

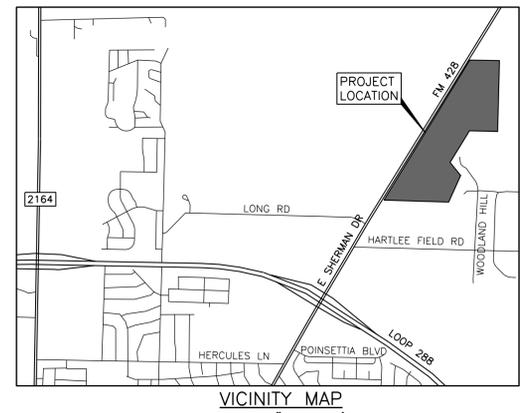
0 40 80 160
SCALE: 1"=80'

PRESTON ALPHA INVESTMENTS, LLC
DOC. NO. 2018-110980
P.R.D.C.T.

DENTON ISD
DOC. NO. 2009-108521
P.R.D.C.T.



- NOTES:**
1. ALL STRUCTURES AND FENCES ON PROPERTY ARE TO BE REMOVED WITH DEVELOPMENT, UNLESS OTHERWISE SHOWN AND NOTED.
 2. DISCHARGE FROM ANY DETENTION POND OUTFLOW OR STORM DRAIN OUTFLOW MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
 3. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT & GENERAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
 4. DEVELOPMENTS THAT WILL GENERATE OVER 1000 VEHICLE TRIPS PER DAY OR MORE THAN 100 VEHICLE TRIPS DURING THE PEAK HOUR AS DETERMINED DURING THE GENERAL DEVELOPMENT PLAN, PRELIMINARY OR FINAL PLAT REVIEW, MUST SUBMIT A TRAFFIC IMPACT ANALYSIS (TIA), FOR THE ENTIRE DEVELOPMENT, PRIOR TO A FINAL PLAT SUBMISSION.
 5. ALL FUTURE PRELIMINARY AND FINAL PLATS, WITHIN THE LIMITS OF THE GENERAL DEVELOPMENT PLAN, MUST CONFORM TO THE GENERAL DEVELOPMENT PLAN.
 6. TxDOT APPROVAL WILL BE REQUIRED. AMENDMENTS MAY BE REQUIRED.



THIS PROPERTY IS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 4812100240S, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

JETT, KENNETH H
DOC. NO. 2005-36908
P.R.D.C.T.

DOBSON, BUDDY F & BESSIE LOU
DOC. NO. 2014-42087
P.R.D.C.T.

DOBSON, BUDDY F & BESSIE LOU
DOC. NO. 2014-42087
P.R.D.C.T.

JAMES R. FOUTSH
VOL 1613, PG 167
RPR

ALLEN, LARRY W
VOLUME 3038, PAGE 926
DEED RECORDS,
DENTON COUNTY, TEXAS

JBG ENTERPRISE
DOC. NO. 2017-
P.R.D.C.T.



EXISTING LAND USE*:
UNDEVELOPED 45.19 AC
COMMERCIAL 23.50 AC
RESIDENTIAL 23.37 AC

PROPOSED LAND USE:
RESIDENTIAL 69.93 AC
OPEN SPACE 22.13 AC

*(PER CITY OF DENTON
CURRENT LAND USE MAP
DATED 08/26/2016)

NOTE:
SEE PLAT SHEET 2 OF 2
FOR CURVE TABLE

GENERAL DEVELOPMENT PLAN
FOR
AGAVE RANCH
BEING
92.06 ACRES
(45.50 AC. NR-3 / 46.56 AC. NR-2)
SITUATED IN THE H. WILLIAMS SURVEY, ABSTRACT No. 1417
CITY OF DENTON, DENTON COUNTY, TEXAS
252 RESIDENTIAL LOTS
(159 NR-3 LOTS & 93 NR-2 LOTS)
18 COMMON AREA LOTS

PREPARED: AUGUST 29, 2019
REVISED: AUGUST 12, 2020
GDP SHEET 1 OF 2
CITY PROJECT NO. GDP19-0001

OWNER:
AGAVE RANCH DEVELOPMENT, LLC
300 LAMAR ST.
ROANOKE, TX 76262
817-897-7737
CONTACT: JOHN HEILMAN
TODD PRICE



2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
Contact: Jason P. Faigle, P.E.

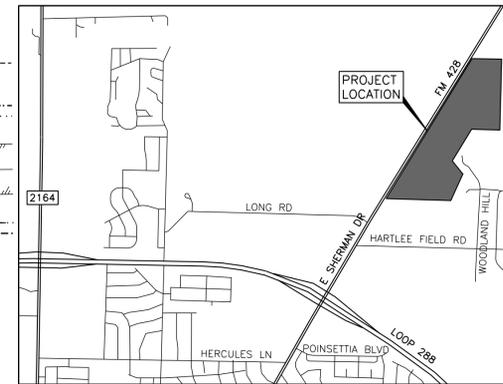
Texas Board of
Professional Engineers
Registration Number: F-7898
info@ae-grp.com

DENTON ISD
DOC. NO. 2009-108521
P.R.D.C.T.

NQE, JEFFERY W & JEANIE
VOLUME 2879, PAGE 547
DEED RECORDS,
DENTON COUNTY, TEXAS

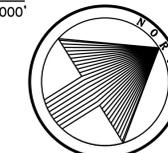
0.89 ACRES OF
R.O.W. DEDICATION

FM 428 / E SHERMAN DR

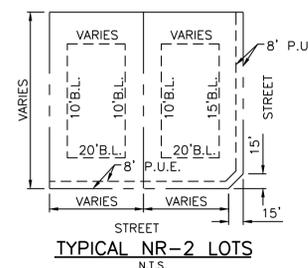


VICINITY MAP
SCALE: 1" = 2000'

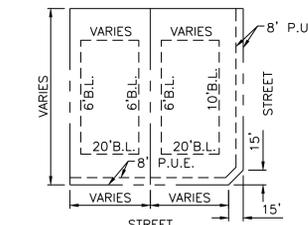
SMITH, RONNIE S &
SUSAN K
DOC. NO. 2009-120738
P.R.D.C.T.



SCALE: 1"=80'



TYPICAL NR-2 LOTS
N.T.S.



TYPICAL NR-3 LOTS
N.T.S.

TYPICAL LOT SETBACK DETAILS
N.T.S.



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OPEN SPACE 22.13 AC

*(PER CITY OF DENTON
CURRENT LAND USE MAP
DATED 08/26/2016)

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FOR
AGAVE RANCH
BEING
92.06 ACRES

(45.50 AC. NR-3 / 46.56 AC. NR-2)
SITUATED IN THE H. WILLIAMS SURVEY, ABSTRACT No. 1417
CITY OF DENTON, DENTON COUNTY, TEXAS
252 RESIDENTIAL LOTS
(159 NR-3 LOTS & 93 NR-2 LOTS)
18 COMMON AREA LOTS

PREPARED: AUGUST 29, 2019
REVISED: JULY 21, 2020

GDP SHEET 2 OF 2
CITY PROJECT NO. GDP19-0001

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C1	308.11'	575.00'	S73° 42' 01"E	304.43'	030°42'04"	157.85'
C2	261.00'	250.00'	S61° 33' 32"W	249.31'	059°49'02"	143.81'
C3	181.81'	250.00'	N79° 11' 02"W	177.83'	041°40'06"	95.14'
C4	172.96'	1000.00'	S84° 56' 12"W	172.74'	009°54'35"	86.70'
C5	27.50'	1000.00'	N89° 19' 13"W	27.50'	001°34'33"	13.75'
C6	158.04'	300.00'	N73° 26' 28"W	156.22'	030°10'58"	80.90'
C7	263.39'	500.00'	S73° 26' 28"E	260.36'	030°10'58"	134.83'
C8	151.79'	1000.00'	S27° 18' 07"W	151.64'	008°41'48"	76.04'
C9	60.71'	400.00'	S62° 41' 53"E	60.66'	008°41'48"	30.42'
C10	218.04'	1000.00'	S16° 42' 26"W	217.61'	012°29'35"	109.46'
C11	99.95'	1000.00'	S07° 35' 51"W	99.91'	005°43'36"	50.02'
C12	93.96'	200.00'	N18° 11' 32"E	93.09'	026°54'58"	47.86'
C13	156.61'	300.00'	S16° 41' 43"W	154.84'	029°54'36"	80.13'
C14	205.45'	500.00'	S19° 52' 44"W	204.01'	023°32'35"	104.20'
C15	44.45'	400.00'	S85° 04' 34"E	44.43'	006°22'01"	22.25'
C16	55.56'	500.00'	S04° 55' 26"W	55.53'	006°22'01"	27.81'

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NOTE:
SANITARY SEWER LIFT STATION
SITE AND ITS ACCESS SHALL
BE DEDICATED TO THE
CITY UPON FILING OF
THE FINAL PLAT.

Please note that approval of this Preliminary Plat is contingent upon either a subsequent or contemporaneous approval of an Alternative Environmentally Sensitive Area (AESA). Plan Such approval of an AESA must be obtained before an application for the final plat is filed with the City. The final plat must substantially conform to this preliminary plat and meet all necessary requirements, or a new preliminary plat must be filed. Denial of the AESA Plan will result in the need to file a new Preliminary Plat that conforms to the technical requirements of the City of Denton.

THIS PROPERTY IS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0240G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.