

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- NOTICE: 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.
- 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.
- 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, Drainage Criteria and Comprehensive Master Drainage Plan.
- Property owner is responsible for the maintenance and improvements located within the Drainage Access Easement.
- The Floodplain 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 Floodplain 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 Floodplain Easement, as herein above defined, unless approved by the City. The owners shall keep the Floodplain 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 Floodplain 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 Floodplain 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 to 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.
- Based upon the preliminary tree preservation plan under review with ZCP22-0047, a minimum of 20 dbh (inches) of heritage and quality trees must be preserved in order to meet the minimum 30% preservation requirement in Lot 1, Block A Westview Heights Addition. Final preservation and mitigation amounts will be finalized with the civil engineering plans for this development and noted on the final plat.
- On site sewer facilities shall not be located inside publicly dedicated easements.
- Approval of this Preliminary Plat may be contingent upon either a subsequent or contemporaneous approval of an Alternative Environmentally Sensitive Area (AESAs) Plan that is consistent with the environmentally sensitive areas and mitigation measures identified on this Preliminary Plat. Such approval of an AESAs 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 AESAs Plan will result in the need to file a new Preliminary Plat that conforms with the technical requirements of the City of Denton.
- Water and/or sewer service will be provided through the City of Denton, include a note stating that the site will be served through City of Denton water/sewer.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0387H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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.

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE ("THE CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTER LINE 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 OFFICE WITH SPECIFIC QUESTIONS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N13°54'28"E	36.94'
L2	N02°47'29"E	24.00'
L3	N87°12'31"W	16.00'
L4	S02°47'29"W	24.00'
L5	N77°11'44"W	43.13'
L6	S19°28'32"W	16.00'
L7	S13°54'28"W	20.95'
L8	S11°19'38"W	5.54'
L9	S38°42'57"W	108.21'
L10	S19°59'20"E	165.24'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	59°01'36"	270.00'	278.16'	N57°41'43"W
C2	46°01'06"	540.00'	433.71'	N32°59'20"E
C3	59°01'36"	267.50'	275.58'	N57°41'43"W

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE
---	ESA LIMIT
---	FLOODWAY LINE
---	ZONE 1/2" LIMIT
---	FULLY DEVELOPED DSA 22-0009

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
ADP	ALUMINUM DISK FOUND
MON	MONUMENT FOUND
FCP	FENCE CORNER POST FOUND
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
S.A.E.	SIDEWALK AND ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
CAB.	CABINET
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS
D.C.	DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS
D.C.	DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS
D.C.	DENTON COUNTY, TEXAS

PRELIMINARY PLAT PRESTIGE AT MAYHILL

LOT 1, BLOCK A

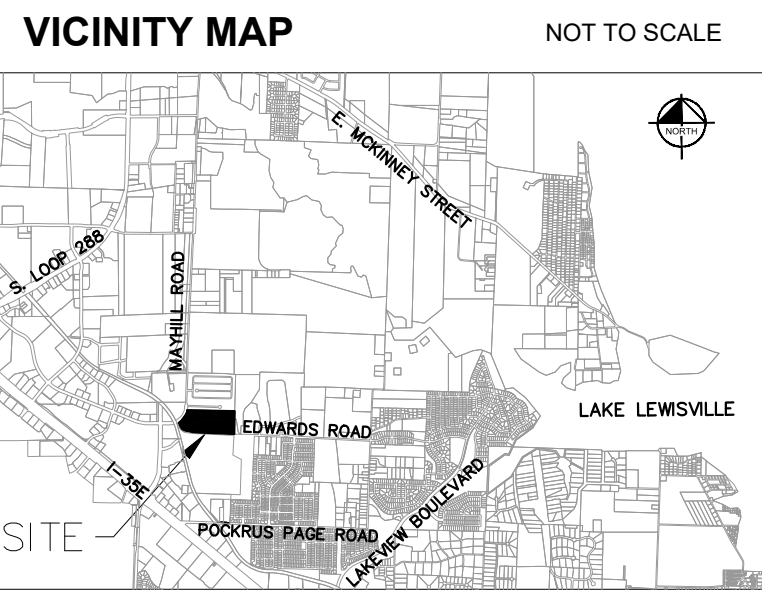
22.912 ACRES SITUATED IN THE
DANIEL LOMBARD SURVEY, ABSTRACT NO. 784 AND
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP23-0021

SURVEYOR: Kimley»Horn 6180 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale 1" = 60'	Drawn by CDS	Checked by KHA	Date OCT. 2023	Project No. 068296100	SHEET 1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
Ph: 940-536-0175
Contact: Mack Matke, P. E.

OWNER:
The Prestige Build, LLC
9720 Coit Rd., Suite 220
Plano, Texas 75025
Ph: N/A
Contact: Denise L. Campbell

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE



OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS THE PRESTIGE BUILD LLC, is the rightful owner of a tract of land situated in the Daniel Lombard Survey, Abstract No. 784 and the Gideon Walker Survey, Abstract No. 1330, City of Denton, Denton County, Texas and being all of a called 22.92-acre tract of land, described in a Warranty Deed with Vendor's Lien to The Prestige Build LLC, recorded in Document No. 2023-63635 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 22.92-acre tract, same being on the southerly line of a 30' wide right of way dedication for Edwards Road as depicted on the Replat of Allen Estates Mobile Home Park, an addition to the City of Denton, recorded in Cabinet E, Page 187 of the Plat Records of Denton County, Texas, from said corner, a found 5/8-inch iron rod with a yellow plastic cap (not readable) bears South 59°44' East, 11.63 feet;

THENCE South 02°38'17" West, along the easterly line of said 22.92-acre tract, a distance of 661.41 feet to a 1/2-inch iron rod with a yellow plastic cap (not readable) found for the southeast corner of said 22.92-acre tract, same being on the northerly right of way line of Edwards Road, a 60' wide right of way as described in a Deed to the City of Denton, recorded in Volume 4936, Page 1841 of the Deed Records of Denton County, Texas;

THENCE North 87°12'31" West, along the southerly line of said 22.92-acre tract and the northerly right of way line of said Edwards Road, a distance of 1,362.71 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 59°01'36", a radius of 270.00 feet, a chord bearing and distance of North 57°41'43" West, 266.02 feet;

THENCE in a northwesterly direction, continuing along the southerly line of said 22.92-acre tract and the northerly right of way line of said Edwards Road, with said curve to the right, an arc distance of 278.16 feet to a 1/2-inch iron rod found for corner;

THENCE North 28°10'55" West, continuing along the southerly line of said 22.92-acre tract and the northerly right of way line of said Edwards Road, a distance of 121.81 feet to the southerly corner of a visibility clip at the intersection of the northerly right of way line of said Edwards Road with the easterly right of way line of S. Mayhill Road, as described in aforesaid deed, recorded in Volume 4936, Page 1841 of the Deed Records of Denton County, Texas, from said corner, a found 1/2-inch iron rod with a Yellow plastic cap, stamped "METROPLEX RPLS 1849", bears North 47°51' West, 0.53 feet;

THENCE North 13°54'28" East, along the westerly line of said 22.92-acre tract and said visibility clip, a distance of 33.21 feet to a 1/2-inch iron rod found on the easterly right of way line of aforesaid S. Mayhill Road, said road being 80' wide at this point, and being at the beginning of a non-tangent curve to the left having a central angle of 46°01'06", a radius of 540.00 feet, a chord bearing and distance of North 32°59'20" East, 422.15 feet;

THENCE in a northeasterly direction, continuing along the westerly line of said 22.92-acre tract and the easterly right of way line of said S. Mayhill Road, with said curve to the left, an arc distance of 433.71 feet to the northwest corner of said 22.92-acre tract, same being on the southerly line of a 60' wide right of way dedication for S. Mayhill Road, as depicted in aforesaid Replat of Allen Estates Mobile Home Park, from said corner, a found 1/2-inch iron rod with a Yellow plastic cap, stamped "METROPLEX RPLS 1849", bears North 50°16' West, 0.62 feet;

THENCE South 88°11'55" East, departing the easterly right of way line of said S. Mayhill Road, along the southerly line of said Replat of Allen Estates Mobile Home Park and along the northerly line of said 22.92-acre tract, a distance of 1,435.89 feet to the POINT OF BEGINNING and containing 22.912 acres (998,034 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE PRESTIGE BUILD LLC, does hereby adopt this plat designating the herein described property as PRESTIGE AT MAYHILL LOT 1, BLOCK A, an addition to Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

BY: THE PRESTIGE BUILD LLC, a Texas limited partnership

By: _____
Signature

By: _____
Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 2023

PLANNING AND ZONING CHAIRPERSON

CITY SECRETARY

PRELIMINARY PLAT
PRESTIGE AT MAYHILL

LOT 1, BLOCK A

22.912 ACRES SITUATED IN THE
DANIEL LOMBARD SURVEY, ABSTRACT NO. 784 AND
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP23-0021

SURVEYOR:	Kimley»Horn				
	6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779				
Scale	Drawn by	Checked by	Date	Project No.	SHEET
N/A	CDS	KHA	OCT. 2023	068296100	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
Ph: 940-536-0175
Contact: Mack Mattke, P. E.

OWNER:
The Prestige Build, LLC
9720 Coit Rd., Suite 220
Plano, Texas 75025
Ph: N/A
Contact: Denise L. Campbell

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE