



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1 (DPME)	30.00'	81°07'58"	42.48'	S 41°16'42" W, 39.02'
C2 (DPME)	41.00'	40°34'01"	29.03'	N 61°33'40" E, 28.43'
C3 (DPME)	41.00'	40°25'38"	28.93'	N 20°55'32" E, 28.33'

DME CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1 (DME)	25.00'	90°00'00"	39.27'	N 44°17'17" W, 35.36'
C2 (DME)	25.00'	40°25'38"	17.64'	N 20°55'32" E, 17.28'
C3 (DME)	25.00'	49°34'22"	21.63'	N 65°55'32" E, 20.96'
C4 (DME)	25.00'	33°03'38"	1.53'	S 87°31'58" E, 1.53'
C5 (DME)	17.00'	49°34'22"	14.71'	S 65°55'32" W, 14.25'
C6 (DME)	17.00'	40°25'38"	12.00'	S 20°55'32" W, 11.75'
C7 (DME)	17.00'	61°55'39"	18.37'	S 58°19'27" E, 17.49'

LINE	BEARING	DISTANCE
L1 (WLE)	S 89°22'53" E	71.24'
L2 (WLE)	N 45°58'55" E	37.11'
L3 (WLE)	S 00°43'17" W	26.90'
L4 (WLE)	N 89°16'43" W	15.00'
L5 (WLE)	S 45°58'55" W	33.29'
L6 (WLE)	N 89°22'53" W	77.40'
L7 (WLE)	S 00°37'07" W	16.00'
L8 (WLE)	N 89°22'53" W	84.28'

1. The purpose of this Plot is to create a build-able lot of record and create necessary easements for development.
2. Elevation used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and grid coordinates shown on this plot are based on Texas Coordinate System, North American Datum of 1983.
4. This plot was prepared to meet City of Denton and Denton County requirements. This plot was prepared from information furnished by Republic Title of Texas, Inc., a/c. 1003-374042-RTI, effective date July 11, 2022. The surveyor has not obstructed the above property.
5. This plot lies wholly within the City Limits of Denton.
6. Selling a portion of this addition by metes and bounds is a violation of the city ordinance and ordinance related to the subdivision within the corporate limits and utilities and building permits.
7. Approval of this plot will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the City of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. 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.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or improvement on the easement, or use the easement as provided that the owner may cross or cross the easement with a paved driveway or paved parking lot under the following conditions:
  - a) The driveway shall be aligned at the boundary line of the easement to limit the amount of building footprint that remains on the easement.
  - b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
  - c) Any easement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. 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.
12. Encroachment of private improvements into public easements shall not be permitted.
13. There were no observed evidence of any protected trees on the subject property at the time of this survey.
14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the City of Denton's Ordinance of the City of Denton in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7.8 has been provided by the City of Denton. Prior to the construction of sidewalks, the City of Denton shall be notified in writing by the applicant. Sidewalks 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 which non-residential construction will not front or side if occupancy will be issued.
15. Wastewater utility service to be provided by City of Denton.
16. Water utility service will be provided by City of Denton.
17. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
18. Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Texas, effective 05/25/2017, and the subject property is located in Flood Zone V, or a portion of this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 360 of said elevation.
19. 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.
20. Use for plots that do not contain FEMA floodplains: The Minimum Finish Floor (Sfob) Elevation shall be 1.25 feet above the base flood elevation of curbs and/or finished ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to construction of the proposed subdivision.
21. Hope's Grove lies within unshaded zone X map, map number 481210360G, dated April 18, 2011, as per flood insurance rate.
22. This plot 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 assigns: The Drainage Easement and Detention Pond Maintenance Easement, or a portion of this addition shall remain open at all times and will be maintained in a safe and sanitary condition to the satisfaction of the City of Denton. The City of Denton shall not be responsible for the Drainage Easement and Detention Pond Maintenance 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 flooding within the easement or for the catch basins. 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 Easement and Detention Pond Maintenance Easement, as herein above defined, unless approved by the City. The owners shall keep the Drainage Easement and Detention Easement extremely clear and free of debris, stumps, 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 enforcement of maintenance by the owners to eliminate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, 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 notified by the City of Denton of such obstruction, the City of Denton shall give written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be responsible to the owners for any reasonable costs for labor, materials, and equipment for such instance. The natural drainage through the Drainage Easement and Detention Pond Maintenance Easement shall not be obstructed or impeded to an extent that cannot be reasonably be definitely defined. The City shall not be held liable for any damages of any nature resulting from any obstruction to the flow of water resulting from the failure of such structure or structures, within the easement or otherwise.
23. As required by Section 2.52 of the Development Code, the City shall not issue any permits for construction of 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 the City.
24. Gas Well Drilling Disclosure: A dashed line indicates the portion of the lot within 1000 feet of Gas Well Notification and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fractured stimulated in the future. A vicinity map showing the location of existing and potential Gas Well Notification and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fractured stimulated may occur on this Site(s) in the future.
25. The City of Denton has adopted the National Electric Safety Code (the "Code"). The Code generally prescribes minimum standards for the design, construction, and maintenance 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 that do not comply with the Code.

CALLD 0.454 AC.  
PARCEL NO. 19-ROW-1  
CITY OF DENTON  
2022-163483

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of \_\_\_\_\_ in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chair, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

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

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS :  
COUNTY OF DENTON:

I, JAMES STOWELL, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

**PRELIMINARY DOCUMENT:**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
JAMES STOWELL, RPLS 6513 11/26/26

James Stowell, RPLS Texas Registration No. 6513	Date
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**OWNER/DEVELOPER**  
DENTON COUNTY FRIENDS OF THE FAMILY  
P.O. BOX 640  
DENTON, TEXAS 76202  
CONTACT: TONI JOHNSON-SIMPSON  
PHONE: 972. 978. 4617

**SURVEYOR**  
JAMES STOWELL, RPLS  
4400 STATE HIGHWAY 121, SUITE 800  
LEWISVILLE, TX 75056  
EMAIL: [jstowell@mcadamsco.com](mailto:jstowell@mcadamsco.com)

REMAINDER  
CITY OF DENTON  
CALLED 47.6866 AC  
697/217

STATE OF TEXAS:  
COUNTY OF DENTON:

STATE OF TEXAS:  
COUNTY OF DENTON:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DENTON COUNTY FRIENDS OF THE FAMILY, INC., acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinafore described property as HOPE'S GROVE, 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 use and are to be constructed, improved, maintained, and controlled by the City of Denton, Denton County, Texas, as shown 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 and shall have the right to remove and keep removed all or parts of the respective easements and improvements which may be used for constructing, reconstructing, inspecting, patrolling maintenance, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER: DENTON COUNTY FRIENDS OF THE FAMILY, INC

BY: \_\_\_\_\_  
Authorized Representative Date

STATE OF TEXAS:  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_ 2025

Notary Public State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**FINAL PLAT**  
LOT 1, BLOCK A  
HOPE'S GROVE  
ACRES (283,162 SF)

FP25-0032  
N. H. MEISENHAMER SURVEY, ABSTRACT NO. 810  
CITY OF DENTON, DENTON COUNTY, TEXAS

RESERVED FOR DENTON COUNTY

The John R. McAdams Company, Inc  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972. 436. 9712  
fax 972. 436. 9715  
TBPLS FIRM #  
PE:19762 RPLS: 10194440  
[www.mcadamsco.com](http://www.mcadamsco.com)

JOB NO.	SPEC25163	CHECKED BY	JS	SCALE	1"=40'
FILENAME	FINAL PLAT	DRAWN BY	BC/AT	DATE	5.27.2025