

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 2	0.190	8,297
BLOCK A LOT 3	0.152	6,610
BLOCK A LOT 4	0.152	6,610
BLOCK A LOT 5	0.152	6,610
BLOCK A LOT 8	0.187	8,141
BLOCK A LOT 10	0.304	13,258
BLOCK A LOT 11	0.162	7,073
BLOCK A LOT 12	0.151	6,566
BLOCK A LOT 13	0.149	6,500
BLOCK A LOT 14	0.149	6,500
BLOCK A LOT 15	0.149	6,500
BLOCK A LOT 16	0.149	6,500
BLOCK A LOT 17	0.199	8,652
BLOCK A LOT 18	0.205	8,916
BLOCK A LOT 19	0.155	6,739
BLOCK A LOT 20	0.154	6,711
BLOCK A LOT 21	0.153	6,684
BLOCK A LOT 22	0.153	6,656
BLOCK A LOT 23	0.152	6,604
BLOCK A LOT 26	0.150	6,527
BLOCK A LOT 27	0.371	16,158
BLOCK A LOT 28	0.297	12,956
BLOCK A LOT 29	0.148	6,467
BLOCK A LOT 30	0.149	6,500
BLOCK A LOT 31	0.149	6,500
BLOCK A LOT 32	0.149	6,500
BLOCK A LOT 36	0.138	6,000
BLOCK B LOT 1	0.216	9,419
BLOCK B LOT 2	0.165	7,174
BLOCK B LOT 3	0.165	7,170
BLOCK B LOT 4	0.164	7,170
BLOCK B LOT 5	0.164	7,160
BLOCK B LOT 6X		17,657
	0.405	
BLOCK BLOT 7	0.149	6,500
BLOCK BLOT 10	0.174	7,569
BLOCK BLOT 11	0.156	6,796
BLOCK BLOT 12	0.157	6,856
BLOCK BLOT 13	0.159	6,915
BLOCK BLOT 14	0.160	6,974
BLOCK B LOT 15	0.161	7,030
BLOCK B LOT 16	0.156	6,817
BLOCK B LOT 17X	0.392	17,064
BLOCK C LOT 1	0.186	8,119
BLOCK C LOT 2	0.148	6,450
BLOCK C LOT 3	0.148	6,451
BLOCK C LOT 4	0.152	6,607
BLOCK C LOT 5	0.168	7,297
BLOCK C LOT 6	0.268	11,665
BLOCK C LOT 9	0.148	6,450
BLOCK C LOT 10	0.148	6,450
BLOCK C LOT 11	0.148	6,450
BLOCK C LOT 12	0.188	8,190

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS VANDESMITH PARTNERS, LTD. is the owner of a 834,209 square feet or 19.151 acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 27.32 acre tract of land described in Special Warranty Deed to Vandesmith Developers, Ltd., n/k/a Vandesmith Partners, Ltd., as recorded in Document Nos. 2002-82528 and 2002-82529, Official Records of Denton County, Texas, and all of a called 9.58 acre tract of land described in Special Warranty Deed to Vandesmith Developers, Ltd., n/k/a Vandesmith Partners, Ltd., recorded in Document No. 2017-54443, Official Records of Denton County, Texas, as affected by Correction Instrument recorded in Document No. 2017-56075, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Lot 6, Block A, of The Villas of Forest Glen, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet V, Page 441, Official Records of Denton County, Texas, and the north end of the westerly terminus of Hobson Lane, a variable width right of way;

THENCE South 0°02'45" East, with the westerly terminus of said Hobson Lane, a distance of 55.00 feet to the southwest corner of said The Villas of Forest Glen, being on the south line of said 27.32 acre tract and in the centerline of said Hobson Lane;

THENCE South 89°15'44" West, with the south line of said 27.32 acre tract and the centerline of said Hobson Lane, a distance of 885.14 feet to a point for corner at the southeast corner of a called 2.2647 acre tract of land described in the Special Warranty Deed to Valk Properties VI, LLC, recorded in Document No. 2024-24138, Official Records of Denton County, Texas;

THENCE North 01°00'35" West, departing the south line of said 27.32 acre tract and with the east line of said 2.2647 acre tract, at a distance of 55.00 feet passing a 5/8" iron rod with plastic cap stamped "KHA" set, continuing in all a total distance of 302.57 feet to a 5/8" iron rod with plastic cap stamped "RPLS" 1890" found at the southeast corner of a called 1.0025 acre tract of land described in Special Warranty Deed to RCH Development, LLC recorded in Document No. 2017-56075, Official Records of Denton County, Texas and the northeast corner of said 2.2647 acre tract;

THENCE with the east line of said 1.0025 acre tract, the following courses and distances:

North 04°55'29" East, a distance of 25.37 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found for corner;

North 44°31'27" East, a distance of 127.64 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found for corner;

North 00°28'42" West, a distance of 71.94 feet to a mag nail with washer stamped "SPRY RPLS" 5647" found at the northeast corner of said 1.0025 acre tract and at the southeast corner of a called 1.736 acre tract of land described in Special Warranty Deed to CST Stations Texas LLC, recorded in Document No. 2017-54513, Official Records of Denton County, Texas and at the southwest corner of said 9.58 acre tract and on the north line of said 27.32 acre tract;

THENCE North 00°29'34" West, with the east line of said 1.736 acre tract and a westerly line of said 9.58 acre tract, a distance of 122.58 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found at the northeast corner of said 1.736 acre tract and in the south line of a called 0.919 acre tract of land described in Special Warranty Deed to Michael Brooks and wife Monica Owens Brooks, recorded in Volume 1226, Page 654, Official Records of Denton County, Texas, and the westernmost northwest corner of said 9.58 acre tract;

THENCE South 89°22'48" East, with the south line of said Brooks tract and the south line of a tract of land described as "Second Tract" in Warranty Deed to Clearman Owens Inc., recorded in Volume 657, Page 393, Official Records of Denton County, Texas and a northerly line of said 9.58 acre tract, a distance of 449.23 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found the southeast corner of said Second Tract, and an ell corner of said 9.58 acre tract;

THENCE North 01°19'19" East, with the east line of said Second Tract and with the east line of a tract of land described as "First Tract" in said Clearman Owens Inc. deed, and with the east line of a tract of land described the Special Warranty Deed to Jose T. Corona and Floriberta Corona, recorded in Document No. 2016-83495, Official Records of Denton County, Texas and a westerly line of said 9.58 acre tract, a distance of 393.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northeast corner of said Corona tract and at the northernmost northwest corner of said 9.58 acre tract, and in the south line of a 14-foot wide tract dedicated to the public by Warranty Deed recorded in Volume 496, Page 102, Official Records of Denton County, Texas;

THENCE South 89°15'06" East, with the south line of said 14-foot public dedication and a north line of said 9.58 acre tract, a distance of 701.79 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found at the northeast corner of said 9.58 acre tract and in the west line of a called 7.394 acre tract of land described in the Special Warranty Deed to James D. Coulter and wife Evelyn Coulter, recorded in Volume 1963, Page 9693, Official Records of Denton County, Texas;

THENCE South 00°56'10" West, with the west line of said 7.394 acre tract and the east line of said 9.58 acre tract, a distance of 513.92 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found for corner in the north line of Lot 4 of said Block A, at the southwest corner of said 7.394 acre tract and the southeast corner of said 9.58 acre tract, being on the north line of said 27.32 acre tract;

THENCE North 89°37'36" West, with the north line of said Block A, the south line of said 9.58 acre tract, and the north line of said 27.32 acre tract, a distance of 351.63 feet to a 1/2" iron rod with damaged plastic cap found for corner at the northwest corner of said Lot 6, Block A;

THENCE South 00°02'45" East, departing the north line of said 27.32 acre tract and with the west line of said Lot 6, Block A, a distance of 415.11 feet to the **POINT OF BEGINNING** and containing 834,209 square feet or 19.151 acres of land.

NOTES

- 1. This plat was prepared to meet City of Denton requirements. The surveyor has not abstracted the heron
- 2. This plat lies wholly within the City Limits of Denton, and Denton County.
- 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/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
- All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions: The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and There shall be no obligation of the City to replace or repair any paving removed in the exercise
- 8. No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 9. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- 10. Encroachment of private improvements into public easements shall not be permitted.
- 11. There was no observed evidence of any protected trees on the subject property at the time of the survey.
- 12. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
- 13. Wastewater utility service will be provided by City of Denton.
- 14. Water service will be provided by the City of Denton.
- 15. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- 16. Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0370G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas of Minimal Flood Hazard". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 18. 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 detention area 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 storm water run-off shall be permitted by 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 storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the
- 19. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- 20. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
- . Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
- 22. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
- 23. A homeowners' association covenant has been recorded in ____ (volume and page) _____
- 24. Gas Well Notification Disclosure: All lots are within 1000 feet of Gas Well Drilling and Production Sites with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. The location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are not producing wells. Additional drilling and/or fracking operations may occur on these Sites in the future.
- 25. Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 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.
- . All lake/detention tracts, easements, open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners' association, or other perpetual private entity. Homeowners' associations shall be established in accordance with Section 8.3.6.J of the Development Code
- 27. Approval of this preliminary plat is contingent upon either a contemporaneous or subsequent approval of an Alternate 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 site plan and meet all necessary requirements. Denial of the AESA Plan will result in the need to submit a new site plan that conforms to the technical requirements of the City of Denton.
- 28. Tree 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 meet prior to the release of any permits.
- 29. 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.
- 30. Acceptance of the drainage features identified on the Preliminary Plat 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, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- 31. The city has temporary access to this property to conduct necessary inspections related with the development of this property.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VANDESMITH PARTNERS, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as GRAND PARKSIDE **ADDITION**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the possesity at any time

of procuring permission from anyone							
WITNESS MY HAND at, Texas, this theday of, 2024.							
Vandesmith Partners, Ltd.							
By:							
STATE OF							
COUNTY OF §							
BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally							

appeared , known to me 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.

Given under my hand and seal of office this the _____ day of _

NOTARY PUBLIC in and for the STATE OF

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

PRELIMINARY

Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 sylviana.gunawan@kimley-horn.com

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS

Sylviana Gunawan

Frisco, Texas 75034

Ph. 972-335-3580

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein

GIVEN under my hand and seal of office on this the 11th day of March, 2025.

Notary Public in and for The State of Texas

APPROVED THIS	DAY OF	2024, BY THE
PLANNING AND ZONING	3 COMMISSION	OF THE CITY OF DENTON.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

PROJECT FP25-00XX FINAL PLAT **GRAND PARKSIDE ADDITION**

BLOCK A: LOTS 1-8, 9X, 10-24, 25X, 26-34, 35X, 36-40 BLOCK B: LOTS 1-5, 6X, 7-16, 17X BLOCK C: LOTS 1-12, BLOCK D: LOT 1X 63 RESIDENTIAL LOTS DEVELOPED AT R6 ZONING DISTRICT STANDARDS 7 COMMON AREA LOTS

BEING 19.151 ACRES SITUATED IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378 CITY OF DENTON, DENTON COUNTY, TEXAS

	(im		>>>	Tel. No. (972) 3	
	exas 75034		0193822	Fax No. (972) 3	
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sh
n/a	SRD	SG	Dec. 2024	060001700	2
SURVEYOR: SYLVIANA G 6160 WARRE FRISCO, TEX PH. 972-335-	UNAWAN, R.P.L.S. EN PKWY., SUITE 2 (AS 75034	10			
ENGINEER:					