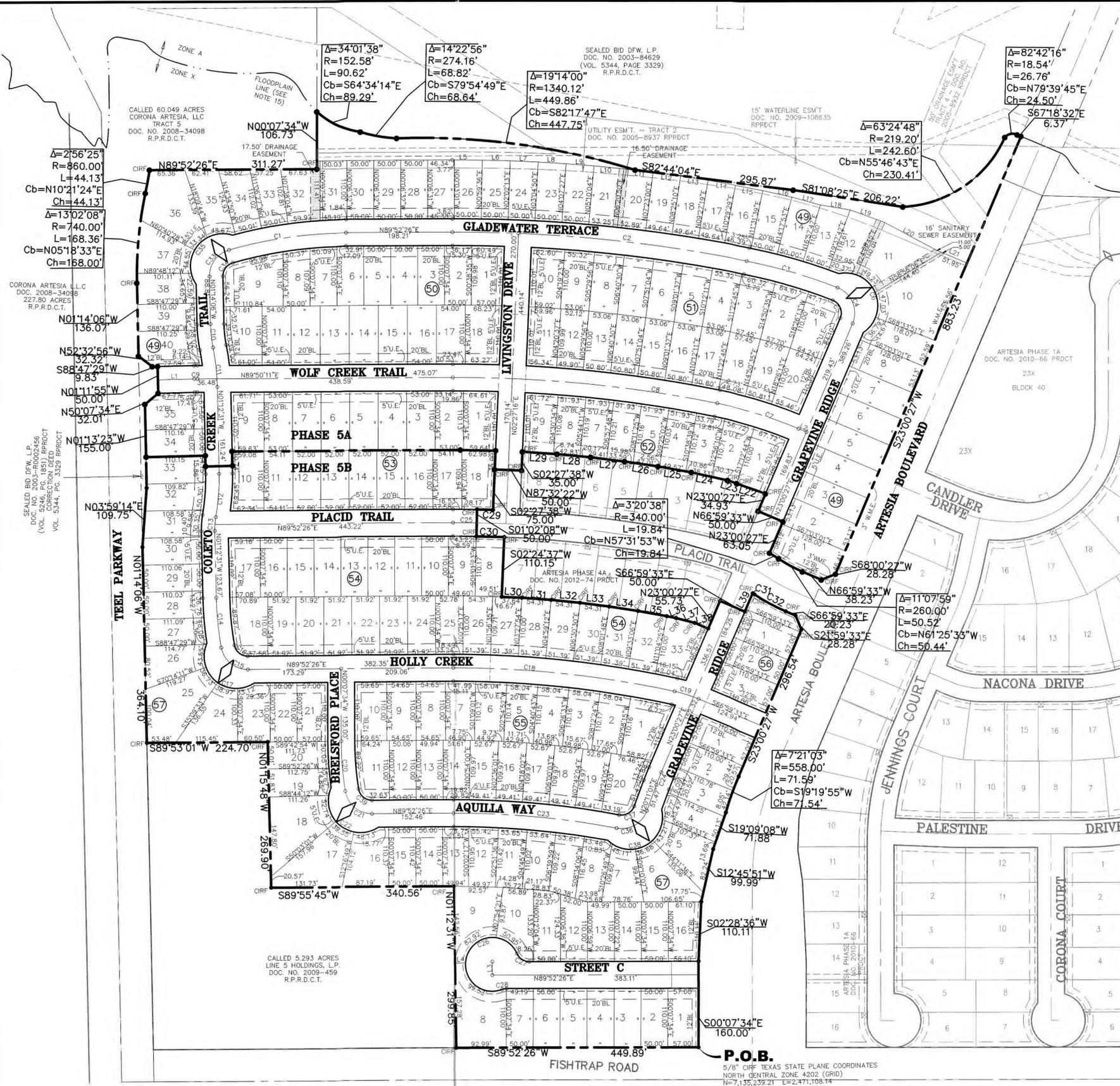


Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
May 21, 2015
9:00 A.M.

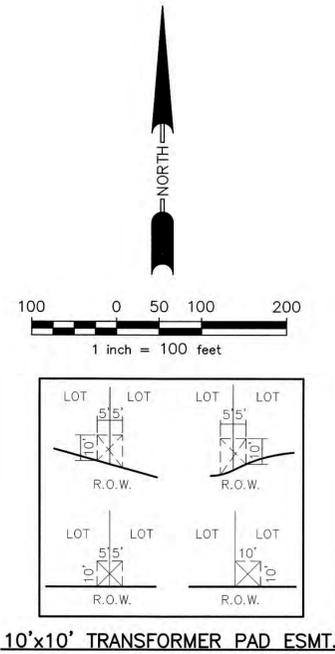
The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.
- II. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
 - **Artesia Phase 5 – Preliminary Plat**
(205 Residential Lots, 38.886 Acres - Precinct 1)
- III. Adjournment

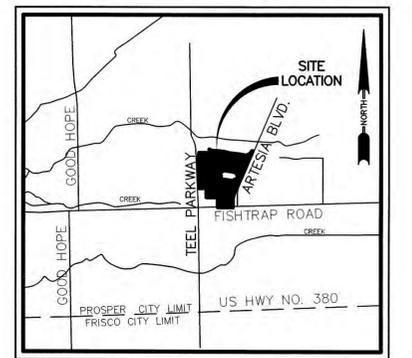


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	15°47'08"	800.00	220.41	110.91
C2	11°35'09"	2720.00	550.01	275.95
C3	9°37'11"	1050.00	176.29	88.35
C4	91°55'41"	50.00	80.22	51.71
C5	91°55'41"	25.00	40.11	25.86
C6	158°30'50"	60.00	166.00	316.24
C7	11°33'55"	785.00	158.45	79.50
C8	11°34'06"	2450.00	494.67	248.18
C9	1°04'57"	300.00	5.67	2.83
C10	9°58'21"	250.00	43.51	21.81
C11	9°59'55"	425.00	74.25	37.22
C12	10°50'04"	425.00	80.46	40.35
C13	10°50'04"	135.50	25.62	12.81
C14	81°57'19"	600.00	93.78	46.99
C15	79°57'43"	50.00	69.78	41.93
C16	79°57'43"	25.00	34.89	20.96
C17	147°45'43"	60.00	154.74	207.62
C18	12°26'40"	1910.00	414.85	208.24
C19	10°41'21"	250.00	46.64	23.39
C20	8°53'26"	600.00	93.10	46.64
C21	81°06'34"	50.00	70.78	42.79
C22	147°42'14"	60.00	154.68	207.22
C23	10°40'10"	1640.00	305.39	153.14
C24	2°49'26"	500.00	24.64	12.32
C25	1°09'41"	2180.00	44.19	22.10
C26	267°27'41"	50.00	233.40	52.27
C27	66°25'19"	25.00	28.98	16.37
C28	21°02'22"	25.00	9.18	4.64
C29	0°46'32"	2205.00	29.84	14.92
C30	1°22'30"	2155.00	51.71	25.86
C31	0°55'28"	260.00	4.20	2.11
C32	11°07'59"	340.00	66.06	33.14
C33	75°19'24"	50.00	65.73	38.59
C34	75°19'24"	25.00	32.87	19.30
C35	142°25'33"	60.00	149.15	176.38
C36	80°21'35"	50.00	70.13	42.22
C37	80°21'35"	25.00	35.06	21.11
C38	47°37'30"	60.00	154.59	206.69
C39	81°06'34"	25.00	35.39	21.39

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°47'29"E	67.76
L2	N66°59'33"E	15.85
L3	S00°07'34"W	25.00
L4	S88°47'29"W	19.93
L5	S89°33'59"E	59.77
L6	S88°29'06"E	52.00
L7	S87°26'29"E	52.00
L8	S86°23'51"E	52.00
L9	S85°21'14"E	52.00
L10	S84°16'37"E	55.51
L11	S83°09'56"E	54.88
L12	S82°05'55"E	51.63
L13	S81°03'46"E	51.63
L14	S80°01'36"E	51.63
L15	S78°59'26"E	51.63
L16	S77°02'12"E	55.32
L17	S74°22'10"E	55.12
L18	S80°32'47"E	55.98
L19	S70°06'44"E	67.99
L20	S61°42'33"E	106.74
L21	S66°59'33"E	65.54
L22	N70°28'01"W	56.59
L23	N73°09'38"W	18.14
L24	N77°18'59"W	68.70
L25	N79°52'08"W	62.99
L26	N81°25'33"E	62.99
L27	N82°59'06"W	62.99
L28	N84°32'39"W	62.99
L29	N86°07'21"W	64.53
L30	S87°17'46"E	37.64
L31	S85°46'27"E	54.31
L32	S84°15'09"E	54.31
L33	S82°43'51"E	54.31
L34	S81°12'33"E	54.31
L35	S79°41'14"E	54.31
L36	S78°40'01"E	17.52
L37	S75°17'13"E	35.86
L38	S66°59'33"E	27.28
L39	N23°00'27"E	37.10



- NOTES:
- WATER SERVICE TO BE PROVIDED BY DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10.
 - UTILITY PROVIDERS:
(1) ELECTRIC SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 75065
PHONE: 1-800-274-4014
(2) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
PHONE: (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.
 - 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 "FRM" 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 ONE FOOT 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 INDIVIDUAL PROPERTY OWNERS OF THE LOTS 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 CHANGE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48121C0430G, REVISION DATE APRIL 18, 2011. FLOODPLAIN LINE SHOWN HEREON IS GRAPHICALLY PLOTTED ACCORDING TO THIS MAP.
 - ALL CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" SET, UNLESS OTHERWISE NOTED.
 - 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, ET.J.



LEGEND

G&DE	GRADING & DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
BL	BUILDING SETBACK LINE
5/8"IRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
1/2"IRF	IRON ROD FOUND
○	DENOTES STREET NAME CHANGE
◇	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
50' R	50-FOOT RADIUS
ⓐ	DESIGNATES SUBDIVISION BLOCK
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

**PRELIMINARY PLAT
ARTESIA PHASE 5**

38.886 ACRES
205 RESIDENTIAL LOTS
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 75038

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

"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."

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, LENNAR HOMES OF TEXAS, LAND AND CONSTRUCTION LTD. A TEXAS LIMITED PARTNERSHIP IS THE OWNER OF A TRACT OF LAND SITUATED IN THE LOUISA NETHERLY SURVEY, ABSTRACT NO. 962, IN DENTON COUNTY, TEXAS ACCORDING TO DOCUMENT NO. 2014-101712 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (R.P.R.D.C.T.), SAID TRACT BEING A PORTION OF A CALLED 227.80 ACRE TRACT OF LAND DESCRIBED IN DEED TO SEALED BID DFW, L.P., RECORDED IN VOLUME 5246, PAGE 1851, R.P.R.D.C.T. AS CORRECTED BY DEED RECORDED IN VOLUME. 5344, PAGE 3329, R.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET, SAID IRON ROD BEING LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD (VARIABLE WIDTH R.O.W.), AND THE NORTH RIGHT-OF-WAY LINE OF FISHTRAP ROAD (VARIABLE WIDTH R.O.W.), SAID RIGHTS-OF-WAY DEDICATED ACCORDING TO AMENDING PLAT OF ARTESIA PHASE 4A, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN INSTRUMENT NO. 2010-66, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT);

THENCE SOUTH 89°52'26" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE OF FISHTRAP ROAD (CALLED 60 FOOT R.O.W. DEDICATION ACCORDING TO SAID PLAT), A DISTANCE OF 449.89 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LINE 5 HOLDINGS, L.P. RECORDED IN DOCUMENT NO. 2009-459, RPRDCT;

THENCE NORTH 01°12'31" WEST, WITH THE MOST EASTERLY EAST LINE OF SAID LINE 5 HOLDINGS, L.P. TRACT, A DISTANCE OF 299.85 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 89°55'45" WEST, WITH A NORTH LINE OF THE LINE 5 HOLDINGS, L.P. TRACT, A DISTANCE OF 340.56 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE NORTH 01°15'48" WEST, WITH AN EAST LINE OF SAID LINE 5 HOLDINGS, L.P. TRACT, A DISTANCE OF 269.90 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 89°53'01" WEST, WITH A NORTH LINE OF THE LINE 5 HOLDINGS, L.P. TRACT, A DISTANCE OF 224.70 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING LOCATED ON AN EASTERLY LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT V IN DEED TO CORONA ARTESIA, LLC RECORDED IN DOCUMENT NO. 2008-34098, RPRDCT;

THENCE NORTH 01°14'06" WEST, WITH SAID EASTERLY LINE OF THE CORONA ARTESIA LLC TRACT, A DISTANCE OF 364.10 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE LEAVING THE EASTERLY LINE OF THE CORONA ARTESIA LLC TRACT, THE FOLLOWING BEARINGS AND DISTANCES TO 5/8-INCH IRON RODS WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

NORTH 03°59'14" EAST, A DISTANCE OF 109.75 FEET;
NORTH 01°13'23" WEST, A DISTANCE OF 155.00 FEET;
NORTH 50°07'34" EAST, A DISTANCE OF 32.01 FEET;
NORTH 01°11'55" WEST, A DISTANCE OF 50.00 FEET;
SOUTH 88°47'29" WEST, A DISTANCE OF 9.83 FEET;
AND NORTH 52°32'56" WEST, A DISTANCE OF 32.32 FEET, SAID IRON ROD BEING LOCATED ON THE AFOREMENTIONED EASTERLY LINE OF THE CORONA ARTESIA LLC TRACT;

THENCE NORTH 01°14'06" 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°02'08", A RADIUS OF 740.00 FEET, A CHORD WHICH BEARS NORTH 05°18'33" 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°56'25", A RADIUS OF 860.00 FEET, A CHORD WHICH BEARS NORTH 10°21'24" 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°52'26" 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°07'34" 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" SET 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°01'38", A RADIUS OF 152.58 FEET, A CHORD WHICH BEARS SOUTH 64°34'14" 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" SET 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°22'56", A RADIUS OF 274.16 FEET, A CHORD WHICH BEARS SOUTH 79°54'49" 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" SET 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°14'00", A RADIUS OF 1340.12 FEET, A CHORD WHICH BEARS SOUTH 82°17'47" 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" SET FOR CORNER;

THENCE SOUTH 82°44'04" 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" SET FOR CORNER;

THENCE SOUTH 81°08'25" 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" SET 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°24'48", A RADIUS OF 219.20 FEET, A CHORD WHICH BEARS NORTH 55°46'43" 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" SET 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°42'16", A RADIUS OF 18.54 FEET, A CHORD WHICH BEARS NORTH 79°39'45" 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" SET FOR CORNER;

THENCE SOUTH 67°18'32" EAST, CONTINUING WITH THE SOUTHERLY LINE OF THE ARTESIA COMMUNITY ASSOCIATION TRACT, A DISTANCE OF 6.37 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER, SAID "X" BEING LOCATED ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD;

THENCE SOUTH 23°00'27" WEST, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD, A DISTANCE OF 883.23 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF ARTESIA PHASE 4A, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO FINAL PLAT RECORDED IN DOCUMENT NO. 2012-74, PRDCT;

THENCE SOUTH 68°00'27" 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°59'33" 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°07'59", A RADIUS OF 260.00 FEET, A CHORD WHICH BEARS NORTH 61°25'33" 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°20'38", A RADIUS OF 340.00 FEET, A CHORD WHICH BEARS NORTH 57°31'53" 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;

LEGAL DESCRIPTION (CONTINUED)

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°00'27" EAST, A DISTANCE OF 63.05 FEET;
NORTH 66°59'33" WEST, A DISTANCE OF 50.00 FEET;
NORTH 23°00'27" EAST, A DISTANCE OF 34.93 FEET;
NORTH 70°28'01" WEST, A DISTANCE OF 56.59 FEET;
NORTH 73°09'38" WEST, A DISTANCE OF 18.14 FEET;
NORTH 77°18'59" WEST, A DISTANCE OF 68.70 FEET;
NORTH 79°52'00" WEST, A DISTANCE OF 62.99 FEET;
NORTH 81°25'33" WEST, A DISTANCE OF 62.99 FEET;
NORTH 82°59'06" WEST, A DISTANCE OF 62.99 FEET;
NORTH 84°32'39" WEST, A DISTANCE OF 62.99 FEET;
AND NORTH 86°07'21" WEST, A DISTANCE OF 64.53 FEET;

THENCE WITH THE WESTERLY 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;

SOUTH 02°27'38" WEST, A DISTANCE OF 35.00 FEET;
NORTH 87°32'22" WEST, A DISTANCE OF 50.00 FEET;
AND SOUTH 02°27'38" WEST, A DISTANCE OF 75.00 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING WITH THE WESTERLY LINE OF ARTESIA PHASE 4A, AND WITH SAID CURVE HAVING A CENTRAL ANGLE OF 00°46'32", A RADIUS OF 2205.00 FEET, A CHORD WHICH BEARS NORTH 88°34'36" WEST, A CHORD DISTANCE OF 29.84 FEET, FOR AN ARC DISTANCE OF 29.84 FEET TO THE END OF SAID CURVE, A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 01°02'08" WEST, CONTINUING WITH THE WESTERLY LINE OF ARTESIA PHASE 4A, A DISTANCE OF 50.00 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 WESTERLY LINE OF ARTESIA PHASE 4A, AND WITH SAID CURVE HAVING A CENTRAL ANGLE OF 01°22'30", A RADIUS OF 2155.00 FEET, A CHORD WHICH BEARS SOUTH 88°16'38" EAST, A CHORD DISTANCE OF 51.71 FEET, FOR AN ARC DISTANCE OF 51.71 FEET TO THE END OF SAID CURVE, A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 02°24'37" WEST, CONTINUING WITH THE WESTERLY LINE OF ARTESIA PHASE 4A, A DISTANCE OF 110.15 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE WITH THE SOUTHERLY 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;

SOUTH 87°17'46" EAST, A DISTANCE OF 37.64 FEET;
SOUTH 85°46'27" EAST, A DISTANCE OF 54.31 FEET;
SOUTH 84°15'09" EAST, A DISTANCE OF 54.31 FEET;
SOUTH 82°43'51" EAST, A DISTANCE OF 54.31 FEET;
SOUTH 81°12'33" EAST, A DISTANCE OF 54.31 FEET;
SOUTH 79°41'14" EAST, A DISTANCE OF 54.31 FEET;
SOUTH 78°40'01" EAST, A DISTANCE OF 17.52 FEET;
SOUTH 75°17'13" EAST, A DISTANCE OF 35.86 FEET;
SOUTH 66°59'33" EAST, A DISTANCE OF 27.28 FEET;
NORTH 23°00'27" EAST, A DISTANCE OF 55.73 FEET;
SOUTH 66°59'33" EAST, A DISTANCE OF 50.00 FEET;
AND NORTH 23°00'27" EAST, A DISTANCE OF 37.10 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE SOUTHERLY LINE OF ARTESIA PHASE 4A, AND WITH SAID CURVE HAVING A CENTRAL ANGLE OF 00°55'28", A RADIUS OF 260.00 FEET, A CHORD WHICH BEARS SOUTH 56°19'18" EAST, A CHORD DISTANCE OF 4.20 FEET, FOR AN ARC DISTANCE OF 4.20 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 SOUTHERLY LINE OF ARTESIA PHASE 4A, AND WITH SAID CURVE HAVING A CENTRAL ANGLE OF 11°07'59", A RADIUS OF 340.00 FEET, A CHORD WHICH BEARS SOUTH 61°25'33" EAST, A CHORD DISTANCE OF 65.96 FEET, FOR AN ARC DISTANCE OF 66.06 FEET TO THE END OF SAID CURVE, A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 66°59'33" EAST, A DISTANCE OF 20.23 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER;

THENCE SOUTH 21°59'33" EAST, A DISTANCE OF 28.28 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING LOCATED ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD;

THENCE SOUTH 23°00'27" WEST, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD, A DISTANCE OF 296.54 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER, SAID IRON ROD BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD, AND WITH SAID CURVE HAVING A CENTRAL ANGLE OF 07°21'04", A RADIUS OF 558.00 FEET, A CHORD WHICH BEARS SOUTH 19°19'55" WEST, A CHORD DISTANCE OF 71.54 FEET, FOR AN ARC DISTANCE OF 71.59 FEET TO THE END OF SAID CURVE, A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF ARTESIA BOULEVARD, THE FOLLOWING BEARINGS AND DISTANCES TO 5/8-INCH IRON RODS WITH CAP MARKED "PETITT - RPLS 4087" SET FOR CORNER;

SOUTH 19°09'08" WEST, A DISTANCE OF 71.88 FEET;
SOUTH 12°45'51" WEST, A DISTANCE OF 99.99 FEET;
AND SOUTH 02°28'36" WEST, A DISTANCE OF 110.11 FEET;

THENCE SOUTH 00°07'34" EAST, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING AN AREA OF 38.886 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 AMENDING PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ARTESIA PHASE 5, 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, ALLEYS, 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 NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY.

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, 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: _____

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 SUBDIVISION REGULATIONS OF THE TOWN OF LITTLE ELM, TEXAS.

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.

"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."

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

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 ARTESIA PHASE 5

38.886 ACRES
205 RESIDENTIAL LOTS
SITUATED IN THE
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10
DENTON COUNTY, TEXAS

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 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



1651 N. Glenville Dr. Ste. 208
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: APRIL, 2015
SCALE: 1"=100'

JOB NO. 11033-5A

RECORDING BLOCK

"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."

FILED 04/08/2015 10:22AM AT DALLAS COUNTY CLERK'S OFFICE