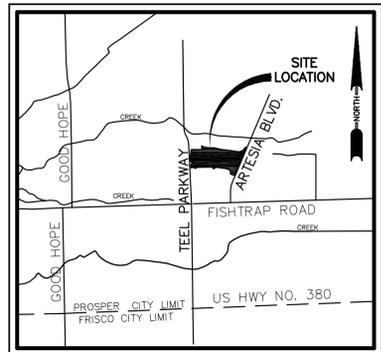


**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Mary and Jim Horn Government Center**  
**Public Works Conference Room**  
**1505 East McKinney Street, Ste. 176**  
**Denton, TX 76209**  
**November 19, 2015**  
**9:00 A.M.**

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

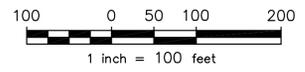
- I. Call to order.
- II. Consider and take any appropriate action on variance requests.
- III. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
  - **Artesia Phase 5A – Replat (98 Residential Lots & 1 Non-Residential Lot – 19.430 Acres) Pct. 1**
- IV. Adjournment



LOCATION MAP NOT TO SCALE

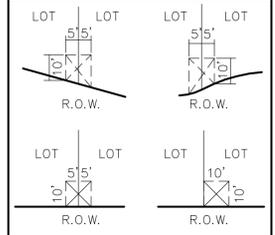
LEGEND

SSE	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
BL	BUILDING SETBACK LINE
5/8" CIRS (CIRF)	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET (FOUND)
IRF	IRON ROD FOUND
	DENOTES STREET NAME CHANGE
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
RP	RADIUS POINT
(A)	DESIGNATES SUBDIVISION BLOCK
PRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

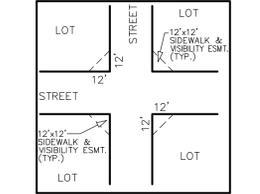


LINE	BEARING	DISTANCE
L1	N73°09'38"W	18.14
L2	S02°27'38"W	35.00
L3	S88°47'29"W	61.13
L4	S89°52'26"W	468.48
L5	N66°59'33"W	16.35
L6	N23°00'27"E	389.26
L7	N02°27'38"E	440.14
L8	S89°52'26"W	198.21
L9	S01°14'06"E	88.81
L10	S01°12'32"E	147.09
L11	S89°57'41"E	38.74
L12	S89°30'20"E	68.25
L13	S86°18'43"E	59.96
L14	S85°05'21"E	52.12
L15	S11°18'20"E	112.65
L16	S79°12'32"E	53.06
L17	S76°56'41"E	2.85
L18	S89°31'43"E	52.00
L19	S88°29'06"E	52.00
L20	S87°26'29"E	52.00
L21	S86°23'51"E	52.00
L22	S85°21'14"E	52.00
L23	S84°16'37"E	55.51
L24	S83°09'56"E	54.88
L25	S82°05'55"E	51.63
L26	S81°03'46"E	51.63
L27	S80°01'36"E	51.63
L28	S78°59'26"E	51.63
L29	S77°42'12"E	55.32
L30	S74°42'10"E	55.12
L31	S80°32'47"E	55.98
L32	S00°07'34"E	111.41
L33	N06°20'50"E	110.02
L34	S70°06'44"E	67.99
L35	S61°42'34"E	106.74
L36	N58°56'06"E	144.40
L37	S66°59'33"E	65.54
L38	S24°17'45"W	110.01
L39	S83°54'47"E	53.06
L40	S82°44'13"E	53.06
L41	S81°33'40"E	53.06
L42	S80°23'06"E	53.06
L43	S76°56'41"E	54.57
L44	S73°21'36"E	57.62
L45	S69°33'33"E	64.26

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	DIRECTION	CHORD
C1	11°35'09"	2450.00	495.41	248.55	N84°19'59"W	494.57	
C2	11°32'52"	780.00	157.21	78.87	N72°45'59"W	156.94	
C3	91°55'41"	50.00	80.22	51.71	N22°57'23"W	71.89	
C4	9°37'11"	1050.00	176.29	88.35	N73°43'49"W	176.08	
C5	11°35'09"	2720.00	550.01	275.95	N84°19'59"W	549.07	
C6	15°47'08"	800.00	220.41	110.91	S81°58'53"E	219.71	
C7	9°58'21"	250.00	43.51	21.81	S06°13'16"E	43.46	
C8	9°59'56"	425.50	74.25	37.22	S06°12'29"E	74.16	
C9	75°19'24"	50.00	65.73	38.59	S36°25'37"W	61.10	
C10	1°04'58"	1000.00	18.90	9.45	S89°19'57"W	18.90	
C11	75°19'24"	25.00	32.87	19.30	S36°25'37"W	30.55	
C12	142°12'49"	60.00	148.93	175.31	S36°18'53"W	113.54	
C13	158°30'51"	60.00	166.00	316.24	N22°41'31"W	117.90	
C14	91°55'41"	25.00	40.11	25.86	N22°57'23"W	35.95	



TYPICAL 10'x10' TRANSFORMER PAD ESMT. N.T.S.



12'x12' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION (TYP.) N.T.S.

NOTE: THE REASON FOR THIS REPLAT IS TO REVISE THE CORNER LOT SIDE BUILDING LINES FROM 10 FEET TO 12 FEET.

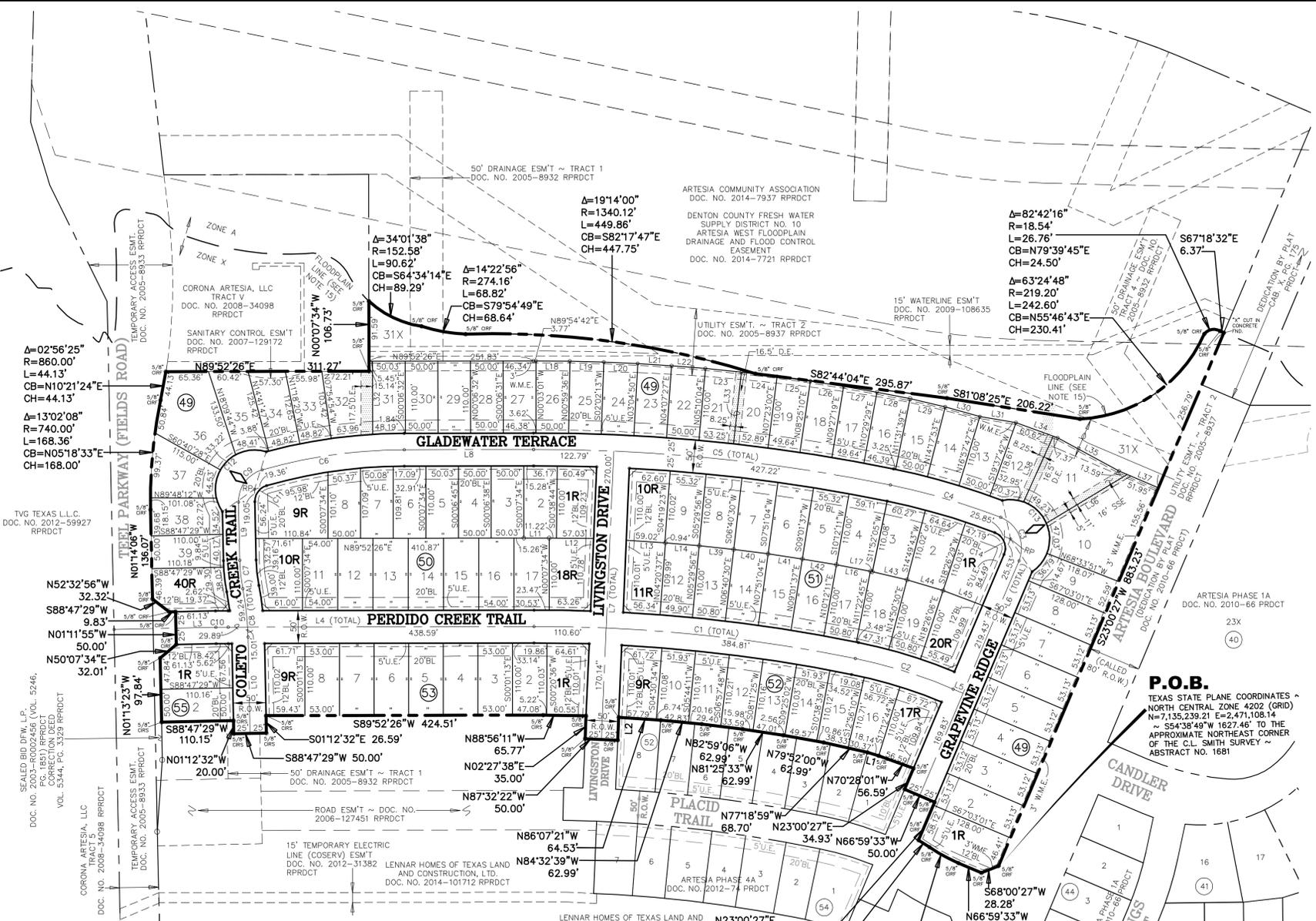
REPLAT ARTESIA PHASE 5A

19.430 ACRES  
98 RESIDENTIAL LOTS & 1 NON-RESIDENTIAL LOT  
SITUATED IN THE  
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962  
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10  
DENTON COUNTY, TEXAS

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CONTACT: STEWART PARKER, DIVISION PRESIDENT  
LENNAR HOMES OF TEXAS L & C, LTD.  
1707 MARKET PLACE BLVD, SUITE 250  
IRVING, TEXAS 75038

**PETITT BARRAZA**  
ENGINEERING PLANNING SURVEYING  
TBP FIRM REGISTRATION NO. 1488  
TBP FIRM REGISTRATION NO. 101068  
1651 N. Glenville Dr. Ste. 208 Tel. No. (214) 221-9955  
Richardson, Texas 75081 Fax No. (214) 340-3550  
DATE: NOVEMBER 2015 SCALE: 1"=100'  
JOB NO. 11033-5A



- NOTES:
- WATER SERVICE TO BE PROVIDED BY DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10.
  - UTILITY PROVIDERS:  
(1) ELECTRIC SERVICE: COSEVRY  
7701 SOUTH STEMMONS CORIN, TEXAS 75065  
PHONE: 1-800-274-4014  
AT&T  
2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025  
PHONE: (972) 569-3084  
(2) TELEPHONE SERVICE:
  - 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.
  - 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 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 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.
  - SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48121C0430C, REVISION DATE APRIL 18, 2011. FLOODPLAIN LINE SHOWN HEREON IS GRAPHICALLY PLOTTED ACCORDING TO THIS MAP.
  - ALL PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET 5 FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
  - LOT NUMBERS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS.
  - ALL WALLS CONSTRUCTED WITHIN DEPICTED WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THIS PROPERTY IS LOCATED WITHIN THE CITY OF PROSPER'S ETJ.
  - THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED NORTH LINE OF A 60-FOOT-OF-WAY DEDICATION TO THE STATE OF TEXAS FOR FISHTRAP ROAD ACCORDING TO AMENDING PLAT FOR ARTESIA PHASE 1A, RECORDED IN DOCUMENT NO. 2010-66, PLAT RECORDS OF DENTON COUNTY, TEXAS (N89°52'26"E).

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE LOUISA NETHERLY SURVEY, ABSTRACT NO. 962, IN DENTON COUNTY, TEXAS, ACCORDING TO DEED RECORDED IN DOCUMENT NO. 2014-101712, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND BEING ALL OF ARTESIA PHASE 5A, AN ADDITION TO DENTON COUNTY ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NO. 2015-239, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found, said iron rod being located at the intersection of the westerly right-of-way line of Artesia Boulevard (variable width R.O.W.), said right-of-way dedicated according to Amending Plat of Artesia Phase 1A, an addition to Denton County, Texas recorded in Instrument No. 2010-66, PRDCT, and the northerly right-of-way line of Placid Trail (variable width R.O.W.), said right-of-way dedicated according to Final Plat of Artesia Phase 4A, an addition to Denton County, Texas recorded in Instrument No. 2012-74, PRDCT;

THENCE South 68 degrees 00 minutes 27 seconds West, leaving the westerly right-of-way line of Artesia Boulevard, and with the northerly line of said Artesia Phase 4A, a distance of 28.28 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE North 66 degrees 59 minutes 33 seconds West, continuing with the northerly line of said Artesia Phase 4A, a distance of 38.23 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a tangent curve to the right;

THENCE continuing with the northerly line of Artesia Phase 4A, and with said curve having a central angle of 11 degrees 07 minutes 59 seconds, a radius of 260.00 feet, a chord which bears North 61 degrees 25 minutes 33 seconds West, a chord distance of 50.44 feet, for an arc distance of 50.52 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a tangent reverse curve to the left;

THENCE continuing with the northerly line of Artesia Phase 4A, and with said curve having a central angle of 03 degrees 20 minutes 38 seconds, a radius of 340.00 feet, a chord which bears North 57 degrees 31 minutes 53 seconds West, a chord distance of 19.84 feet, for an arc distance of 19.84 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE continuing with the northerly line of Artesia Phase 4A, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT - RPLS 4087" found for corner;

- North 23 degrees 00 minutes 27 seconds East, a distance of 63.05 feet;
- North 66 degrees 59 minutes 33 seconds West, a distance of 50.00 feet;
- North 23 degrees 00 minutes 27 seconds East, a distance of 34.93 feet;
- North 70 degrees 28 minutes 01 second West, a distance of 56.59 feet;
- North 73 degrees 09 minutes 38 seconds West, a distance of 18.14 feet;
- North 77 degrees 18 minutes 59 seconds West, a distance of 68.70 feet;
- North 79 degrees 52 minutes 00 seconds West, a distance of 62.99 feet;
- North 81 degrees 25 minutes 33 seconds West, a distance of 62.99 feet;
- North 82 degrees 59 minutes 06 seconds West, a distance of 62.99 feet;
- North 84 degrees 32 minutes 39 seconds West, a distance of 62.99 feet;
- North 86 degrees 07 minutes 21 seconds West, a distance of 64.53 feet;
- South 02 degrees 27 minutes 38 seconds West, a distance of 35.00 feet;
- And North 87 degrees 32 minutes 22 seconds West, a distance of 50.00 feet;

THENCE North 02 degrees 27 minutes 38 seconds East, leaving said north line and crossing over and across said Lennar Homes tract, a distance of 35.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner;

THENCE North 88 degrees 56 minutes 11 seconds West, continuing to cross said Lennar Homes tract, a distance of 65.77 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89 degrees 52 minutes 26 seconds West, continuing to cross said Lennar Homes tract, a distance of 424.51 feet to a 5/8-inch iron rod with cap marked "PETITT -RPLS 4087" set for corner;

THENCE South 01 degrees 12 minutes 32 seconds East, continuing to cross said Lennar Homes tract, a distance of 26.59 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 88 degrees 47 minutes 29 seconds West, continuing to cross said Lennar Homes tract, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT -RPLS 4087" set for corner;

THENCE North 01 degrees 12 minutes 32 seconds West, continuing to cross said Lennar Homes tract, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 88 degrees 47 minutes 29 seconds West, continuing to cross said Lennar Homes tract, a distance of 110.15 feet to a 5/8-inch iron rod with cap marked "PETITT -RPLS 4087" set for corner in the westerly line of said Lennar Homes tract;

THENCE with said westerly line of the Lennar Homes tract, the following bearings and distances to 5/8-inch iron rods with cap marked "PETITT - RPLS 4087" found for corner;

- North 01 degrees 13 minutes 23 seconds West, a distance of 97.84 feet;
- North 50 degrees 07 minutes 34 seconds East, a distance of 32.01 feet;
- North 01 degrees 11 minutes 55 seconds West, a distance of 50.00 feet;
- South 88 degrees 47 minutes 29 seconds West, a distance of 9.83 feet;

And North 52 degrees 32 minutes 56 seconds West, a distance of 32.32 feet, said iron rod being located on the easterly line of a tract of land described as Tract V in a deed to Corona Artesia LLC described in Document Number 2008-34098, RPRDCT;

THENCE North 01 degrees 14 minutes 06 seconds West, with said easterly line of the Corona Artesia LLC tract, a distance of 136.07 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent curve to the right;

THENCE continuing with the easterly line of the Corona Artesia LLC tract, and with said curve having a central angle of 13 degrees 02 minutes 08 seconds, a radius of 740.00 feet, a chord which bears North 05 degrees 18 minutes 33 seconds East, a chord distance of 168.00 feet, for an arc distance of 168.36 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a tangent reverse curve to the left;

THENCE continuing with the easterly line of the Corona Artesia LLC tract, and with said curve having a central angle of 02 degrees 56 minutes 25 seconds, a radius of 860.00 feet, a chord which bears North 10 degrees 21 minutes 24 seconds East, a chord distance of 44.13 feet, for an arc distance of 44.13 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE North 89 degrees 52 minutes 26 seconds East, with a north line of the Corona Artesia LLC tract, a distance of 311.27 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE North 00 degrees 07 minutes 34 seconds West, with an easterly line of the Corona Artesia LLC tract, a distance of 106.73 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being a southwest corner of that certain tract of land described in deed to Artesia Community Association recorded in Document No. 2014-7937, RPRDCT, and being the beginning of a non-tangent curve to the left;

THENCE with the southerly line of said Artesia Community Association tract, and with said curve having a central angle of 34 degrees 01 minutes 38 seconds, a radius of 152.58 feet, a chord which bears South 64 degrees 34 minutes 14 seconds East, a chord distance of 89.29 feet, for an arc distance of 90.62 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent compound curve to the left;

THENCE continuing with the southerly line of the Artesia Community Association tract, and with said curve having a central angle of 14 degrees 22 minutes 56 seconds, a radius of 274.16 feet, a chord which bears South 79 degrees 54 minutes 49 seconds East, a chord distance of 68.64 feet, for an arc distance of 68.82 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent reverse curve to the right;

THENCE continuing with the southerly line of the Artesia Community Association tract, and with said curve having a central angle of 19 degrees 14 minutes 00 seconds, a radius of 1340.12 feet, a chord which bears South 82 degrees 17 minutes 47 seconds East, a chord distance of 447.75 feet, for an arc distance of 449.86 feet to the end of said curve, 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE South 82 degrees 44 minutes 04 seconds East, continuing with the southerly line of the Artesia Community Association tract, a distance of 295.87 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE South 81 degrees 08 minutes 25 seconds East, continuing with the southerly line of the Artesia Community Association tract, a distance of 206.22 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent curve to the left;

THENCE continuing with the southerly line of the Artesia Community Association tract, and with said curve having a central angle of 63 degrees 24 minutes 48 seconds, a radius of 219.20 feet, a chord which bears North 55 degrees 46 minutes 43 seconds East, a chord distance of 230.41 feet, for an arc distance of 242.60 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner, said iron rod being the beginning of a non-tangent reverse curve to the right;

THENCE continuing with the southerly line of the Artesia Community Association tract, and with said curve having a central angle of 82 degrees 42 minutes 16 seconds, a radius of 18.54 feet, a chord which bears North 79 degrees 39 minutes 45 seconds East, a chord distance of 24.50 feet, for an arc distance of 26.76 feet to the end of said curve, 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" found for corner;

THENCE South 67 degrees 18 minutes 32 seconds East, continuing with the southerly line of the Artesia Community Association tract, a distance of 6.37 feet to an X cut in concrete found for corner, said X being located on the aforementioned westerly right-of-way line of Artesia Boulevard;

THENCE South 23 degrees 27 minutes 22 seconds West, with said westerly right-of-way line of Artesia Boulevard, a distance of 883.23 feet to the POINT OF BEGINNING of herein described tract, containing an area of 19.430 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS A REPLAT OF ARTESIA PHASE 5A, AN ADDITION TO DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 (THE DISTRICT), IN FEE SIMPLE, 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 ON 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 TOWN OF PROSPER. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2015.

LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
STEWART PARKER, DIVISION PRESIDENT

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 STEWART PARKER, DIVISION PRESIDENT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE DENTON COUNTY SUBDIVISION REGULATIONS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.

\*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

REVIEWED AND APPROVED ON \_\_\_\_\_, 2015.

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10

REVIEWED AND APPROVED ON \_\_\_\_\_, 2015.

COUNTY JUDGE, DENTON COUNTY, TEXAS

NOTE: THE REASON FOR THIS REPLAT IS TO REVISE THE CORNER LOT SIDE BUILDING LINES FROM 10 FEET TO 12 FEET.

REPLAT  
ARTESIA PHASE 5A

19.430 ACRES  
98 RESIDENTIAL LOTS & 1 NON-RESIDENTIAL LOT  
SITUATED IN THE  
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962  
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: LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CONTACT: STEWART PARKER, DIVISION PRESIDENT  
LENNAR HOMES OF TEXAS L & C, LTD.  
1707 MARKET PLACE BLVD, SUITE 250  
IRVING, TEXAS 75063



**PETITT BARRAZA**  
ENGINEERING PLANNING SURVEYING  
TBPE FIRM REGISTRATION NO. 1488  
TBPLS FIRM REGISTRATION NO. 101068  
1651 N. Glenville Dr., Ste. 208 Tel. No. (214) 221-9955  
Richardson, Texas 75081 Fax No. (214) 340-3550  
DATE: NOVEMBER 2015  
JOB NO. 11033-5A