

#### NOTES:

on the part of the surveyor.

Homeowners Association.

26

- 23

5. Lots 1 and 2. Block A shall have a shared driveway.

Justin Diviney with the Waste Water Department at (940) 349-8489.

6. Vehicular access is not permitted to Poinsettia Blvd. from Lots 10-12, Block B & Lot 7 Block F.

contractor's expense. Contact Kent Cankle with the Water Department at (940) 349-7181.

1. By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SPHA) as

delineated on the Denton County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48121C0240G,

and 48121C0380G dated April 18, 2011, as published by the Federal Emergency Management Agency. The Surveyor utilized

the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain

information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur

and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability

2. Taps made to existing water lines or relocation of fire hydrants shall be done by the City of Denton at the

3. Taps made to existing sewer lines shall be done by the City of Denton at the contractor's expense. Contact

4. Lot 6, Block C and Lot 11, Block B are Common Area tracts which will be owned and maintained by the

7. Prior to Final Plat and during engineering design, a flood study shall be prepared to determine the 100-Year water surface elevation for the existing channel along the east side of the subject tract. The Flood Study shall be reviewed and approved by the City. Lots in this area may be removed due to the results of the City approved Flood Study.

#### 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.

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.

	EASEM	IENT L	INE DETA			
	CORNER CLIP STREET 10' U.E.					
	Y			_ 1		
, E		IN.		IN	7	
10' U.E <sub>&gt;</sub>		LOT LINE	2	LOT LINE	3	
			LOT LINE			
STREET						
	<u>TYPI(</u>	CAL LO N.T.	<u>T DETAIL</u>	:		
		IN. I.	ა.			

This plat is hereby adopted by the owner and approved by the City of Denton (called City) subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise

> 150 RESIDENTIAL LOTS 2 COMMON AREA LOTS (HOA) TOTAL = 152 LOTS

OWNER/DEVELOPER ASG HARVEST HILL, LTD 2220 COIT RD, SUITE 360 PLANO, TX 75075 (214) 390-1900

LAND SURVEYOR R.C. MYERS SURVEYING, LLC 488 ARROYO COURT SUNNYVALE, TX 75182 (214) 532-0636 FAX (972) 412-4875 EMAIL: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. \_\_\_

REVISED: 4/17/2017

REVISED: 3/24/2017 REVISED: 2/17/2017 REVISED: 2/7/2017

REVISED: 12/22/2016 REVISED: 11/21/2016

DATE: OCTOBER 18, 2016

	LINE TABL	Ξ
NO.	DIRECTION	DISTANCE
L1	S 48°11'29" E	99.13'
L2	S 44°58'37" E	178.31'
L3	N 88°28'51" W	17.01'
L4	N 1°51'06" E	124.09'
L5	S 1°41'58" W	10.00'
L6	N 87°56'04" W	128.02'
L7	N 13•43'21" W	20.89'
L8	N 9°35'32" W	21.23'
L9	N 80°25'19" E	14.13'
L10	S 69°24'31" E	5.40'
L11	N 59°34'05" W	22.10'
L12	S 69°24'31" E	20.28'
L13	S 76°06'09" W	21.46'
L14	S 23°39'22" W	22.32'
L15	N 1°57'12" E	12.95'
L16	N 25°02'00" W	15.22'
L17	S 42°58'00" E	14.16'
L18	S 42°45'52" E	21.17'
L19	S 80°44'32" W	21.08'
L20	S 9°15'48" E	14.23'
L21	S 62°27'51" W	13.35'
L22	S 42°58'11" E	14.16'
L23	N 47°01'49" E	14.12'
L24	N 11°33'37" W	14.63'
L25	N 78°08'14" E	13.39'

	LINE TABLI	E
NO.	DIRECTION	DISTANCE
L26	N 43°24'37" W	14.05'
L27	N 13°29'00" E	12.31'
L28	N 43°20'02" W	21.37'
L29	N 47°14'08" E	21.26'
L30	N 47°01'49" E	14.12'
L31	N 73°03'03" W	14.99'
L32	S 43°22'05" W	20.23'
L33	N 65°30'05" E	55.80'
L34	S 60°10'39" E	22.32'
L35	N 46°12'34" E	7.16'
L36	N 46°57'12" E	14.14'
L37	S 43°02'48" E	14.14'
L38	N 47°02'00" E	14.12'
L39	N 46°37'55" W	14.83'
L40	N 43°22'05" E	13.42'
L41	S 46°37'55" E	14.83'
L42	N 43°22'05" E	13.42'
L43	S 43°46'14" E	14.14'
L44	N 46°39'58" E	14.03'
L45	S 30°26'34" W	55.50'
L46	N 6°06'43" E	17.32'
L47	S 35°22'22" W	7.93'

# FINAL PLAT HARVEST HILL BEING 50.344 ACRES

WITH

 $\pm 12.0$  ACRES SITUATED IN THE DANIEL D. CULP SURVEY, A-287 &  $\pm 38.3$  ACRES SITUATED IN THE JAMES COLTART SURVEY, A-288 CITY OF DENTON, DENTON COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P. ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES TEXAS FIRM REG. NO. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098 (972) 941-8400 FAX (972) 941-8401

### OWNER'S CERTIFICATE

STATE OF TEXAS I, Robert C. Myers, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the land, the corner monuments shown hereon are properly marked on COUNTY OF \_\_\_\_\_ the ground and this plat correctly represents that survey made by me or under my direction and supervision, in WHEREAS, ASG HARVEST HILL, LTD, BEING THE OWNER of a 50.344 acre tract of land situated in the J. Coltart Ssurvey, Abstract 288, and the accordance with the platting rules and regulations of the City of Denton, Texas. D. Culp Survey, Abstract 287, and being a part of a called 63.494 acre tract of land described in the deed to Brown Development I, Ltd., as recorded in Instrument 2014-48742, Deed Records, Denton County, Texas, said 50.344 acre tract being more particularly described by metes and bounds as follows: Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary final plat is released on August 10, 2016 for review by the City and other parties for comments and progression to an approved final plat. BEGINNING at a 1/2-inch iron rod found for the northerly southwest corner of said 63.494 acre tract and the northwest corner of The Meadows \_\_\_\_\_ of Windy Hill, Section I, Phase I, an addition to the City of Denton, as recorded in Cabinet M, Page 306, Map Records, Denton County, Texas, said ROBERT C. MYERS corner being in the east boundary line of Beverly Park Estates, Phase One, as recorded in Cabinet O, Page 305 of said Map Records; REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963 THENCE North 01 degrees 57 minutes 23 seconds East, with the west boundary line of said 63.494 acre tract and the east boundary lines of said Beverly Park Estates, Phase One, Beverly Park Estates, Phase III, an addition to the City of Denton, as recorded in Cabinet V, Page 167 of said Map Records and a called 94.061 acre tract of land described in deed to Bel Air Development, Ltd, as recorded in Document Number 97-057088 of said Deed Records, a distance of 1453.74 feet to a capped iron rod found for the northwest corner of said 63.494 acre tract and the STATE OF TEXAS northeast corner of said 94.061 acre tract, said corner being in the southwest right-of-way line of Loop 288, a variable width right-of-way; COUNTY OF \_\_\_\_\_ THENCE Southeasterly, with the northeast boundary lines of said 63.494 acre tract and the southwest right-of-way lines of said Loop 288 the BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared following courses: Robert C. Myers, 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 purpose and consideration therein expressed and in the South 59 degrees 34 minutes 05 seconds East, a distance of 700.70 feet to a concrete monument found for the beginning of a non-tangent capacity therein stated. curve to the right having a radius of 5619.58 feet, whose chord bears South 52 degrees 48 minutes 02 seconds East, a distance of 964.22 WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2017. Southeasterly, with said curve to the right, through a central angel of 09 degrees 50 minutes 35 seconds, an arc length of 965.40 feet to a concrete monument found for corner; \_\_\_\_\_ Notary Public, State of Texas South 48 degrees 11 minutes 29 seconds East, a distance of 99.13 feet to a capped iron rod found for corner; My Commission Expires: \_\_\_\_\_ South 44 degrees 58 minutes 37 seconds East, a distance of 178.31 feet to a capped iron rod found for the north corner of Harvest Hill Addition, an addition to the City of Denton, as recorded in Instrument 2015-101 of said Map Records; THENCE South 11 degrees 09 minutes 05 seconds East, with the west boundary line of said Harvest Hill Addition, a distance of 1031.07 feet to a capped iron rod found for the southwest corner of said Harvest Hill Addition, said corner being on the south line of said 63.494 acre tract and the north right-of-way line of Kings Row, a variable width right-of-way; CERTIFICATE OF APPROVAL THENCE Westerly, with the easterly south boundary lines of said 63.494 acre tract and the northerly right-of-way lines of said Kings Row, the following courses: APPROVED BY THE PLANNING & ZONING COMMISSION FOR THE CITY OF North 87 degrees 05 minutes 31 seconds West, a distance of 482.53 feet to a capped iron rod found for corner; DENTON, TEXAS on this, the \_\_\_\_ day of \_\_\_\_\_, 2017. North 88 degrees 46 minutes 14 seconds West, a distance of 577.99 feet to a PK Nail found for the southeast corner of said The Meadows of Windy Hill and an exterior ell corner of said 63.494 acre tract;

THENCE, with the common boundary lines of said 63.494 acre tract and said The Meadows of Windy Hill, the following courses:

North 01 degrees 57 minutes 34 seconds East, a distance of 509.64 feet to an "x" cut found for corner in the top of an electrical pedestal;

North 88 degrees 28 minutes 51 seconds West, a distance of 17.01 feet to a capped iron rod found for corner;

North 01 degrees 51 minutes 06 seconds East, a distance of 124.09 feet to a PK-nail found for corner in a wooden fence corner post;

North 87 degrees 53 minutes 27 seconds West, a distance of 638.02 feet to a capped iron rod found for corner;

South 01 degrees 41 minutes 58 seconds West, a distance of 10.00 feet to a capped iron rod found for corner;

North 87 degrees 56 minutes 04 seconds West, a distance of 128.02 feet to the POINT OF BEGINNING AND CONTAINING 2,192,981 square feet or 50.344 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT ASG HARVEST HILL, LTD does hereby adopt this plat designation the herein described property as HARVEST HILL, an Addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon for the purpose and consideration therein expressed.

FOR: ASG HARVEST HILL, LTD, a Texas limited partnership By: ASG Real Estate Company, its General Partner

\_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_, 2017. By: James E. Hankins/Senior Vice President

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared James E. Hankins, 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 purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas My Commission Expires: \_\_\_\_\_ P&Z Chairperson

## SURVEYOR'S CERTIFICATE

City Secretary

<b>D 1 1</b>		. = .	LOT SIZE				
BLOCK	LOT	AREA	ACREAGE	BLOCK	LOT	AREA	ACREAG
A	1	12,561	0.288	D	28	13,128	0.301
A	2	16,444	0.378	D	29	13,128	0.301
В	1	7,049	0.162	D	30	13,128	0.301
В	2	7,169	0.165	D	31	13,127	0.301
В	3	7,181	0.165	D	32	12,765	0.293
В	4	7,539	0.173	D	33	20,369	0.468
В	5	6,570	0.151	D	34	13,312	0.306
В	6	7,102	0.163	D	35	12,776	0.293
В	7	7,314	0.168	D	36	13,150	0.302
В	8	6,134	0.141	D	37	13,807	0.317
В	9	10,178	0.234	E	1	8,595	0.197
В	10	15,367	0.353	E	2	6,874	0.158
В	11	3,206	0.074	E	3	7,002	0.161
В	12	11,791	0.271	E	4	7,002	0.161
В	13	6,910	0.159	E	5	7,002	0.161
В	14	7,140	0.164	E	6	7,002	0.161
В	15	7,040	0.162	E	7	7,002	0.161
В	16	7,040	0.162	E	8	7,002	0.161
В	17	7,040	0.162	E	9	7,002	0.161
В	18	7,041	0.162	Е	10	7,002	0.161
В	19	7,041	0.162	E	11	7,002	0.161
В	20	7,041	0.162	E	12	6,834	0.157
В	21	7,041	0.162	E	13	7,118	0.163
В	22	7,041	0.162	E	14	7,636	0.175
В	23	7,041	0.162	E	15	7,642	0.175
В	24	7,042	0.162	E	16	7,642	0.175
В	25	7,042	0.162	E	17	7,642	0.175
В	26	7,042	0.162	E	18	7,642	0.175
В	27	7,120	0.163	E	19	7,642	0.175
В	28	7,120	0.163	E	20	7,642	0.175
В	29	7,042	0.162	E	21	7,896	0.181
В	30	7,042	0.162	E	22	9,283	0.213
В	31	7,042	0.162	E	23	14,800	0.340
В	32	7,041	0.162	F	1	7,289	0.167
В	33	7,041	0.162	F	2	7,339	0.168
В	34	7,041	0.162	F	3	7,333	0.168
В	35	7,041	0.162	F	4	6,655	0.153
В	36	7,041	0.162	F	5	6,653	0.153
В	37	7,041	0.162	F	6	6,880	0.158
B	38	7,040	0.162	F	7	13,232	0.304
B	39	7,040	0.162	G	1	7,739	0.178
B	40	7,063	0.162	G	2	7,789	0.179
B	41	7,998	0.184	G	3	7,789	0.179
C	1	7,668	0.176	G	4	7,789	0.179
C	2	7,233	0.166	G	5	7,789	0.179
C	3	7,233	0.166	G	6	7,789	0.179
C	4	7,238	0.166	G	7	8,088	0.186
C	5	7,494	0.100	G	8	9,854	0.100
C	6	278,229	6.387	G	9	9,854	0.226
D	1	11,852	0.387	H	1	10,221	0.220
D	2	8,151	0.272	H	2	10,221	0.235
D	3	7,002	0.187	H	3	10,282	0.236
D	4	7,002	0.161	H	4	10,282	0.236
D	<u> </u>	7,002	0.161	H	5	10,282	0.236
D	6	7,002	0.161	H	6	10,282	0.236
D	7	7,002	0.161	<u>н</u> Н	7	10,281	0.236
D	8	7,002	0.161	<u>н</u> Н	8	10,281	0.236
D	<u> </u>	7,002	0.161	<u>н</u> Н	<u> </u>	10,281	0.236
D	 	8,298	0.177	<u>н</u> Н	9 10	10,281	0.236
_	10	8,298	0.190	<u>н</u> Н	10	10,281	0.236
D D	11	8,298 7,775	0.190	<u>н</u> Н	11	10,985	0.256
D	12		0.178	<u>н</u> Н	12	10,985	
D	13	10,884 13,927	0.250	<u>н</u> Н	13	10,262	0.236
D	14	13,927	0.320	<u>н</u> Н	14	10,262	0.236
D	15	10,462	+				
	16		0.230	J	1	10,669 10,762	0.245
D		10,002	0.230	J	2		0.247
D	18	10,002	0.230	J	3	10,266	0.236
D	19	10,002	0.230	J	4	10,432	0.239
D	20	10,002	0.230	J	5	11,970	0.275
D	21	10,514	0.241	J	6	10,262	0.236
D	22	10,204	0.234	J	7	10,758	0.247
D	23	14,457	0.332	J	8	10,862	0.249
D	24	14,080	0.323	К	1	11,873	0.273
D	25	14,825	0.340	К	2	11,913	0.273
D	26	13,128	0.301	К	3	11,822	0.271
		13,128	0.301	K	4	12,050	+

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PROJECT NO. FP16-0032 SHEET: 2 OF 2