES 50 SECONDS AND A RADIUS OF 292.00 FEET, FOR AN ARC DISTANCE OF 23.26 FEET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 83 DEGREES 49 MINUTES 48 SECONDS WEST FOR 11.77 FEET, A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 32 SECONDS AND A RADIUS OF 1525.00 FEET, FOR AN ARC DISTANCE OF 11.77 FEET;
SOUTH 05 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 50.00 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 83 DEGREES 43 MINUTES 10 SECONDS EAST FOR 17.07 FEET, A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 47 SECONDS AND A RADIUS OF 1475.00 FEET, FOR AN ARC DISTANCE OF 17.07 FEET;
SOUTH 02 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 109.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 51.543 ACRES OF LAND, MORE OR LESS.

CERTIFICATION AND DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHS SAVANNAH, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SAVANNAH PHASES 8C, 8E, 8F AND 10C, AN ADDITION TO DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE THE SURFACE ESTATE ONLY, NOT THE MINERAL ESTATE, TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 (THE DISTRICT), THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO THE EXCLUSIVE USE FOREVER OF DISTRICT 10, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. 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 DISTRICT 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 DISTRICT USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICT 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 OR ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID 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 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, EASEMENTS AND RIGHTS UNTO THE DISTRICT AGAINST EVERY PERSON WHOMSOEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PROSPER. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY.

WITNESS MY HAND THIS ____ DAY OF _____ 2015.

BY: CHS SAVANNAH, L.P.,
A DELAWARE LIMITED PARTNERSHIP
ITS SOLE MEMBER

BY: HC OPERATING SAVANNAH, LLC,
ITS GENERAL PARTNER

BY: HC OPERATING, L.P.,
ITS SOLE MEMBER

BY: HC OPERATING GP, LLC,
ITS GENERAL PARTNER

BY: _____
PHILLIP HUFFINES, MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES, MANAGING DIRECTOR OF HC OPERATING GP, LLC, KNOWN TO ME TO BE THE PERSON AND OFFICER 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 OFFICE, THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON 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 USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

UTILITY COMPANY APPROVAL

ELECTRIC & GAS COMPANY: _____
COSERV _____ DATE _____
TELEPHONE COMPANY: _____
AT&T _____ DATE _____

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10
CONTACT: CLAY E. CRAWFORD
19 BRAR HOLLOW LANE, SUITE 245
HOUSTON, TEXAS 77027
PHONE: (713) 621-3707

OWNER: CHS SAVANNAH, L.P.,
A DELAWARE LIMITED PARTNERSHIP
ITS SOLE MEMBER
GENERAL PARTNER: HC OPERATING SAVANNAH, LLC
SOLE MEMBER: HC OPERATING, L.P.
CONTACT: PHILLIP W. HUFFINES,
MANAGING DIRECTOR
8200 DOUGLAS AVE., SUITE 300
DALLAS, TEXAS 75225
PHONE: (214) 750-1800

REVIEWED AND APPROVED ON _____ 2015.
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10
REVIEWED AND APPROVED ON _____ 2015.
COUNTY JUDGE, DENTON COUNTY, TEXAS

PRELIMINARY PLAT
SAVANNAH PHASE 8C,
8E, 8F, & 10C
51.543 ACRES
242 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS
SITUATED IN THE
JOSE GONZALEZ SURVEY, ABSTRACT NO. 447
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10
DENTON COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TYPE FIRM REGISTRATION NO. 1488
TIPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 208
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: MARCH 2015
JOB NO. 00032-10C
jnichols@petittbarraza.com