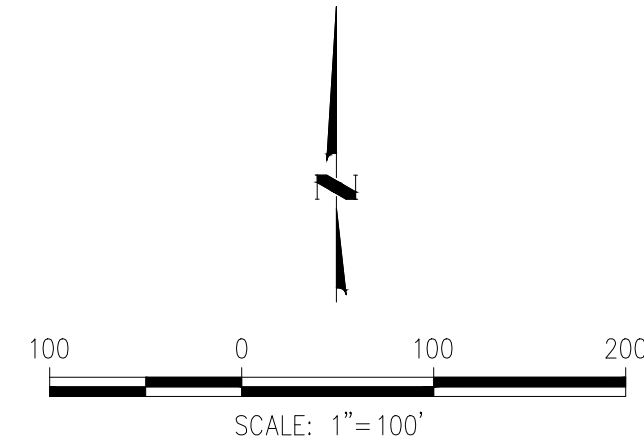


CROSS TIMBERS UPLAND HABITAT AREA (ESA)
ESA AREA W/IN PROPERTY LINE: 686,562.4 SF
ESA REMOVED: 249,607.2 SF
ESA PRESERVATION REQUIRED: 343,281 SF (50% OF ESA)
ESA PRESERVATION PROVIDED: 436,955.2 SF (63.6 %)

- LEGEND
- IRF IRON ROD FOUND
 - 1/2" IR 1/2" 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
 - OE OVERHEAD ELECTRIC
 - CONCRETE
 - ENVIRONMENTAL SENSITIVE AREA (ESA) PRESERVED
 - ENVIRONMENTAL SENSITIVE AREA (ESA) REMOVED



PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2236
TBPELS FIRM REGISTRATION NO. 10194437

GENERAL NOTES

- WATER CAN BE SUPPLIED BY THE CITY OF DENTON AND SANITARY SEWER TO BE PROVIDED BY CITY OF DENTON
- ELECTRIC - DENTON MUNICIPAL SEWER - CITY OF DENTON GAS - ATNOS
- 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 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.
- 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 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 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.
- 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.
- 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 DCC 7.7.4. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPAIR 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 PER SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE.
- DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL 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.
- A TEMPORARY ACCESS DRIVE TO BE COORDINATED WHICH WILL PROVIDE ACCESS TO MAYHILL DURING CONSTRUCTION.
- PRIOR TO APPROVAL OF A FINAL PLAT OF THIS PROPERTY, PROPERTY OWNER MUST PROVIDE A SIGNED ENCROACHMENT AGREEMENT BETWEEN THE PROPERTY OWNER AND THE GAS PIPELINE EASEMENT HOLDER.

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): 321 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

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

OWNER

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

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
903-539-2236

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 SOUTHEAST 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 SOUTHEASTERLY 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, BEING THE NORTHEAST 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 2014-53958, 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 "BD 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 AFOREMENTIONED 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 THE _____ 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 THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

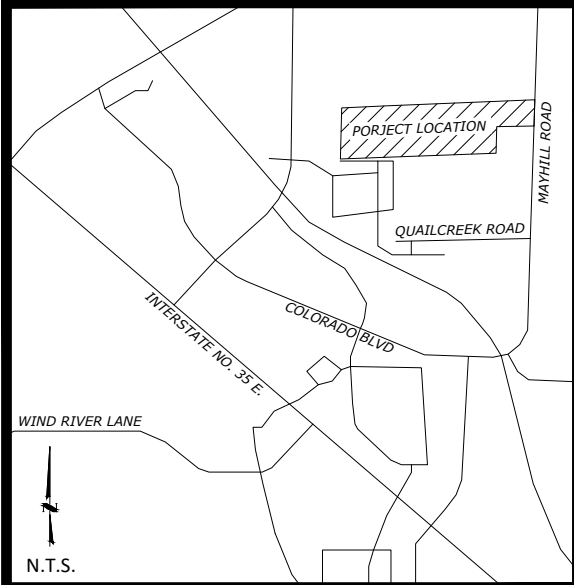
I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON.

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

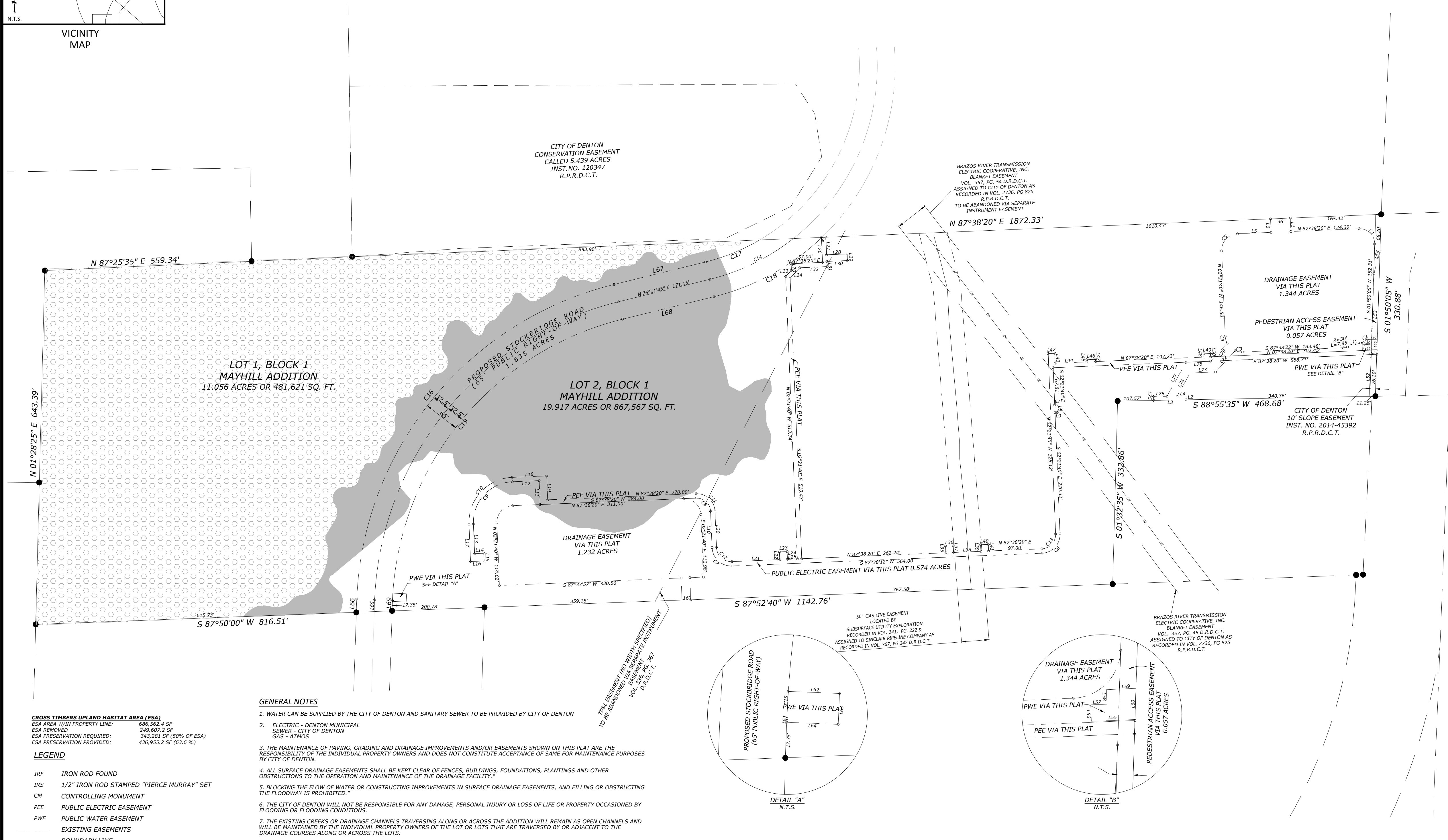
CAMDEN D. PIERCE, RPLS 6791
DATE: OCTOBER 11, 2023

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



VICINITY
MAP



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 SF (50% OF ESA)
ESA PRESERVATION PROVIDED: 436,955.2 SF (63.6 %)

LEGEND

- IRF IRON ROD FOUND
IRS 1/2" 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
OE OVERHEAD ELECTRIC
CONCRETE
ENVIRONMENTAL SENSITIVE AREA (ESA) PRESERVED
ENVIRONMENTAL SENSITIVE AREA (ESA) REMOVED

GENERAL NOTES

1. WATER CAN BE SUPPLIED BY THE CITY OF DENTON AND SANITARY SEWER TO BE PROVIDED BY CITY OF DENTON
2. ELECTRIC - DENTON MUNICIPAL
SEWER - CITY OF DENTON
GAS - ATMOS
3. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED 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.
4. 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."
5. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED."
6. 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.
7. 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.
8. 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 (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 FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
9. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
10. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48121C03806, DATED APRIL 18, 2011.
11. 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.
12. 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 DDC 7-2.4. 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

13. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL 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.
14. A TEMPORARY ACCESS DRIVE TO BE COORDINATED WHICH WILL PROVIDE ACCESS TO MAYHILL DURING CONSTRUCTION.
15. PRIOR TO APPROVAL OF A FINAL PLAT OF THIS PROPERTY, PROPERTY OWNER MUST PROVIDE A SIGNED ENCROACHMENT AGREEMENT BETWEEN THE PROPERTY OWNER AND THE GAS PIPELINE EASEMENT HOLDER.

GENERAL NOTES CONTINUED:
16) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 48121C0387H, REVISED JUNE 19, 2020 THE SUBJECT PROPERTY LIES IN ZONE "X" OTHER AREAS (AREAS OF MINIMAL FLOOD HAZARD).
17) THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE CODE). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 15 FEET ON EITHER SIDE OF THE CENTER LINE OR OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE MAY REQUIRE GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
18) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM A SINGLE TRACT OF LAND.
19) BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM VRS ALLTERRA NETWORK FOR TEXAS.

"THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY THE CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORMWATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DETERMINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE."

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

APPROVAL OF THIS PRELIMINARY PLAT MAY BE CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AN ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (AES) PLAN THAT IS CONSISTENT WITH THE ENVIRONMENTALLY SENSITIVE AREAS AND MITIGATION MEASURES IDENTIFIED ON THIS PRELIMINARY PLAT. 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 WITH THE TECHNICAL REQUIREMENTS OF THE CITY OF DENTON

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

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 CIR.
TYLER, TX 75703
903-539-2256

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