

OWNER'S CERTIFICATION * NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS: STATE OF TEXAS § , a duly authorized agent for Meritage Homes of Texas, LLC hereby certify that Meritage Homes of Texas, LLC is the owner of Stella Hills, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the COUNTY OF DENTON § public forever the streets and easements shown hereon. WHEREAS MERITAGE HOMES OF TEXAS, LLC, MICHAEL G. LANEY, AND DAVID HART LANEY, Meritage Homes of Texas, LLC TRUSTEE OF THE DAVID HART LANEY FAMILY TRUST, are the sole owners 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 _ (duly authorized agent) Texas, LLC, by deed thereof filed for record in Denton County Clerk's Instrument No. (D.C.C.I. No.) 2024-30473, Official Public Records, Denton County, Texas (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 a portion of a called 0.6074 acre **STATE OF TEXAS §** 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, COUNTY OF _____ 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 also being a portion of a called 0.746 acre tract of BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared land conveyed to David Hart Laney, Trustee of the David Hart Laney Family Trust by Warranty Deed _, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged recorded in D.C.C.I.No. 2015-108591, O.P.R.D.C.T., said 21.0505 acre tract of land being more to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. particularly described by metes and bounds as follows: GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of______, 2024. **BEGINNING** at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as a Spooner iron found) at the southeast lot corner of Lot 43X, Block C, Stella Hills Phase 1, being an Addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. No. 2024-226, O.P.R.D.C.T., said beginning point being on a north property line of that certain tract of Notary Public, State of Texas land conveyed to United States of America, by deed thereof filed for record in Volume 411, Page 194, O.P.R.D.C.T.; THAT, I, Michael G. Laney, am the owner of Stella Hills, and do accept this as its plan for subdividing into lots and blocks and do **THENCE** along the easterly subdivision lines of said Stella Hills Phase 1 the following courses and hereby dedicate to the public forever the streets and easement shown hereon. North 55°06'57" West, a distance of 57.08 feet to a Spooner iron found; Michael G. Laney Date North 39°17'16" West, a distance of 143.21 feet to a Spooner iron found: North 03°40'24" East, a distance of 153.53 feet to a Spooner iron found; **STATE OF TEXAS §** North 86°19'36" West, a distance of 78.50 feet to a Spooner iron found; COUNTY OF ______ North 03°40'24" East, a distance of 31.56 feet to a Spooner iron found; BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared MICHAEL G. North 86°19'36" West, a distance of 47.46 feet to a Spooner iron found; LANEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. North 17°33'27" West, a distance of 113.33 feet to a Spooner iron found at the beginning of a non-tangent curve to the right having a radius of 277.50 feet; GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of______, 2024. Along said curve to the right, an arc length of 7.66 feet, and across a chord which bears North 65°15'32" West, a chord length of 7.66 feet to to a Spooner iron found at the beginning of a curve to the left having a radius of 222.50 feet; Notary Public, State of Texas Along said curve to the left, an arc length of 53.55 feet, and across a chord which bears North 71°21'46" West, a chord length of 53.42 feet to a Spooner iron found; North 11°44'31" East, a distance of 55.00 feet to a Spooner iron found; THAT, I, David Hart Laney, Trustee of the David Hart Laney Family Trust, hereby certify that the David Hart Laney Family Trust is the owner of Stella Hills, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public North 04°49'54" East, a distance of 56.83 feet to a Spooner iron found; forever the streets and easement shown hereon. North 00°26'07" East, a distance of 44.24 feet to a Spooner iron found; David Hart Laney Family Trust North 09°05'52" West, a distance of 99.25 feet to a Spooner iron found; North 19°29'42" West, a distance of 57.24 feet to a Spooner iron found; David Hart Laney (Trustee) North 23°35'50" West, a distance of 517.46 feet to a Spooner iron found; North 17°56'10" West, a distance of 86.08 feet to a Spooner iron found; **STATE OF TEXAS §** North 08°39'17" West, a distance of 102.73 feet to a 5/8 inch iron rod with a cap stamped COUNTY OF _____ § "SPOONER 5922" set (hereinafter referred to as an iron rod set); BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared DAVID HART **THENCE** departing the said easterly subdivision lines, over and across the said Meritage Tract and LANEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the said Laney Tracts the following courses and distances: he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. South 87°07'21" East, a distance of 121.63 feet to an iron rod set at the beginning of a GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of______, 2024. non-tangent curve to the right having a radius of 227.50 feet; Along said curve to the right, an arc length of 7.42 feet, and across a chord which bears North 03°48'41" East, a chord length of 7.42 feet to an iron rod set; Notary Public, State of Texas North 04°44'43" East, a distance of 116.55 feet to an iron rod set; South 85°15'17" East, a distance of 55.00 feet to an iron rod set; * SURVEYOR'S CERTIFICATION * South 88°19'47" East, a distance of 426.94 feet to an iron rod set; **STATE OF TEXAS §** South 85°40'37" East, a distance of 55.00 feet to an iron rod set; **COUNTY OF TARRANT §** South 04°19'23" West, a distance of 214.38 feet to an iron rod set at the beginning of a curve THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was to the left having a radius of 172.50 feet; prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Denton. Along said curve to the left, an arc length of 5.20 feet, and across a chord which bears South

Surveyed on the ground during the month of June, 2023.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S.

he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2024.

SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that

OWNER:

MICHAEL G. LANEY

28 OAK FORREST CIR

DENTON, TX 76210-5552

OWNER:

DAVID HART LANEY

DENTON, TX 76206-0061

PO BOX 50061

Eric S. Spooner, R.P.L.S.

COUNTY OF TARRANT §

Notary Public, State of Texas

STATE OF TEXAS §

Texas Registration No. 5922

03°27'32" West, a chord length of 5.20 feet to an iron rod set;

2015-129157, O.P.R.D.C.T.;

America Tract;

South 86°15'43" East, a distance of 266.06 feet to an iron rod set on the east property lines of the said Laney Tracts and on the west property line of a called 47.267 acre tract of land conveyed to FSA & S Collin County, LLC, by deed thereof filed for record in D.C.C.I. No.

THENCE South 03°26'21" West, in part along the said east property lines of the Laney Tracts, along

the said west property line of the 47.267 acre tract and in part along the east property line of the said Meritage Tract, a distance of 1,085.27 feet to a 1/2 inch iron rod with a cap stamped "4158"

THENCE South 04°48'50" West, continuing along the said east property line of the Meritage tract

and along the said west property line of the 47.267 acre tract, a distance of 156.87 feet to a Corps

of Engineers aluminum disc monument stamped "P249 W" found at the southwest property corner

of the said 47.267 acre tract, same being a northwest property corner of the said United States of

THENCE South 01°14'01" East, along the east property line of the said Meritage Tract and along a

west property line of the said United States of America Tract, a distance of 45.85 feet to an

aluminum disc in concrete monument found at the southeast property corner of the said Meritage

Tract, same being an interior northwest property corner of the said United States of America Tract;

THENCE South 89°08'34" West, along the south property line of the said Meritage tract and along

the aforesaid north property line of the said United States of America Tract, a distance of 229.09

feet to the POINT OF BEGINNING, containing 21.0505 acres (916,958 square feet) of land more or

* GENERAL NOTES *

- 1. The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface
- 2. This plat was prepared with the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner &Associates, Inc.
- 3. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) and Flood Area Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood) as shown on Map No. 48121C0385G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" and Flood Area Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- 4. All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 5. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- 6. The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data.
- 7. The City of Denton has adopted the National Electric Safety Code (The "Code"). The code general prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline for 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.
- 8. Water and Wastewater service for this subdivision to be provided by City of Denton.
- 9. The purpose of this Final Plat is to create 85 single family lots and to dedicate right-of-way and easements necessary for development.
- 10. Floodplain and drainage easements shown on the plat give the city the right but not the obligation to maintain and construct drainage facilities if, in the city's sole opinion, the maintenance entity is not properly maintaining the stream or drainage way.
- 11. Private improvements shall not encroach into existing public or private easements.
- 12. COD STANDARD DRAINAGE COMMENT/STATEMENT: RIGHTS OF CITY. The City, including its agent 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 ordinances, or to improve the appearance of 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 City, the 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 City's written demand (at least 90 days), the 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 City may give its notices and demands 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 fund the City's cost of maintaining the Common Areas, the City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the City under this Section are in addition to other rights and remedies provided by law.
- 13. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met prior to the release of any permits.
- 14. Street trees and two (2) additional yard trees per lot are associated with tree mitigation offset. The street trees and yard trees shall not be removed, and in the event that a street or yard tree dies, it must be replaced. Street trees that are not planted in the street right-of-way shall be replaced by the property owner, and must be at least 3 inch diameter at time of planting.
- 15. Lot owners must be notified by the selling agent/developer that trees receiving preservation credit exist on their lot.

OWNER/DEVELOPER:

MERITAGE HOMES

PH: 855-588-6374

ATTN: FRANK SU

DALLAS, TEXAS 75019-4615

8840 CYPRESS WATERS BLVD, SUITE 100

ENGINEER

FORESITE GROUP

DALLAS, TX 75206

ATTN: SEAN FAULKNER, P.E.

(214) 939-7123

AREA TABLE - BLOCK C			AREA TABLE - BLOCK L						
LOT	SQ. FT.	ACRES	1	LOT	SQ. FT.	ACRES	LINE	BEARING	DISTANC
44	6,203	0.1424	1	1	7,930	0.1820	L1	N55°06'57"W	57.08'
45	6,000	0.1377	1	2	6,000	0.1377	L2	N86°19'36"W	78.50'
46	6,000	0.1377	İ	3	6,000	0.1377	L3	N03°40'24"E	31.56'
47	6,000	0.1377	1	4	6,000	0.1377	L4	N86°19'36"W	47.46'
48	6,000	0.1377	ł	5	6,000	0.1377	L5	N17°33'27"W	113.33
49	8,925	0.2049		6	6,000	0.1377	L6	N11°44'31"E	55.00'
	10,110	0.2321	ł	7	8,927		L7	N04°49'54"E	56.83'
50						0.2049	L8	N00°26'07"E	44.24'
51	8,550	0.1963		8	12,900	0.2961	L9	N09°05'52"W	99.25'
52	13,271	0.3047		9	8,749	0.2008	L10	N19°29'42"W	57.24'
53	13,644	0.3132		10	8,227	0.1889	L11	N17°56'10"W	86.08'
54	18,797	0.4315		11	7,706	0.1769	L12	N08°39'17"W	102.73'
55	9,076	0.2084	1	12	7,184	0.1649	L13	S85°15'17"E	55.00'
56	6,778	0.1556	1	13	6,663	0.1530	L14	S85°40'37"E	55.00'
57	6,760	0.1552	1	14	6,152	0.1412	L15	S04°48'50"W	156.87
58	9,112	0.2092	ł	15	6,341	0.1456	L16	S01°14'01"E	45.85'
	,		J	16	6,420	0.1474	L17	N52°40'50"E	13.12'
A DE /	A TABLE - I	PLOCK I	1		6,705		L18	N03°40'24"E	72.42'
				17		0.1539	L19	N68°35'50"W	14.14'
LOT	SQ. FT.	ACRES		18	6,911	0.1586	L20	N21°24'10"E	14.14'
1	9,067	0.2081		19	6,925	0.1590	L21	S41°54'03"E	13.79'
2	6,065	0.1392		20	6,699	0.1538	L22	N47°59'48"E	14.47'
3	6,055	0.1390		21	8,862	0.2034	L23	S41°19'36"E	14.14'
4	6,834	0.1569		22	8,882	0.2039	L24	S48°40'24"W	14.14'
5	7,679	0.1763		23	6,542	0.1502	L25	N41°19'36"W	14.14'
6	8,987	0.2063	1	24	6,648	0.1526	L26	N41°19'36"W	14.14'
7	9,573	0.2198	1	25	8,156	0.1872	L27	N03°40'24"E	73.96'
8	10,065	0.2311	1	26	7,663	0.1759	L28	N37°31'30"E	11.71'
9	15,175	0.3484	ł	27	6,435	0.1477	L29	S42°00'12"E	13.81'
10	36,463	0.8371	1				L30	S04°19'23"W	29.19'
	25,786			28	6,488	0.1489	L31	S48°40'24"W	14.14'
11		0.5920		29	7,300	0.1676	L32	S86°19'36"E	33.50'
12	17,757	0.4077		30	7,908	0.1815			
34	7,334	0.1684		31	7,421	0.1704			

CURVE TABLE					
CURVE#	URVE # RADIUS		CH BEARING	CH LENGTH	
C1	277.50'	7.66'	N65°15'32"W	7.66'	
C2	222.50'	53.55'	N71°21'46"W	53.42'	
С3	227.50'	7.42'	N03°48'41"E	7.42'	
C4	172.50'	5.20'	S03°27'32"W	5.20'	
C5	277.50'	66.79'	S71°21'46"E	66.63'	
C6	222.50'	48.76'	S70°44'46"E	48.67'	
C7	567.50'	270.11'	N09°57'43"W	267.56'	
C8	227.50'	105.12'	N10°21'35"W	104.19'	
C9	172.50'	15.00'	S00°06'12"W	14.99'	
C10	272.50'	98.00'	S12°41'24"E	97.47'	
C11	327.50'	152.42'	S09°39'34"E	151.05'	
C12	61.00'	260.85'	N53°49'13"W	102.89'	
C13	55.00'	62.41'	N36°10'47"E	59.11'	
C14	277.50'	98.21'	N76°11'18"W	97.70'	
C15	622.50'	296.28'	N09°57'43"W	293.50'	
C16	172.50'	16.01'	N20°56'21"W	16.00'	
C17	227.50'	26.65'	S00°58'04"W	26.63'	
C18	327.50'	117.77'	S12°41'24"E	117.14'	
C19	272.50'	126.82'	S09°39'34"E	125.68'	
C20	250.00'	60.17'	S71°21'46"E	60.03'	
C21	250.00'	95.38'	S75°23'50"E	94.80'	
C22	595.00'	283.20'	N09°57'43"W	280.53'	
C23	200.00'	98.93'	S09°25'33"E	97.93'	
C24	200.00'	23.43'	S00°58'04"W	23.41'	
C25	300.00'	107.89'	S12°41'24"E	107.30'	
C26	300.00'	139.62'	S09°39'34"E	138.36'	

CLIDVE TABLE

AREA TABLE - BLOCK K			AREA	BLOC	
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACF
9	7,237	0.1661	11	8,084	0.18
10	6,000	0.1377	12	6,770	0.1
11	6,000	0.1377	13	6,836	0.1
12	6,000	0.1377	14	6,835	0.1
13	6,000	0.1377	15	6,784	0.1
14	6,000	0.1377	16	6,376	0.1
15	6,000	0.1377	17	6,229	0.14
16	7,949	0.1825	18	6,229	0.14
			19	6,037	0.1
			20	6,000	0.1

0.1663

0.1399

6.094

37 9,987 0.2293

8,024

8,658

10,189

6,000

7,792

0.1377

0.1988

* CERTIFICATE OF APPROVAL *					
Approved this the day of, 2024 by the Planning and Zoning Commission of the City of Denton, Texas.					
Chairperson					
City Secretary					

SHEET 2 OF 2

CITY OF DENTON PROJECT NO. FP24-0033 FINAL PLAT

STELLA HILLS

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 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

4925 GREENVILLE AVE, SUITE 480

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039 (817) 685-8448 WWW.SPOONERSURVEYORS.COM TBPLS FIRM NO. 10054900 S&A 22073 ERIC S. SPOONER, R.P.L.S.