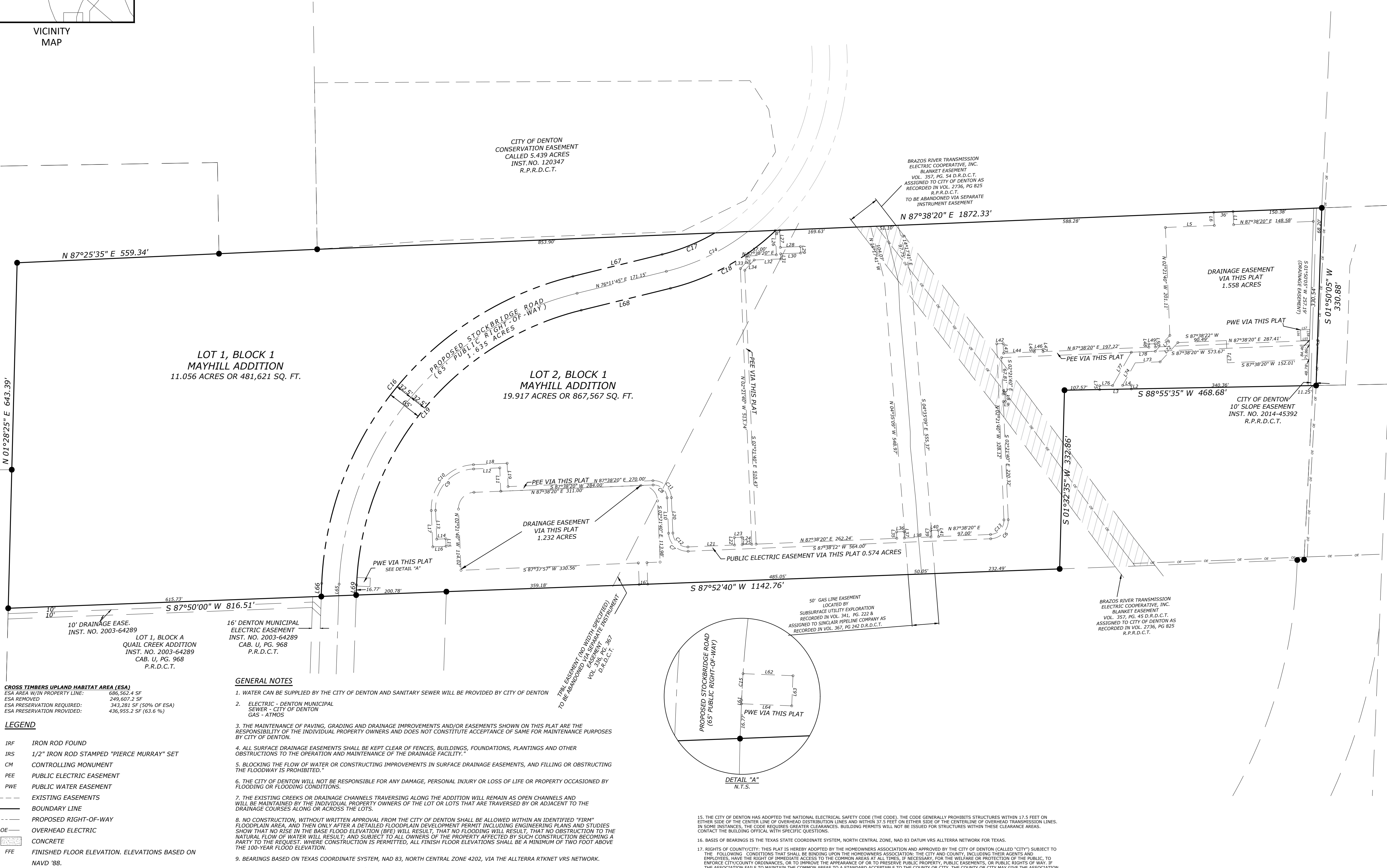


VICINITY MAP



CROSS TIMBERS UPLAND HABITAT AREA (ESA)
ESA AREA WITHIN PROPERTY LINE: 686,562.4 SF
ESA REMOVED: 249,607.2 SF
ESA PRESERVATION REQUIRED: 343,281 SF (50% OF ESA)
ESA PRESERVATION PROVIDED: 436,955.2 SF (63.6 %)

LEGEND

IRF IRON ROD FOUND
IRS 1/2" IRON ROD STAMPED "PIERCE MURRAY" SET
CM CONTROLLING MONUMENT
PEE PUBLIC ELECTRIC EASEMENT
PWE PUBLIC WATER EASEMENT
--- EXISTING EASEMENTS
--- BOUNDARY LINE
--- PROPOSED RIGHT-OF-WAY
--- OVERHEAD ELECTRIC
--- CONCRETE
FFE FINISHED FLOOR ELEVATION. ELEVATIONS BASED ON NAVD '88.

GENERAL NOTES

1. WATER CAN BE SUPPLIED BY THE CITY OF DENTON AND SANITARY SEWER WILL BE PROVIDED BY CITY OF DENTON
2. ELECTRIC - DENTON MUNICIPAL
SEWER - CITY OF DENTON
GAS - ATMOS
3. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY CITY OF DENTON.
4. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY."
5. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
6. THE CITY OF DENTON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
7. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
8. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF DENTON SHALL BE ALLOWED WITHIN AN IDENTIFIED "IRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
9. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
10. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 4812C0380G, DATED APRIL 18, 2011.
11. THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM A SINGLE TRACT OF LAND, AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
12. THERE IS A TOTAL OF 2,448" OF DBH OF PROTECTED TREES TO BE PRESERVED, A TOTAL OF 2,047" DBH OF HERITAGE TREES AND TREE STANDS, 401" DBH OF QUALITY TREES AND TREE STANDS, AND 0" DBH OF SECONDARY TREES AND TREE STANDS ARE BEING PRESERVED WITH THIS DEVELOPMENT IN ACCORDANCE WITH 2019 DCC 7.7.4. ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREES TO BE PRESERVED OR PROTECTED IS PROHIBITED. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES FOR SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE.

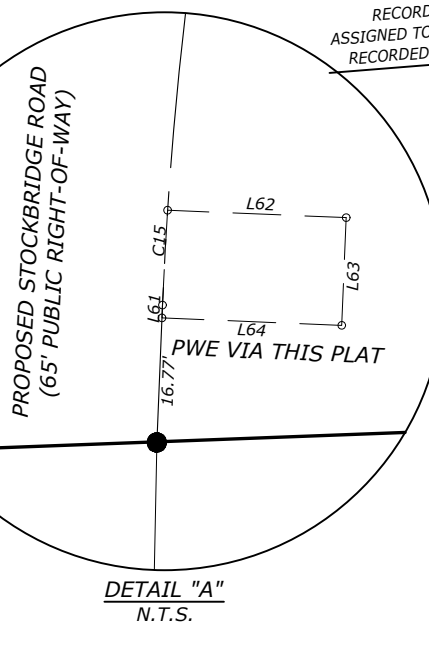
PRESERVED TREES ARE LOCATED ON:

LOT 1 (WEST OF STOCKBRIDGE RD): **1213 INCHES OF HERITAGE TREES**
LOT 1 (WEST OF STOCKBRIDGE RD): **180 INCHES OF QUALITY TREES**
LOT 1 (WEST OF STOCKBRIDGE RD): **0 INCHES OF SECONDARY TREES**
LOT 1 (WEST OF STOCKBRIDGE RD): **1393 TOTAL INCHES DBH**

LOT 2 (EAST OF STOCKBRIDGE RD): **834 INCHES OF HERITAGE TREES**
LOT 2 (EAST OF STOCKBRIDGE RD): **221 INCHES OF QUALITY TREES**
LOT 2 (EAST OF STOCKBRIDGE RD): **0 INCHES OF SECONDARY TREES**
LOT 2 (EAST OF STOCKBRIDGE RD): **1055 TOTAL INCHES DBH**

13. A TEMPORARY ACCESS DRIVE TO BE COORDINATED WHICH WILL PROVIDE ACCESS TO MAYHILL DURING CONSTRUCTION.

14. ALL WORK WITHIN GAS PIPELINE EASEMENTS WILL BE SUBJECT TO THE TERMS OF THE LETTER OF NO OBJECTION FROM THE PIPELINE EASEMENT HOLDER.



15. 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 10 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.

16. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM VRS ALLTERRA NETWORK FOR TEXAS.

17. RIGHTS OF COUNTY/CITY: THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING: CHARTERS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, THE CITY AND COUNTY, INCLUDING THEIR AGENTS 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 AND COUNTY ORDINANCES, OR TO IMPROVE THE APPEARANCE OF OR TO PREVENT PUBLIC PROPERTY, PUBLIC EASEMENTS, OR PUBLIC RIGHTS OF WAY, IF THE ASSOCIATION FAILS TO MAINTAIN THE COMMON AREAS TO A STANDARD ACCEPTABLE TO THE COUNTY OR CITY. THE COUNTY OR CITY MAY GIVE THE ASSOCIATION A WRITTEN DEMAND FOR MAINTENANCE OF THE COMMON AREAS, OR REFUSES TO PERFORM THE MAINTENANCE WITHIN A REASONABLE PERIOD OF TIME AFTER RECEIVING THE COUNTY/CITY'S WRITTEN DEMAND (AT LEAST 90 DAYS), THE COUNTY OR 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 COUNTY OR 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 COUNTY'S OR CITY'S COST OF MAINTAINING THE COMMON AREAS, THE COUNTY OR CITY MAY Levy ASSESSMENTS AGAINST THE LOTS AND OWNERS IN THE SAME MANNER AS IF THE ASSOCIATION LEVIED A SPECIAL ASSESSMENT. THE RIGHT OF THE COUNTY OR CITY UNDER THIS SECTION ARE IN ADDITION TO OTHER RIGHTS AND REMEDIES PROVIDED BY LAW.

18. LOT 1, BLOCK 1 SHALL REMAIN AS AN UNDEVELOPED ENVIRONMENTALLY SENSITIVE AREA LOT, AND MAINTENANCE OF THAT LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2, BLOCK 1 OF THE MAYHILL ADDITION.

19. PRIVATE IMPROVEMENTS CANNOT ENCRUMB ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.00'	44.39'	39.56'	S 45°15'45" E	94°11'40"
C2	30.00'	37.07'	34.76'	S 7°14'13" W	70°48'15"
C3	30.00'	13.22'	13.11'	N 79°44'25" W	25°14'26"
C4	30.00'	22.25'	21.74'	N 23°36'29" W	42°29'39"
C5	30.00'	47.12'	42.43'	N 42°38'20" E	90°00'00"
C6	34.00'	53.41'	48.08'	S 42°38'20" W	90°00'00"
C7	35.00'	54.98'	49.50'	N 47°21'40" W	90°00'00"
C8	25.00'	39.27'	35.36'	N 47°21'40" W	90°00'00"
C9	74.00'	116.24'	104.65'	S 42°38'20" W	90°00'00"
C10	82.00'	128.81'	115.97'	N 42°38'20" E	90°00'00"
C11	33.00'	51.84'	46.67'	S 47°21'40" E	90°00'00"
C12	27.00'	42.41'	38.18'	S 47°21'40" E	90°00'00"
C13	26.00'	40.84'	36.77'	N 42°38'20" E	90°00'00"
C14	400.00'	170.34'	169.06'	N 63°59'45" E	24°24'00"
C15	550.00'	13.72'	13.72'	N 03°05'34" E	1°25'45"
C16	615.00'	792.34'	738.67'	N 39°17'13" E	73°49'03"
C17	367.50'	106.70'	106.32'	N 67°52'42" E	16°38'04"
C18	432.50'	226.39'	223.82'	S 61°12'00" W	29°59'30"
C19	550.00'	708.60'	660.60'	S 39°17'13" W	73°49'03"

LINE	BEARING	DISTANCE
L1	S 02°21'40" E	24.50'
L2	S 01°04'25" E	7.00'
L3	S 88°55'35" W	59.00'
L4	N 88°55'35" E	16.12'
L5	N 87°38'20" E	91.08'
L6	N 02°21'40" W	24.50'
L7	N 87°38'20" E	4.00'
L8	S 02°21'40" E	14.00'
L9	S 87°38'20" W	4.00'
L10	N 02°21'40" W	66.00'
L11	N 02°21'40" W	43.50'
L12	S 87°38'20" W	48.74'
L13	S 02°21'40" E	53.73'
L14	N 87°38'20" E	16.74'
L15	S 02°21'40" E	14.00'
L16	S 87°38'20" W	24.74'
L17	N 02°21'40" W	67.73'
L18	N 87°38'20" E	62.74'
L19	S 02°21'40" E	43.50'
L20	S 02°21'40" E	66.00'
L21	N 87°38'20" E	87.00'
L22	N 02°21'40" W	14.00'
L23	N 87°38'20" E	14.00'
L24	S 02°21'40" E	13.98'
L25	N 87°38'20" E	18.00'
L26	N 02°21'40" W	55.34'
L27	S 02°21'40" E	32.00'
L28	N 87°38'20" E	37.46'
L29	S 02°21'40" E	12.00'
L30	S 87°38'20" W	37.46'
L31	S 02°21'40" E	9.46'
L32	S 87°38'20" W	15.44'
L33	N 42°38'20" E	15.44'
L34	S 25°49'07" W	33.80'
L35	N 02°21'40" W	11.98'
L36	S 87°38'20" E	14.00'
L37	S 02°21'40" E	11.98'
L38	N 87°38'20" E	49.70'
L39	N 02°21'40" W	11.98'
L40	N 87°38'20" E	14.00'
L41	S 02°21'40" E	11.98'
L42	N 87°38'20" E	12.00'
L43	S 02°21'40" E	18.00'
L44	N 87°38'20" E	50.49'
L45	N 02°21'43" W	4.00'
L46	N 87°38'18" E	14.00'
L47	S 02°21'43" E	4.00'
L48	N 02°21'42" W	6.00'
L49	N 87°38'17" W	12.00'
L50	S 02°21'42" E	6.00'
L51	S 01°50'05" W	8.02'
L52	S 02°51'02" W	69.54'
L53	S 01°50'05" W	154.07'
L54	S 15°59'17" W	40.90'
L55	S 87°38'20" W	16.00'
L56	N 02°21'40" W	20.00'
L57	N 87°38'20" E	17.47'
L58	S 01°50'05" W	20.05'
L59	N 87°38'20" E	17.93'
L60	S 01°50'05" W	18.88'
L61	N 02°22'42" E	2.28'
L62	S 87°37'18" E	25.00'
L63	S 02°59'27" W	16.00'
L64	N 87°37'18" W	25.00'
L65	N 02°22'42" E	21.70'
L66	N 02°22'42" E	24.22'
L67	N 76°11'45" E	171.15'
L68	S 76°11'45" W	171.15'
L69	S 02°22'42" W	19.05'
L70	N 02°21'42" W	12.00'
L71	N 02°21'40" W	41.45'
L72	S 42°38'20" W	48.72'
L73	S 87°38'20" W	46.45'
L74	S 29°18'16" W	48.05'
L75	N 01°04'25" W	7.00'
L76	N 88°55'35" E	24.33'
L77	N 29°18'16" E	71.06'
L78	N 87°38'20" E	44.63'
L79	N 42°38'20" E	40.15'

FINAL PLAT MAYHILL ADDITION LOTS 1 AND 2 BLOCK 1 1,421,492 SQUARE FEET 32.633 ACRES

SITUATED IN THE DAVID HOUGH SURVEY, ABSTRACT NUMBER 646
CITY OF DENTON, DENTON COUNTY, TEXAS
OCTOBER 2023

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MAYHILL ROAD ASSOCIATES, LLC
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704-596-5111

ENGINEER

PAPE-DAWSON ENGINEERS, LLC
201 MAIN STREET, STE 301
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817-870-3668

SURVEYOR

PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLYHO CIR.
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903-539-2256

FP23-0031

SHEET 2 OF 2

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