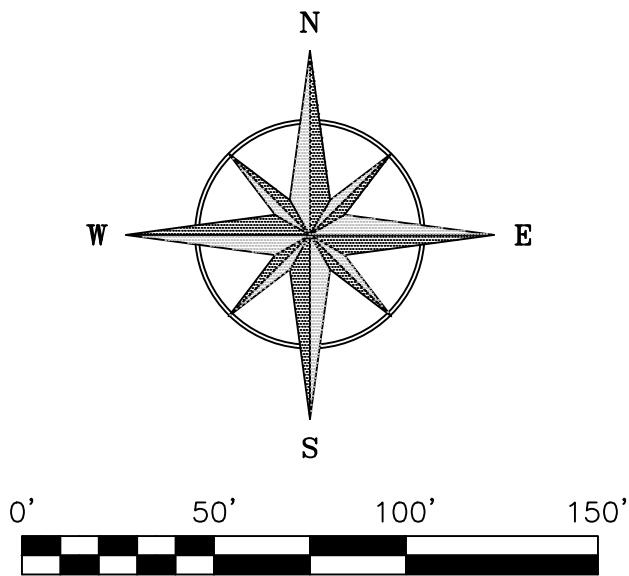
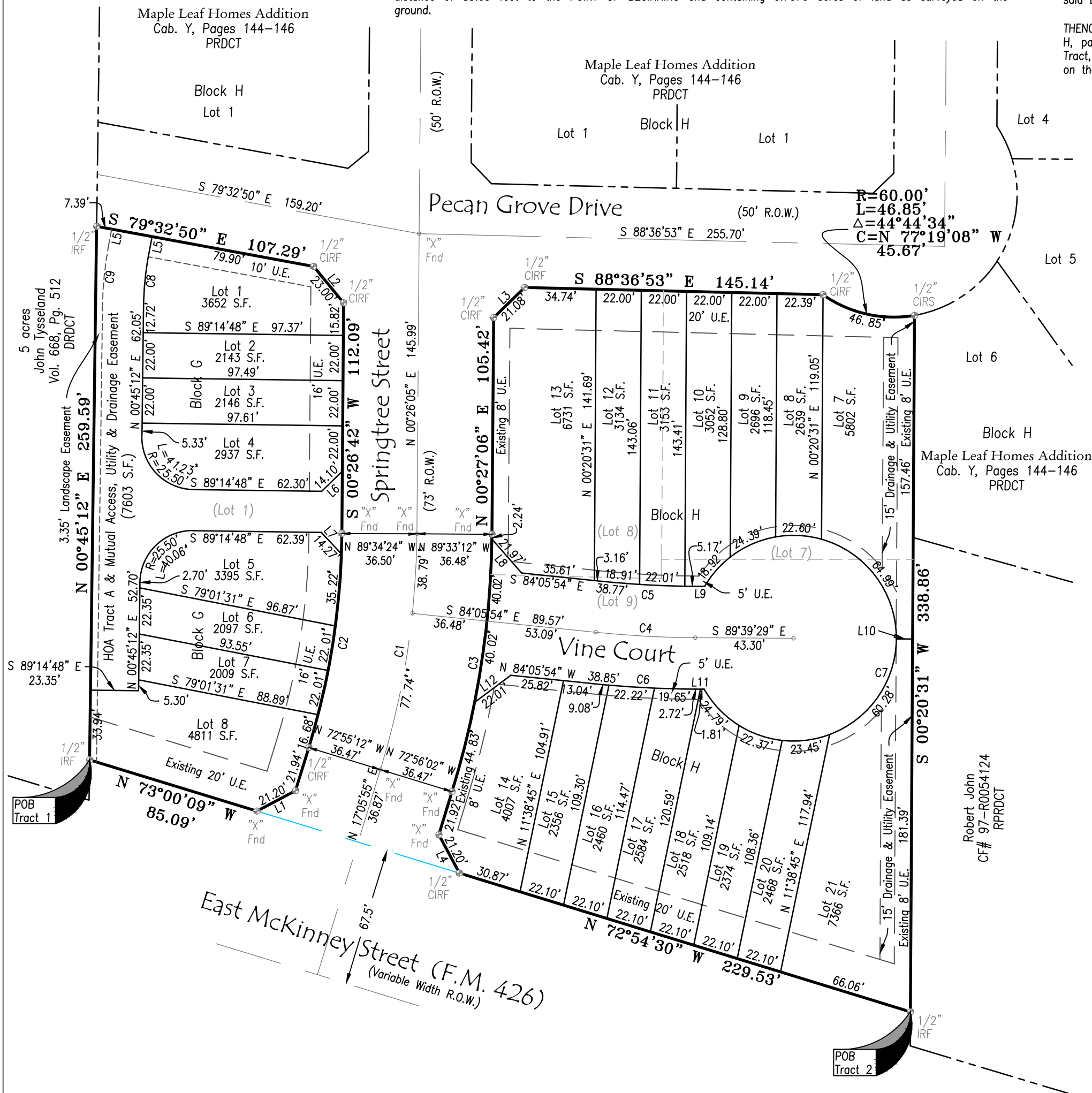


WLSC



LEGEND	
	Property Corner
IRF	Iron Rod Found
Fnd	Found
ROW	Right of Way
B.L.	Building Line
U.E.	Utility Easement
1/2"	1/2" Iron rod fnd with cap
CIRF	marked "Isbel Eng"
1/2"	1/2" Iron rod set with cap
CIRS	marked "WLSC RPLS 5331"



Easement Notes:

- Easements shown as "Existing" are per Amending Final Plat of Maple Leaf Homes Addition, recorded in Cab. Y, Pages 144, 145, & 146 of the Plat Records of Denton County, Texas.
- Easements other than those shown as "Existing" are to be dedicated per this plat.

LINE	BEARING	DISTANCE
L1	N 62°15'11" E	21.20'
L2	N 39°31'56" W	23.00'
L3	N 45°55'06" E	21.08'
L4	N 28°04'37" W	21.20'
L5	N 10°27'10" E	8.96'
L6	N 45°35'57" E	14.10'
L7	S 43°15'18" E	14.27'
L8	S 41°11'03" E	21.97'
L9	N 89°39'29" W	4.53'
L10	S 89°39'29" E	8.00'
L11	N 89°39'29" W	4.53'
L12	S 53°05'01" W	22.01'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	400.00'	116.53'	16°41'28"	N 08°47'27" E	116.11'
C2	363.50'	105.92'	16°41'44"	N 08°46'43" E	105.55'
C3	436.50'	127.11'	16°41'03"	S 08°47'33" W	126.66'
C4	500.00'	48.52'	5°33'35"	N 86°52'41" W	48.50'
C5	475.00'	46.09'	5°33'35"	S 86°52'41" E	46.07'
C6	525.00'	50.94'	5°33'35"	S 86°52'41" E	50.92'
C7	50.00'	261.80'	300°00'00"	S 00°20'31" W	50.00'
C8	150.00'	25.39'	9°41'58"	N 05°36'11" E	25.36'
C9	170.00'	28.78'	9°41'58"	N 05°36'11" E	28.74'

General Notes:

- No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Denton County. Map# 48121C0380 G, dated April 18, 2011
- Basis of Bearings: South Line of Block H (N 72°54'30" W – as found monumented).
- Selling of a portion of this addition by metes and bounds description, without a replat approved by the City Council of the City of Denton, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No fencing will be allowed within or across any easement.
- The purpose of this plat is to replat Lot 1, Block G into 8 residential lots and Lots 7, 8, and 9, Block H into 15 residential lots.
- No gas easements are located within or on the boundary of the subject tracts.
- 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.
- Taps made to existing waterlines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at (940) 349-7181.
- Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact Justin Diviney with the Wastewater Department at (940) 349-8489.
- The 5.0' wide ditch located within the 15' Drainage & Utility Easement along the eastern lot lines of Lot 7 & Lot 21, Block H shall be privately maintained by Owner(s) of each respective lot.

Owner/Developer: Denton McKinney Square, L.P.
6023 Waggoner
Dallas, Texas 75230

Contact: Massoud Shahkarami (214) 803-4939

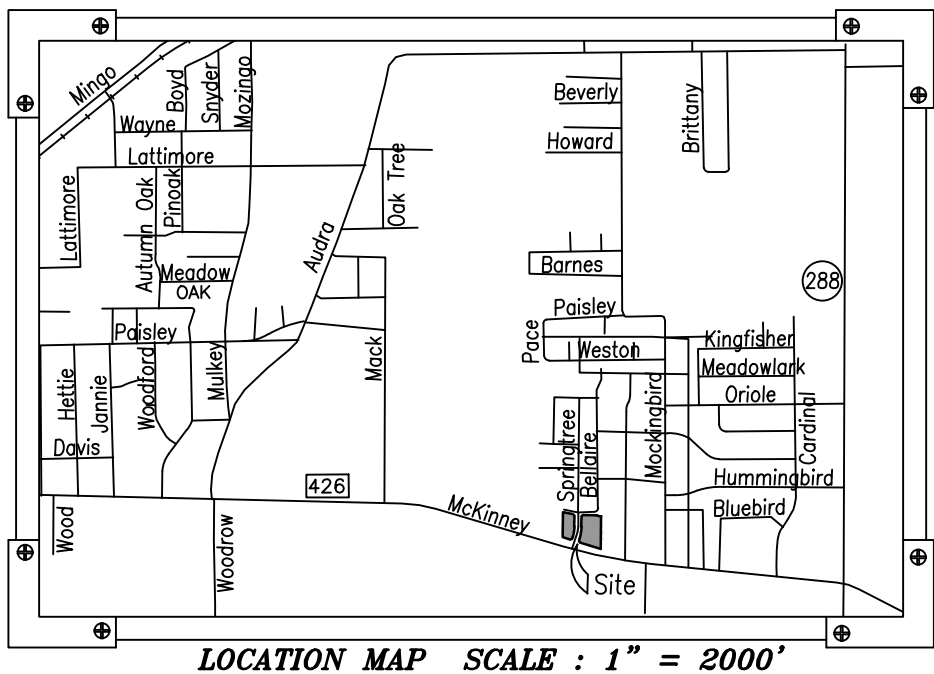
Engineer: Atlas Associates, Inc.
P.O. Box 185
Milford, Texas 76670

Contact: Alan Lauhoff, PE (972) 921-4206

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168

Contact: Shawne Walker, RPLS (972) 938-8693

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
Phone: (972) 938-8693
www.WalkerSurveying.com TBPLS Firm No. 10112400



Tract 2
BEING all that certain parcel of land being situated in the M. YOACHUM SURVEY, ABSTRACT NO. 1442, and being all of Lots 7, 8, and 9, Block H of Maple Leaf Homes Addition, an addition in the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Pages 145, 146, and 147 of the Plat Records of Denton County, Texas (PRDCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of East McKinney Street (Farm to Market Highway 426) (a variable width right of way) for the southeast corner of said Lot 9, Block H and the southwest corner of the tract of land conveyed to Robert John and recorded in County Clerk File Number 97- R0054124 of the Real Property Records of Denton County, Texas (RPRDCT);

THENCE N 72°54'30" W, along the south line of said Lot 9, Block H and the north line of East McKinney Street, a distance of 229.53 feet to a 1/2" iron rod found with cap marked "Isbel Eng" for the southeast terminus of a corner clip at the intersection of East McKinney Street and Springtree Street (a 73 foot right of way);

THENCE N 28°04'37" W, along the southwest line of said Lot 9, Block H and along said corner clip, a distance of 21.20 feet to an "X" found for the northwest corner of said corner clip;

THENCE N 16°58'30" E, along the west line of said Lot 9, Block H and the east line of Springtree Street, a distance of 21.92 feet to an "X" found at the beginning of a curve to the left having a radius of 436.50 feet and a central angle of 16°41'03";

THENCE in a northerly direction along the arc of said curve and continuing along the west line of said Lots 9 and 8, Block H and continuing along the east line of Springtree Street, a distance of 127.11 feet (Long Chord – N 08°47'33"E, 126.66 feet) to an "X" found for corner;

THENCE N 00°27'06" E, continuing along the west line of said Lot 8, Block H and the east line of Springtree Street, a distance of 105.42 feet to a 1/2" iron rod found with cap marked "Isbel Eng" for the southwest terminus of a corner clip at the intersection of Springtree Street and Pecan Grove Drive (a 50 foot right of way);

THENCE N 45°55'06" E, along the northwest line of said Lot 8, Block H and along said corner clip, a distance of 21.08 feet to a 1/2" iron rod found with cap marked "Isbel Eng" for the northeast terminus of said corner clip;

THENCE S 88°36'53" E, along the north line of said Lots 8 and 7, Block H and the south line of Pecan Grove Drive, a distance of 1454.14 feet to a 1/2" iron rod found with cap marked "Isbel Eng" at the beginning of a curve to the left having a radius of 60.00 feet and a central angle of 44°44'34";

THENCE in an easterly direction along the arc of said curve and continuing along the north line of said Lot 7, Block H and continuing along the south line of Pecan Grove Drive, a distance of 46.85 feet (Long Chord – S 77°19'08" E, 45.67 feet) to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the northeast corner of said Lot 7, Block H and the northwest corner of Lot 6, Block H in said addition;

THENCE S 00°20'31" W, along the east line of said Lots 7 and 9, Block H and the west line of said Lot 6, Block H, passing at 108.15 feet the southwest corner of said Lot 6, Block H and the northwest corner of said John Tract, in all, a distance of 338.86 feet to the POINT OF BEGINNING and containing 1.527 acres of land as surveyed on the ground.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Denton McKinney Square, L.P., being the owners of the above referenced parcel of land, do hereby adopt this plat designating the hereinabove described property as the Final Plat of Maple Leaf Homes Addition (being a replat of Lot 1, Block G and Lots 7, 8, and 9, Block H of Maple Leaf Homes Addition), an addition to the City of Denton, Texas, and do hereby dedicate to the City of Denton for public use, the streets and alleys shown thereon; and we do hereby reserve the easements shown on this plat for the accommodation of all public utilities desiring to use or using same. Any public utility approved by the City shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall, at all times, have the right of ingress and egress to and from and upon said easements for the inspecting, patrolling, maintaining, adding to or removing all or part of its respective purpose of construction or reconstruction system. No house dwelling unit, or other structure shall be constructed on any lot in this addition by anyone until all requirements of the Subdivision Ordinance have been met.

Massoud Shahkarami
Denton McKinney Square, L.P.

State of Texas

Before me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Massoud Shahkarami, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose herein expressed and in the capacity stated.

Given under my hand and seal this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

City of Denton Certificate of Approval

I hereby certify that the plat shown hereon and designated as the Final Plat of Maple Leaf Homes Addition (being a replat of Lot 1, Block G and Lots 7, 8, and 9, Block H of Maple Leaf Homes Addition), an addition to the City of Denton, Denton County, Texas was approved the _____ day of _____, 2016, by the Planning & Zoning Commission of the City of Denton, Texas.

Chairman

City Secretary

Survey's Declaration

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Shawne Walker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon as set were properly placed by myself or under my direct and personal supervision in accordance with the Subdivision Ordinance of the City of Denton.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration 5331

Replat MAPLE LEAF HOMES ADDITION

23 Residential Lots
Tract 1 - 0.7070 Acres
Tract 2 - 1.527 Acres
Being a Replat of Lot 1, Block G
& Lots 7, 8, and 9, Block H
Maple Leaf Homes Addition
Cab. Y, Pages 144, 145, and 146
Plat Records of Denton County, Texas
M. Yoachum Survey, Abstract No. 1442
City of Denton, Denton County, Texas