

. PLANNING DEPARTMENT HAS DETERMINED THAT PLAT & LEASE DOCUMENTS SATIS 5.16.7.F. (REFERENCE GWP04-0009 REGARDING GAS WELL OPERATOR APPROVAL.)

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

ALL COMMON OPEN SPACE LOTS ARE TO BE OWNED BY THE HOA

HAYGOUD SULVE.

ABSTRACT NO. 517

CALLED 148.1800 ACRE TRACT CARMEN INVESTMENTS, INC. CC#2001-R0001303 RPR

H. HAYGOOD SURVEY

PROPERTY OWNER AND HOME BUYER NOTIFICATION WILL BE ACCOMPLISHED IN .16.7.E.

TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT STIN DIVINEY WITH WASTEWATER DEPARTMENT AT 940-349-8489

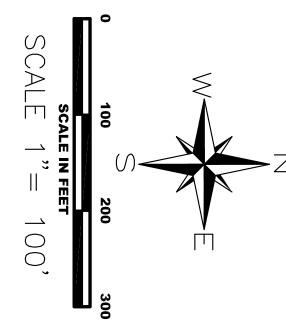
CONTRACTOR'S EXPENSE. CONTACT

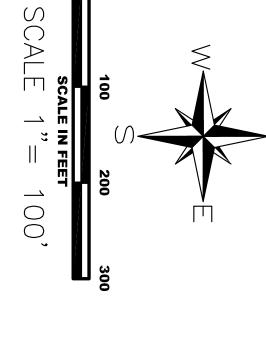
PURPOSE OF THIS PLAT IS TO PLAT 17 RESIDENTIAL LOTS AND 2 COMMON AREAS

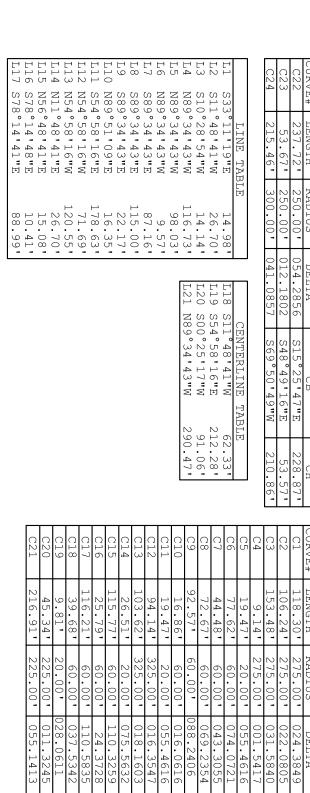
TAPS MADE TO EXISTING WATER LINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF NTRACTOR'S EXPENSE. CONTACT KENT CONKLE WITH THE WATER DEPARTMENT AT 940-349-7181

JECT TO THE PRICE AND WILL BE

GAS WELL NOTICE- ALL LOTS IN PHASE 2 ARE LOCATED WITHIN 1,000 F NP 04-0009, EAGLE RIDGE ENERGY. ALL LOT PURCHASERS ARE ADVISE RILLING AND PRODUCTION SITE WITH THE POSSIBILITY OF NEW WELLS ELL AS THE POSSIBILITY THAT GAS WELLS ON THE DRILLING AND PROFE-FRACTURE STIMULATED IN THE FUTURE.







WHEREAS WE, CARMEN INVESTMENTS, INC, ARE THE OWNERS OF A 11.875 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE G. DAUGHERTY SURVEY, 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:

STATE OF TEXAS COUNTY OF DENTON

	.1800 ACRE TRACT IVESTMENTS, INC. D1-R0001303 RPR	BLOCK N	S11°48'41"W 14. S10°28'54"W 14. N89°34'43"W 116. N89°34'43"W 98. S89°34'43"E 115. S89°34'43"E 122. N89°51'16"F 178. N54°58'16"W 71. N54°58'16"W 120. N54°58'14"E 15. N56°48'41"E 15. S78°14'48"E 16. S78°14'41"E 88.
<b>(B)</b>	N 81'54'32" W 17 20' PUBLIC UTILITY EN. 34 AC.	2 FAIRWAY DRIVE FAIRWAY DRIVE (50' RIGHT-OF-WAY) (50' RIGHT-OF-WAY) 156.68' SI	1.70
	BLOCK 1 190.38  N 00°25'17" E 146.31'	COUNTRY CL PHASE CABINET U. CABINET U. CABINET U. P. S 85°33'09" E S 89°58'29" E S 89°58'29" E S 89°58'29" E S 89°58'29" E S 80°58'29" E	212.28' 212.28' 213.28' 214.18' 215.28' 216' 217 218' 218' 219.47' 219.47' 210 210 210 210 210 210 210 210 210 210
N 89°34'43"	8. PUBLIC UTILITY EASEMENT CARRIEN INVESTMENTS, INC. CC#2001-R0001303  N 00'25'17" E 167.50'	CLUB VILLAGE, WASE 1-A  WASE 1-A  ABSTRACT NO. 351  ABSTRACT NO. 351  ABSTRACT NO. 351  ABSTRACT NO. 351  Ch=S78.16'01"E  Ch=S78.16'01"E  SET 1/2"  8 PUBLIC UTILITY EXSEMENT LITTER  99.52'  SET 1/2"  SET 1/2"  SURVEY  BLOCK 2  ADSTRACT NO. 351  BLOCK 2  ADSTRACT NO. 351  BLOCK 2  ADSTRACT NO. 351  ABSTRACT NO. 351  BLOCK 2  ABSTRACT NO. 351  BLOCK 2  ABSTRACT NO. 351  ABSTRACT NO. 351  ABSTRACT NO. 351  ABSTRACT NO. 351  BLOCK 2  BLOCK 2  ABSTRACT NO. 351  BLOCK 2  B	60.00' 069.2354 S06°08'4 60.00' 068.2406 S85°02'40 60.00' 016.0616 N42°42'0 20.00' 055.4616 N62°32'0 325.00' 016.3547 N82°07'2 325.00' 018.1603 N64°41'2 20.00' 075.5632 S17°00'0 60.00' 110.3259 S34°18'1 60.00' 24.3728 N78°06'3 60.00' 110.5835 N10°18'3 60.00' 037.5342 N64°07'3 20.00' 028.0611 N69°01'2 225.00' 055.1413 N15°48'2
W 1192.80'	N 00°25'17" E 181.04'	Δ=20°27'59" R=300.00' L=107.16' 106.59' 106.59'  106.59'  106.59'  106.59'  106.59'  106.59'  106.59'  106.59'  106.59'  1066'  106.59'	O'E 68.31'  "E 83.66'  "E 16.81'  "E 18.71'  "E 93.81'  O'E 24.61'  "E 98.63'  "E 98.63'  O'E 98.63'  O'E 95.59'  O'E 98.88  O'W 38.96'  O'W 9.71'  O'W 45.26'  O'W 208.61'
N 89'34'43" W EX. 25 FT SAN SEWER	BLOCK SOCIETY WITH THE PROPERTY OF THE PROPERT	BLOCK 2  12  12  12  12  12  141.85' OPEN SPACE DRAINAGE & FLOODPLAIN EASEMENT SET 1/2" SET 1/2" 132.14  132.14	
ESMT	5 03°00'19" W 180.67'	DOPEN SPACE DRAINAGE & DETERMINO EASEMENT & ACCESS EASEMENT FOR CA-2 BY SEPARATE INSTRUMENT 23 COUNTRY CLUB ESTATES, PHASE 1-A CABINET U, PAGE 862 PR TOR CA-2 BY SEPARATE INSTRUMENT AGES SET ON THE PROPERTY OF THE PROPERTY	
FOUND 60D NAIL	187.85' W W		

## STATE PLANE COORD

MINIMUM FINISHED FLOOR ELEVATION REQUIRED" (THIS ELEVATION WAS BASED ON THE BRASS DISK ON THE SOUTH END OF HEADWALL AT THE WINGWALL OF A DOUBLE 10 BY 12 FOOT CULVERT ON THE WEST SIDE OF HIGHWAY 377 APPROXIMATELY FEET SOUTH OF BRUSH CREEK ROAD. THIS BENCH MARK ELEVATION WAS RECORDED AS 617.79

JOSCI OF WATER, AFTER CUCTION, THE CITY JIPMENT FOR EACH FORM WATER HALL NOT BE HELD JMENA OR

PETROLEUM, OR SIMILAR EASEMENTS ARE LOCATED ON THE PROPERTY.

7100809.9 2377686.6

THE CITY OF DENTON.

KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, CLINT BROCK, 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 OFFI

CE THIS

2016

CLINT BROCK
CARMEN INVESTMENTS, INC.

THAT WE, CARMEN INVESTMENTS, INC., DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 24 THROUGH 40 AND COMMON AREA 1 AND 2, BLOCK 1, COUNTRY CLUB VILLAGE, PHASE 2-B, 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.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THENCE SOUTH 02 DEGREES 59 MINUTES 54 SECONDS WEST WITH THE EAST LINE OF SAID 148.1800 ACRE TRACT, A DISTANCE OF 187.85 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 11.875 ACRES OF LAND.

THENCE SOUTH 25 DEGREES 53 MINUTES 33 SECONDS EAST WITH THE SOUTHWEST LINE OF SAID 0.105 ACRE TRACT, A DISTANCE OF 51.94 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 0.105 ACRE TRACT AND THE EAST LINE OF SAID 148.1800 ACRE TRACT;

STATE OF TEXAS XX COUNTY OF DENTON XX

POINT OF BEGINNING

APPROXIMATE LOCATION
'ZONE A'
FIRM#48121C0370G
DATED APRIL 18, 2011

THENCE NORTH 89 DEGREES 11 MINUTES 45 SECONDS EAST, A DISTANCE OF 313.94 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET AT THE NORTHWEST CORNER OF A CALLED 0.105 ACRE TRACT DESCRIBED IN A DEED TO DENTON COUNTRY CLUB, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012-40429, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A SOUTHWEST CORNER OF A CALLED 0.055 ACRE TRACT DESCRIBED IN A DEED TO DENTON COUNTRY CLUB, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012-40429, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 02 MINUTES 31 SECONDS WEST WITH THE WEST LINE OF SAID 0.105 ACRE TRACT, A DISTANCE OF 160.13 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.105 ACRE TRACT;

03.02.31" 160.13'

€

CALLED 0.055 ACRE TRACT
DENTON COUNTRY CLUB
CC DOC. No. 2012-40429
RPR

CALLED 5 ACRE THIRD TRACT THE NEW DENTON COUNTRY CLUB, INC. VOLUME 499, PAGE 139

DAUGHERTY

ABSTRACT NO.

SURVEY

CALLED 0.105 ACRE TRACT
DENTON COUNTRY CLUB
CC DOC. No. 2012-40429
RPR

25°53'33" E 51.94'

THENCE SOUTH 28 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 141.85 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20 DEGREES 27 MINUTES 59 SECONDS, A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 107.16 FEET AND A CHORD BEARING SOUTH 88 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 106.59 FEET TO A 1/2 INCH IRON PIN FOUND ON THE SOUTH LINE OF FAIRWAY DRIVE;

THENCE SOUTH 78 DEGREES 14 MINUTES 41 SECONDS EAST WITH THE SOUTH LINE OF FAIRWAY DRIVE, A DISTANCE OF 170.66 FEET TO A 1/2 INCH IRON PIN FOUND ON THE SOUTH LINE OF FAIRWAY DRIVE AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00 DEGREES 10 MINUTES 50 SECONDS, A RADIUS OF 1750.00 FEET, AN ARC LENGTH OF 5.52 FEET, AND A CHORD BEARING SOUTH 78 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 5.52 FEET TO A 1/2 INCH IRON PIN FOUND ON THE SOUTH LINE OF FAIRWAY DRIVE;

THENCE NORTH 11 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 162.59 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 SOUTH 82 DEGREES 54 MINUTES 38 SECONDS EAST, A DISTANCE OF 99.52 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE SOUTH 85 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 98.20 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

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

THENCE NORTH 88 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF 156.68 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

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;

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;

BEGINNING 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 COUNTRY CLUB, INC., RECORDED IN VOLUME 499, PAGE 139, DEED RECORDS, DENTON COUNTY, TEXAS;

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

TO BE RELIED PRELIMINARY FOR REVIEW ONLY O BE RECORDED FOR ANY PURPOSE ) BE RELIED UPON AS A FINAL SURVEY.

JRH

1"=100"

MSI

Metropl Surveying,

O X

Inc.

OWNER
CARMEN INVESTMENTS, IN
BOX 517
COPPELL, TEXAS 75019
PH 972-462-1723
CONTACT: TIM HOUSE

**BGS** 

DATE 06/06/16

OCTOBER 1, 1998, IT IS TEXAS ST ONE-CALL SYSTEMS OF TEXAS 1-800-545-6005

AT LEAST 48 HOURS BEFORE DIGGING

FINAL PLAT

I H E LOTS 24 THROUGH 40,
BLOCK 1 & COMMON AREAS
CA-1 AND CA-2,
COUNTRY CLUB VILLAGE,
PHASE 2-B
BEING 11.875 ACRES IN
HE GEORGE W. DAUGHERTY SURVEY,
ABSTRACT No. 351
CITY OF DENTON,
DENTON COUNTY, TEXAS 0

PROJECT NUMBER FP16-0035

FIRMI \_

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No.