



STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, VOCIB, LLC, acting by and through the undersigned, its duly authorized agent, Astra Carmel, LLC, acting by and through the undersigned, its duly authorized agent, and DW Carmel, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designated herein as Villages of Carmel, Phase 4B, an addition to the City of Denton, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, and right-of-ways, are hereby dedicated in fee simple to the public. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire, and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Denton.

WITNESS MY HAND at Denton, Denton County, Texas, this the ____ day of _____, 2017.

VOCIB, LLC
By: _____

WITNESS MY HAND at Denton, Denton County, Texas, this the ____ day of _____, 2017.

Astra Carmel, LLC
By: _____

WITNESS MY HAND at Denton, Denton County, Texas, this the ____ day of _____, 2017.

DW Carmel, LLC
By: _____

STATE OF TEXAS §

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BEFORE ME, the undersigned authority, on this day personally appeared _____ of VOCIB, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2017.

Notary Public, State of Texas

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared _____ of Astra Carmel, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2017.

Notary Public, State of Texas

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared _____ of DW Carmel, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2017.

Notary Public, State of Texas

This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 4050". Irons that are damaged, disturbed, or not so marked are not original.

preliminary this plat shall not be filed for any purpose.

Herbert S. Beasley R.P.L.S.
Texas Registration No. 4050

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com
P. O. BOX 8873
FORT WORTH, TEXAS 76124

CERTIFICATE OF APPROVAL
Approved on this ____ day of _____, 2017, by the Planning and Zoning Commission of the City of Denton, Texas.

P&Z Chairperson
ATTESTED

City Secretary of the City of Denton, Texas

Final Plat
of
VILLAGES OF CARMEL, PHASE 4B
Being 105 Residential Lots,
and 2 Common Area Lots,
being 27.861 acres of land located in the
Gideon Walker Survey, Abstract No. 1330,
City of Denton, Denton County, Texas.
Prepared January, 2016

PROJECT NO. FP 16-0024

NOTES:
DE - Public Drainage Easement
PUE - Public Utility Easement
BDD - Bracket/Davis/Drake cap
CM - control monument
IRF - iron rod found
IRS - iron rod set
MFF - Minimum Finish Floor elevation

THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD 83 (CORS96) (EPOCH:2002.0000) DATUM, GRID BEARINGS.

GRID SCALE FACTOR = 0.99988

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 THE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

OWNER/DEVELOPER
VOCIB LLC
901 AIRPORT FREEWAY, SUITE 400
NORTH RICHLAND HILLS, TEXAS 76180
817-429-8008

OWNER/DEVELOPER
ASTRA CARMEL, LLC
3723 GREENVILLE AVE.
DALLAS, TEXAS 75207
214-662-5530

OWNER/DEVELOPER
DW CARMEL, LLC
5305 VILLAGE CREEK DRIVE
PLANO, TEXAS 75093-4810

SURVEYOR
HERBERT S. BEASLEY LAND SURVEYORS L.P.
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FORT WORTH, TEXAS 76124
817-429-0194
FAX 817-446-5488
E-MAIL hsbeasley@msn.com