

CROSS TIMBERS UPLAND HABITAT AREA (ESA)
 ESA AREA WITHIN PROPERTY LINE: 686,562.4 SF
 ESA REMOVED: 249,607.2 SF
 ESA PRESERVATION REQUIRED: 343,281.5 SF (50% OF ESA)
 ESA PRESERVATION PROVIDED: 436,955.2 SF (63.6%)

LEGEND

IRF IRON ROD FOUND
 IRS IRON ROD STAMPED "PIERCE MURRAY" SET
 CM CONTROLLING MONUMENT
 PEE PUBLIC ELECTRIC EASEMENT
 PWE PUBLIC WATER EASEMENT
 --- EXISTING EASEMENTS
 --- BOUNDARY LINE
 --- PROPOSED RIGHT-OF-WAY
 --- OVERHEAD ELECTRIC
 --- CONCRETE
 --- FINISHED FLOOR ELEVATION. ELEVATIONS BASED ON NAVD '88.

GENERAL NOTES

- WATER CAN BE SUPPLIED BY THE CITY OF DENTON AND SANITARY SEWER WILL BE PROVIDED BY CITY OF DENTON
- ELECTRIC - DENTON MUNICIPAL SEWER - CITY OF DENTON GAS - ATMOS
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY CITY OF DENTON.
- 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.
- THE CITY OF DENTON 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 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.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF DENTON 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 (BEF) 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 FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
- THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48121C0380G, DATED APRIL 18, 2011.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM A SINGLE TRACT OF LAND, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
- THERE IS A TOTAL OF 2,448" OF DBH OF PROTECTED TREES TO BE PRESERVED, A TOTAL OF 2,047" DBH OF HERITAGE TREES AND TREE STANDS, 401" DBH OF QUALITY TREES AND TREE STANDS, AND 0" DBH OF SECONDARY TREES AND TREE STANDS ARE BEING PRESERVED WITH THIS DEVELOPMENT IN ACCORDANCE WITH 2019 DOC 7.7.4. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREE(S) TO BE PRESERVED OR PROTECTED IS PROHIBITED. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES PER SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE.

PRESERVED TREES ARE LOCATED ON:

LOT 1 (WEST OF STOCKBRIDGE RD): 1213 INCHES OF HERITAGE TREES
 LOT 1 (WEST OF STOCKBRIDGE RD): 180 INCHES OF QUALITY TREES
 LOT 1 (WEST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES
 LOT 1 (WEST OF STOCKBRIDGE RD): 1393 TOTAL INCHES DBH

LOT 2 (EAST OF STOCKBRIDGE RD): 834 INCHES OF HERITAGE TREES
 LOT 2 (EAST OF STOCKBRIDGE RD): 221 INCHES OF QUALITY TREES
 LOT 2 (EAST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES
 LOT 2 (EAST OF STOCKBRIDGE RD): 1055 TOTAL INCHES DBH

- A TEMPORARY ACCESS DRIVE TO BE COORDINATED WHICH WILL PROVIDE ACCESS TO MAYHILL DURING CONSTRUCTION.
- ALL WORK WITHIN GAS PIPELINE EASEMENTS WILL BE SUBJECT TO THE TERMS OF THE LETTER OF NO OBJECTION FROM THE PIPELINE EASEMENT HOLDER.

15. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE CODE). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

16. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM VIA ALLTERRA NETWORK FOR TEXAS.

17. RIGHTS OF COUNTERY: THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, THE CITY AND COUNTY, INCLUDING THEIR AGENTS AND EMPLOYEES, HAVE THE RIGHT OF IMMEDIATE ACCESS TO THE COMMON AREAS AT ALL TIMES, IF NECESSARY, FOR THE WELFARE OR PROTECTION OF THE PUBLIC, TO ENFORCE CITY/COUNTY ORDINANCES, OR TO IMPROVE OR TO PRESERVE PUBLIC PROPERTY, PUBLIC EASEMENTS, OR PUBLIC RIGHTS OF WAY. IF THE ASSOCIATION FAILS TO MAINTAIN THE COMMON AREAS TO A STANDARD ACCEPTABLE TO THE COUNTY OR CITY, THE COUNTY OR CITY MAY GIVE THE ASSOCIATION A WRITTEN DEMAND FOR MAINTENANCE. IF THE ASSOCIATION FAILS OR REFUSES TO PERFORM THE MAINTENANCE WITH A REASONABLE PERIOD OF TIME AFTER RECEIVING THE COUNTY/CITY'S WRITTEN DEMAND (AT LEAST 90 DAYS), THE COUNTY OR CITY MAY MAINTAIN THE COMMON AREAS AT THE EXPENSE OF THE ASSOCIATION AFTER GIVING WRITTEN NOTICE OF ITS INTENT TO DO SO TO THE ASSOCIATION. THE COUNTY OR CITY MAY GIVE ITS NOTICES AND DEMANDS TO ANY OFFICER, DIRECTOR, OR AGENT OF THE ASSOCIATION OR TO ANY OWNER OF THE COMMON AREAS. THE COUNTY OR CITY MAY ALSO MAINTAIN THE COMMON AREAS IN THE MANNER AS IF THE ASSOCIATION LEVIED A SPECIAL ASSESSMENT. THE RIGHT OF THE COUNTY OR CITY UNDER THIS SECTION ARE IN ADDITION TO OTHER RIGHTS AND REMEDIES PROVIDED BY LAW.

18. LOT 1, BLOCK 1 SHALL REMAIN AS AN UNDEVELOPED ENVIRONMENTALLY SENSITIVE AREA LOT, AND MAINTENANCE OF THAT LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2, BLOCK 1 OF THE MAYHILL ADDITION.

19. PRIVATE IMPROVEMENTS CANNOT ENCRUCH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS MAYHILL ROAD ASSOCIATES, LLC ARE THE OWNERS OF A 32.633 ACRE TRACT OF LAND SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646, CITY OF DENTON, DENTON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2021-159238, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 60D NAIL FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID NAIL BEING AT AN INSIDE "L" CORNER OF LOT 1, BLOCK A, BRINKER ROAD ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2014-378, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 87°25'35"E, ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND THE MOST NORTHERLY SOUTH LINE OF SAID LOT 1, BLOCK 1, BRINKER ROAD ADDITION, AT 376.27 FEET PASS A 5/8 INCH IRON ROD WITH CAP STAMPED "HUITT ZOLLARS" FOUND, BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BRINKER ROAD ADDITION, AND ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2, BLOCK 1, BRINKER ROAD ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2019-149, PLAT RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 559.34 FEET TO A 1 INCH PIPE FOUND, BEING THE SOUTHEASTERN CORNER OF SAID LOT 2 AND BEING THE SOUTHWEST CORNER OF THOSE CERTAIN TRACTS OF LAND DESCRIBED BY DEED TO RTS & M, LLC, AS RECORDED IN INSTRUMENT NUMBER 2013-124666, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 87°38'20"E, A DISTANCE OF 1872.33 FEET ALONG THE COMMON LINE OF THE NORTH LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND THE SOUTH LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED BY DEED TO RTS & M, LLC TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 7.393 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF DENTON, AS RECORDED IN INSTRUMENT NUMBER 2014-539598, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.029 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF DENTON, AS RECORDED IN INSTRUMENT NUMBER 2014-45390, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 01°50'05"W, A DISTANCE OF 330.88 FEET ALONG THE WEST LINE OF SAID CALLED 1.029 ACRE CITY OF DENTON TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE SOUTHWEST CORNER OF SAID CALLED 1.029 ACRE CITY OF DENTON TRACT AND BEING IN THE NORTH LINE OF THAT CALLED 7.628 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF DENTON, AS RECORDED IN INSTRUMENT NUMBER 2014-26435, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 88°55'35"W, AT 6.02 FEET PASS THE NORTHWEST CORNER OF SAID CALLED 7.628 ACRE CITY OF DENTON TRACT AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED TO DENTON MAYHILL/QUAIL CREEK, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-150861, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, IN ALL A DISTANCE OF 468.68 FEET TO A 5/8 INCH IRON ROD FOUND BEING A CORNER OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND A CORNER OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT;

THENCE S 01°32'35"W, A DISTANCE OF 332.86 FEET ALONG THE COMMON BOUNDARY LINE OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND SAID MAYHILL ROAD ASSOCIATES, LLC TRACT TO A 3/8 INCH IRON ROD FOUND;

THENCE S 87°52'40"W, A DISTANCE OF 1142.76 FEET ALONG THE COMMON BOUNDARY LINE OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND SAID MAYHILL ROAD ASSOCIATES, LLC TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID DENTON MAYHILL/QUAIL CREEK, LLC TRACT AND THE NORTHEAST CORNER OF THE QUAIL CREEK ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2003-64289, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 87°50'00"W, 816.51 FEET ALONG THE COMMON BOUNDARY LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND SAID QUAIL CREEK ADDITION TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BO CRAWFORD" FOUND, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHWEST CORNER OF SAID QUAIL CREEK ADDITION AND BEING IN THE EAST LINE OF LOT 1, BLOCK A, BIOLIFE PLASMA ADDITION, AS RECORDED IN INSTRUMENT NUMBER 2011-51, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°28'25"E, ALONG THE COMMON BOUNDARY LINE OF SAID MAYHILL ROAD ASSOCIATES, LLC TRACT AND SAID BIOLIFE PLASMA ADDITION, AT A DISTANCE OF 257.95 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "1849" FOUND AT THE NORTHEAST CORNER OF SAID BIOLIFE PLASMA ADDITION AND THE SOUTHEAST CORNER OF THE AFORESAID LOT 1, BLOCK 1, BRINKER ROAD ADDITION, AND THEN ALONG THE COMMON BOUNDARY LINE OF MAYHILL ROAD ASSOCIATES, LLC TRACT AND LOT 1, BLOCK 1, BRINKER ROAD ADDITION, IN ALL A DISTANCE OF 643.39 FEET RETURNING TO THE POINT OF BEGINNING, AND CONTAINING 1,421,492 SQUARE FEET OR 32.633 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, MAYHILL ROAD ASSOCIATES, LLC ARE THE OWNERS OF THE HEREIN ABOVE DESCRIBED REAL PROPERTY AND DO HEREBY ADOPT THIS PLAT AS MAYHILL ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS AND WE DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER IN FEE SIMPLE THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

OWNER

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, 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 DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON.

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

CAMDEN D. PIERCE, RLPS 6791
 DATE: OCTOBER 11, 2023

FINAL PLAT
MAYHILL ADDITION
LOTS 1 AND 2 BLOCK 1
1,421,492 SQUARE FEET
32.633 ACRES
 SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646
 CITY OF DENTON, DENTON COUNTY, TEXAS
 OCTOBER 2023

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 2023.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

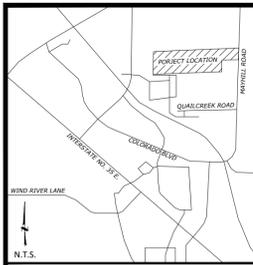
OWNER
 MAYHILL ROAD ASSOCIATES, LLC
 2 COOPER ST 14TH FL
 CAMDEN, NJ 08102-2348
 704-596-5111

ENGINEER
 PAPE-DAWSON ENGINEERS, LLC
 201 MAIN STREET, STE 901
 FORT WORTH, TX 76102
 817-870-3668

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR.
 TYLER, TX 75703
 903-539-2256

100 0 100 200
 SCALE: 1"=100'

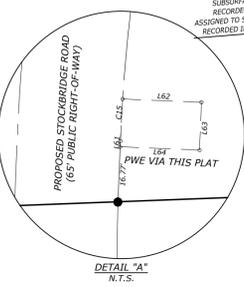
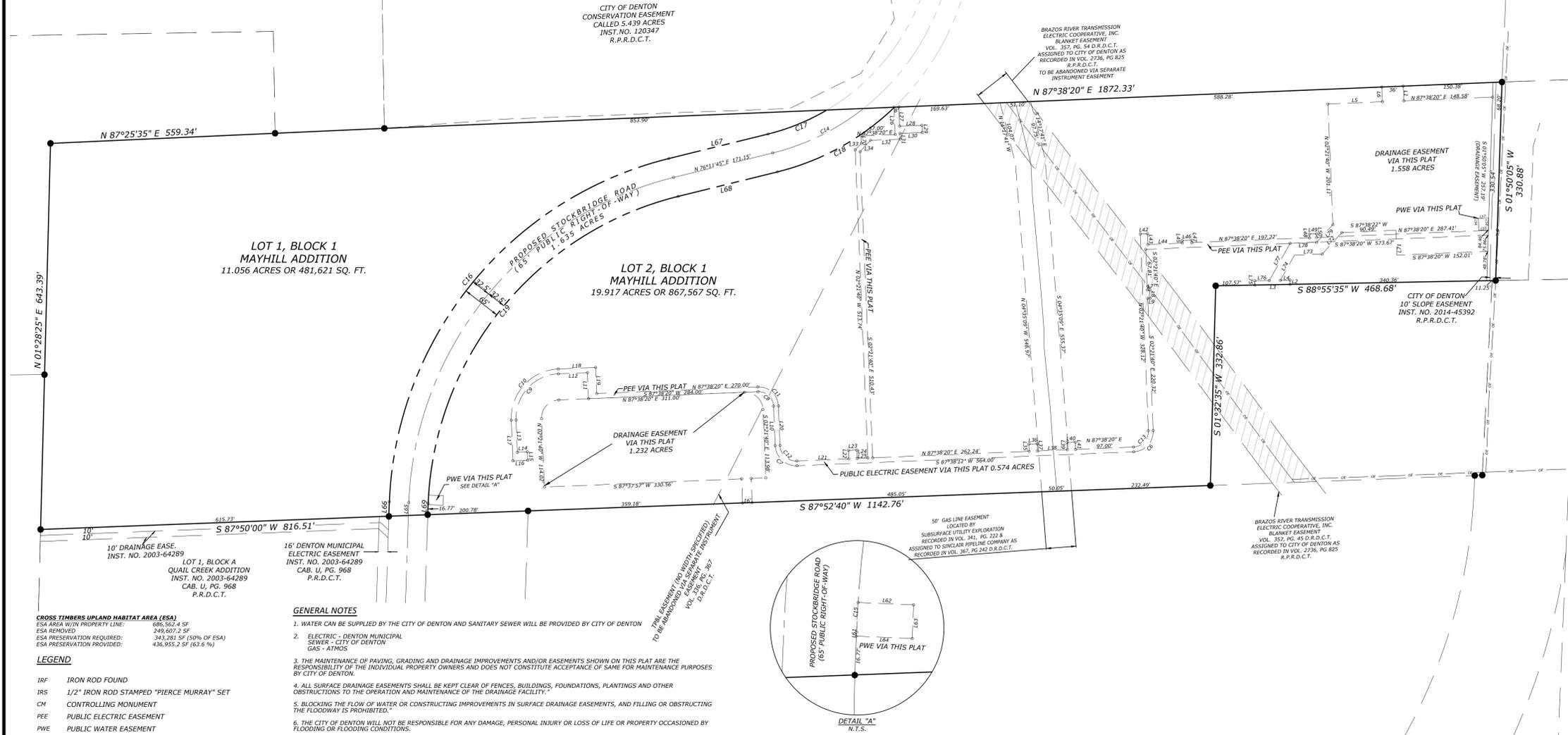
PIERCE-MURRAY
LAND SOLUTIONS
 Engineering & Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (903) 239-6666
 (903) 539-2256
 TBPRLS FIRM REGISTRATION NO. 10194437



VICINITY MAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.00'	44.39'	39.56'	S 45°15'45" E	94°11'40"
C2	30.00'	37.07'	34.76'	S 37°14'13" W	70°48'15"
C3	30.00'	13.22'	13.11'	N 79°44'25" W	25°14'26"
C4	30.00'	22.25'	21.74'	N 23°36'29" W	42°29'39"
C5	30.00'	47.12'	42.43'	N 42°38'20" E	90°00'00"
C6	34.00'	53.41'	48.08'	S 42°38'20" W	90°00'00"
C7	35.00'	54.98'	49.50'	N 47°21'40" W	90°00'00"
C8	25.00'	39.27'	35.36'	N 47°21'40" W	90°00'00"
C9	74.00'	116.24'	104.65'	S 42°38'20" W	90°00'00"
C10	82.00'	128.81'	115.97'	N 42°38'20" E	90°00'00"
C11	33.00'	51.84'	46.67'	S 47°21'40" E	90°00'00"
C12	27.00'	42.41'	38.18'	S 47°21'40" E	90°00'00"
C13	26.00'	40.84'	36.77'	N 42°38'20" E	90°00'00"
C14	400.00'	170.34'	169.06'	N 63°59'45" E	24°24'00"
C15	550.00'	13.72'	13.72'	N 03°05'34" E	1°25'45"
C16	615.00'	792.34'	738.67'	N 39°17'13" E	73°49'03"
C17	367.50'	106.70'	106.32'	N 67°52'42" E	16°38'04"
C18	432.50'	226.39'	223.82'	S 61°12'00" W	29°59'30"
C19	550.00'	708.60'	660.60'	S 39°17'13" W	73°49'03"

LINE	BEARING	DISTANCE
L1	S 02°21'40" E	24.50'
L2	S 01°04'25" E	7.00'
L3	S 88°55'35" W	59.00'
L4	N 88°55'35" E	16.12'
L5	N 87°38'20" E	91.08'
L6	N 02°21'40" W	24.50'
L7	N 87°38'20" E	4.00'
L8	S 02°21'40" W	14.00'
L9	S 87°38'20" W	4.00'
L10	N 02°21'40" W	66.00'
L11	N 02°21'40" W	43.50'
L12	S 87°38'20" W	48.74'
L13	S 02°21'40" E	53.73'
L14	N 87°38'20" E	16.74'
L15	S 02°21'40" W	14.00'
L16	S 87°38'20" W	24.74'
L17	N 02°21'40" W	67.73'
L18	N 87°38'20" E	82.74'
L19	S 02°21'40" W	43.50'
L20	S 02°21'40" E	66.00'
L21	N 87°38'20" E	87.00'
L22	N 02°21'40" W	14.00'
L23	N 87°38'20" E	14.00'
L24	S 02°21'40" E	13.98'
L25	N 87°38'20" E	18.00'
L26	N 02°21'40" W	55.34'
L27	S 02°21'40" E	32.00'
L28	N 87°38'20" E	37.46'
L29	S 02°21'40" W	12.00'
L30	S 87°38'20" W	37.46'
L31	S 02°21'40" E	9.46'
L32	S 87°38'20" W	15.44'
L33	N42°38'20" E	15.44'
L34	S 25°49'07" W	33.80'
L35	N 02°21'40" W	11.98'
L36	N 87°38'20" E	14.00'
L37	S 02°21'40" E	11.98'
L38	N 87°38'20" E	49.70'
L39	N 02°21'40" W	11.98'
L40	N 87°38'20" E	14.00'
L41	S 02°21'40" E	11.98'
L42	N 87°38'20" E	12.00'
L43	S 02°21'40" E	18.00'
L44	N 87°38'20" E	50.49'
L45	N 02°21'43" W	4.00'
L46	N 87°38'18" E	14.00'
L47	S 02°21'43" E	4.00'
L48	N 02°21'42" E	6.00'
L49	N 87°38'17" W	12.00'
L50	S 02°21'42" E	6.00'
L51	S 01°50'05" W	8.02'
L52	S 02°51'02" W	69.54'
L53	S 01°50'05" W	154.07'
L54	S 15°59'17" W	40.90'
L55	S 87°38'20" W	16.00'
L56	N 02°21'40" W	20.00'
L57	N 87°38'20" E	17.47'
L58	S 01°50'05" W	20.05'
L59	N 87°38'20" W	17.93'
L60	S 01°50'05" W	18.88'
L61	N 02°22'42" E	2.28'
L62	S 87°37'18" E	25.00'
L63	S 02°59'27" W	16.00'
L64	N 87°37'18" W	25.00'
L65	N 02°22'42" E	21.70'
L66	N 02°22'42" E	24.22'
L67	N 76°11'45" E	171.15'
L68	S 76°11'45" W	171.15'
L69	N 02°22'42" W	19.05'
L70	N 02°21'42" W	12.00'
L71	N 02°21'40" W	41.45'
L72	S 42°38'20" W	48.72'
L73	S 87°38'20" W	46.45'
L74	S 29°18'16" W	48.05'
L75	N 01°04'25" W	7.00'
L76	N 88°55'35" E	24.33'
L77	N 29°18'16" E	71.06'
L78	N 87°38'20" E	44.63'
L79	N 42°38'20" E	40.15'



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 - THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversING ALONG 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.
 - NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF DENTON 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 (BEF) 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 FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
 - BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
 - THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48121C0380G, DATED APRIL 18, 2011.
 - THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM A SINGLE TRACT OF LAND, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
 - THERE IS A TOTAL OF 2,448' OF DBH OF PROTECTED TREES TO BE PRESERVED, A TOTAL OF 2,047' DBH OF HERITAGE TREES AND TREE STANDS, 401' DBH OF QUALITY TREES AND TREE STANDS, AND 0' DBH OF SECONDARY TREES AND TREE STANDS ARE BEING PRESERVED WITH THIS DEVELOPMENT IN ACCORDANCE WITH 2019 DOC 7.7.4. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREES TO BE PRESERVED OR PROTECTED IS PROHIBITED. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES FOR SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE.

- PRESERVED TREES ARE LOCATED ON:**
- LOT 1 (WEST OF STOCKBRIDGE RD): 1213 INCHES OF HERITAGE TREES
 - LOT 1 (WEST OF STOCKBRIDGE RD): 180 INCHES OF QUALITY TREES
 - LOT 1 (WEST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES
 - LOT 1 (WEST OF STOCKBRIDGE RD): 1393 TOTAL INCHES DBH
 - LOT 2 (EAST OF STOCKBRIDGE RD): 834 INCHES OF HERITAGE TREES
 - LOT 2 (EAST OF STOCKBRIDGE RD): 221 INCHES OF QUALITY TREES
 - LOT 2 (EAST OF STOCKBRIDGE RD): 0 INCHES OF SECONDARY TREES
 - LOT 2 (EAST OF STOCKBRIDGE RD): 1055 TOTAL INCHES DBH

13. A TEMPORARY ACCESS DRIVE TO BE COORDINATED WHICH WILL PROVIDE ACCESS TO MAYHILL DURING CONSTRUCTION.
 14. ALL WORK WITHIN GAS PIPELINE EASEMENTS WILL BE SUBJECT TO THE TERMS OF THE LETTER OF NO OBJECTION FROM THE PIPELINE EASEMENT HOLDER.

15. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE CODE). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OR OVERHEAD DISTRIBUTION LINES AND WITHIN 10 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

16. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM VIA ALLTERRA NETWORK FOR TEXAS.

17. RIGHTS OF COUNTCITY: THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, THE CITY AND COUNTY, INCLUDING THEIR AGENTS AND EMPLOYEES, HAVE THE RIGHT OF IMMEDIATE ACCESS TO THE COMMON AREAS AT ALL TIMES, IF NECESSARY, FOR THE WELFARE OR PROTECTION OF THE PUBLIC, TO ENFORCE COUNTCITY ORDINANCES OR TO PREVENT THE APPEARANCE OF OR TO PRESENT PUBLIC PROPERTY, PUBLIC EASEMENTS, OR PUBLIC RIGHTS OF WAY, IF THE ASSOCIATION FAILS TO MAINTAIN THE COMMON AREAS TO A STANDARD ACCEPTABLE TO THE COUNTY OR CITY, THE COUNTY OR CITY MAY GIVE THE ASSOCIATION A WRITTEN DEMAND FOR MAINTENANCE. IF THE ASSOCIATION FAILS OR REFUSES TO PERFORM THE MAINTENANCE WITHIN A REASONABLE PERIOD OF TIME AFTER RECEIVING THE COUNTY/CITY'S WRITTEN DEMAND (AT LEAST 90 DAYS), THE COUNTY OR CITY MAY MAINTAIN THE COMMON AREAS AT THE EXPENSE OF THE ASSOCIATION AFTER GIVING WRITTEN NOTICE OF ITS INTENT TO DO SO TO THE ASSOCIATION. THE COUNTY OR CITY MAY GIVE 15 DAYS NOTICE AND DEMAND TO ANY OFFICER, DIRECTOR, OR AGENT OF THE ASSOCIATION, OR ALTERNATIVELY, TO EACH OWNER OF A LOT AS SHOWN ON THE COUNTY'S TAX ROLLS, TO FIND THE COUNTY'S OR CITY'S COST OF MAINTAINING THE COMMON AREAS. THE COUNTY OR CITY MAY Levy ASSESSMENTS AGAINST THE LOTS AND OWNERS IN THE SAME MANNER AS IF THE ASSOCIATION LEVIES A SPECIAL ASSESSMENT. THE RIGHT OF THE COUNTY OR CITY UNDER THIS SECTION ARE IN ADDITION TO OTHER RIGHTS AND REMEDIES PROVIDED BY LAW.

18. LOT 1, BLOCK 1 SHALL REMAIN AS AN UNDEVELOPED ENVIRONMENTALLY SENSITIVE AREA LOT, AND MAINTENANCE OF THAT LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2, BLOCK 1 OF THE MAYHILL ADDITION.

19. PRIVATE IMPROVEMENTS CANNOT ENCRUMB OR INTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

FINAL PLAT
MAYHILL ADDITION
LOTS 1 AND 2 BLOCK 1
1,421,492 SQUARE FEET
32.633 ACRES
 SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646
 CITY OF DENTON, DENTON COUNTY, TEXAS
 OCTOBER 2023

OWNER
 MAYHILL ROAD ASSOCIATES, LLC
 2 COOPER ST 14TH FL
 CAMDEN, NJ 08102-2348
 704-556-5111

ENGINEER
 PAPE-DAWSON ENGINEERS, LLC
 201 MAIN STREET, STE 301
 FORT WORTH, TX 76102
 817-870-3668

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CR.
 TYLER, TX 75703
 903-539-2256