

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

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 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:

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 corner being in the east boundary line of Beverly Park Estates, Phase One, as recorded in Cabinet O, Page 305 of said Map Records;

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 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;

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 following courses:

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 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 feet;

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;

South 48 degrees 11 minutes 29 seconds East, a distance of 99.13 feet to a capped iron rod found for corner;

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;

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:

North 87 degrees 05 minutes 31 seconds West, a distance of 482.53 feet to a capped iron rod found for corner;

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: _____

SURVEYOR’S CERTIFICATE

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 the ground and this plat correctly represents that survey made by me or under my direction and supervision, in accordance with the platting rules and regulations of the City of Denton, Texas.

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.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared 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 capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public, State of Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING & ZONING COMMISSION FOR THE CITY OF DENTON, TEXAS on this, the ____ day of _____, 2017.

P&Z Chairperson

City Secretary

LOT SIZE TABLE							
BLOCK	LOT	AREA	ACREAGE	BLOCK	LOT	AREA	ACREAGE
A	1	12,561	0.288	D	28	13,128	0.301
A	2	16,444	0.378	D	29	13,128	0.301
B	1	7,049	0.162	D	30	13,128	0.301
B	2	7,169	0.165	D	31	13,127	0.301
B	3	7,181	0.165	D	32	12,765	0.293
B	4	7,539	0.173	D	33	20,369	0.468
B	5	6,570	0.151	D	34	13,312	0.306
B	6	7,102	0.163	D	35	12,776	0.293
B	7	7,314	0.168	D	36	13,150	0.302
B	8	6,134	0.141	D	37	13,807	0.317
B	9	10,178	0.234	E	1	8,595	0.197
B	10	15,367	0.353	E	2	6,874	0.158
B	11	3,206	0.074	E	3	7,002	0.161
B	12	11,791	0.271	E	4	7,002	0.161
B	13	6,910	0.159	E	5	7,002	0.161
B	14	7,140	0.164	E	6	7,002	0.161
B	15	7,040	0.162	E	7	7,002	0.161
B	16	7,040	0.162	E	8	7,002	0.161
B	17	7,040	0.162	E	9	7,002	0.161
B	18	7,041	0.162	E	10	7,002	0.161
B	19	7,041	0.162	E	11	7,002	0.161
B	20	7,041	0.162	E	12	6,834	0.157
B	21	7,041	0.162	E	13	7,118	0.163
B	22	7,041	0.162	E	14	7,636	0.175
B	23	7,041	0.162	E	15	7,642	0.175
B	24	7,042	0.162	E	16	7,642	0.175
B	25	7,042	0.162	E	17	7,642	0.175
B	26	7,042	0.162	E	18	7,642	0.175
B	27	7,120	0.163	E	19	7,642	0.175
B	28	7,120	0.163	E	20	7,642	0.175
B	29	7,042	0.162	E	21	7,896	0.181
B	30	7,042	0.162	E	22	9,283	0.213
B	31	7,042	0.162	E	23	14,800	0.340
B	32	7,041	0.162	F	1	7,289	0.167
B	33	7,041	0.162	F	2	7,339	0.168
B	34	7,041	0.162	F	3	7,333	0.168
B	35	7,041	0.162	F	4	6,655	0.153
B	36	7,041	0.162	F	5	6,653	0.153
B	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	0.172	G	8	9,854	0.226
C	6	278,229	6.387	G	9	9,862	0.226
D	1	11,852	0.272	H	1	10,221	0.235
D	2	8,151	0.187	H	2	10,282	0.236
D	3	7,002	0.161	H	3	10,282	0.236
D	4	7,002	0.161	H	4	10,282	0.236
D	5	7,002	0.161	H	5	10,282	0.236
D	6	7,002	0.161	H	6	10,281	0.236
D	7	7,002	0.161	H	7	10,281	0.236
D	8	7,002	0.161	H	8	10,281	0.236
D	9	7,731	0.177	H	9	10,281	0.236
D	10	8,298	0.190	H	10	10,281	0.236
D	11	8,298	0.190	H	11	11,135	0.256
D	12	7,775	0.178	H	12	10,985	0.252
D	13	10,884	0.250	H	13	10,262	0.236
D	14	13,927	0.320	H	14	10,262	0.236
D	15	10,462	0.240	H	15	10,354	0.238
D	16	10,002	0.230	J	1	10,669	0.245
D	17	10,002	0.230	J	2	10,762	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	K	1	11,873	0.273
D	25	14,825	0.340	K	2	11,913	0.273
D	26	13,128	0.301	K	3	11,822	0.271
D	27	13,128	0.301	K	4	12,050	0.277

FINAL PLAT
HARVEST HILL
BEING
50.344 ACRES
WITH
±12.0 ACRES SITUATED IN THE
DANIEL D. CULP SURVEY, A–287 &
±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/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: 5/17/2017
REVISED: 8/7/2017
REVISED: 10/22/2016
REVISED: 11/21/2016
DATE: OCTOBER 18, 2016

PROJECT NO. FP16–0032 SHEET. 2 OF 2