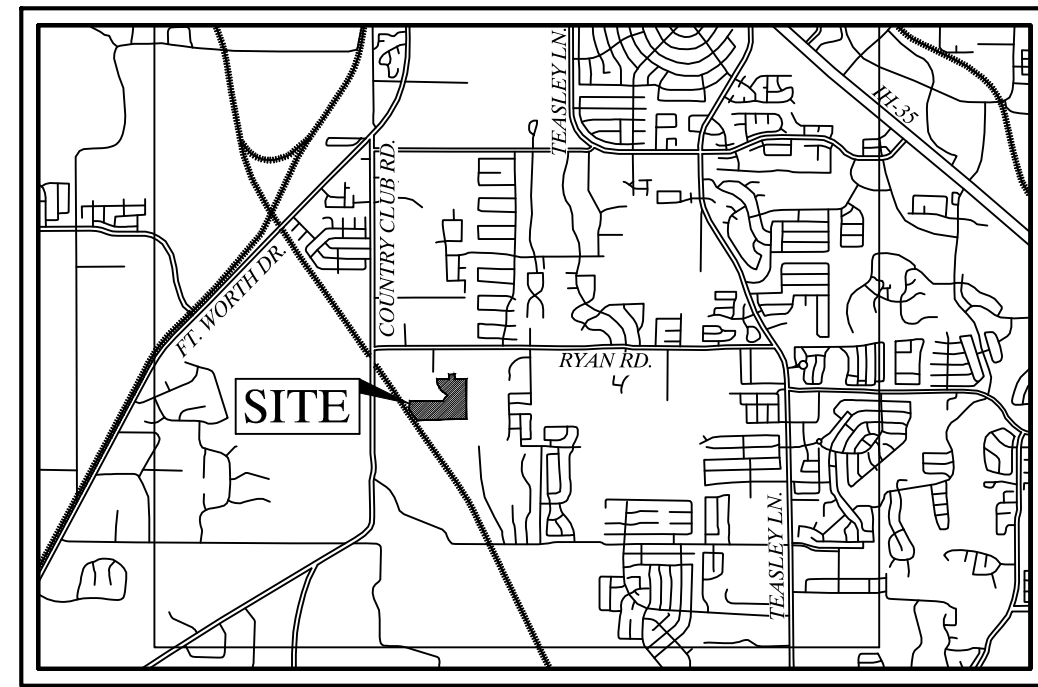


LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE



VICINITY MAP
N.T.S.

— P.O.B.
STATE PLANE COORDINATES
Texas Coordinate System of
1983, North Central Zone 4202
N: 7,107,287.69'
E: 2,000,705.00'

GENERAL NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, of the City of Denton central monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998950925.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
3. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
4. Taps made to existing waterlines 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.
5. Taps made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact Justin Daviney with the Wastewater Department at 940-349-8489.
6. Flood Statement: According to Map No. 48121C0370G, dated dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a 100-year flood plain (Zone A). For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by fooding or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevation shall be based on the current FEMA data. The minimum finished floor elevation shall be stated as mean sea level rather than relative based on City of Denton datum of N.G.S. 1985 datum.
8. Habitable structures on lots 57 and 58, Block A, may not be built within the 250 foot drilling and production site reverse setback.
9. 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 30 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.

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 of power or utility lines, 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.
10. **Gas Well Notification Disclosure:** Lots indicated with **X** are within 1,200 feet of a Gas Well Drilling and Production Sites with producing wells, and the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production site, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracturing operations may occur on either of these Sites in the future.
11. See Sheet 2 for line and curve tables.
12. HOA (Homeowners Association) is responsible for maintaining all common areas, including drainage ways.

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.

10. **Gas Well Notification Disclosure:** Lots indicated with * are within 1,200 feet of a Gas Well Drilling and Production Sites with producing wells, and the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production site, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on either of these Sites in the future.

11. See Sheet 2 for line and curve tables.
12. HOA (Homeowners Association) is responsible for maintaining all common areas, including drainage ways.

**FINAL PLAT
RYAN MEADOWS
PHASE II
37.746 ACRES**

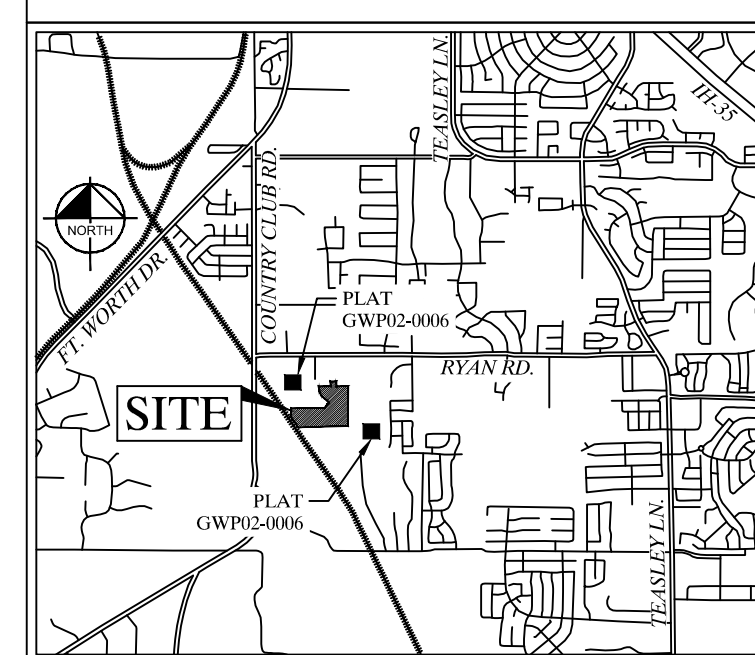
141 RESIDENTIAL LOTS
8 HOA LOTS

JAMES W. WITHERS SURVEY, ABSTRACT NO. 1343
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT # FP16-0010

WEYER: Kimley»» Horn

SUR	5750 Genesis Court, Suite 200 Frisco, Texas 75034	FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779		
<u>Scale</u> 1" = 80'	<u>Drawn by</u> MRM	<u>Checked by</u> KHA	<u>Date</u> 01/31/2017	<u>Project No.</u> 068517076	<u>Sheet No.</u> 1 OF 2

OWNER:
DR Horton-Texas, LTD
6751 North Freeway
Fort Worth, TX 76131
Ph: (817) 230-0800
Contact: Zachary C. Motley, PE

GAS WELL VICINITY MAP N.T.S.

The surveyor relied solely upon the Title Commitment, GF. No. 181-151705798, with an effective date of October 30, 2015 and an issue date of December 21, 2015, provided by Title Resources Guaranty Company. The surveyor did not perform a title abstract.

CALLED 5.632 AG
 E. D. CALVER
 INST. NO. 2006-10
 O.R.D.C.T.

ALLIED 10 ACRES
ERT PAVING CORP.
ME 1719, PAGE 924
O.R.D.C.T.

PROPOSED FLOODPLAIN —
 ER STUDY BY
 IMLEY-HORN
 LOMB FEM A CASE NO.

SITUATED IN
FLOOD PLAIN)
8121C0370G,
APRIL 18, 2011

S0°45'39"E
0.00'

6 C.E.
D.E.
LINE ESMT.
2015-87179
O.R.D.C.T.
52.00'

10	MIN. FF=589.5'	*	60.08'
0.156 AC			
6.792 SF			

13
0.137 AC
5.960 SF
N89°14'21"E 115.00' N

N89°14'21"E 115.00'

101.24'

18
0.162 AC

3.15

8	9	10
45 AC 43 SF	0.137 AC 5.980 SF	0.137 AC 5.980 SF
42°W 115.0	42°W 115.0	

[illegible]

RYAN
P
INST. M

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS D.R. HORTON - TEXAS, LTD., is the rightful owner of all of that tract of land situated in the James W. Withers Survey, Abstract No. 1343, City of Denton, Denton County, Texas, and being a portion of a called 67.318 acre tract of land described in the deed to D.R. Horton - Texas, Ltd., recorded in Instrument No. 2016-2769, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the eastern-most southeast corner of Ryan Meadows, Phase I, according to the plat thereof recorded in Instrument No. 2016-243, Plat Records of Denton County, Texas, on the easterly line of said 67.318 acre tract and on the westerly line of a called 52.486 acre tract of land described in the deed to Phoebe Ryan Higginbotham, recorded in Volume 2522, Page 898, said Official Records, and on the recognized easterly line of said Withers Survey, from which a one inch iron pipe found at the northeast corner of said 67.318 acre tract, common to the southeast corner of Lot 1-R in Block A of Wayne Ryan Elementary School Addition, an addition to the City of Denton according to the re-plat thereof recorded in Instrument No. 2012-194, Plat Records of Denton County, Texas, bears North 00°45'39" West a distance of 279.93 feet;

THENCE South 0°45'39" East, along the easterly line of said 67.318 acre tract, and along the westerly line of said 52.486 acre tract, a distance of 1310.92 feet to a 5/8 inch iron rod with plastic cap stamped "WIMBERLY" found for corner at the southeast corner of said 67.318 acre tract, common to the northeast corner of a called 10 acre tract of land described in the deed to Calvert Paving Corp., recorded in Volume 1719, Page 924, said Official Records;

THENCE South 88°55'05" West, along the southerly line of said 67.318 acre tract and along the northerly lines of said 10 acre tract and a called 5.632 acre tract of land described in the deed to E.D. Calvert, recorded in Instrument No. 2006-102657, said Official Records, a distance of 1254.33 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4561" found for corner at the southwest corner of said 67.318 acre tract, common to the northwest corner of said 5.632 acre tract, and on the northeasterly right-of-way line of the Gulf Coast & Santa Fe Railroad;

THENCE North 35°20'44" West, along the westerly line of said 67.318 acre tract and along the northeasterly right-of-way line of the Gulf Coast & Santa Fe Railroad a distance of 733.75 feet to a 1/2 inch iron rod with plastic cap stamped "ARTHUR SURV" found for the southern-most corner of aforesaid Ryan Meadows, Phase I;

THENCE departing the northeasterly right-of-way line of the Gulf Coast & Santa Fe Railroad and the northerly line of said 67.318 acre tract, along the southerly line of said Ryan Meadows, Phase I and crossing said 67.318 acre tract, the following thirteen (13) courses:

- North 3°57'55" East, a distance of 154.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 88°24'18" East, a distance of 815.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 33°18'20" East, a distance of 108.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 46°00'59" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 07°57'34", a radius of 432.50 feet and chord bearing and distance of North 47°57'48" West, 60.03 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 60.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
- North 51°56'34" West, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a curve to the right having a central angle of 50°20'52", a radius of 367.50 feet and a chord bearing and distance of North 26°46'08" West, a distance of 312.64 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 322.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 1°35'42" West, a distance of 14.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 88°24'18" East, a distance of 291.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 1°35'42" West, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 88°24'18" East, a distance of 144.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 01°35'42" East, a distance of 115.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 88°24'18" East, a distance of 558.10 feet to the PLACE OF BEGINNING, and enclosing 37.746 acres (1,644,225 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON - TEXAS, LTD., does hereby adopt this plat designating the herein described property as RYAN MEADOWS, PHASE II, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20__.

By: D.R. HORTON - TEXAS, LTD., a Texas limited partnership

By: D.R. Horton, Inc., a Delaware corporation
Its Authorized Agent
By: _____
Signature

By: _____
Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



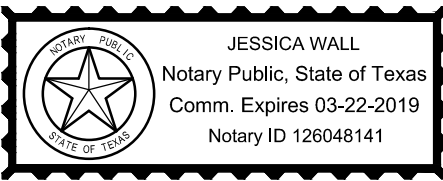
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas



APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20__

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
RYAN MEADOWS
PHASE II
37.746 ACRES

141 RESIDENTIAL LOTS
8 HOA LOTS

JAMES W. WITHERS SURVEY, ABSTRACT NO. 1343
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT # FP16-0010

SURVEYOR:	Kimley»Horn				
	5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779				
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	01/31/2017	068517076	2 OF 2
<div>OWNER: DR Horton-Texas, LTD 6751 North Freeway Fort Worth, TX 76131 Ph: (817) 230-0800 Contact: Zachary C. Motley, PE</div>					

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N62°55'05"E	31.49'	L22	S43°22'48"W	19.77'	L43	N27°04'55"W	25.20'
L2	N26°47'10"E	22.62'	L23	N46°10'41"W	19.34'	L44	N62°55'05"E	29.08'
L3	S38°02'38"E	24.86'	L24	S43°24'18"W	14.14'	L45	S27°04'55"E	319.12'
L4	S43°49'19"W	28.49'	L25	S43°49'19"W	19.83'	L46	S29°57'25"W	142.40'
L5	N01°35'42"W	35.00'	L26	N45°54'34"W	19.43'	L47	S44°57'25"W	130.64'
L6	N71°39'49"E	12.79'	L27	N46°38'46"E	13.54'	L48	S88°55'05"W	93.25'
L7	S89°14'20"W	35.00'	L28	S77°43'08"E	20.91'	L49	N79°05'01"E	12.03'
L8	N54°39'16"E	14.65'	L29	N12°28'11"E	18.50'	L50	S69°52'40"W	11.73'
L9	S56°21'14"W	9.60'	L30	N33°13'02"E	20.42'	L51	N69°52'40"E	13.56'
L10	N56°21'14"E	9.60'	L31	S61°18'10"E	24.33'			
L11	S62°38'04"E	34.79'	L32	S19°18'40"W	20.69'			
L12	S49°21'52"W	15.53'	L33	S70°59'55"E	21.61'			
L13	S39°25'28"W	19.69'	L34	N63°12'50"W	24.36'			
L14	N48°19'09"W	22.57'	L35	N47°55'03"W	21.70'			
L15	S43°49'19"W	19.63'	L36	S42°04'57"W	20.72'			
L16	S46°10'41"E	19.26'	L37	S04°14'24"E	58.47'			
L17	N44°17'04"E	19.56'	L38	N54°39'16"E	38.20'			
L18	S45°44'53"E	19.20'	L39	S88°55'05"W	74.91'			
L19	S46°10'54"E	19.26'	L40	S00°45'39"E	56.94'			
L20	S43°49'15"W	19.83'	L41	S27°04'55"E	407.17'			
L21	S46°36'16"E	19.20'	L42	S71°39'49"W	27.63'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	39°44'37"	400.00'	277.46'	N24°06'43"W
C2	22°50'31"	400.00'	159.47'	S15°39'40"E
C3	26°00'00"	200.00'	90.76'	N75°55'05"E
C4	53°01'31"	200.00'	185.09'	S08°49'59"E
C5	2°12'54"	3000.00'	115.97'	S89°30'44"W
C6	2°12'54"	3000.00'	115.97'	N89°30'44"E
C7	34°15'49"	200.00'	119.60'	S71°47'10"W
C8	17°15'16"	200.00'	60.23'	N80°17'27"E
C9	97°25'23"	60.00'	102.02'	S39°41'36"W
C10	123°19'42"	60.00'	129.15'	N80°04'08"E
C11	142°31'05"	50.00'	124.37'	N46°10'41"W
C12	270°02'02"	60.00'	282.78'	S45°44'39"E
C13	107°25'13"	50.00'	93.74'	S63°12'50"E
C14	130°08'53"	50.00'	113.58'	S49°10'22"W
C17	42°21'20"	225.00'	166.33'	S14°10'05"E
C18	44°01'56"	175.00'	134.49'	S13°19'47"E
C19	21°55'22"	225.00'	86.09'	N77°57'24"E
C20	20°45'26"	175.00'	63.40'	N78°32'21"E
C21	26°21'40"	175.00'	80.52'	S75°44'15"W
C22	28°01'32"	225.00'	110.06'	S74°54'18"W
C23	8°27'15"	225.00'	33.20'	N84°41'27"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C24	6°08'04"	175.00'	18.74'	N85°51'03"E
C25	8°39'34"	432.50'	65.37'	S08°34'11"E
C26	3°25'05"	432.50'	25.80'	S25°22'23"E
C27	22°50'31"	367.50'	146.51'	S15°39'40"E
C28	34°33'26"	432.50'	260.86'	N26°42'18"W
C29	33°15'30"	367.50'	213.32'	N27°21'16"W
C30	2°12'54"	3025.00'	116.94'	S89°30'44"W
C31	2°12'54"	2975.00'	115.01'	S89°30'44"W
C32	1°28'26"	2975.00'	76.52'	N89°52'58"E
C33	1°28'25"	3025.00'	77.80'	N89°52'59"E
C34	20°19'25"	170.00'	60.30'	N14°36'53"E
C35	21°48'20"	225.00'	85.63'	N13°52'26"E
C36	21°10'25"	132.50'	48.97'	N61°07'31"W
C37	14°53'12"	147.50'	38.32'	N51°34'30"W
C38	20°53'46"	250.00'	91.18'	S44°12'23"W