

VICINITY MAP

SCALE 1"= 2000'

NOTES:

1. GAS WELL NOTICE- ALL LOTS IN PHASE 2-A ARE LOCATED WITHIN 1,000 FEET OF A DRILLING AND PRODUCTION SITE KNOWN AS GWP 04-0009, EAGLE RIDGE ENERGY. ALL LOT PURCHASERS ARE ADVISED OF THE EXISTENCE OF PRODUCING WELLS ON THE DRILLING AND PRODUCTION SITE WITH THE POSSIBILITY OF NEW WELLS THAT MAY BE DRILLED AND FRACTURE STIMULATED, AS WELL AS THE POSSIBILITY THAT GAS WELLS ON THE DRILLING AND PRODUCTION SITE MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE.

2. PLANNING DEPARTMENT HAS DETERMINED THAT PLAT & LEASE DOCUMENTS SATISFY THE REQUIREMENTS OF DDC SECTION 35.16.7.F. (REFERENCE GWP04-0009 REGARDING GAS WELL OPERATOR APPROVAL.)

3. GAS WELL DEVELOPMENT DIRECTOR HAS CONFIRMED THAT REVERSE SETBACK REQUIREMENTS DO NOT APPLY TO THE GAS WELL LOCATED OUTSIDE CITY LIMITS.

4. PROPERTY OWNER AND HOME BUYER NOTIFICATION WILL BE ACCOMPLISHED IN ACCORDANCE WITH DDC-2015-233, SECTION 35.16.7.E.

5. BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.

6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0370G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

7. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT JUSTIN DIVINEY WITH WASTEWATER DEPARTMENT AT 940-349-8489

8. PURPOSE OF THIS PLAT IS TO PLAT 6 RESIDENTIAL LOTS.

9. TAPS MADE TO EXISTING WATER LINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT KENT CONKLE WITH THE WATER DEPARTMENT AT 940-349-7181

IMPORTANT NOTICE

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC SAFETY CODE (THE "CODE"). THE CODE GENERALLY 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 FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING CODE OFFICIAL WITH SPECIFIC REQUESTS.

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 A WAY THAT WILL ALLOW THE INGRESS AND EGRESS FOR UTILITY RELATED PERSONNEL AND EQUIPMENT TO PERFORM OPERATIONS, MAINTENANCE AND REPLACEMENT OF ELECTRIC SUPPLY AND COMMERCIAL LINES. MAINTENANCE OF CLEARANCE AREAS AND/OR EASEMENTS 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.

SURVEYOR'S CERTIFICATE

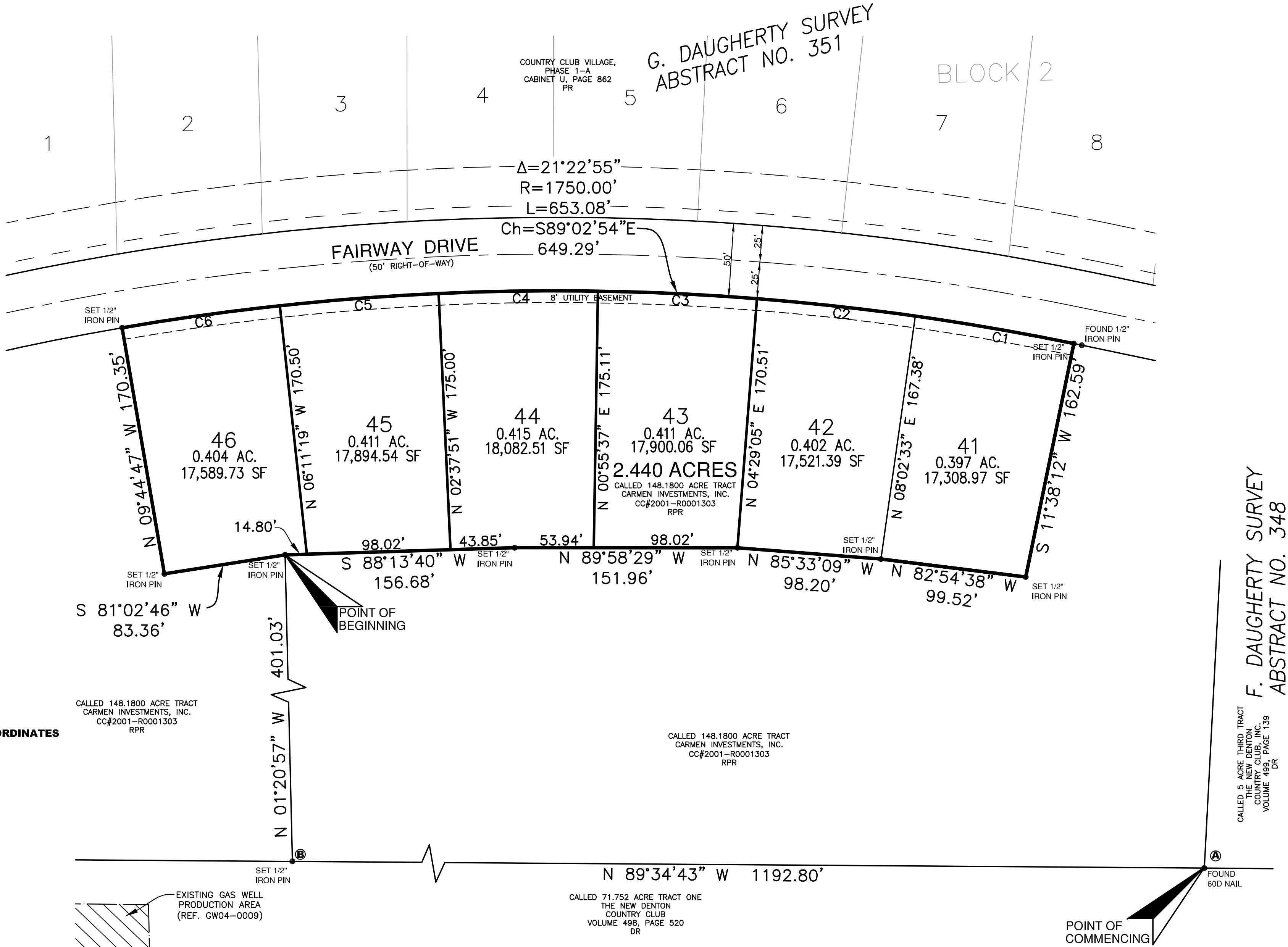
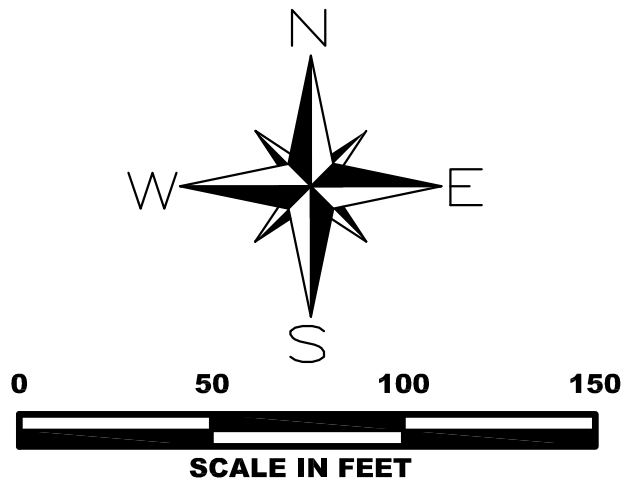
KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRAD G. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE IRON RODS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

BRAD G. SHELTON
R.P.L.S. NO. 5452

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.

CURVE#	LENGTH	RADIUS	DELTA	CB	CH
C1	109.77'	1750.00'	03°35'38"	S80°09'16"E	109.75'
C2	108.66'	1750.00'	03°33'27"	S83°43'48"E	108.64'
C3	108.66'	1750.00'	03°33'27"	S89°17'16"E	108.64'
C4	108.66'	1750.00'	03°33'27"	N89°09'17"E	108.64'
C5	108.66'	1750.00'	03°33'28"	N85°35'50"E	108.64'
C6	108.66'	1750.00'	03°33'28"	N82°02'22"E	108.65'



TEXAS STATE PLANE COORDINATES NORTH CENTRAL ZONE

A N 7100809.9
E 2377686.6
B N 7100818.7
E 2376493.8

LEGEND	
CM = CONTROLLING MONUMENT	
FP = FOUND IRON PIN	
SP = SET IRON PIN	
C = CENTERLINE	
FENCE = — x — x —	
POWER POLE = — o —	
FIRE HYDRANT = — H —	
WATER VALVE = — V —	
HANDICAP RAMP = — R —	
SANITARY SEWER MANHOLE = — S —	
CONCRETE = — C —	
GAS LINE = — G —	
WATER LINE = — W —	
SEWER LINE = — S —	
POWER LINE = — E —	
DEED CALLS = — () —	

CALL AT LEAST 48 HOURS BEFORE DIGGING

AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING! ONE-CALL SYSTEMS OF TEXAS DIG TESS LONE STAR NOTIFICATION TEXAS ONE-CALL 1-800-545-6005 1-800-344-8377 1-800-669-8344 1-800-245-4545 A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AN AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES; OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

DATE	REVISIONS
7/27/16	CITY OF DENTON COMMENT REVISIONS

DWN.	JRH	SCALE
CKD.	BGS	1"=50'
DATE	06/06/16	

Metroplex
Surveying, Inc.

940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

SURVEYOR
BRAD G. SHELTON
223 W. HICKORY
DENTON, TEXAS 76201
PH 940-387-0506
FAX 940-565-0436

OWNER
CARMEN INVESTMENTS, INC.
BOX 517
CORPELL, TEXAS 75019
PH 972-462-1723
CONTACT: TIM HOUSE

ENGINEER
LEE ALLISON
ALLISON ENGINEERING
4401 N. I-35, STE. 102
DENTON, TEXAS 76207
PH 940-380-9453
FAX 940-380-9431

FIRM NO. 10023300

SHEET

OF 1

JOB No.

37551

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, CARMEN INVESTMENTS, INC. ARE THE OWNERS OF A 2.440 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE G. DAUGHERTY SURVEY, ABSTRACT NUMBER 351, DENTON COUNTY, TEXAS, AND BEING PART OF A CALLED 148,1800 ACRE TRACT DESCRIBED IN A DEED TO CARMEN INVESTMENTS, INC., RECORDED UNDER COUNTY CLERK'S INSTRUMENT FILE NUMBER 2001-R0001303, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 60D NAIL AT THE EASTERN MOST SOUTHEAST CORNER OF SAID 148,1800 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 5 ACRE TRACT DESCRIBED IN A DEED TO THE NEW DENTON COUNTRY CLUB, INC., RECORDED IN VOLUME 499, PAGE 139, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 34 MINUTES 43 SECONDS WEST WITH A SOUTH LINE OF SAID 148,1800 ACRE TRACT, A DISTANCE OF 1192.80 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET ON THE SOUTH LINE OF SAID 148,1800 ACRE TRACT;

THENCE NORTH 01 DEGREES 20 MINUTES 57 SECONDS WEST, A DISTANCE OF 401.03 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 81 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF 83.36 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE NORTH 09 DEGREES 44 MINUTES 47 SECONDS WEST, A DISTANCE OF 170.35 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET ON THE SOUTH LINE OF FAIRWAY DRIVE AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21 DEGREES 22 MINUTES 55 SECONDS, A RADIUS OF 1750.00 FEET, AN ARC LENGTH OF 653.08 FEET, AND A CHORD BEARING SOUTH 89 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 649.29 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET ON THE SOUTH LINE OF FAIRWAY DRIVE;

THENCE SOUTH 11 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 162.59 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE NORTH 82 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 99.52 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE NORTH 85 DEGREES 33 MINUTES 09 SECONDS WEST, A DISTANCE OF 98.20 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF 151.96 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE SOUTH 88 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 156.68 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 2.440 ACRES OF LAND.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT WE, CARMEN INVESTMENTS, INC., DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 41 THROUGH 46, BLOCK 1, COUNTRY CLUB VILLAGE, PHASE 2-A, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

TIM HOUSE, PRESIDENT
CARMEN INVESTMENTS, INC.

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, TIM HOUSE, PRESIDENT OF CARMEN INVESTMENTS, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF HEALTH SERVICES OF NORTH TEXAS FOUNDATION, INC. FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY
2016.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
LOTS 41 THROUGH 46, BLOCK 1
COUNTRY CLUB VILLAGE,
PHASE 2-A
BEING 2.440 ACRES IN
THE GEORGE W. DAUGHERTY SURVEY,
ABSTRACT No. 351
CITY OF DENTON,
DENTON COUNTY, TEXAS

PROJECT NUMBER FP16-0028