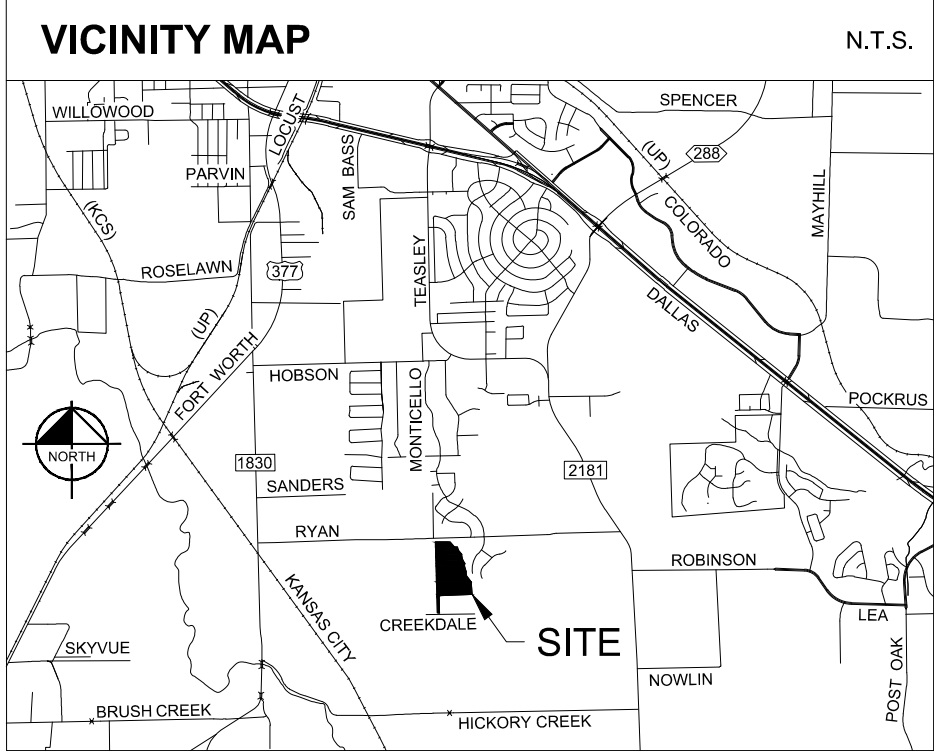
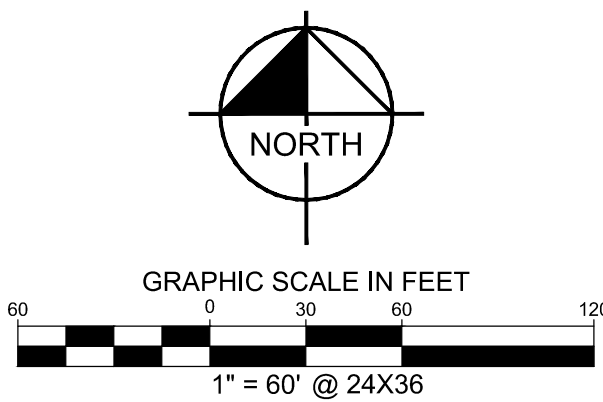


LEGEND
O.R.D.C.T. OFFICIAL RECORDS
IRFC IRON ROD FOUND WITH CAP
HOA HOMEOWNER'S ASSOCIATION
B.L. BUILDING LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
SWE SIDEWALK EASEMENT
WE WATER EASEMENT
STREET NAME CHANGE

LINE TYPE LEGEND
BOUNDARY LINE
EASEMENT LINE
BUILDING LINE



- GENERAL NOTES:
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999850925.
 - 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.
 - All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.
 - 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.
 - Taps made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact Justin Divinye with the Wastewater Department at 940-349-8489.
 - According to Map Nos. 48121C0370G and 48121C0390G both dated April 18, 2011, of the National Flood Insurance Program Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone AE, which is a special flood hazard area. If this site is 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 man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - 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 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.
- The Common Area Lots, Block A, Lot 1-HOA, Block B, Lot 41-HOA, and Block C, Lot 1-HOA, are to be owned and maintained by the Homeowners Association (H.O.A.).
 - All portions of retaining walls and pedestrian rails located in open spaces, shall be privately owned and maintained by the home owners association.
 - No fences shall be installed across HOA lots.

LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	N27°31'54"E	51.00'		L17	S45°52'54"E	14.14'		L33	S83°44'29"W	20.00'	
L2	N00°52'54"W	35.00'		L18	N44°07'06"E	14.14'		L34	N42°04'08"W	39.66'	
L3	N44°07'06"E	28.28'		L19	N44°07'07"E	14.14'		L35	S81°10'59"W	4.18'	
L4	S44°07'06"W	28.28'		L20	S45°52'54"E	14.14'		L36	N81°10'59"W	4.58'	
L5	S46°24'17"E	28.28'		L21	S45°52'54"E	18.07'		L37	N89°07'06"E	33.71'	
L6	S38°55'15"W	26.23'		L22	S44°51'59"W	20.79'		L38	N73°01'36"E	36.20'	
L7	N43°23'46"W	26.91'		L23	N44°07'08"E	14.14'		L39	N15°31'44"E	154.69'	
L8	N88°59'53"E	35.50'		L24	S45°52'54"E	14.14'		L40	N63°42'31"W	128.82'	
L9	S45°23'55"E	21.49'		L25	S45°52'54"E	14.14'		L41	N63°44'29"E	25.68'	
L10	N44°07'06"E	18.07'		L26	N44°07'06"E	18.07'		L42	S89°07'06"W	125.90'	
L11	N45°52'54"W	18.07'		L27	S45°52'54"E	14.14'		L43	S89°07'06"W	17.59'	
L12	N43°35'43"E	18.07'		L28	N43°35'43"E	14.14'		L44	N89°07'06"E	86.41'	
L13	S41°18'48"W	23.22'		L29	S61°07'21"E	19.83'		L45	N89°07'06"E	79.65'	
L14	N37°12'16"W	25.15'		L30	S55°19'58"W	18.23'		L46	N73°01'36"E	58.79'	
L15	N47°23'26"E	15.18'		L31	S46°24'17"E	14.14'		L47	S00°52'54"E	102.71'	
L16	N46°24'17"W	18.07'		L32	S45°15'42"W	46.01'		L48	S00°52'54"E	102.59'	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	60°04'39"	300.00'	314.56'	N04°10'31"W	300.35'
C2	28°56'11"	250.00'	126.28'	N13°03'48"E	124.92'
C3	28°07'32"	250.00'	122.72'	S13°28'08"W	121.49'
C4	141°41'02"	50.00'	123.64'	S43°35'43"W	94.46'
C5	90°33'34"	50.00'	79.03'	N69°09'27"E	71.06'
C6	84°37'08"	50.00'	73.84'	N74°56'14"W	67.31'
C7	8°17'56"	295.00'	42.73'	S02°44'40"W	42.69'
C8	7°46'33"	605.00'	82.11'	N03°00'22"E	82.04'
C9	141°41'02"	50.00'	123.64'	N45°52'54"W	94.46'
C10	270°00'01"	60.00'	282.74'	N45°52'55"W	84.85'
C11	141°41'02"	50.00'	123.64'	S45°52'54"E	94.46'
C12	31°21'04"	132.50'	72.50'	N73°26'34"E	71.60'
C13	13°58'17"	147.50'	35.97'	S64°45'10"W	35.88'
C14	31°21'04"	147.50'	80.71'	N73°26'34"E	79.71'
C15	16°46'37"	132.50'	38.80'	S66°09'20"W	38.66'
C16	90°00'00"	59.00'	92.68'	S45°52'54"E	83.44'
C17	90°00'00"	59.00'	92.68'	S44°07'06"W	83.44'
C18	89°59'59"	59.00'	92.68'	N45°52'54"W	83.44'
C19	7°50'37"	147.50'	20.19'	S70°19'48"W	20.18'
C20	8°27'04"	132.50'	19.54'	S72°57'41"W	19.53'

PRELIMINARY PLAT
CREEKSIDE

47.466 ACRES

137 RESIDENTIAL LOTS
3 COMMON AREAS

T. LOBAR SURVEY, ABSTRACT NO. 779
N. BRITTON SURVEY, ABSTRACT NO. 51
ETJ OF CITY OF DENTON, DENTON COUNTY, TEXAS

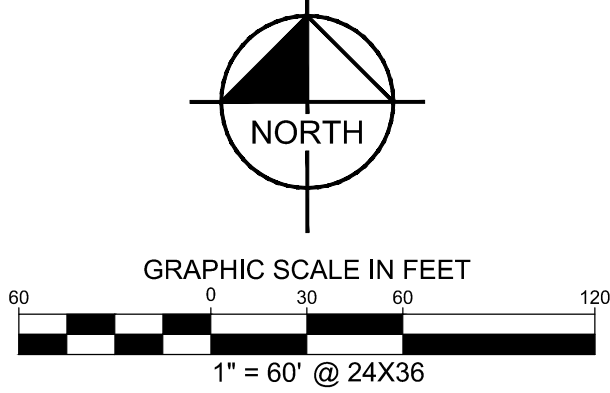
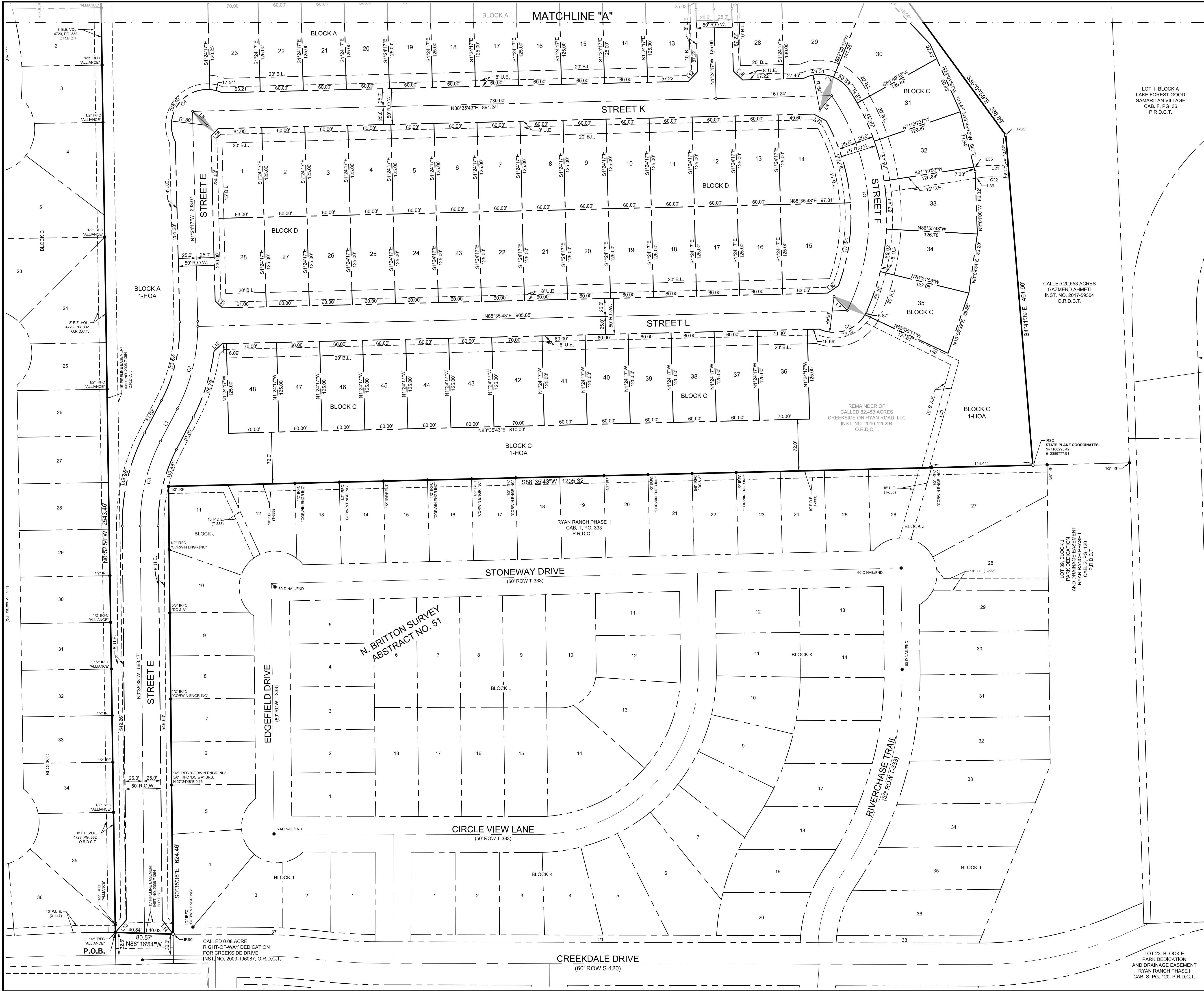
Kimley»Horn

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
1" = 60'	SG	KHA	DEC, 2017	063232100	1 OF 3

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
5750 Genesis Court, Suite 200
Frisco, TX 75034
F (972) 335-3580
F (972) 335-3779
Contact: Thomas Fletcher, P.E.

OWNER / APPLICANT:
Creekside on Ryan Road, LLC
2625 Country Club Road, #105
Denton, TX 76210
P (940) 536-1151
Contact: Bob Shelton



LEGEND	
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
IRFC	IRON ROD FOUND WITH CAP
IRFS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WE	WATER EASEMENT
	STREET NAME CHANGE
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

PRELIMINARY PLAT CREEKSIDE

47.466 ACRES

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3 COMMON AREAS

T. LOBAR SURVEY, ABSTRACT NO. 779
N. BRITTON SURVEY, ABSTRACT NO. 51
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Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	SG	KHA	DEC, 2017	063232100	2 OF 3

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2925 Country Club Road, #105
Denton, TX 76210
P (940) 536-1151
Contact: Bob Shelton

OWNERS CERTIFICATE

WHEREAS CREEKSIDE ON RYAN ROAD, LLC is the rightful owner of the following tract of land:

BEING a tract of land situated in the N. Britton Survey, Abstract No. 51, and the T. Lobar Survey, Abstract No. 779, Denton County, Texas, also being a portion of a called 82.453 acre tract of land described in a deed to Creekside on Ryan Road, LLC, as recorded in Instrument No. 2016-125294, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Alliance" found for the southwest corner of said 82.453 acre tract, common to the southeast corner of Thistle Hills Estates, Phase II, according to the plat thereof recorded in Cabinet X, Page 147 of the Plat Records of Denton County, Texas, same being on the northerly right-of-way line of Creekdale Drive, a variable width right-of-way;

THENCE North 00°52'54" West, departing the northerly right-of-way line of said Creekdale Drive, along the westerly line of said 82.453 acre tract, the easterly line of said Thistle Hills Estates, Phase II and the easterly line of Thistle Hills Estates, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, a distance of 2,567.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 82.453 acre tract, common to the northeast corner of said Thistle Hills Estates, same being on the southerly right-of-way line of Ryan Road, an apparent public right-of-way (No Record Found);

THENCE along the southerly right-of-way line of said Ryan Road and the northerly line of said 82.453 acre tract, the following courses:

South 89°58'03" East, a distance of 89.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°24'07" East, a distance of 174.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°55'01" East, a distance of 278.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 20.553 acre tract of land described in a deed to Gazmend Ahmeti, as recorded in Instrument No. 2017-59304 of the Official Records of Denton County, Texas;

THENCE departing the southerly right-of-way line of said Ryan Road and the northerly line of said 82.453 acre tract, and along the westerly line of said 20.553 acre tract, the following courses:

South 41°25'28" East, a distance of 227.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°56'58" East, a distance of 107.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°39'52" East, a distance of 125.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°50'14" East, a distance of 184.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°41'43" East, a distance of 103.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°24'07" East, a distance of 123.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°20'49" East, a distance of 135.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°36'06" West, a distance of 91.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 15°02'28" East, a distance of 209.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°10'18" East, a distance of 147.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°09'59" East, a distance of 288.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°41'39" East, a distance of 461.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 20.553 acre tract on the southerly line of said 82.453 acre tract and the northerly line of Ryan Ranch Phase II, according to the plat thereof recorded in Cabinet T, Page 333 of the Plat Records of Denton County, Texas;

THENCE South 88°35'43" West, along the southerly line of said 82.453 acre tract and the northerly line of said Ryan Ranch Phase II, a distance of 1,205.32 feet to a 1/2 inch iron rod found for the northwest corner of said Ryan Ranch Phase II, common to a re-entrant corner on the easterly line of said 82.453 acre tract;

THENCE South 00°35'38" East, along the easterly line of said 82.453 acre tract and the westerly line of said Ryan Ranch Phase II, a distance of 624.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said 82.453 acre tract, common to the southwest corner of said Ryan Ranch Phase II, same being on the northerly right-of-way line of aforesaid Creekdale Drive;

THENCE North 88°16'54" West, along the southerly line of said 82.453 acre tract and the northerly right-of-way line of said Creekdale Drive, a distance of 80.57 feet to the POINT OF BEGINNING and containing 47.466 acres (2,067,627 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, CREEKSIDE ON RYAN ROAD, LLC, does hereby adopt this plat designating the herein described property as CREEKSIDE, 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 BY HAND, this _____ day of _____, 20____.

BY: CREEKSIDE ON RYAN ROAD, LLC, a Texas limited liability company

By: Bob Shelton Enterprises, Ltd.,
a Texas limited partnership,
its Manager

By: Bob Shelton Enterprises
Management Company, LLC,
a Texas limited liability company,
its General Partner

By: _____
Bob Shelton, President

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Bob Shelton, 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, Sylviana Gunawan, 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.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

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 Sylviana Gunawan, 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

PRELIMINARY PLAT
CREEKSIDE

47.466 ACRES

137 RESIDENTIAL LOTS
3 COMMON AREAS

T. LOBAR SURVEY, ABSTRACT NO. 779
N. BRITTON SURVEY, ABSTRACT NO. 51
ETJ OF CITY OF DENTON, DENTON COUNTY, TEXAS

<div>Kimley»Horn</div> <div>5750 Genesis Court, Suite 200 Frisco, Texas 75034</div> <div>FIRM # 10193822</div> <div>Tel. No. (972) 335-3580 Fax No. (972) 335-3779</div>					
Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	SG	KHA	DEC. 2017	063232100	3 OF 3
ENGINEER / SURVEYOR: Kimley-Horn and Associates State of Texas Registration No. F-928 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Thomas Fletcher, P.E.			OWNER / APPLICANT: Creekside on Ryan Road, LLC 2625 Country Club Road, #105 Denton, TX 76210 P (940) 536-1151 Contact: Bob Shelton		