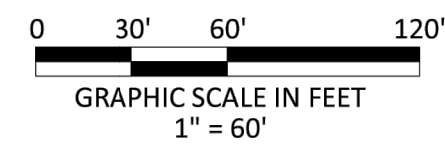


\* VICINITY MAP \*  
(NOT TO SCALE)



**\* LEGEND \***

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

CALLED: 4.7362 ACRES  
JOY LONGVILLE  
D.C.C.I. NO. 2011-56758,  
O.P.R.D.C.T.

CALLED: 3.054 ACRES  
SELF PET KENNEL, INC.  
D.C.C.I. NO. 2011-56758,  
O.P.R.D.C.T.

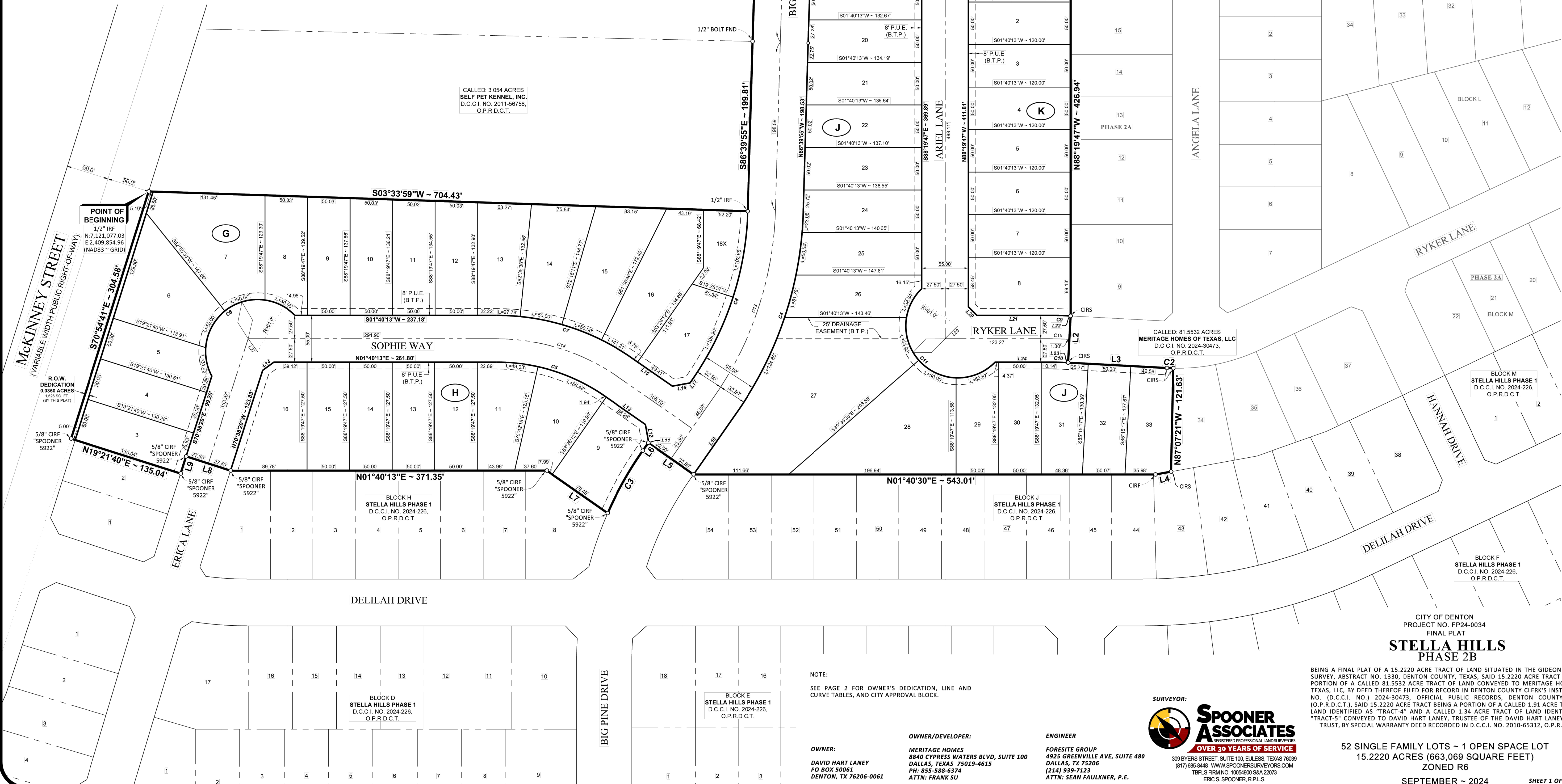
CALLED: 47.267 ACRES  
FSA & S COLLIN COUNTY, LLC  
TRACT 6  
D.C.C.I. NO. 2015-129157,  
O.P.R.D.C.T.

WILLIAM DURHAM SURVEY  
ABSTRACT NO. 330

GIDEON WALKER SURVEY  
ABSTRACT NO. 1330

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	172.50'	5.20'	N03°27'32"E	5.20'
C2	227.50'	7.42'	S03°48'41"W	7.42'
C3	432.50'	84.33'	N59°01'20"W	84.19'
C4	432.50'	251.46'	N70°05'33"W	247.93'
C5	222.50'	135.50'	N19°07'00"E	133.42'
C6	61.00'	174.58'	S34°29'04"E	120.81'
C7	277.50'	169.00'	S19°07'00"W	166.40'
C8	367.50'	212.55'	S70°00'21"E	209.60'
C9	427.50'	22.94'	S03°12'28"W	22.94'
C10	372.50'	19.99'	N03°12'28"E	19.99'
C11	61.00'	193.42'	N46°40'13"E	121.99'
C12	61.00'	196.24'	S42°00'12"E	121.91'
C13	400.00'	232.58'	S70°05'39"E	229.32'
C14	250.00'	152.25'	S19°07'00"W	149.91'
C15	400.00'	21.47'	N03°12'28"E	21.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°40'37"W	55.00'
L2	N85°15'17"W	55.00'
L3	S04°44'43"W	116.55'
L4	N08°39'17"W	18.54'
L5	N36°33'48"E	65.00'
L6	N53°26'12"W	11.30'
L7	N36°33'48"E	87.45'
L8	N19°21'40"E	55.00'
L9	N70°38'20"W	21.17'
L10	N53°26'12"W	89.31'
L11	S53°26'12"E	0.80'
L12	N81°33'48"E	21.21'
L13	N36°33'48"E	58.20'
L14	N34°29'04"W	16.15'
L15	S36°33'48"W	58.20'
L16	S08°26'12"E	21.21'
L17	S53°26'12"E	3.50'
L19	N42°00'12"W	13.81'
L20	S46°40'13"W	14.14'
L21	S01°40'13"W	85.77'
L22	S04°44'43"W	1.30'
L23	N04°44'43"E	1.30'
L24	N01°40'13"E	64.51'
L27	N55°30'56"E	18.58'
L28	N47°59'48"E	21.72'
L29	N43°19'47"W	21.21'



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

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. FP24-0034  
FINAL PLAT  
**STELLA HILLS  
PHASE 2B**

BEING A FINAL PLAT OF A 15.2220 ACRE TRACT OF LAND SITUATED IN THE GIDEON WALKER SURVEY, ABSTRACT NO. 1330, DENTON COUNTY, TEXAS, SAID 15.2220 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 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 15.2220 ACRE TRACT BEING A PORTION OF A CALLED 1.91 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-4" AND A CALLED 1.34 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-5" 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.

52 SINGLE FAMILY LOTS ~ 1 OPEN SPACE LOT  
15.2220 ACRES (663,069 SQUARE FEET)  
ZONED R6

\* OWNER'S CERTIFICATION \*

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS MERITAGE HOMES OF TEXAS, LLC, AND DAVID HART LANEY, TRUSTEE OF THE DAVID HART LANEY FAMILY TRUST, are the sole owners of a 15.2220 acre tract of land situated in the Gideon Walker Survey, Abstract No. 1330, Denton County, Texas, said 15.2220 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 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 15.2220 acre tract being a portion of a called 1.91 acre tract of land identified as "Tract-4" and a called 1.34 acre tract of land identified as "Tract-5" 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 15.2220 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the most northerly northeast property corner of the said 81.5532 acre tract, same being the northwest property corner of a called 3.054 acre tract of land conveyed to Self Pet Kennel, Inc., by deed thereof filed for record in D.C.C.I. No. 2011-56758, O.P.R.D.C.T., said beginning point being on the south right-of-way line of McKinney Street (being a variable width public right-of-way);

THENCE South 03°33'59" West, along an east property line of the said 81.5532 acre tract, same being the west property line of the said 3.054 acre tract, a distance of 704.43 feet to a 1/2-inch iron rod found at an interior northeast property corner of the said 81.5532 acre tract, same being the southwest property corner of the said 3.054 acre tract;

THENCE South 86°39'55" East, along a north property line of the said 81.5532 acre tract, same being the south property line of the said 3.054 acre tract, a distance of 199.81 feet to a 1/2-inch bolt found at the southeast property corner of the said 3.054 acre tract, same being the southwest property corner of a called 4.7362 acre tract of land conveyed to Joy Longville, by deed thereof filed for record in D.C.C.I. No. 2006-6946, O.P.R.D.C.T.;

THENCE South 86°32'00" East, along a north property line of the said 81.5532 acre tract, same being the south property line of the said 4.7362 acre tract, a distance of 433.36 feet to a 1/2 inch iron rod found at the most easterly northeast property corner of the said 81.5532 acre tract, same being the southeast property corner of the said 4.7362 acre tract, said iron rod found being on the west property line of a called 47.267 acre tract of land identified as "Tract G" and being conveyed to FSA & S Collin County, LLC, by deed thereof filed for record in D.C.C.I. No. 2015-129157, O.P.R.D.C.T.;

THENCE South 03°26'21" West, along the west property line of the said 47.267 acre tract, in part along the east property line of the said 81.5532 acre tract, and in part along the east property line of said Tract-4, a distance of 591.69 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" (hereinafter referred to as an iron rod set);

THENCE departing the said property lines, over and across said Tract-4, said Tract-5, and the said 81.5532 acre tract the following course and distances:

North 86°15'43" West, a distance of 266.06 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 172.50 feet;

Along said curve to the right, an arc length of 5.20 feet, and across a chord which bears North 03°27'32" East, a chord length of 5.20 feet to an iron rod set;

North 04°19'23" East, a distance of 214.38 feet to an iron rod set;

North 85°40'37" West, a distance of 55.00 feet to an iron rod set;

North 88°19'47" West, a distance of 426.94 feet to an iron rod set;

North 85°15'17" West, a distance of 55.00 feet to an iron rod set;

South 04°44'43" West, a distance of 116.55 feet to an iron rod set at the beginning of a curve to the left having a radius of 227.50 feet;

Along said curve to the left, an arc length of 7.42 feet, and across a chord which bears South 03°48'41" West, a chord length of 7.42 feet to an iron rod set;

North 87°07'21" West, a distance of 121.63 feet to an iron rod set on the east lot line of Lot 43, Block J, Stella Hills Phase 1, being an Addition to 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.

THENCE along the easterly subdivision lines of said Stella Hills Phase 1 the following courses and distances:

North 08°39'17" West, a distance of 18.54 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found);

North 01°40'30" East, a distance of 543.01 feet to an iron rod found;

North 36°33'48" East, a distance of 65.00 feet to an iron rod found;

North 53°26'12" West, a distance of 11.30 feet to an iron rod found at the beginning of a curve to the left having a radius of 432.50 feet;

Along said curve to the left, an arc length of 84.33 feet, and across a chord which bears North 59°01'20" West, a chord length of 84.19 feet to an iron rod found;

North 36°33'48" East, a distance of 87.45 feet to an iron rod found;

North 01°40'13" East, a distance of 371.35 feet to an iron rod found;

North 19°21'40" East, a distance of 55.00 feet to an iron rod found;

North 70°38'20" West, a distance of 21.17 feet to an iron rod found;

North 19°21'40" East, a distance of 135.04 feet to an iron rod found found at the most easterly northeast corner of a called 0.1781 acre right-of-way dedication conveyed to the City of Denton by the said plat of Stella Hills Phase 1, and being on the aforesaid south right-of-way line of McKinney Street;

THENCE South 70°54'41" East, along the north property line of the said 81.5532 acre tract and along the said right-of-way line, a distance of 304.58 feet to the POINT OF BEGINNING, containing 15.2220 acres (663,069 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, I, \_\_\_\_\_, 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 public forever the streets and easements shown hereon.

Meritage Homes of Texas, LLC

\_\_\_\_\_, (duly authorized agent) Date

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and 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/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.

\_\_\_\_\_  
Notary Public, State of Texas

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 forever the streets and easement shown hereon.

David Hart Laney Family Trust

\_\_\_\_\_  
David Hart Laney (Trustee) Date

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

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

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

\_\_\_\_\_  
Notary Public, State of Texas

\* SURVEYOR'S CERTIFICATION \*

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was 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.

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

\_\_\_\_\_  
Eric S. Spooner, R.P.L.S. Date  
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

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

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

\_\_\_\_\_  
Notary Public, State of Texas

\* 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 measurements.
- 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), 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" 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. Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.
- 9. Water and Wastewater service for this subdivision to be provided by City of Denton.
- 10. The purpose of this Final Plat is to create 52 single family lots and 1 open space lot, and to dedicate right-of-way and easements necessary for development.
- 11. Responsibility for open space lot (Lot 18X, Block G) and the maintenance thereof will be by the Home Owner's Association.
- 12. 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.
- 13. Private improvements shall not encroach into existing public or private easements.
- 14. 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 30 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.
- 15. 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.
- 16. 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.
- 17. Lot owners must be notified by the selling agent/developer that trees receiving preservation credit exist on their lot.

AREA TABLE - BLOCK G		
LOT	SQ. FT.	ACRES
3	6,508	0.1494
4	6,520	0.1497
5	6,227	0.1429
6	10,502	0.2411
7	13,393	0.3075
8	6,618	0.1519
9	6,934	0.1592
10	6,852	0.1573
11	6,769	0.1554
12	6,686	0.1535
13	7,491	0.1720
14	8,589	0.1972
15	10,086	0.2315
16	10,812	0.2482
17	7,113	0.1633
18X	4,632	0.1063

AREA TABLE - BLOCK J		
LOT	SQ. FT.	ACRES
13	65,419	1.5018
14	13,097	0.3007
15	12,557	0.2883
16	36,218	0.8315
17	14,492	0.3327
18	6,165	0.1415
19	6,594	0.1514
20	6,672	0.1532
21	6,746	0.1549
22	6,818	0.1565
23	6,891	0.1582
24	6,969	0.1600
25	7,187	0.1650
26	7,319	0.1680
27	26,949	0.6187
28	15,557	0.3571
29	6,009	0.1380

AREA TABLE - BLOCK H		
LOT	SQ. FT.	ACRES
9	6,019	0.1841
10	7,711	0.1770
11	7,336	0.1684
12	6,375	0.1463
13	6,375	0.1463
14	6,375	0.1463
15	6,375	0.1463
16	8,807	0.2022

AREA TABLE - BLOCK K		
LOT	SQ. FT.	ACRES
1	7,220	0.1658
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	6,000	0.1377
6	6,000	0.1377
7	6,000	0.1377
8	8,169	0.1875

\* CERTIFICATE OF APPROVAL \*

Approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Planning and Zoning Commission of the City of Denton, Texas.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
City Secretary

CITY OF DENTON  
PROJECT NO. FP24-0034  
FINAL PLAT

STELLA HILLS  
PHASE 2B

BEING A FINAL PLAT OF A 15.2220 ACRE TRACT OF LAND SITUATED IN THE GIDEON WALKER SURVEY, ABSTRACT NO. 1330, DENTON COUNTY, TEXAS, SAID 15.2220 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 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 15.2220 ACRE TRACT BEING A PORTION OF A CALLED 1.91 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-4" AND A CALLED 1.34 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-5" 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.

52 SINGLE FAMILY LOTS ~ 1 OPEN SPACE LOT  
15.2220 ACRES (663,069 SQUARE FEET)  
ZONED R6

SEPTEMBER ~ 2024

SHEET 2 OF 2

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.

