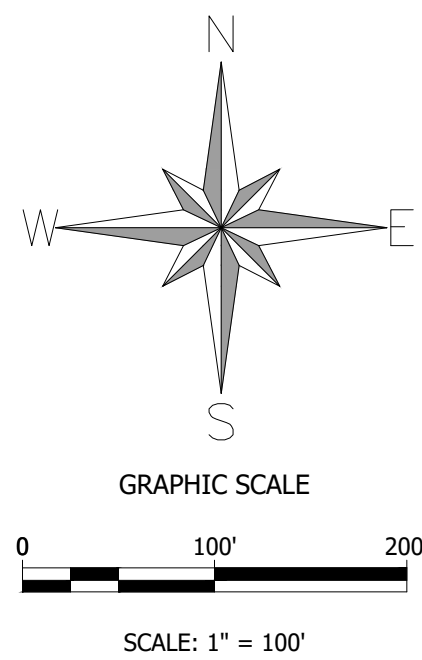




IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE 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.

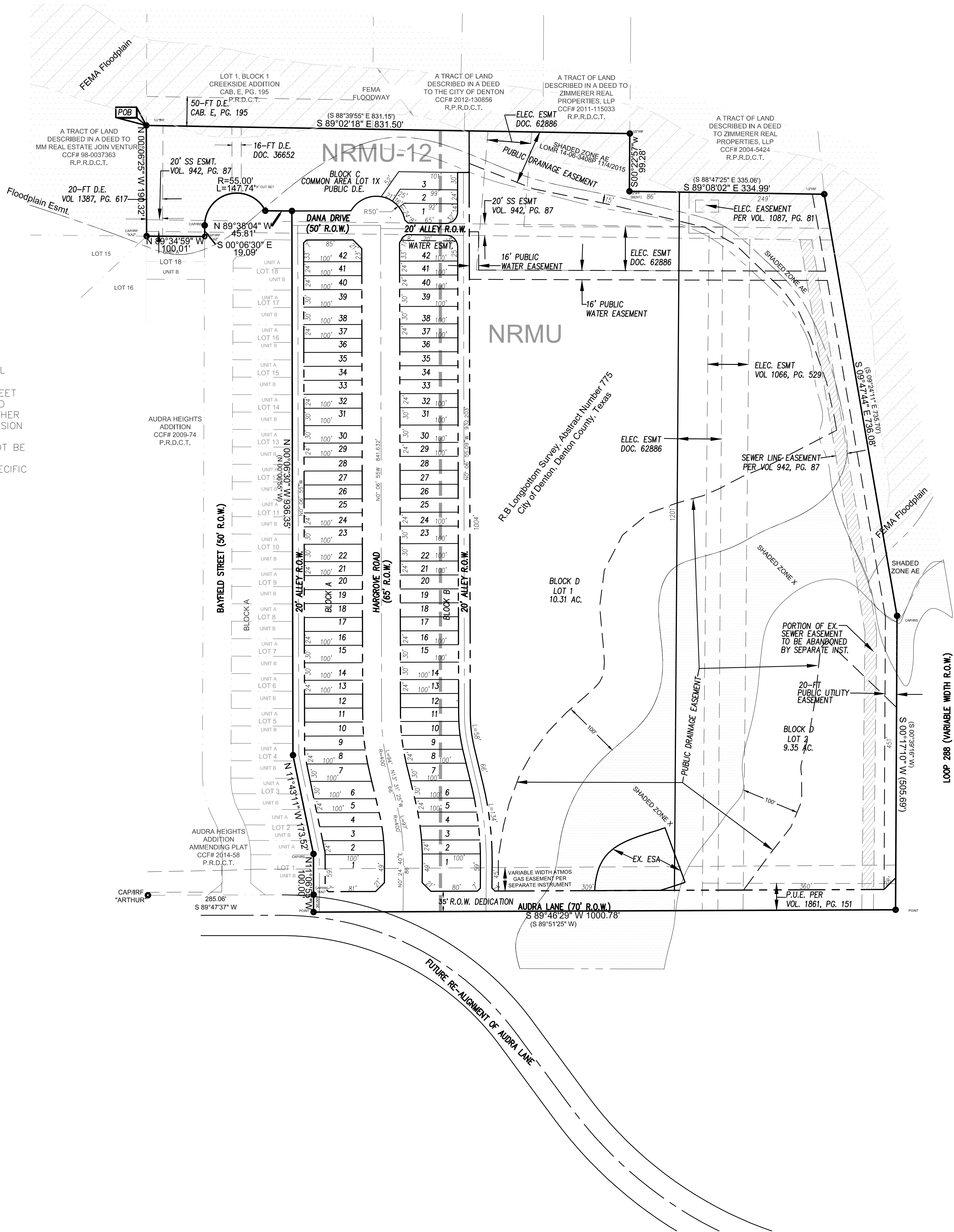
NOTES:

1. 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.

2. 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.

3. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 2.5 FEET ABOVE FEMA FLOODPLAIN ELEVATION.

4. ALL COMMON AREAS WILL BE MAINTAINED BY THE HOA.



All that certain lot, tract or parcel of land lying and being situated in the R.B. Longbottom Survey, Abstract Number 775, City of Denton, Denton County, Texas and being of a called 37.60-acre tract of land described in the deed to PAAGE, Ltd. as recorded in Document Number 015-143386, Real Property Records of said County; the subject tract being more particularly as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of said 37.60-acre tract at the Southwest corner of lot 1, Block 1 of Creekside Addition, an addition to said City, according to the plat thereof recorded in Cabinet E, Page 195, Plat Records of said, County;

Thence South 89 degrees 02 minutes 18 seconds East with said common line part of the wat a distance of 831.50 feet to a 1/2" iron rod found in the West line of a tract of land described in the deed to Zimmerer Real Properties, L.L.P., as recorded in Document Number 2004-5424, of said Real Property Records, for the Northeast corner of said 37.60-acre tract;

Thence South 00 degrees 22 minutes 57 seconds West with said common line a distance of 99.28 feet to a 2" pipe found for the Southwest corner of said Zimmerer tract;

Thence South 89 degrees 08 minutes 02 seconds East with the South line thereof a distance of 334.99 feet to a 1/2" Iron rod found for the Southwest corner thereof and the East-Northeast corner of said 37.60-acre tract in the West right-of-way of Loop 288;

Thence South 09 degrees 47 minutes 44 seconds East with said common line a distance of 736.08 feet to a capped iron rod stamped "Kaz" set;

Thence South 00 degrees 17 minutes 10 seconds West with said common line a distance of 505.69 feet to a point in the middle of Audra Lane for the Southeast corner of said 37.60-acre tract;

Thence South 89 degrees 46 minutes 29 seconds West with said common line a distance of 1000.78 feet to a point for the Southwest corner of said remainder;

Thence North 00 degrees 06 minutes 55 seconds West passing at 30.00 feet, a capped iron rod stamped "KAZ" found for the Southeast corner of Lot 1R, Block A of the Audra Heights Addition, an addition to said City, according to the amending plat thereof recorded in Document 2012-58, of said Plat Records and continuing along said course a total distance of 100.00 feet to a capped iron rod stamped "KAZ" set an angle in said Block A;

Thence North 11 degrees 43 minutes 11 seconds West with said common line a distance of 173.52 feet to an angle in Lot 4, Block A of the Audra Heights Addition, an addition to said City, according to the plat thereof recorded in Document Number 2009-74 of said Plat Records;

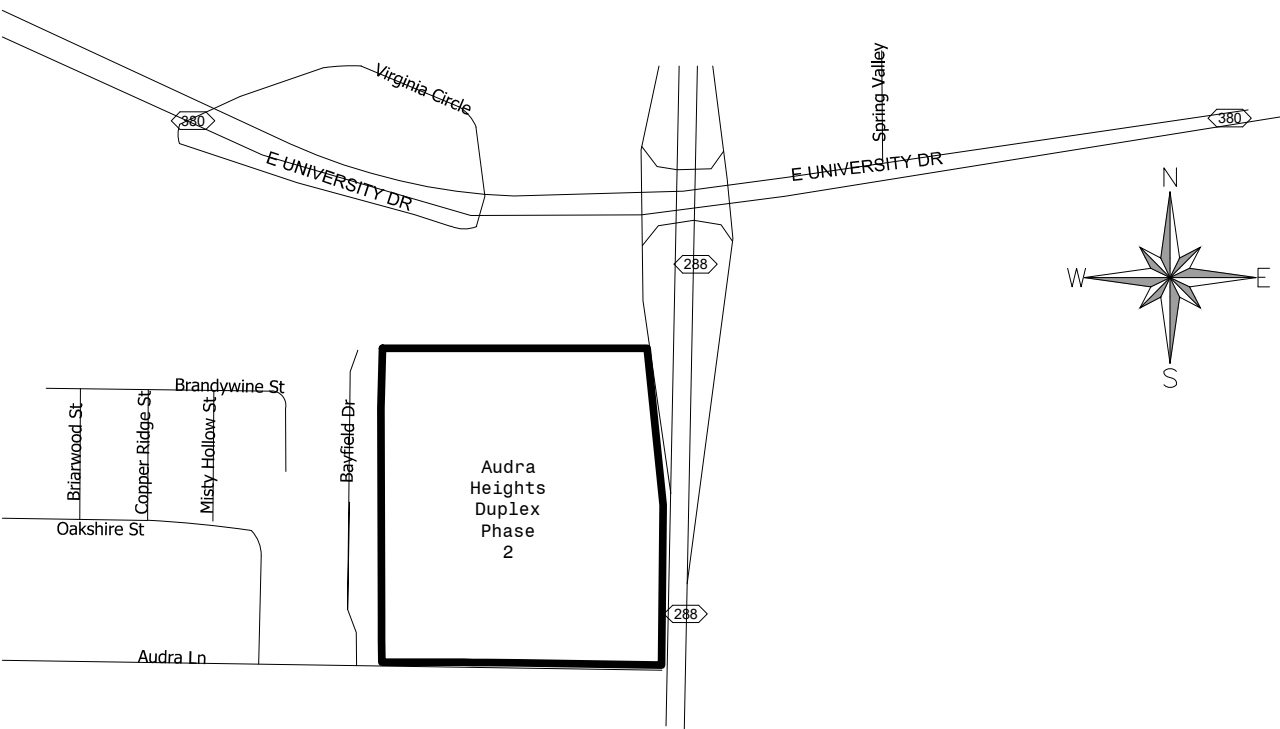
Thence North 00 degrees 06 minutes 30 seconds West with said common line a distance of 936.35 feet to a capped Iron rod stamped "KAZ" set in the North line of Dana Drive for the Northeast corner of said Audra Heights;
Thence North 89 degrees 38 minutes 04 seconds West with the North line thereof a distance of 45.81 feet to a capped iron rod stamped "KAZ" set at the beginning of a curve to the left, having a radius of 55.00 feet, and a chord bearing and distance of South 76 degrees 22 minutes 25 seconds West, 107.16 feet;

Thence along said curve an arc distance of 147.74 feet to a capped iron rod stamped "KAZ" set;

Thence South 00 degrees 06 minutes 30 seconds East a distance of 19.09 feet to a capped iron rod stamped "KAZ" found for the Northeast corner of Lot 18, Block B, of said Audra Heights;

Thence North 89 degrees 34 minutes 59 seconds West a distance of 100.01 feet to a capped iron rod stamped "KAZ" found for the Northwest corner of said Lot 18 and in the West line of said 37.60-acre tract;

Thence North 00 degrees 06 minutes 25 seconds West with said common line a distance of 190.32 feet to the Place of Beginning and containing 30.58 acres of land more or less.



VICINITY MAP
Scale: n.t.s.

PLAN SUMMARY TABLE

TOTAL ACREAGE:	30.58 AC
NUMBER OF SINGLE FAMILY ATTACHED LOTS:	87
NUMBER OF COMMERCIAL LOTS:	2
NUMBER OF COMMON AREAS:	1

PRELIMINARY PLAT
Audra Heights Addition
PHASE 2

BEING 30.58 ACRES OUT OF THE
R.B. LONGBOTTOM SURVEY, ABST. NO. 775,
CITY OF DENTON, DENTON COUNTY, TEXAS

Engineer:
CRANNELL, CRANNELL & MARTIN ENGINEERING
2570 F.M. 407, S. 209
Highland Village, Texas 75077
Contact: Jeff Crannell, P.E.
972.691.6633
TBPE Firm #605

NOVEMBER 7, 2017

Developer:
DIRT WHISPERER, LLC
300 CRANBERRY
MCKINNEY, TEXAS 75071
214.823.3885