



VICINITY MAP
NOT TO SCALE



SCALE: 1"= 40'

* L E G E N D *

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET
PK PARKER-KALON
"MIER" MIER & ASSOC INC
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS

--- SUBJECT BOUNDARY
--- NEW LOT LINE
--- ADJOINER TRACT BOUNDARY
--- EXISTING EASEMENT LINE
--- ROAD CENTERLINE

--- PROPOSED RIGHT-OF-WAY LINE

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

**FINAL PLAT
LOTS 1, 2, & 3, BLOCK A
HILLTOP VILLAGE ADDITION**

AN ADDITION TO DENTON COUNTY, TEXAS
BEING 6.011 ACRES OF LAND LOCATED IN THE
EDLEY C. PRITCHETT SURVEY, ABSTRACT No. 1020, DENTON COUNTY, TEXAS
CITY OF DENTON ETJ DIVISION I

THE PURPOSE OF THIS PLAT IS
TO CREATE 3 PLATTED LOTS

CITY PROJECT NO. FP25-0009
FEBRUARY, 2025

OWNER / DEVELOPER
 ARGYLE HILLTOP, LLC
 4310 MESA DRIVE
 DENTON, TEXAS 76207
 CONTACT: HARRY M. SPEAKE, III
 PH: (443) 398-4153
 EMAIL: TRAE@VMCAPITAL.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
EMAIL: RANDYE@WIERASSOCIATES.COM

WIA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 3/17/2025
W.A. No. 24031

PRINTED: 3/17/2025 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/17/2025 3:35 PM SAVED BY: AARON L. FILE: FINAL-PLAT-24031.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

BEING A TRACT OF LAND LOCATED IN THE EDLEY C. PRITCHETT SURVEY, ABSTRACT NO. 1020, DENTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO ARGYLE HILLTOP, LLC, RECORDED IN DOCUMENT NUMBER 2021-161120, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN HILLTOP ROAD (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID ARGYLE HILLTOP TRACT, THE NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION, AS SHOWN ON THE PLAT FOR THIS TIME NEXT YEAR ADDITION, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2017-196, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.);

THENCE N 00°28'24" W, ALONG SAID HILLTOP ROAD AND THE WEST LINE OF SAID ARGYLE HILLTOP TRACT, A DISTANCE OF 420.17 FEET TO A PK NAIL SET, BEING THE NORTHWEST CORNER OF SAID ARGYLE HILLTOP TRACT;

THENCE S 89°43'07" E, ALONG THE NORTH LINE OF SAID ARGYLE HILLTOP TRACT AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO PECK INVESTMENTS, LTD., RECORDED IN DOCUMENT NUMBER 2021-48713, O.R.D.C.T., A DISTANCE OF 624.54 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO PECK INVESTMENTS, LTD., RECORDED IN DOCUMENT NUMBER 1995-22106, O.R.D.C.T., SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID ARGYLE HILLTOP TRACT AND THE SOUTHEAST CORNER OF SAID PECK INVESTMENTS TRACT RECORDED IN DOCUMENT NUMBER 2021-48713, O.R.D.C.T.;

THENCE S 00°06'56" E, ALONG THE EAST LINE OF SAID ARGYLE HILLTOP TRACT AND THE WEST LINE OF SAID PECK INVESTMENTS TRACT RECORDED IN DOCUMENT NUMBER 1995-22106, O.R.D.C.T., A DISTANCE OF 420.17 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID ARGYLE HILLTOP TRACT AND THE NORTHEAST CORNER OF LOT 1, BLOCK A OF SAID THIS TIME NEXT YEAR ADDITION;

THENCE N 89°42'59" W, ALONG THE SOUTH LINE OF SAID ARGYLE HILLTOP TRACT AND THE NORTH LINE OF SAID LOT 1, AT A DISTANCE OF 590.67 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 4561", BEING THE NORTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 595.93 FEET PASSING A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 621.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.011 ACRES (261,846 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, ARGYLE HILLTOP LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, 2, & 3, BLOCK A, HILLTOP VILLAGE ADDITION, AN ADDITION TO THE CITY OF DENTON ETJ-1, 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 ANY PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION OF ANYONE.

WITNESS MY HAND AT DENTON, DENTON COUNTY, TEXAS THIS THE _____ DAY OF _____, 2025.

ARGYLE HILLTOP LLC

OWNER

TITLE:

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS, NO. 6373 ON March 17, 2025. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6373

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 PLATTED LOTS.
2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
3. THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON AND CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE DEED TO ARGYLE HILLTOP, LLC RECORDED IN DOCUMENT NUMBER 2021-161120, O.R.D.C.T. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN THE ETJ-DIVISION 1 OF THE CITY OF DENTON, AND DENTON COUNTY.
6. 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.
7. 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.
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 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:
 - A) 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;
 - B) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
 - C) NO PAVEMENT 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. A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY 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 HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH DENTON COUNTY.

16. NO INFORMATION HAS BEEN PROVIDED THAT THE PROPERTY CAN BE SEWERED CONVENTIONALLY.
17. ONSITE SEWAGE FACILITIES ARE PROHIBITED TO ENCROACH INTO PUBLIC EASEMENTS.
18. WATER UTILITY SERVICE WILL BE PROVIDED BY CROSS TIMBERS WATER SUPPLY CORPORATION.
19. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
20. FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE APRIL 18, 2011, AND THAT MAP INDICATES, AS SCALED, THAT 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 4812100510G OF SAID MAP.

32. GAS WELL NOTIFICATION DISCLOSURE: ALL LOTS ARE WITHIN 1000 FEET OF GAS WELL DRILLING AND PRODUCTION SITE(S) WITH PRODUCING WELLS, AND THE POSSIBILITY THAT EXISTING WELLS MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE. A VICINITY MAP SHOWING THE LOCATION OF THE SITES IN RELATION TO THE LOTS IS PROVIDED ON THIS PLAT. AS OF THE DATE OF THIS PLAT, THESE (ARE/ARE NOT) PRODUCING WELLS. ADDITIONAL DRILLING AND/OR FRACKING OPERATIONS MAY OCCUR ON (THIS/EITHER OF THESE) SITE(S) IN THE FUTURE.
33. 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 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.

44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2025 BY
THE PLANNING & ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

PRINTED NAME:
CHAIRPERSON, PLANNING & ZONING COMMISSION

LAUREN THODEN
CITY SECRETARY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT
LOTS 1, 2, & 3, BLOCK A
HILLTOP VILLAGE ADDITION

AN ADDITION TO DENTON COUNTY, TEXAS
BEING 6.011 ACRES OF LAND LOCATED IN THE
EDLEY C. PRITCHETT SURVEY, ABSTRACT No. 1020, DENTON COUNTY, TEXAS
CITY OF DENTON ETJ DIVISION I

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
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EMAIL: TRAE@VMCAPITAL.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
EMAIL: RANDY@WIERASSOCIATES.COM

SHEET 2 OF 2

DATE: 3/17/2025
W.A. No. 24031

THE PURPOSE OF THIS PLAT IS
TO CREATE 3 PLATTED LOTS

CITY PROJECT NO. FP25-0009
FEBRUARY, 2025