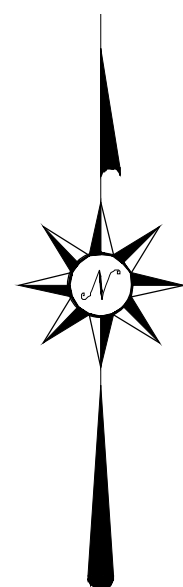


VICINITY MAP  
NOT TO SCALE



0 30' 60' 120'

BENCHMARKS:

NAVD88 DATUM

USGS BM T 949 ELEVATION = 617.88'

1.0 MILE NORTHEAST ALONG U.S. HIGHWAY 377 FROM THE TEXAS AND PACIFIC RAILWAY STATION AT AROYLE, DENTON COUNTY, AT A 6" BY 10" CONCRETE CULVERT, IN THE TOP OF THE NORTH END OF THE WEST HEADWALL, 24 FEET WEST OF THE CENTERLINE OF THE HIGHWAY AND LEVEL WITH THE HIGHWAY. A STANDARD DISK, STAMPED T 949 1946.  
NOTE: THE CULVERT WAS WIDENED PRIOR TO MAY 1958 AND THE BENCH MARK IS NOW IN THE CENTER OF THE CULVERT.

BM #4 ELEVATION = 582.37'

"X" CUT ON TOP OF CURB INLET LOCATED ON THE NORTH BOUND LANE OF BONNIE BRAE STREET APPROXIMATELY 0.35 MILES NORTH OF THE INTERSECTION OF VINTAGE PARKWAY AND BONNIE BRAE STREET.

LEGEND:

CIRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET  
CIRF ● 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "GRAHAM ASSOCIATES, INC. FOUNDATION RECORD MONUMENT CONTROLLING MONUMENT"  
(CM) GAS WELLHEAD  
BL BUILDING LINE  
DE DRAINAGE EASEMENT  
FP&DE FLOODPLAIN & DRAINAGE EASEMENT  
MFFE MINIMUM FINISHED FLOOR ELEVATION  
PUE PUBLIC UTILITY EASEMENT  
SQ. FT. SQUARE FEET  
(TYP.) TYPICAL  
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS  
R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CIRS ARP (PID-DF8984) AND DENTON CIRS ARP (PID-DF8986).
- ALL OPEN SPACES AND DRAINAGEWAYS/FACILITIES SHALL BE OWNED, OPERATED AND MAINTAINED BY HOME OWNERS ASSOCIATION (HOA) AS OPEN SPACE LOTS.  
NOTE: LOT 2X, BLOCK G HOA OWNED & MAINTAINED OPEN SPACE 0.153 ACRES OR ±6,669 SQUARE FEET.
- NO IMPROVEMENTS SHALL ENCR OACH WITHIN SIDE, REAR AND/OR FRONT YARD SET BACKS WHICH IMPEDES FLOWS.
- LANDSCAPING SHALL BE INSTALLED AS REQUIRED BY CITY ORDINANCE, EXCEPT THAT EACH LOT MUST HAVE AT LEAST ONE 4 INCH CALIPER TREE, MEASURED 36 INCHES ABOVE GROUND, IN THE PLANTING AREA BETWEEN THE SIDEWALK AND THE STREET.
- 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.
- NO KNOWN EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER EASEMENT OR PIPELINES ARE LOCATED WITHIN THE BOUNDARY OF THIS PLAT.

7) GAS WELL NOTIFICATION DISCLOSURE. PLEASE BE ADVISED THAT THE FOLLOWING REFERENCED PROPERTY(IES) LOTS 1-8 & 9X, BLOCK A, LOTS 6-8, BLOCK B, LOTS 1, 4-5, 6-10, 20-29 & 30X, BLOCK E AND LOTS 5-23, BLOCK F IS ARE LOCATED WITHIN 1000' RADIUS OF PRODUCING WELLS ON A DRILLING AND PRODUCTION SITE(S) AND THERE IS A POSSIBILITY THAT NEW WELLS MAY BE DRILLED AND FRACTURE STIMULATED ON THE DRILLING AND PRODUCTION SITE(S), AS WELL AS THE POSSIBILITY THAT GAS WELLS ON THE DRILLING AND PRODUCTION SITE(S) MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE. THIS NOTICE IS REQUIRED BY DENTON DEVELOPMENT CODE 35.16.7.E.4 AS AMENDED.

8) ALL BUILDINGS ON LOTS WITH A DESIGNATED MINIMUM FINISHED FLOOR (MFFE) ELEVATION, DUE TO THE VICINITY OF FEMA FLOODPLAIN, REQUIRE A FEMA ELEVATION CERTIFICATE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

OWNER:

BLOOMFIELD HOMES, L.P.  
1050 E. HWY 114 #210  
SOUTHLAKE, TEXAS 76092  
(817) 416-1572

**A  
REPLAT  
OF  
LOT 1X, BLOCK G,  
LOT 9X, BLOCK A &  
A PORTION OF EMERALD TRACE DRIVE  
GLENWOOD MEADOWS  
10.285 ACRES  
42 RESIDENTIAL LOTS,  
2 OPEN SPACE LOTS  
IN THE  
WILLIAM ROARK SURVEY, ABSTRACT NO. 1087  
CITY OF DENTON, DENTON COUNTY, TEXAS**

Date: FEBRUARY 2023 JOB NO. 0049

**LJA Surveying, Inc.**

6060 North Central Expressway Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382



OWNERS CERTIFICATE

STATE OF TEXAS )  
COUNTY OF DENTON )

BEING A 10.285 ACRE OR (448,007 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WILLIAM ROARK SURVEY, ABSTRACT NUMBER 1087, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 9X, BLOCK A, LOT 1X, BLOCK G, AND A PORTION OF EMERALD TRACE DRIVE OF GLENWOOD MEADOWS, SUBDIVISION TO THE CITY OF DENTON, TEXAS ACCORDING TO THE FINAL PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-420 OF THE PLAT RECORDS, DENTON COUNTY, TEXAS, SAID TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DT9884) AND DENTON CORS ARP (PID-DT9886), SAID 10.285 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR THE SOUTHWEST CORNER OF SAID GLENWOOD MEADOWS, SAID CORNER BEING THE NORTHWEST CORNER OF THE MEADOWS AT HICKORY CREEK, PHASE ONE, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS ACCORDING TO THE FINAL PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER 2006-146257 OF THE PLAT RECORDS, DENTON COUNTY, TEXAS, ALSO RECORDED AS CABINET X, PAGE 420 OF SAID PLAT RECORDS, AND SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF BONNIE BRAE STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 01 DEGREE 19 MINUTES 06 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 135.46 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 26 MINUTES 49 SECONDS, A RADIUS OF 752.50 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 305.80 FEET;

THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BONNIE BRAE STREET THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 307.94 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 56 DEGREES 16 MINUTES 35 SECONDS EAST, A DISTANCE OF 8.88 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 02 MINUTES 52 SECONDS, A RADIUS OF 760.48 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 407.07 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 412.09 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 29 MINUTES 29 SECONDS, A RADIUS OF 1,762.34 FEET, AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 59 MINUTES 37 SECONDS EAST, A DISTANCE OF 230.26 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 230.42 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER;

NORTH 80 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.03 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER;

SOUTH 10 DEGREES 28 MINUTES 06 SECONDS EAST, A DISTANCE OF 18.42 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER;

NORTH 79 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER;

NORTH 10 DEGREES 28 MINUTES 06 SECONDS WEST, A DISTANCE OF 26.85 FEET TO A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND FOR CORNER;

NORTH 79 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 47.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND BEARS NORTH 79 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 36.10 FEET;

THENCE, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BONNIE BRAE STREET AND ALONG THE WEST RIGHT-OF-WAY LINE OF RIDGEHURST LANE (A 55-FOOT RIGHT-OF-WAY) DEDICATED BY SAID GLENWOOD MEADOWS, SAME BEING THE COMMON WEST LINE OF SAID LOT 1X THE FOLLOWING COURSES AND DISTANCES:

SOUTH 55 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 10 DEGREES 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 34.57 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 19 SECONDS, A RADIUS OF 757.07 FEET, AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 56.43 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.45 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 19 SECONDS, A RADIUS OF 377.52 FEET, AND A LONG CHORD THAT BEARS SOUTH 04 DEGREES 03 MINUTES 40 SECONDS EAST, A DISTANCE OF 28.14 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.15 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREE 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 404.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID RIDGEHURST LANE AND EMERALD TRACE DRIVE (A 55-FOOT RIGHT-OF-WAY) DEDICATED BY SAID GLENWOOD MEADOWS;

THENCE, SOUTH 43 DEGREES 04 MINUTES 29 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID CORNER CLIP, SAME BEING THE SOUTHEAST LINE OF SAID LOT 1X, A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID CORNER CLIP;

THENCE, SOUTH 88 DEGREES 04 MINUTES 29 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EMERALD TRACE DRIVE, SAME BEING THE COMMON MOST EASTERLY SOUTH LINE OF SAID LOT 1X, A DISTANCE OF 395.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01 DEGREE 55 MINUTES 31 SECONDS EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID EMERALD TRACE DRIVE, A DISTANCE OF 55.00 FEET TO A POINT FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERALD TRACE DRIVE;

THENCE, NORTH 88 DEGREES 04 MINUTES 29 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERALD TRACE DRIVE, SAME BEING THE COMMON NORTH LINE OF SAID LOT 9X, A DISTANCE OF 276.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, SOUTH 01 DEGREE 55 MINUTES 31 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 9X, A DISTANCE OF 117.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID GLENWOOD MEADOWS, SAME BEING THE COMMON NORTH LINE OF SAID THE MEADOWS AT HICKORY CREEK, FROM WHICH A 1/2-INCH IRON ROD WITH "GRAHAM ASSOCIATES, INC." CAP FOUND BEARS NORTH 79 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 2,397.04 FEET;

THENCE, SOUTH 88 DEGREES 04 MINUTES 29 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 720.24 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 10.285 ACRES, OR 448,007 SQUARE FEET OF LAND MORE OR LESS.

OWNERS DEDICATION

AND DESIGNATED HEREIN AS GLENWOOD MEADOWS, SUBDIVISION TO THE CITY OF DENTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS RIGHT-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

ON BEHALF OF: BLOOMFIELD HOMES, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: BLOOMFIELD PROPERTIES, INC.,  
A TEXAS CORPORATION,  
GENERAL PARTNER

BY: DONALD J. DYKSTRA, PRESIDENT

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS DONALD J. DYKSTRA SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY ID#

MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY, MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT UPON COMPLETION OF CONSTRUCTION 5/8" IRON RODS CAPPED "LJA SURVEYING" WILL BE SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

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

CHRIS MATTEO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6501

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY ID#

MY COMMISSION EXPIRES:

DRAINAGE AND DETENTION EASEMENTS

THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, GRANTEEES, AND SUCCESSORS: THE DRAINAGE AND DETENTION EASEMENTS 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 EASEMENTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENTS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENTS, 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 EASEMENTS, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE HOMEOWNERS ASSOCIATION SHALL KEEP THE DRAINAGE AND DETENTION EASEMENTS CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. AND, THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOMEOWNERS ASSOCIATION 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 EASEMENTS TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE HOMEOWNERS ASSOCIATION WRITTEN NOTICE OF SUCH OBSTRUCTION AND THE HOMEOWNERS ASSOCIATION FAILS TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOMEOWNERS ASSOCIATION REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENTS ARE 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 EASEMENTS OR OTHERWISE.

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

SIGNED: \_\_\_\_\_  
CHAIR

ATTEST: \_\_\_\_\_  
CITY SECRETARY

**A  
REPLAT  
OF  
LOT 1X, BLOCK G,  
LOT 9X, BLOCK A &  
A PORTION OF EMERALD TRACE DRIVE  
GLENWOOD MEADOWS  
10.285 ACRES  
42 RESIDENTIAL LOTS,  
2 OPEN SPACE LOTS  
IN THE  
WILLIAM ROARK SURVEY, ABSTRACT NO. 1087  
CITY OF DENTON, DENTON COUNTY, TEXAS**

Date: FEBRUARY 2023 JOB NO. 0049

**OWNER:** BLOOMFIELD HOMES, L.P.  
1050 E. HWY 114 #210  
SOUTHLAKE, TEXAS 76092  
(817) 416-1572

**LJA Surveying, Inc.**  
6060 North Central Expressway Phone 469.621.0710  
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