

ELECTRIC UTILITY & HIKE & BIKE TRAIL EASEMENT,  
C.C. FILE NO. 2005-75250,  
C.C. FILE NO. 2005-140655,  
D.R.D.C.T.

LOT 1, BLOCK A,  
FLOWERS FOOD ADDITION,  
CAB. W, PG. 333,334,  
P.R.D.C.T.

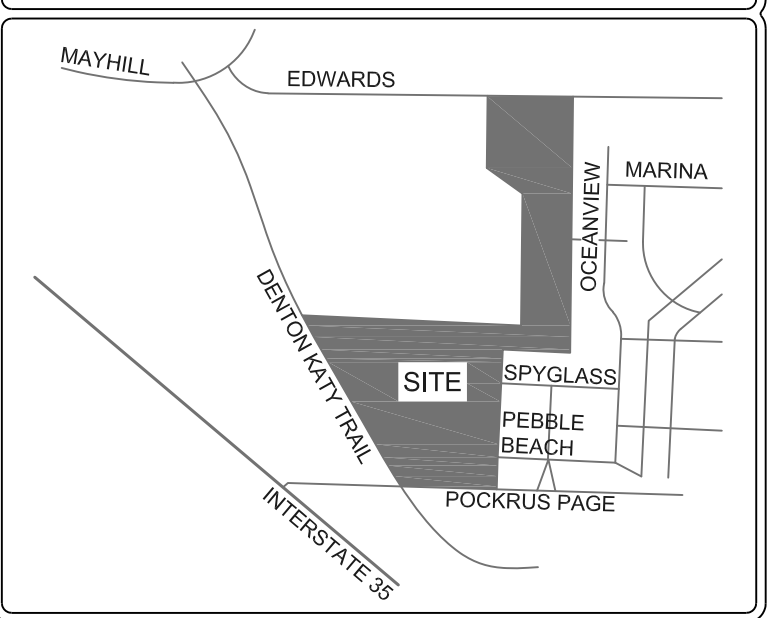
NOTE: LOT 1, BLOCK M  
DEDICATED PUBLIC UTILITY  
& DRAINAGE EASEMENT/  
PRIVATE ACCESS EASEMENT

CITY OF DENTON  
TEMPORARY CONSTRUCTION  
EASEMENT,  
C.C. FILE NO. 2013-134883,  
D.R.D.C.T.

20' SANITARY SEWER EASEMENT,  
VOL. 1123, PG. 413,  
D.R.D.C.T.  
26' SANITARY SEWER EASEMENT,  
VOL. 464, PG. 172,  
D.R.D.C.T.

MATCH LINE SHEET 1 OF 2  
MATCH LINE SHEET 2 OF 2

#### VICINITY MAP



#### LEGEND

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| D.R.D.C.T.   | Deed Records, Denton County, Texas                               |
| O.P.R.D.C.T. | Official Public Records, Denton County, Texas                    |
| P.R.D.C.T.   | Plat Records, Denton County, Texas                               |
| C.M.         | Controlling Monument                                             |
| VOL.         | Volume                                                           |
| PG.          | Page                                                             |
| DOC. NO.     | Document Number                                                  |
| IRF          | Iron rod found                                                   |
| W.E.         | water easement                                                   |
| D.E.         | drainage easement                                                |
| ROW          | right-of-way                                                     |
| H.O.A.       | Home Owner's Association                                         |
| IRS          | iron rod with a yellow plastic cap stamped "RPLS 5310" set block |
| BLK.         | Private Drainage Easement                                        |
| P.D.E.       | Finish Floor                                                     |
| FF           | Finish Pad                                                       |
| FP           |                                                                  |

| LINE NO. | DIRECTION   | LENGTH  |
|----------|-------------|---------|
| L1       | N8°01'32"W  | 5.70'   |
| L2       | S1°58'31"W  | 762.88' |
| L3       | N39°21'19"W | 36.47'  |
| L4       | N34°01'13"W | 17.17'  |
| L5       | N79°01'12"W | 7.07'   |
| L6       | N46°58'28"E | 8.98'   |
| L7       | S43°44'27"E | 6.80'   |
| L8       | S8°01'32"E  | 5.70'   |
| L9       | S2°15'47"W  | 1.05'   |
| L10      | N46°07'53"E | 7.00'   |
| L11      | S50°38'41"W | 1.79'   |
| L12      | N8°01'32"W  | 5.70'   |
| L13      | S23°10'08"W | 16.60'  |
| L14      | N50°38'41"E | 1.79'   |
| L15      | S23°10'08"W | 19.32'  |
| L16      | N46°58'36"E | 7.07'   |
| L17      | N43°01'06"W | 7.07'   |
| L18      | N1°58'39"E  | 69.03'  |
| L19      | N46°58'38"E | 8.43'   |
| L20      | S1°58'42"W  | 78.55'  |
| L21      | S42°44'12"E | 7.13'   |
| L22      | N47°15'47"E | 7.07'   |
| L23      | N47°15'47"E | 7.07'   |
| L24      | N42°44'13"W | 7.07'   |
| L25      | N84°21'21"W | 5.08'   |
| L26      | N8°24'19"W  | 5.83'   |
| L27      | S39°21'19"E | 5.30'   |
| L28      | N39°21'19"W | 5.81'   |

| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CH BEARING  | CH LGTH |
| C1          | 108.52' | 200.00' | 31°05'21"  | N72°28'41"W | 107.19' |
| C2          | 61.36'  | 200.00' | 17°34'42"  | N48°08'40"W | 61.12'  |
| C3          | 18.62'  | 200.00' | 5°20'06"   | N36°41'16"W | 18.52'  |
| C4          | 90.74'  | 200.00' | 25°59'41"  | N21°01'23"W | 89.85'  |
| C5          | 78.54'  | 45.00'  | 100°00'01" | N41°58'28"E | 68.34'  |
| C6          | 53.41'  | 34.00'  | 89°59'59"  | S43°01'22"E | 48.38'  |
| C7          | 122.09' | 225.00' | 31°05'21"  | N72°28'41"W | 120.69' |
| C8          | 16.73'  | 225.00' | 4°15'38"   | N54°48'12"W | 16.73'  |
| C9          | 20.35'  | 225.00' | 5°20'06"   | N36°41'16"W | 20.34'  |
| C10         | 5.26'   | 62.00'  | 4°51'51"   | N31°35'17"W | 5.26'   |
| C11         | 28.25'  | 52.00'  | 31°07'50"  | N13°35'27"W | 27.91'  |
| C12         | 3.40'   | 40.00'  | 4°51'51"   | N31°35'17"W | 3.39'   |
| C13         | 16.30'  | 30.00'  | 31°07'50"  | N13°35'27"W | 16.10'  |
| C14         | 122.17' | 70.00'  | 100°00'01" | S41°58'28"W | 101.25' |
| C15         | 102.08' | 225.00' | 25°59'41"  | S21°01'23"E | 101.21' |
| C16         | 8.49'   | 10.00'  | 48°40'02"  | S26°18'40"W | 8.44'   |
| C17         | 16.29'  | 175.00' | 5°20'06"   | N36°41'16"W | 16.29'  |
| C18         | 79.40'  | 175.00' | 25°59'41"  | N21°01'23"W | 78.72'  |
| C19         | 34.31'  | 20.00'  | 100°00'01" | N41°58'28"E | 30.84'  |
| C20         | 30.23'  | 175.00' | 9°53'51"   | N61°52'56"W | 30.19'  |
| C21         | 53.69'  | 175.00' | 17°34'42"  | N48°08'40"W | 53.48'  |
| C22         | 27.18'  | 32.00'  | 48°40'02"  | N26°18'40"E | 26.67'  |
| C23         | 42.67'  | 175.00' | 13°58'10"  | S81°02'16"E | 42.56'  |

#### LOT TABLE BY PHASE

PHASE ONE  
235 TOWNHOME LOTS  
26 COMMON AREA LOTS  
1 COMMERCIAL LOT  
(817,594 SQ. FT. OR 18.769 ACRES OF LAND)

PHASE TWO  
175 TOWNHOME LOTS  
18 COMMON AREA LOTS  
(659,253 SQ. FT. OR 15.135 ACRES OF LAND)

SURVEYOR  
A&W SURVEYORS, INC.



TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM  
DATE 01/16/2017

OWNER

Carmel Villas LLC, a Texas limited liability company  
~ 14114 North Dallas Parkway, Suite 265, Dallas, TX 75254 ~

PP17-0002

PAGE 1 OF 3  
PRELIMINARY PLAT

## TOWNHOMES AT DENTON PHASE ONE AND PHASE TWO

456 TOTAL LOTS  
410 TOWNHOME LOTS, 44 COMMON AREA LOTS AND 1 COMMERCIAL LOT  
1 LOT (PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT)

33.904 ACRES (1,476,847 S.F.)  
BEING LOT 2, BLOCK A

FLOWERS FOOD ADDITION  
AND OF BRIER INN ADDITION  
AND 3 TRACTS OF LAND LOCATED IN THE  
G. WALKER SURVEY, ABSTRACT NO. 1330  
CITY OF DENTON  
DENTON COUNTY, TEXAS

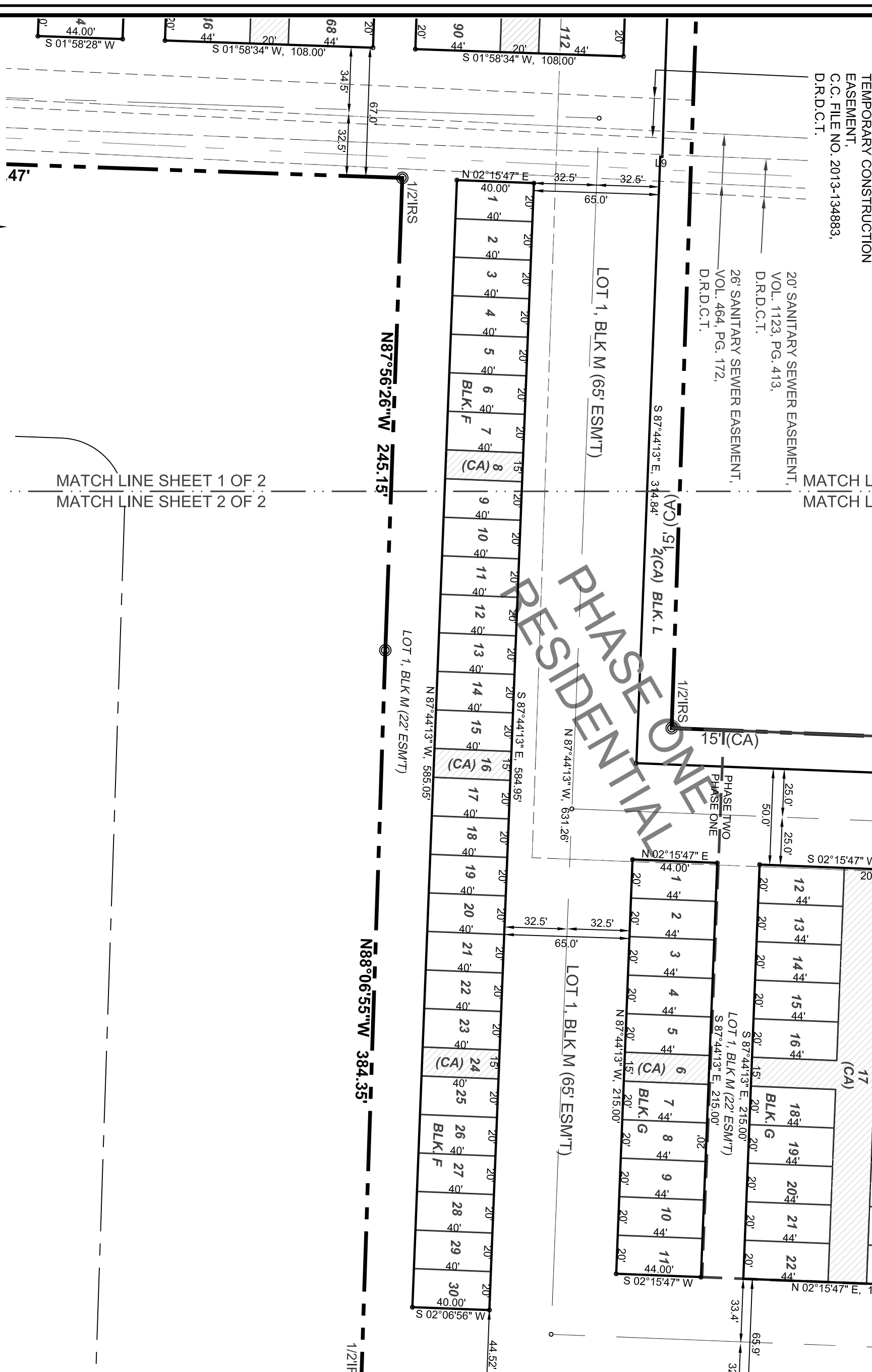
#### NOTES:

- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- 2) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- 3) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 5) ACCORDING TO THE COMMUNITY PANEL NO. 48121C 0390G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OR FLOOD HAZARD BOUNDARY MAP DATED 04-18-2011. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". (THIS INFORMATION IS PROTRACTED FROM F.I.R.M.)
- 6) DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
- 7) ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.

THE STREETS AND ALLEYS SHOWN HEREON HAVE NOT BEEN DEDICATED TO THE PUBLIC, FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS. THE STREETS AND ALLEYS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN CARMEL VILLAS, AND THE STREETS AND ALLEYS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, LAW ENFORCEMENT, PUBLIC AND PRIVATE UTILITY MAINTENANCE AND SERVICE PERSONNEL, THE U.S. POSTAL, AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

| LEGEND       |                  |                 |              |                   |               |
|--------------|------------------|-----------------|--------------|-------------------|---------------|
| 1/2" IR SET  | SAN SEW. MH.     | TELE. BOX       | UTILITY POLE | OVERHEAD ELECTRIC | CONCRETE      |
| GAS MARKER   | IRRIGATION VALVE | CABLE BOX       | WATER METER  | ASPHALT           | GRAVEL        |
| TRAFFIC SIGN | WATER VALVE      | STORM DRAIN MH. | GAS METER    | SEPTIC COVER      | DRAINAGE PIPE |
| HANDCAP SIGN | FIRE HYDRANT     | SAN SEW. CO.    | BOLLARD POST | TRANS. COVER      |               |



[illegible]

MATCH LINE SHEET 1 OF 2  
 MATCH LINE SHEET 2 OF 2

MATCH LINE SHEET 1 OF 2  
MATCH LINE SHEET 2 OF 2

MATCH LINE SHEET 1 OF 2  
MATCH LINE SHEET 2 OF 2

| LEGEND |                  |                 |  |              |  |                   |  |            |  |               |
|--------|------------------|-----------------|--|--------------|--|-------------------|--|------------|--|---------------|
|        | SAN. SEW. M.K.   | TELE. BOX       |  | UTILITY POLE |  | OVERHEAD ELECTRIC |  | EASEMENT   |  | CONCRETE      |
|        | IRRIGATION VALVE | CABLE BOX       |  | WATER METER  |  | ASPHALT           |  | BOUNDARY   |  | GRAVEL        |
|        | WATER VALVE      | STORM DRAIN CO. |  | GAS METER    |  | SEPPING COVER     |  | PHASE LINE |  | MATCH LINE    |
|        | FIRE HYDRANT     | SAN. SEW. M.K.  |  | BOLLARD      |  | TRANS. BOX        |  |            |  | ENHANCED PAVE |

PAGE 2 OF 3  
PRELIMINARY PLAT

456 TOTAL LOTS  
410 TOWNHOME LOTS, 44 COMMON AREA LOTS AND 1 COMMERCIAL LOT  
1 LOT (PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT)  
33.904 ACRES (1,476,847 S.F.)  
BEING LOT 2, BLOCK A  
FLOWERS FOOD ADDITION  
AND OF BRIER INN ADDITION  
AND 3 TRACTS OF LAND LOCATED IN THE  
G. WALKER SURVEY, ABSTRACT NO. 1330  
CITY OF DENTON  
DENTON COUNTY, TEXAS

TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM  
DATE 08/04/2016



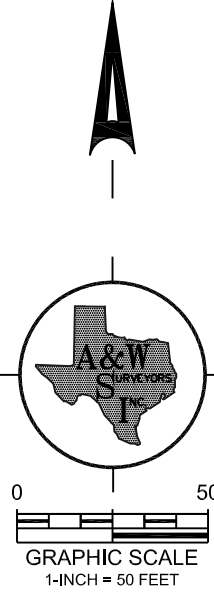
OWNER



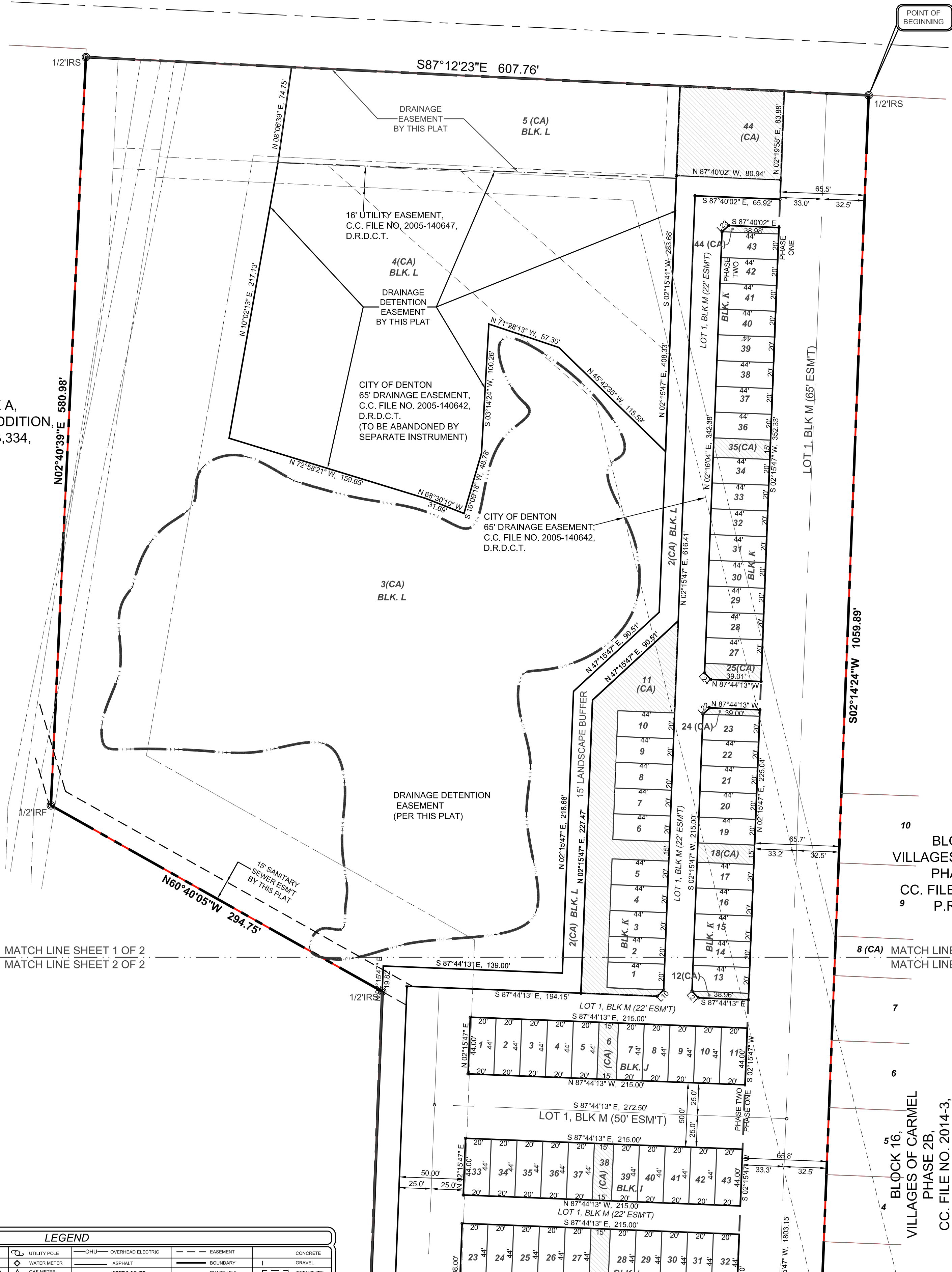
RANDY C. SNIDER,  
C.C. FILE NO. 96-R0016095,  
D.R.D.C.T.

CALLED 60.383 ACRE TRACT TO  
KHOSROW SADEGHIAN,  
VOL. 4192, PG. 2230, D.R.D.C.T.

NOTE: LOT 1, BLOCK M  
DEDICATED PUBLIC UTILITY  
& DRAINAGE EASEMENT/  
PRIVATE ACCESS EASEMENT



LOT 1, BLOCK A,  
FLOWERS FOOD ADDITION,  
CAB. W, PG. 333,334,  
P.R.D.C.T.



RICHARD BARIA,  
VOL. 1329, PG. 202,  
D.R.D.C.T.

#### OWNER'S CERTIFICATE

WHEREAS, Carmel Villas, LLC, a Texas limited liability company is the sole owner of a tract of land located in the G. WALKER SURVEY, Abstract No. 1330, City of Denton, Denton County, Texas, and being part of the same tracts of land described in deeds to Carmel Villas, LLC, recorded in Instrument No. 107525, Official Public Records, Denton County, Texas, and Instrument No. 109220, Official Public Records, Denton County, Texas, and Instrument No. 108695, Official Public Records, Denton County, Texas, and being all of Lot 3, Block A, of Flowers Food Addition, an Addition to the City of Denton, Denton County, Texas, according to the map or plat thereof recorded in Cabinet W, Page 335, Plat Records, Denton County, Texas, and Lot 2, Block A, of Flowers Food Addition, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 333,334, Plat Records, Denton County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of Edwards Road, a variable width right-of-way, and in the West line of a tract of land described in deed to Richard Baria, recorded in Volume 1329, Page 202, Deed Records, Denton County, Texas;

Thence South 02°14'24" West, along the West line of said Baria tract, passing at a distance of 541.83' to the Northwest corner of Lot 10, Block 16, of Villages of Carmel Phase 2D, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in County Clerk's File No. 2014-3, Plat Records, Denton County, Texas, continuing and passing at a distance of 627.46' to the Southwest corner of Lot 9, Block 16, of said addition and being the Northwest corner of Lot 8, Block 16, of Villages of Carmel Phase 2B, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in County Clerk's File No. 2014-3, Plat Records, Denton County, Texas, and continuing a total distance of 1059.89' to a 1/2" iron rod found at the Southwest corner of Lot 1, of said Block 16, and being at the Northwest corner of Bayshore Drive, a 50' right-of-way;

Thence South 02°15'26" West, along the West line of Block 14, of Villages of Carmel Phase 2A, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in County Clerk's File No. 2013-365, Plat Records, Denton County, Texas, a distance of 563.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common South corner of Lots 2 and 3 of said Block 14, and being the Northwest corner of Lot 34 of Block 2, of Villages of Carmel Phase One, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 444, Plat Records, Denton County, Texas;

Thence South 02°15'47" West, along the West line of said Block 2, a distance of 277.09' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 88°06'55" West, along the North line of a 10' common area of said Villages of Carmel Phase One, a distance of 384.35' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 87°56'26" West, along said North line, a distance of 245.15' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of said Lot 2, Block A, of said Flowers Food Addition;

Thence South 01°58'39" West, along the West line of said Block 2, of said Villages of Carmel Phase One, a distance of 472.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 02°34'15" West, along said West line, a distance of 189.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of Pockrus Paige Road, a variable width right-of-way;

Thence North 88°24'55" West, along said North line a distance of 219.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 88°15'13" West, along said North line, a distance of 180.03' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Old M.K.T Railroad, at the Southwest corner of said Lot 2, Block A;

Thence North 39°42'31" West, along said Northwest line, a distance of 363.33' to a 1/2" iron rod found for corner at the beginning of a curve to the right, having a central angle of 13°29'38", a radius of 2814.79' and a chord bearing and distance of North 32°59'33" West, 661.39';

Thence Northwesterly, along said Northwest line and said curve to the right, an arc distance of 662.92' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 1, Block A, of said Flowers Food Addition;

Thence South 88°01'32" East, along the South line of said Lot 1, Block A, a distance of 1302.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 02°15'27" East, along the East line of said Lot 1, Block A, a distance of 1043.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 60°40'05" West, continuing along East line of said Lot 1, a distance of 294.75' to a 1/2" iron rod found for corner;

Thence North 02°40'39" East, continuing along said East line, a distance of 580.98' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said East line of said Lot 1, Block A, and being in the said South line of Edwards Road;

Thence South 87°12'23" East, along said South line, a distance of 607.76' to the PLACE OF BEGINNING and containing 1,476,847 square feet or 33.904 acres of land.

#### SURVEYOR'S CERTIFICATE

State of Texas  
County of Dallas

I, John S. Turner, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Denton, Texas.

DATED this the \_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY SURVEY RELEASED 01-16-2017  
NOT FOR RECORDING PURPOSES

John S. Turner R.P.L.S. 5310  
Registered Professional Land Surveyor

#### NOTARY CERTIFICATE

State of Texas  
County of Dallas

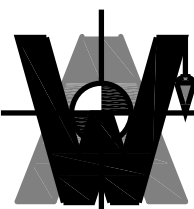
Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

PP17-0002

PAGE 3 OF 3  
PRELIMINARY PLAT



SURVEYOR  
A&W SURVEYORS, INC.

TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 87009, MESQUITE, TX, 75187  
PHONE: (972) 681-4875 FAX: (972) 681-4854  
WWW.AWSURVEY.COM  
DATE 03/04/2016

#### OWNER

Carmel Villas LLC, a Texas limited liability company  
~ 14114 North Dallas Parkway, Suite 265, Dallas, TX 75254 ~

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L1         | N8°01'32"W  | 5.70'   |
| L2         | S1°58'31"W  | 762.88' |
| L3         | N39°21'19"W | 36.47'  |
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| L23        | N47°15'47"E | 7.07'   |
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| L25        | N84°21'21"W | 5.08'   |
| L26        | N8°24'19"W  | 5.83'   |
| L27        | S39°21'19"E | 5.30'   |
| L28        | N39°21'19"W | 5.81'   |

| LEGEND            |                 |                |              |
|-------------------|-----------------|----------------|--------------|
| 12" IR SET        | SAN. SERV. MH   | TYLE BOX       | UTILITY POLE |
| GAS MARKER        | IRIGATION VALVE | CABLE BOX      | WATER METER  |
| TRAFFIC SIGN      | WATER VALVE     | STORM DRAIN MH | GAS METER    |
| HANDICAP SIGN     | FIRE HYDRANT    | SAN. SEW. CO.  | ROLLAND POST |
| OVERHEAD ELECTRIC | ASPHALT         | SEPTIC COVER   | TRANS. BOX   |
| EASEMENT          | BOUNDARY        | PHASE LINE     | MATCH LINE   |
| CONCRETE          | GRAVEL          | DRAINAGE PIPE  |              |

## TOWNHOMES AT DENTON PHASE ONE AND PHASE TWO

456 TOTAL LOTS  
410 TOWNHOME LOTS, 44 COMMON AREA LOTS AND 1 COMMERCIAL LOT  
1 LOT (PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT)  
33.904 ACRES (1,476,847 S.F.)  
BEING LOT 2, BLOCK A  
FLOWERS FOOD ADDITION  
AND OF BRIER INN ADDITION  
AND 3 TRACTS OF LAND LOCATED IN THE  
G. WALKER SURVEY, ABSTRACT NO. 1330  
CITY OF DENTON  
DENTON COUNTY, TEXAS