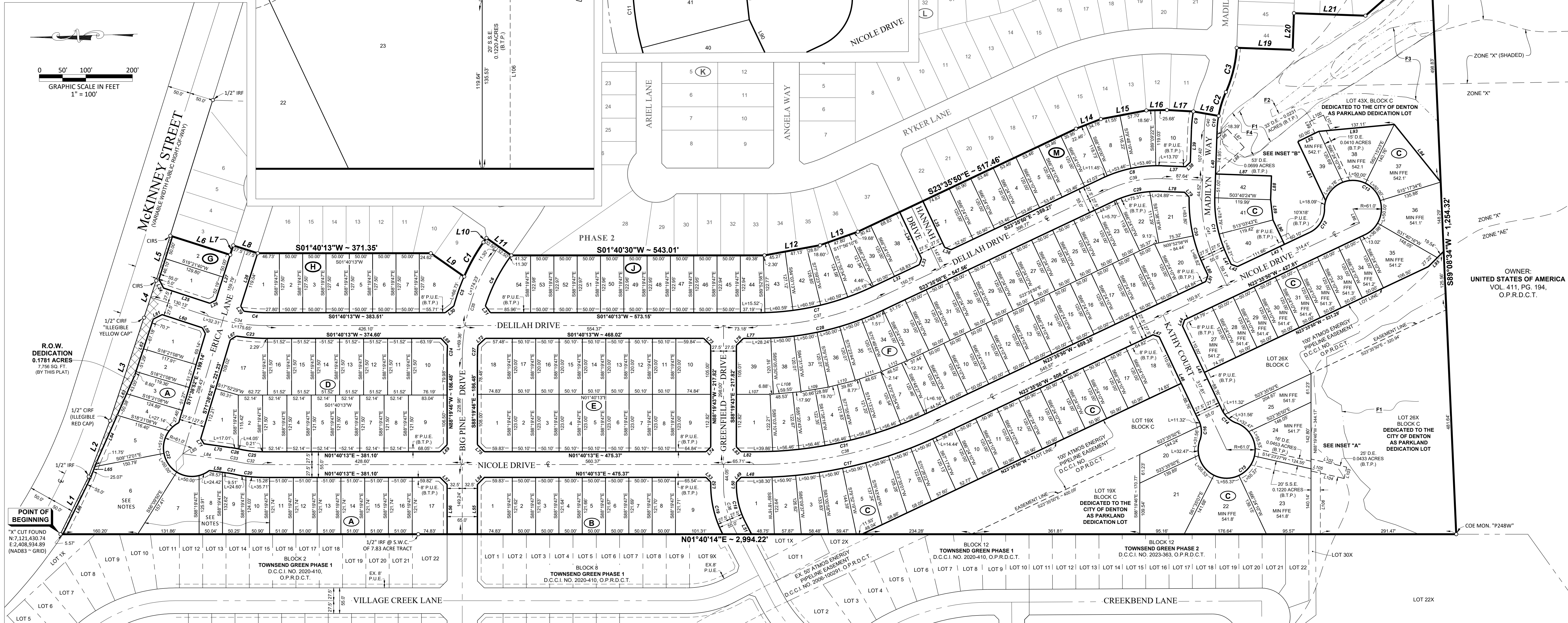
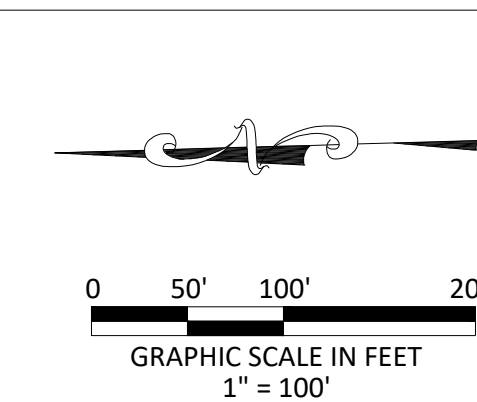


* VICINITY MAP *
(NOT TO SCALE)



* LEGEND *

CIRF	IRON ROD FOUND WITH CAP	Ⓢ	CENTERLINE
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPONER 9922" SET	L = 5.00'	ARC LENGTH OF 5.00'
IRF	IRON ROD FOUND	D.E.	DRAINAGE EASEMENT
XCS	"X" CUT IN CONCRETE SET	P.U.E.	PUBLIC UTILITY EASEMENT
COE	CORPS OF ENGINEERS	ESMT.	EASEMENT
MON.	MONUMENT	---	PHASE LINE
VOL.	VOLUME	---	NEW R.O.W. LINE
PG.	PAGE	---	EXISTING R.O.W. LINE
D.C.C.I. NO.	DENTON COUNTY CLERK'S INSTRUMENT NUMBER	---	ADJOINER PROPERTY LINE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS	---	EASEMENTS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS	---	NEW LOT LINES
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS	---	PROPERTY LINE
(B.T.P.)	BY THIS PLAT	---	WATER RELATED HABITAT ESA
(EX.)	EXISTING	---	USACOE FLOWAGE ESMT.
		---	CROSS TIMBERS ESA
		---	F4 RIPARIAN BUFFER
		---	STREET NAME CHANGE

NOTES:

SEE PAGE 2 FOR OWNER'S DEDICATION, LINE, CURVE AND TREE TABLES, AND CITY APPROVAL BLOCK.

LOTS 6-10, BLOCK A ARE LOCATED WITHIN 1,000 FEET OF AN EXISTING DRILLING AND PRODUCTION SITE. NEW WELLS MAY BE DRILLED AND FRACTURE STIMULATED ON THE DRILLING AND PRODUCTION SITE, AND THE EXISTING WELLS MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE.

OWNER/DEVELOPER:

MERITAGE HOMES
8840 CYPRESS WATERS BLVD, SUITE 100
DALLAS, TEXAS 75019-4615
PH: (214) 939-7123
ATTN: FRANK SU

ENGINEER:

FORESITE GROUP
4925 GREENVILLE AVE, SUITE 480
DALLAS, TX 75206
(214) 939-7123
ATTN: SEAN FAULKNER, P.E.

SURVEYOR:

SPOONER ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBP'S FRINGE, 1008400 SBA 22073
ERIC S. SPOONER, R.P.L.S.

CITY OF DENTON
PROJECT NO. FP
FINAL PLAT
**STELLA HILLS
PHASE 1**

BEING A FINAL PLAT OF A 48.7617 ACRE TRACT OF LAND LOCATED IN THE GIDEON WALKER SURVEY, ABSTRACT NO. 1330, DENTON COUNTY, TEXAS, SAID 48.7617 ACRE TRACT OF LAND BEING ALL OF A CALLED 7.83 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-1" AND A PORTION OF A CALLED 51.53 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-2", CONVEYED TO DAVID H. LANEY, TRUSTEE OF THE DAVID H. LANEY TRUST, AND AS BENEFICIARY OF THE ESTATE OF BETTY CURRY LANEY, CAUSE NO. 1E-99-290, AS FILED IN THE DENTON COUNTY PROBATE COURT, DENTON COUNTY, TEXAS, BY SPECIAL WARRANTY DEED RECORDED IN DENTON COUNTY CLERK'S INSTRUMENT NUMBER D.C.C.I. NO. 2002-141489, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), SAID 48.7617 ACRE TRACT ALSO BEING A PORTION OF A CALLED 1.50 ACRE TRACT OF LAND IDENTIFIED AS "TRACT-8" CONVEYED TO DAVID HART LANEY, TRUSTEE OF THE DAVID HART LANEY TRUST BY SPECIAL WARRANTY DEED RECORDED IN D.C.C.I. NO. 2010-65312, O.P.R.D.C.T.

177 SINGLE FAMILY LOTS ~ 3 PUBLIC OPEN SPACE LOTS
48.7617 ACRES ~ ZONED R6

MARCH ~ 2024

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS MICHAEL G. LANEY and DAVID H. LANEY, TRUSTEE OF THE DAVID H. LANEY TRUST, are the sole owners of a 48.7617 acre tract of land located in the Gideon Walker Survey, Abstract No. 1330, City of Denton, Denton County, Texas, said 48.7617 acre tract of land being all of a called 7.83 acre tract of land identified as "Tract-1" and a portion of a called 51.53 acre tract of land identified as "Tract-2", conveyed to DAVID H. LANEY, TRUSTEE OF THE DAVID H. LANEY TRUST, and as beneficiary of THE ESTATE OF BETTY CURRY LANEY, Cause No. IE-99-290, as filed in the Denton County Probate Court, Denton County, Texas, by special warranty deed recorded in Denton County Clerk's Instrument Number (D.C.C.I. NO.) 2002-141489, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 48.7617 acre tract also being a portion of a called 2.50 acre tract of land identified as "Tract-8" conveyed to DAVID HART LANEY, TRUSTEE OF THE DAVID HART LANEY TRUST, by special warranty deed recorded in D.C.C.I. NO. 2010-65312, O.P.R.D.C.T., said 48.7617 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found in concrete at the northwest property corner of the said 7.83 acre tract, same being the most easterly northeast corner of Townsend Green Phase 1, being an Addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. NO. 2020-410, O.P.R.D.C.T., said beginning point also being on the existing southwest right-of-way line of McKinney Street, being a variable width public right-of-way, said beginning point also having a NAD83 Texas North Central Zone (4202) Grid coordinate of N:7,121,430.74 and E:2,408,934.89;

THENCE along the northerly property lines of the said 7.83 acre tract and the 51.53 acre tract, and along the said southwest right-of-way line of McKinney Street the following courses and distances;

South 62°13'30" East, 137.55 feet to a 1/2" iron rod found;

South 67°26'15" East, 128.27 feet to a 1/2" iron rod with a red illegible cap found;

South 70°01'55" East, 232.42 feet to a 1/2" iron rod with a yellow illegible cap found at the northeast property corner of the said 7.83 acre tract, same being the most northerly northwest property corner of the said 51.53 acre tract;

South 70°06'50" East, 83.66 feet to a 5/8" iron rod with cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

South 70°54'41" East, 100.95 feet to an iron rod set;

THENCE departing the said northerly property lines and the said existing right-of-way line, over and across the said 51.53 acre tract and the said 2.50 acre tract the following courses and distances:

South 19°21'40" West, a distance of 135.04 feet to an iron rod set;

South 70°38'20" East, a distance of 21.17 feet to an iron rod set;

South 19°21'40" West, a distance of 55.00 feet to an iron rod set;

South 01°40'13" West, a distance of 371.35 feet to an iron rod set;

South 36°33'48" West, a distance of 87.45 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 432.50 feet;

Along said curve to the right, an arc length of 84.33 feet, and across a chord which bears South 59°01'20" East, a chord length of 84.19 feet to an iron rod set;

South 53°26'12" East, a distance of 11.30 feet to an iron rod set;

South 36°33'48" West, a distance of 65.00 feet to an iron rod set;

South 01°40'30" West, a distance of 543.01 feet to an iron rod set;

South 08°39'17" East, a distance of 121.27 feet to an iron rod set;

South 17°56'10" East, a distance of 86.08 feet to an iron rod set;

South 23°35'50" East, a distance of 517.46 feet to an iron rod set;

South 19°29'42" East, a distance of 57.24 feet to an iron rod set;

South 09°05'52" East, a distance of 99.25 feet to an iron rod set;

South 00°26'07" West, a distance of 44.24 feet to an iron rod set;

South 04°49'54" West, a distance of 56.83 feet to an iron rod set;

South 11°44'31" West, a distance of 55.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 222.50 feet;

Along said curve to the right, an arc length of 53.55 feet, and across a chord which bears South 71°21'46" East, a chord length of 53.42 feet to an iron rod set at the beginning of a curve to the left having a radius of 277.50 feet;

Along said curve to the left, an arc length of 98.19 feet, and across a chord which bears South 74°36'18" East, a chord length of 97.68 feet to an iron rod set;

South 03°40'24" West, a distance of 120.11 feet to an iron rod set;

South 86°19'36" East, a distance of 78.50 feet to an iron rod set;

South 03°40'24" West, a distance of 153.53 feet to an iron rod set;

South 39°17'16" East, a distance of 143.21 feet to an iron rod set;

South 55°06'57" East, a distance of 57.08 feet to an iron rod set on the common property line of the said 51.53 acre tract and that certain tract of land conveyed to United States of America, by deed thereof filed for record in Volume 411, Page 194, O.P.R.D.C.T., from which a Corps of Engineers Monument with a cap stamped "P249W" found at an interior northwest property corner of the said United States of America tract bears North 89°08'34" East, a distance of 229.09 feet;

THENCE South 89°08'34" West, along the said common property line, a distance of 1,254.32 feet to a Corps of Engineers monument with a cap stamped "P248W" found at the southwest property corner of the said 51.53 acre tract, same being a northwest property corner of the said United States of America tract, said monument found being on the east property line of that certain tract of land conveyed to Pulte Homes of Texas, L.P., by deed thereof filed for record in D.C.C.I. NO. 2019-73001, O.P.R.D.C.T.;

THENCE North 01°40'14" East, along the west property line of the said 51.53 acre tract, in part along the said east property line of the Pulte Homes of Texas, L.P. tract, and in part along the east line of said Townsend Green Phase 1, at a distance of 2,226.80 feet passing a 1/2 inch iron rod found at a northwest property corner of the said 51.53 acre tract, same being the southwest property corner of the said 7.83 acre tract, and continuing along the west property line of the said 7.83 acre tract and the said east line of Townsend Green Phase 1, in all a total distance of 2,994.22 feet to the POINT OF BEGINNING, containing 48.7617 acres (2,124,060 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, I, _____, a duly authorized agent for _____ hereby certify that _____ is the owner of Stella Hills, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.

(duly authorized agent) Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2024.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Denton.

Surveyed on the ground during the month of June, 2024.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2024.

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- This plat was prepared with the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), Special Flood Hazard Zone "AE" (base flood elevations determined) and Flood Area Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood) as shown on Map No. 48121C0385G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X", Special Flood Hazard Zone "AE", and Flood Area Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 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.
- The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data.
- The City of Denton has adopted the National Electric Safety Code (The "Code"). The code general prohibits structures within 17.5 feet on either side of the centerline 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 of structures within these clearance areas. Contact the Building Official with specific questions. Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded in the Public Records of Denton County, Texas. Unobstructed and adequate space shall be provided for all clearance areas in such way that will allow the ingress and egress for utility-related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City of Denton.
- Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkile with the Water Department at 940-349-7167.
- Water and Wastewater service for this subdivision to be provided by City of Denton.
- Prior to final plat approval, developer to provide signed encroachment agreement with Atmos Energy for gas line crossing.
- 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.
- Lots 19X, 26X, and 43X, Block C dedicated to the City of Denton as Park Land Dedication Lots.
- The purpose of this Final Plat is to create 178 single family lots and 3 public open space lots, and to dedicate right-of-way and easements necessary for development.

AREA TABLE - BLOCK A				AREA TABLE - BLOCK C				AREA TABLE - BLOCK D			
LOT	SQ. FT.	ACRES		LOT	SQ. FT.	ACRES		LOT	SQ. FT.	ACRES	
1	9,255	0.2125		1	8,410	0.1931		1	7,818	0.1795	
2	6,083	0.1396		2	6,754	0.1551		2	6,230	0.1430	
3	6,244	0.1433		3	7,078	0.1625		3	6,335	0.1454	
4	6,207	0.1425		4	7,595	0.1744		4	6,335	0.1454	
5	10,205	0.2343		5	7,818	0.1795		5	6,335	0.1454	
6	26,836	0.6161		6	7,225	0.1659		6	6,335	0.1454	
7	11,645	0.2673		7	6,801	0.1561		7	6,335	0.1454	
8	6,644	0.1525		8	6,566	0.1507		8	6,335	0.1454	
9	6,451	0.1481		9	6,221	0.1428		9	9,977	0.2290	
10	6,223	0.1429		10	6,108	0.1402		10	9,173	0.2106	
11	6,208	0.1425		11	6,108	0.1402		11	6,260	0.1437	
12	6,208	0.1425		12	6,108	0.1402		12	6,260	0.1437	
13	6,208	0.1425		13	6,108	0.1402		13	6,260	0.1437	
14	6,208	0.1425		14	6,108	0.1402		14	6,260	0.1437	
15	6,208	0.1425		15	6,108	0.1402		15	6,260	0.1437	
16	6,208	0.1425		16	6,108	0.1402		16	6,260	0.1437	
17	8,998	0.2066		17	6,108	0.1402		17	11,541	0.2649	

AREA TABLE - BLOCK B			
LOT	SQ. FT.	ACRES	
1	8,998	0.2066	
2	6,087	0.1397	
3	6,087	0.1397	
4	6,087	0.1397	
5	6,087	0.1397	
6	6,087	0.1397	
7	6,087	0.1397	
8	6,087	0.1397	
9	10,028	0.2302	

AREA TABLE - BLOCK E			
LOT	SQ. FT.	ACRES	
1	9,092	0.2087	
2	6,162	0.1415	
3	6,162	0.1415	
4	6,162	0.1415	
5	6,162	0.1415	
6	6,162	0.1415	
7	6,162	0.1415	
8	6,162	0.1415	
9	9,154	0.2101	
10	8,867	0.2036	
11	6,012	0.1380	
12	6,012	0.1380	
13	6,012	0.1380	
14	6,012	0.1380	
15	6,012	0.1380	
16	6,012	0.1380	
17	6,012	0.1380	
18	8,835	0.2028	

AREA TABLE - BLOCK F			
LOT	SQ. FT.	ACRES	
1	9,196	0.2111	
2	6,440	0.1479	
3	6,423	0.1474	
4	6,401	0.1469	
5	6,381	0.1465	
6	6,364	0.1461	
7	6,342	0.1456	
8	6,037	0.1386	
9	6,000	0.1377	
10	6,000	0.1377	
11	6,000	0.1377	
12	6,000	0.1377	
13	6,000	0.1377	
14	6,000	0.1377	
15	6,000	0.1377	
16	6,000	0.1377	
17	6,000	0.1377	
18	6,000	0.1377	
19	6,000	0.1377	
20	8,416	0.1932	
21	7,988	0.1822	
22	6,941	0.1593	
23	6,000	0.1377	
24	6,000	0.1377	
25	6,000	0.1377	
26	6,000	0.1377	
27	6,000	0.1377	
28	6,000	0.1377	
29	6,000	0.1377	
30	6,000	0.1377	
31	6,000	0.1377	
32	6,000	0.1377	
33	6,210	0.1426	
34	6,533	0.1500	
35	6,551	0.1504	
36	6,551	0.1504	
37	6,551	0.1504	
38	6,555	0.1505	
39	9,089	0.2087	

AREA TABLE - BLOCK G			
LOT	SQ. FT.	ACRES	
1	7,831	0.1798	
2	6,496	0.1491	

AREA TABLE - BLOCK H			
LOT	SQ. FT.	ACRES	
1	8,409	0.1930	
2	6,375	0.1463	
3	6,375	0.1463	
4	6,375	0.1463	
5	6,375	0.1463	
6	6,375	0.1463	
7	6,375	0.1463	
8	9,284	0.2131	

AREA TABLE - BLOCK J			
LOT	SQ. FT.	ACRES	
38	8,210	0.1885	
39	6,019	0.1382	
40	6,639	0.1524	
41	8,757	0.1551	
42	8,860	0.1575	
43	6,755	0.1551	
44	6,274	0.1440	
45	6,147	0.1411	
46	6,147	0.1411	
47	6,147	0.1411	
48	6,148	0.1411	
49	6,148	0.1411	
50	6,148	0.1411	
51	6,148	0.1411	
52	6,148	0.1411	
53	6,149	0.1412	
54	9,214	0.2115	

AREA TABLE - BLOCK M			
LOT	SQ. FT.	ACRES	
1	7,449	0.1710	
2	6,108	0.1402	
3	6,416	0.1473	
4	6,416	0.1473	
5	6,416	0.1473	
6	6,416	0.1473	
7	6,696	0.1537	
8	7,648	0.1756	
9	7,617	0.1749	
10	9,157	0.2102	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°13'30"E	137.55'
L2	S67°26'15"E	128.27'
L3	S70°01'55"E	232.42'
L4	S70°06'50"E	83.66'
L5	S70°54'41"E	100.95'
L6	S19°21'40"W	135.04'
L7	S70°38'20"E	21.17'
L8	S19°21'40"W	55.00'
L9	S36°33'48"W	87.45'
L10	S53°26'12"E	11.30'
L11	S36°33'48"W	65.00'
L12	S08°39'17"E	121.27'
L13	S17°56'10"E	86.08'
L14	S19°29'42"E	57.24'
L15	S09°05'52"E	99.25'
L16	S00°26'07"W	44.24'
L17	S04°49'54"W	56.83'
L18	S11°44'31"W	55.00'
L19	S03°40'24"W	120.11'
L20	S08°19'36"E	78.50'
L21	S04°49'54"W	153.53'
L22	S39°17'56"E	143.21'
L23	S55°06'57"E	57.08'
L24	S64°44'03"W	21.25'
L25	S19°50'03"W	104.66'
L26	S25°73'54"E	14.08'
L27	S70°38'20"E	102.19'
L28	N70°38'20"E	110.04'
L29	S59°37'18"W	12.97'
L30	S36°23'04"E	23.62'
L31	S54°51'55"W	17.97'
L32	S23°55'50"E	113.29'
L33	S68°35'50"E	14.14'
L34	S66°24'10"E	110.00'
L35	N66°24'10"E	110.00'
L36	S21°24'10"E	14.14'
L37	S03°40'24"W	50.14'
L38	S41°19'36"E	14.14'