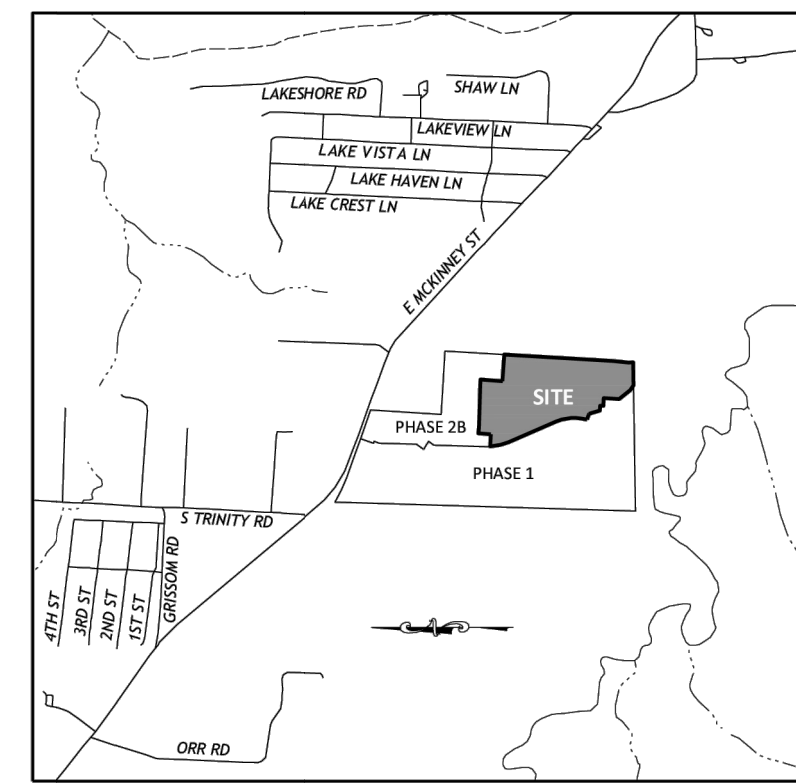
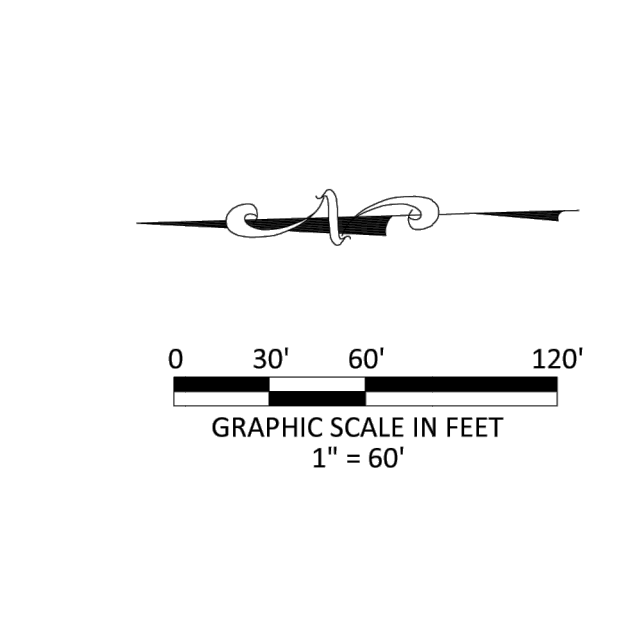
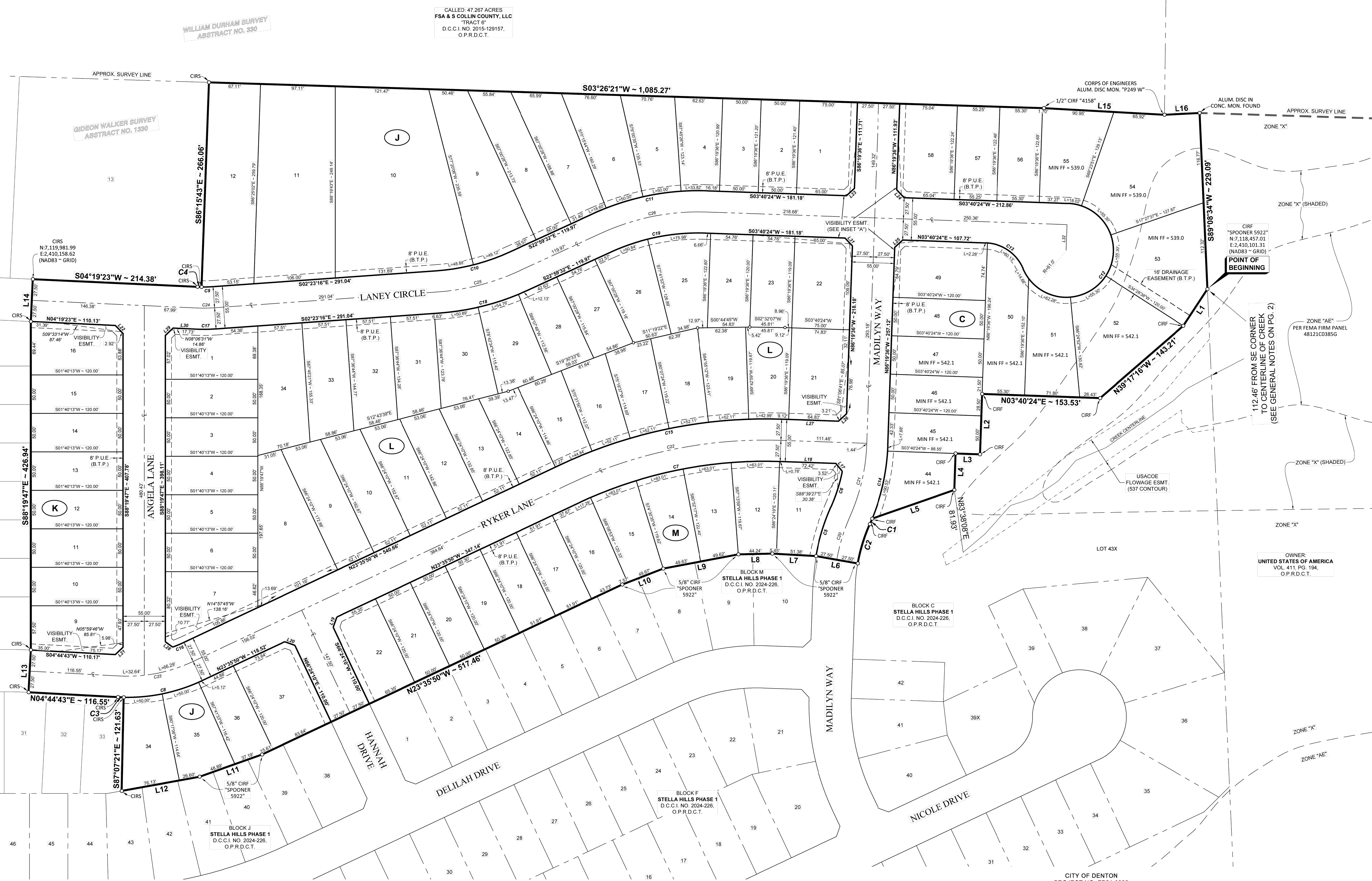


* INSET "A" *
(NOT TO SCALE)



* VICINITY MAP *
(NOT TO SCALE)



*** LEGEND ***

| | | | | | |
|--------------|----------------------------|--------------|-------------------------|-----|---------------------------|
| CIRF | IRON ROD FOUND WITH CAP | O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS | --- | NEW R.O.W. LINE |
| CIRS | 5/8" IRON ROD SET WITH CAP | P.R.D.C.T. | DENTON COUNTY, TEXAS | --- | EXISTING R.O.W. LINE |
| IRF | STAMPED "SPOONER 5922" | PLAT RECORDS | DENTON COUNTY, TEXAS | --- | ADJOINER PROPERTY LINE |
| XCS | IRON ROD FOUND | BY THIS PLAT | DENTON COUNTY, TEXAS | --- | EASEMENTS |
| COE | "X" CUT IN CONCRETE SET | (EX.) | EXISTING | --- | NEW LOT LINES |
| MON | CORPUS OF ENGINEERS | (E) | EXISTING | --- | PROPERTY LINE |
| VOL | MONUMENT | L = 5.00' | CENTERLINE | --- | WATER RELATED HABITAT ESA |
| PG. | VOLUME | D.E. | ARC LENGTH OF 5.00' | --- | USACOE FLOWAGE ESMT. |
| R.O.W. | PAGE | P.U.E. | DRAINAGE EASEMENT | --- | BLOCK LABEL |
| D.C.C.I. NO. | RIGHT OF WAY | VIS. | PUBLIC UTILITY EASEMENT | --- | PROPERTY CORNER |
| D.R.D.C.T. | DENTON COUNTY CLERK'S | ESMT. | VISIBILITY EASEMENT | --- | MARKER - AS NOTED |
| | INSTRUMENT NUMBER | | | | |
| | DEED RECORDS, | | | | |
| | DENTON COUNTY, TEXAS | | | | |

NOTE:
SEE PAGE 2 FOR OWNER'S DEDICATION, LINE AND CURVE TABLES, AND CITY APPROVAL BLOCK.

OWNER:
MICHAEL G. LANEY
28 OAK FORREST CIR
DENTON, TX 76210-5552

OWNER:
DAVID HART LANEY
PO BOX 50061
DENTON, TX 76206-0061

OWNER/DEVELOPER:
MERITAGE HOMES
8840 CYPRESS WATERS BLVD, SUITE 100
DALLAS, TEXAS 75019-4615
PH: 855-588-6374
ATTN: FRANK SU

ENGINEER:
FORESITE GROUP
4925 GREENVILLE AVE, SUITE 480
DALLAS, TX 75206
(214) 939-7123
ATTN: SEAN FAULKNER, P.E.



CITY OF DENTON
PROJECT NO. FP24-0033
FINAL PLAT

**STELLA HILLS
PHASE 2A**

BEING A FINAL PLAT OF A 21.0505 ACRE TRACT OF LAND SITUATED IN THE GIDEON WALKER SURVEY, ABSTRACT NO. 1330, DENTON COUNTY, TEXAS, SAID 21.0505 ACRE TRACT BEING A PORTION OF A CALLED 81.5532 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2024-30473, O.P.R.D.C.T., SAID 21.0505 ACRE TRACT BEING A PORTION OF A CALLED 0.565 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. LANEY BY DEED RECORDED IN D.C.C.I. NO. 1986-77231, O.P.R.D.C.T., SAID 21.0505 ACRE TRACT BEING A PORTION OF A CALLED 0.6074 ACRE TRACT IDENTIFIED AS "TRACT-1", A PORTION OF A CALLED 1.91 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-4", A PORTION OF A CALLED 3.40 ACRE TRACT IDENTIFIED AS "TRACT-7" BEING CONVEYED TO DAVID HART LANEY, TRUSTEE OF THE DAVID HART LANEY FAMILY TRUST BY SPECIAL WARRANTY DEED RECORDED IN D.C.C.I. NO. 2010-65312, O.P.R.D.C.T., SAID 21.0505 ACRE TRACT BEING A PORTION OF A CALLED 0.746 ACRE TRACT OF LAND CONVEYED TO DAVID HART LANEY, TRUSTEE OF THE DAVID HART LANEY FAMILY TRUST BY WARRANTY DEED RECORDED IN D.C.C.I. NO. 2015-108591, O.P.R.D.C.T.

84 SINGLE FAMILY LOTS - 1 HOA LOT
21.0505 ACRES (916,658 SQUARE FEET)
ZONED R6

SEPTEMBER ~ 2024 SHEET 1 OF 2

OWNER:
UNITED STATES OF AMERICA
VOL. 411, PG. 194,
O.P.R.D.C.T.

112.46' FROM SE CORNER
TO CENTERLINE OF CREEK
(SEE GENERAL NOTES ON PG. 2)

CIRF
"SPOONER 5922"
N7.118.457.01
E 2.410.101.31
(NAD83 - GRID)
POINT OF
BEGINNING

CALLED: 47.267 ACRES
FSA & S COLLIN COUNTY, LLC
TRACT 6
D.C.C.I. NO. 2015-129157,
O.P.R.D.C.T.

WILLIAM DURHAM SURVEY
ABSTRACT NO. 930

GIDEON WALKER SURVEY
ABSTRACT NO. 1330

CORPUS OF ENGINEERS
ALUM. DISC. MON. "P249 W"

ALUM. DISC IN
CONC. MON. FOUND

ZONE "X"

ZONE "X" (SHADED)

ZONE "AE"

PER FEMA FIRM PANEL
48121C0385G

ZONE "X" (SHADED)

ZONE "X"

ZONE "X"

ZONE "AE"

