



AGENDA

ZONING BOARD OF ADJUSTMENTS

November 29, 2018

Special Session 7:00 p.m.
Town Hall Council Chambers
1614 South Bowen Road
Pantego, Texas

SPECIAL SESSION 7:00 P.M.
CALL TO ORDER AND GENERAL COMMENTS
INNOVATION
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of Zoning Board of Adjustments Minutes:
 - November 15, 2018

NEW BUSINESS

2. Discuss and consider action on the appointment of Officers to the 2018-2019 Zoning Board of Adjustments.
3. Discuss, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-125, a request by Jonathan Lilley of Westra Consultants, LLC, for a variance from the Town Code of Ordinances, Chapter 14, Sec. 14.06.020, Table 14.06.020 Residential District Standards which states the minimum yard (setback) in feet for the front is 25 feet, the side is 10 feet, and a 35 feet set back from the rear. The proposed variance is to allow for 10 feet front set back on units located along the West and East boundary, 20 feet front setback on the units along the south boundary and interior portion of the sit, a 25 feet rear setback and a 5 feet side setback on all lots. The property is located at 2104 W Arkansas Lane, Pantego, Texas, Blocks 1-3, Lots 1-59 of SkyTec Vista Addition.

ADJOURNMENT

CERTIFICATION

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Monday, November 26, 2018 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.



Jessie Hanks, City Secretary

Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in Town functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time by calling the Zoning Board of Adjustment Secretary's office at (817) 617-3702.

Complete Zoning Board of Adjustments Agenda and background information are available for review at Town Hall or on the Town website www.townofpantego.com.





AGENDA BACKGROUND

AGENDA ITEM: Approval of Zoning Board of Adjustments Minutes from November 15, 2018

DATE: November 29, 2018

PRESENTER:

Jessie Hanks, City Secretary

BACKGROUND:

Review and Consider action of Zoning Board of Adjustments Minutes for November 15, 2018

RECOMMENDATION:

Staff recommends approval of Zoning Board of Adjustments Minutes for November 15, 2018 as submitted.

ATTACHMENTS:

November 15, 2018 Zoning Board of Adjustment Minutes

STATE OF TEXAS §

COUNTY OF TARRANT §

TOWN OF PANTEGO §

The Zoning Board of Adjustments of the Town of Pantego, Texas, met in regular session at 7:00 p.m. in the Town Hall Council Chambers, 1614 South Bowen Road, Pantego, on the 15th day of November 2018 with the following members present:

Al Claros
Bill Brown
Janice Wood

Chairman
Board Member
Board Member

Constituting a quorum. Staff present was:

Matthew Fielder
Jessie Hanks

City Manager
City Secretary

REGULAR SESSION 7:00 P.M.
CALL TO ORDER AND GENERAL COMMENTS

Chairman Claros called the Regular Session to order at 7:14 pm.

INVOCATION
PLEDGE OF ALLEGIANCE

Board Member Brown gave the invocation which was followed by the Pledge of Allegiance.

NEW BUSINESS

1. **Public Hearing, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-125, a request by Jonathan Lilley of Westra Consultants, LLC, for a variance from the Town Code of Ordinances, Chapter 14, Sec. 14.06.020, Table 14.06.020 Residential District Standards which states the minimum yard (setback) in feet for the front is 25 feet, the side is 10 feet, and a 35 feet set back from the rear. The proposed variance is to allow for 10 feet front set back on units located along the West and East boundary, 20 feet front setback on the units along the south boundary and interior portion of the sit, a 25 feet rear setback and a 5 feet side setback on all lots. The property is located at 2104 W Arkansas Lane, Pantego, Texas, Blocks 1-3, Lots 1-59 of SkyTec Vista Addition.**

Mr. Fielder informed the Board about the location of the property, the proposed development of a townhome subdivision, and the history of this property. He explained the proposed layout of the buildings, the plan for green space, and the additional safety measures the developer has added. He stated staff supports this variance case and highlighted the reasoning. He explained the cause for the variance request.

Chairman Claros read the agenda item caption for the record and opened the public hearing at 7:23 p.m.

The following speakers were in support of the Variance Case V-125:

Jacq Duncan, 1281 W Green Oak Blvd #117, Arlington, Texas 76013, stated she represents the developer, SkyTec Vista. She explained the type of product her company plans to develop. She gave a presentation on the proposed development. She explained the drainage of the detention pond and property. There was a discussion about the drainage of the property.

The following speakers were in opposition of the Variance Case V-125:

Alexandra Priete, 2009 Warwick Drive, Arlington, Texas 76015, expressed her concerns about the drainage of the property.

**Zoning Board of Adjustments
Minutes November 15, 2018**

There were discussions about the development timeline for the property, the price of the units, and the quality of the product.

With no other speakers, Chairman Claros adjourned the Public Hearing at 7:40 p.m.

Chairman Claros declared no action could be taken due to not having four (4) members present. Chairman Claros request staff call a special session on November 29th to vote on this item.

ADJOURNMENT

Chairman Claros adjourned the Regular Session at 7:48 p.m.

Al Claros, Chairman

ATTEST:

**Jessie Hanks
City Secretary**



AGENDA BACKGROUND

AGENDA ITEM: Discuss and consider action on the appointment of Officers to the 2018-2019 Zoning Board of Adjustments.

DATE: November 29, 2018

PRESENTER:

Jessie Hanks, City Secretary

BACKGROUND:

Each year in June, Council appoints the new and/or returning members to the Zoning Board of Adjustment. According to Section 1.05.072 Conduct of Business; Officers; Bylaws of the Town of Pantego Code of Ordinances, the Zoning Board of Adjustment shall elect a chairman and vice chairman from its memberships each year by July following the appointment of its new members. Due to not having a scheduled meeting, elections were never occurred. Therefore, The Board Members need to elect their chairman and vice chairman for the 2018-2019 Fiscal Year. Oath of office will be performed prior to the meeting.

RECOMMENDATION:

Staff is at the discretion on the Board.

ATTACHMENTS:

None.



AGENDA BACKGROUND

AGENDA ITEM: Discuss, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-125, a request by Jonathan Lilley of Westra Consultants, LLC, for a variance from the Town Code of Ordinances, Chapter 14, Sec. 14.06.020, Table 14.06.020 Residential District Standards which states the minimum yard (setback) in feet for the front is 25 feet, the side is 10 feet, and a 35 feet set back from the rear. The proposed variance is to allow for 10 feet front set back on units located along the West and East boundary, 20 feet front setback on the units along the south boundary and interior portion of the sit, a 25 feet rear setback and a 5 feet side setback on all lots. The property is located at 2104 W Arkansas Lane, Pantego, Texas, Blocks 1-3, Lots 1-59 of SkyTec Vista Addition.

DATE: November 29, 2018

PRESENTER:

Matt Fielder, City Manager

BACKGROUND:

See Community Development Staff Report

RECOMMENDATION:

Staff has denied this request based on Chapter 14, Sec. 14.06.020 that defines the minimum setbacks for a residential lot. However, Staff recommends approval for the variance as it meets the hardship requirements.

ATTACHMENTS:

Application, Variance Case V-125
 Community Development Staff Report
 Applicant Appeal Letter
 Map of property location
 Notification Map
 Notification List
 Preliminary Plat
 Proposed Drainage Plan



COMMUNITY DEVELOPMENT STAFF REPORT

PROPERTY INFORMATION

PROPERTY DESCRIPTION:

2104 W Arkansas Lane, Pantego, Texas 76013
Blocks 1-3, Lots 1-59 of the SkyTec Vista Addition, Pantego, Tarrant County, Texas.

PROPERTY OWNER:

SkyTec Development, LLC

APPLICANT:

Westra Consultants, LLC

CURRENT ZONING:

R-3 Residential Multifamily Townhome/Condo District

SURROUNDING ZONING/LAND USE:

North- C-4 Commercial District
West- R-1 Residential One Family District
East- R-1 Residential One Family District (Arlington)
South- R-1 Residential One Family District (Arlington)

TOWN CODE REQUIREMENTS:

Table 14.06.020 Residential District Standards

District	Max Height (in feet)	Minimum Yard (in feet)			Minimum Lot Size (in sq. ft.)	Minimum Dwelling Unit Size (in sq. ft.)	Maximum Lot Coverage (%)
		Front	Side (each yard)	Rear			
R-1	35	25	Home: 10 Accessory Structure: 5	15	10,000	1,600	40
R-2	35	25	Abutting R-1: 10 Other: 5	10	10,000	1,200	40
R-3	35	25	Abutting R-1: 10 Corner Lot: 12 TH Interior Lot: 0 Other: 5	35	Detached: 3,500/DU, but not less than 7,000 TH/condo: 2,500/DU	1 BR: 1,000 2 BR: 1,150 3 BR: 1,300 TH: 1,000	60
R-4	35	25	See R-3	35	Detached: 1,200/DU, but not less than 7,000	See R-3	60

Legend: DU = Dwelling unit; BR = Bedroom; TH = Townhouse

VARIANCE REQUEST INFORMATION

REQUESTED VARIANCE:

Consider a variance from the Town Code of Ordinances, Section 14.02.020, which would allow 10 feet front set back on units located along the West and East boundary, 20 feet front setback on the units along the south boundary and interior portion of the sit, a 25 feet rear setback and a 5 feet side setback on all lots

ANALYSIS:

(1) The applicant of the property at 2104 W Arkansas Lane is appealing the Building Officials decision to not allow the minimum setbacks to be met for the development of a townhome subdivision.

(2) This does not change the present Zoning or the use of the land. Approval by the Board will be the final decision.

(3) Building permits will still be required and all design requirements shall be met.

VARIANCE CONSIDERATIONS

A variance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall a variance be granted to permit any person a privilege in the use of a building or land not permitted hereunder for other buildings or land in the same district. Variances shall be determined on the basis of the following standards:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Town of Pantego
 1614 S. Bowen Rd, Pantego, TX 76013
 (817) 617-3700
 (817) 617-3726 Fax
info@townofpantego.com Email

ZONING BOARD OF ADJUSTMENTS APPLICATION

APPLICATION TYPE

Variance Request Special Exception Interpretation Appeal

APPLICANT INFORMATION

Name: Johnathan Lilley Date: 09/21/2018

Address: 1601 E Lamar Blvd, Ste 205
Street Address

Arlington Texas 76011
City State Zip

Phone: 817-345-7684 Email: jlilley@westraconsultants.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY INFORMATION

Address: 2104 W Arkansas Lane, Pantego, Texas 76015

Legal Description:

Property is subdivided: Addition: SkyTec Vista Addition

Lot: 1-59 Block: 1-3

Property is not subdivided: Survey: _____

Abstract#: _____ Tract: _____

Existing Classification: Residential Proposed Classification: Residential

STATUS OF PROJECT: Proposed Under Construction Existing

APPLIED FOR BUILDING PERMIT: Yes No

OFFICE USE ONLY

Case Number: _____ Hearing Date: _____ Attest: _____

Action: Approved Approved with Conditions Denied

Conditions:



Zoning Board of Adjustments Application

GENERAL REQUIREMENTS & APPLICATION INFORMATION

REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Completely describe the variance you are requesting: The request is for 10' front set back on units located along the West and East boundary, 20' front setback on units along the South boundary and interior portion of the site, 25' rear setbacks and 5' side setbacks on all lots.

2. Do similar conditions exist in the area? Explain: Yes, Raiford Crossing in Carrollton, Hometown Canal in North Richland Hills and Canals at Grand Park in Frisco all use similar front, rear and side setbacks. Please see attached plats.

3. Describe how unique conditions or circumstances don't result from your actions: Using the requested setback variances will allow a more desirable development with varying building elevations and a less uniform look.

4. Is there any way to do what you want without this request?: No, the requested setback variances will create a development that allows for both rear and front facing garages in the same development. This will create both a variation in product provided, street parking and public open space area for the development.

ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the Town before any work is started on the property, and that the Zoning Board of Adjustment action does not constitute the approval of a building permit.

Applicant's Signature: _____

Date: 09/21/2018



Zoning Board of Adjustments Application

GENERAL REQUIREMENTS & APPLICATION INFORMATION

GENERAL INFORMATION

JURISDICTION: The Zoning Board of Adjustment's power and authority are vested in Section 211 of the Texas Local Government Code and the Town of Pantego Zoning Ordinance. The Board may only decide issues authorized by the Zoning Ordinance or in other areas where it is given specific authority.

STRUCTURE: The Board consists of 5 regular members and 4 alternate members, appointed by the Mayor and approved by the Town Council. The Board is a quasi-judicial body and does not have the authority to amend ordinances or create new laws.

MEETINGS: The Board meets as needed in the Town Council Chambers at Town Hall.

TYPES OF REQUESTS

VARIANCE REQUEST: The Board may authorize a variance from the specific terms of the Zoning Ordinance when the literal enforcement of the ordinance would result in an unnecessary hardship or practical difficulty in the development of a specific property. Variances may not be granted to serve as a convenience or to relieve a financial hardship.

SPECIAL EXCEPTION REQUEST: The Board may authorize a special exception land use where allowed by the Zoning Ordinance.

INTERPRETATION APPEAL: An appeal for an interpretation of the regulations or zoning map designations may be filed with the Board. An interpretation by the Board establishes guidelines for ruling in future administrative actions.

APPLICATION SUBMITTAL REQUIREMENTS

VARIANCE REQUEST

- Completed application form and application fee
- Site plan, drawn to scale, showing all lot dimensions and all existing or proposed improvements to the lot
- Other supporting data related to the request.

SPECIAL EXCEPTION REQUEST

- Completed application form and application fee
- Site plan, drawn to scale, showing all lot dimensions and all existing or proposed improvements to the lot
- A written statement from the applicant describing how all conditions of the Zoning Ordinance have been or will be met.

INTERPRETATION REQUEST

- Completed application form and application fee
- Statement by the applicant describing the way the Regulation should be interpreted, together with diagrams or charts illustrating the proposed application of the text or map provisions
- Letter from the Administrative Official detailing the basis for denial of the request.



Zoning Board of Adjustments Application

GENERAL REQUIREMENTS & APPLICATION INFORMATION

INSTRUCTIONS

1. **APPLICATION PROCEDURE:** Applicants shall submit a written application to the Community Development Department using the form included in this packet twenty-one (21) days before the next scheduled ZBA meeting. Detailed submittal requirements for each type of application are contained in this packet. A filing fee established by the Town Council shall accompany every application.
2. **STAY OF PROCEEDINGS:** An appeal stays all proceedings of the action appealed unless the Administrative Official, after the notice of appeal has been filed, certifies in writing to the Board that a stay would cause imminent peril to life or property. In such cases, proceedings shall only be stayed by a restraining order granted by the Board or by a court of record.
3. **DECISION AND VOTING:** Every decision of the Board must be based upon findings of fact detailed in the record of the meeting. The affirmative vote of four members is necessary in order for a request to be approved. A 3-2 vote in favor of the request is not considered approval of the request.
4. **APPROVAL OF REQUEST:** In approving any request, the Board may establish conditions, including time limits, in order to secure substantially the objectives of the regulation or provision to which such variance is granted and to provide adequately for the maintenance of the integrity and character of the zone in which such permit is granted. When necessary the Board may require guarantees, in a form that it deems proper, to insure that conditions designated are being or will be complied with after approval.
5. **DENIAL OF REQUEST:** No appeal or application that has been denied shall be further considered by the Board, unless the Board affirmatively finds:
 1. That new plans materially change the nature of the request, or
 2. The permitted development of other nearby property in the same zone has been substantially altered or changed by a ruling of the Board so as to support an allegation of changed conditions.
6. **APPEAL OF BOARD ACTIONS:** A decision of the Board of Adjustment may only be appealed to district court. The petition setting forth that such decision is illegal, in whole or in part, must specify the grounds of such illegality. The petition must be presented to the court within thirty (30) days of the Board's decision. The Town Council does not have the authority to review a decision of the Zoning Board of Adjustment.



Agent Authorization Form – to be used if Owner is not Applicant

Date: 09/20/2018

This letter shall serve as authorization for Johnathan Lilley to file this application for the property described herein.

Owner: SkyTec Development LLC | Jacq A Duncan

Address: 1281 W Green Oaks Blvd, Ste 117

City / State / Zip: Arlington, Texas 76013

Phone / Fax: 469-458-6882

Recorded in Volume 388-174, Page 92, Tarrant County Deed Records

Jacq A Duncan
Owner's Signature

State of Texas)

County of TARRANT

Sworn and subscribed before me the undersigned notary public this the 21st day of September 20 18.

Katherine Loftis
Notary Public



Commission Expires:

Seal:

September 21, 2018

Dennis Jobe
Community Development Director
1614 South Bowen Road
Pantego, Texas 76013

**RE: SkyTec Vista Addition
2012 W Pioneer Pkwy
Pantego, Texas 76013**

Mr. Jobe,

On behalf of SkyTec Development, LLC, I would like to formally request a variance for the setbacks at the proposed SkyTec Vista Addition Development. Below is a list of the setback requirements per the current zoning and the requested setbacks.

- **Current Zoning Setbacks**
 - Front Setback Minimum: Twenty-Five (25') Feet
 - Side Setback (Interior) Minimum: Five (5') Feet
 - Side Setback (Adj to R-1) Minimum: Ten (10') Feet
 - Side Setback (Corner Lot) Minimum: Twelve (12') Feet
 - Rear Setback Minimum: Thirty-Five (35') Feet

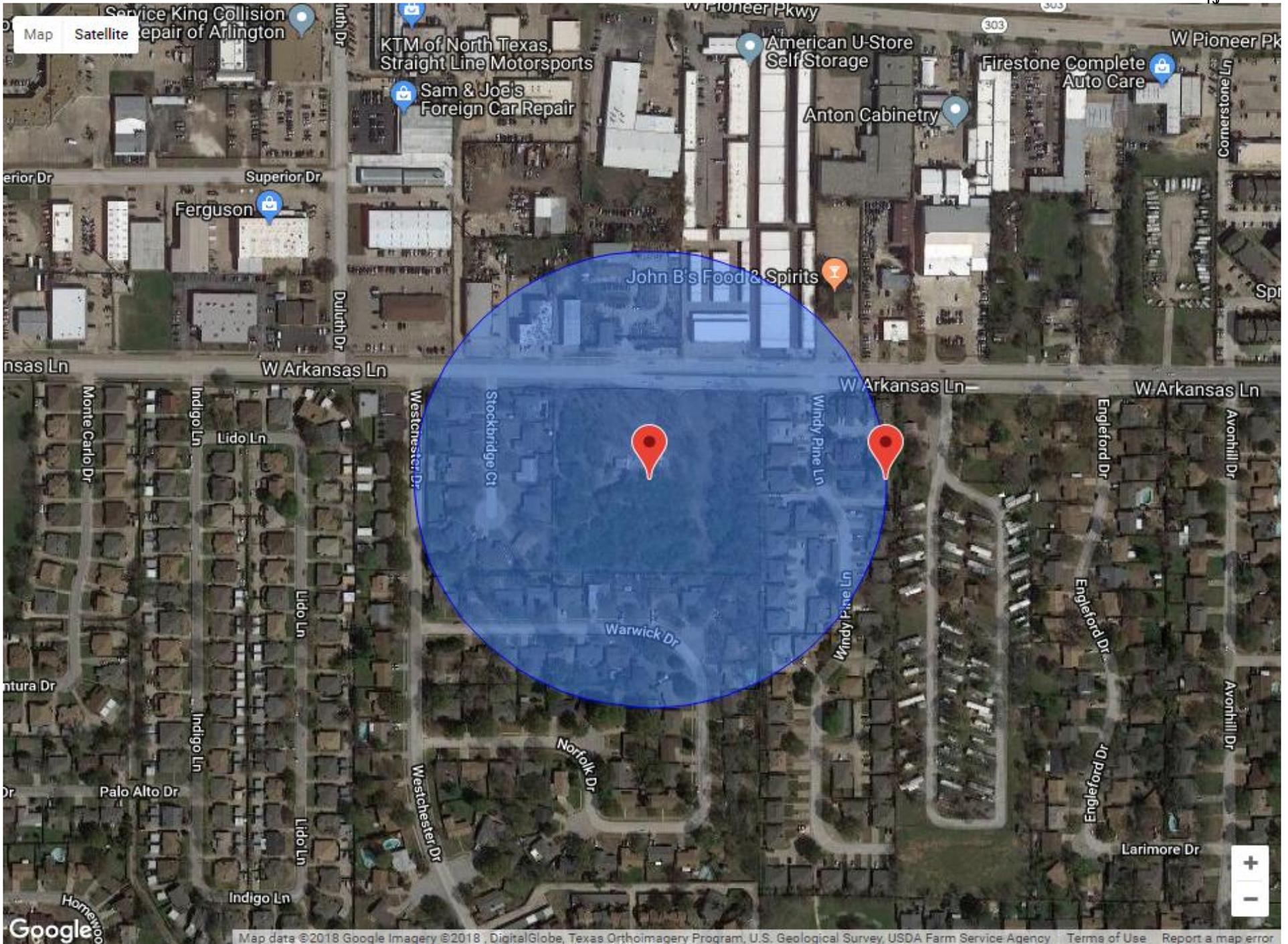
- **Request Setbacks**
 - Front Setback Minimum: Ten (10') Feet
 - Side Setback (All) Minimum: Five (5') Feet
 - Rear Setback Minimum: Twenty-Five (25') Feet

Sincerely,

Westra Consultants



Johnathan Lilley, P.E., CFM
Associate



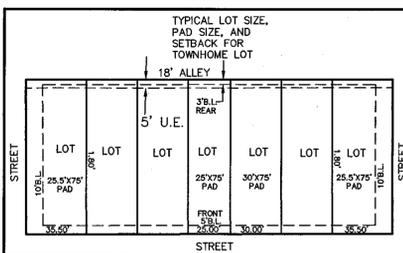
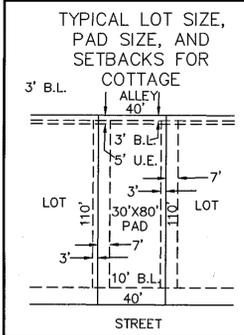
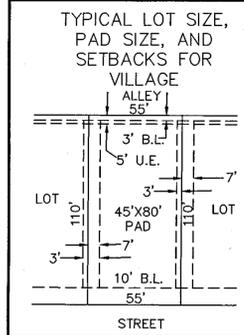
Notification List V-125					
Name	Address	City	State	Zip Code	Adtl. Address
ELLIOTT DEVRA	2300 STOCKBRIDGE CT	Pantego	TX	76015	
FLORES JACQUELINE R	2301 STOCKBRIDGE CT	Pantego	TX	76015	
ALEXANDER JASON	2302 STOCKBRIDGE CT	Pantego	TX	76015	
DALTON J KEITH	2303 STOCKBRIDGE CT	Pantego	TX	76015	
HOUSE FRANCES	2304 STOCKBRIDGE CT	Pantego	TX	76015	
CALO KATHLEEN ANNE TERRE	2305 STOCKBRIDGE CT	Pantego	TX	76015	
JOZIWIAK MARY	2306 STOCKBRIDGE CT	Pantego	TX	76015	
ADAMS PAUL DWAIN	2307 STOCKBRIDGE CT	Pantego	TX	76015	
ALI HALLA HASSAN	2308 STOCKBRIDGE CT	Pantego	TX	76015	
CHAN MING HANG	2309 STOCKBRIDGE CT	Pantego	TX	76015	
KELLEY DAVID	2310 STOCKBRIDGE CT	Pantego	TX	76015	
BRYANT KIMYL D	2001 WARWICK DR	Arlington	TX	76015	
GARCIA JESUS & OLIVIA P	2003 WARWICK DR	Arlington	TX	76015	
ZUMBRENNEN KAY ELLEN	2005 WARWICK DR	Arlington	TX	76015	
MARTINEZ RICHARD & BARBARA	2007 WARWICK DR	Arlington	TX	76015	
FARSBERG MATTHEW	2008 WARWICK DR	Arlington	TX	76015	
MARTINEZ ARTEMIO CARDENAS	2009 WARWICK DR	Arlington	TX	76015	
BELLOSO JULIO	2010 WARWICK DR	Arlington	TX	76015	
BOWYER KELLY D	2100 WARWICK DR	Arlington	TX	76015	
GILROY ANNE	2101 WARWICK DR	Arlington	TX	76015	
GRUBB RONNY & CARRIE	2103 WARWICK DR	Arlington	TX	76015	
AMIGON ELOY A	2104 WARWICK DR	Arlington	TX	76015	
LE THIEN V & NGUYEN HOUNG T	2105 WARWICK DR	Arlington	TX	76015	
ZAMARRIPA JUAN	2106 WARWICK DR	Arlington	TX	76015	
KAMMLAH LILA LANE	2107 WARWICK DR	Arlington	TX	76015	
PADILLA JOSE	2108 WARWICK DR	Arlington	TX	76015	
HYBARGER STEVEN	2109 WARWICK DR	Arlington	TX	76015	
JOHN B's F&B LLC	2005 W ARKANSAS LN	Pantego	TX	76013	
PANTEGO AMERICAN U STOR LTD	2101 W ARKANSAS LN	Pantego	TX	76013	PO BOX 717, Comfort, TX 78013-0717
MVL INC	2107 W ARKANSAS LN	Pantego	TX	76015	
VERLENNICH JOHN	2113 W ARKANSAS LN	Pantego	TX	76015	
ANDERSON ELMER L	2026 W PIONEER PKWY	Pantego	TX	76013	
E M C Inc	2109 W PIONEER PKWY	Pantego	TX	76013	
FCM PROPERTIES II LLC	2300 WINDY PINE LN	Arlington	TX	76015	PO Box 180158, Arlington, TX 76096-0158
LOEWE ANA LUZ	2301 WINDY PINE LN	Arlington	TX	76015	1001 Avington Ct, Arlington, TX 76015-3501
FCM PROPERTIES II LLC	2302 WINDY PINE LN	Arlington	TX	76015	PO Box 180158, Arlington, TX 76096-0158
TEES DAVID W	2304 WINDY PINE LN	Arlington	TX	76015	2104 Inverray Ct, Arlington, TX 76017-7918
TEES DAVID W	2306 WINDY PINE LN	Arlington	TX	76015	2104 Inverray Ct, Arlington, TX 76017-7918
LOEWE ANA LUZ	2307 WINDY PINE LN	Arlington	TX	76015	1001 Avington Ct, Arlington, TX 76015-3501
BRIDGEWATER JO ANN	2308 WINDY PINE LN	Arlington	TX	76015	1701 Towne Crossing Blvd, Mansfield, TX 76063-3975
BRIDGEWATER JO ANN	2310 WINDY PINE LN	Arlington	TX	76015	1701 Towne Crossing Blvd, Mansfield, TX 76063-3975
TRINH HUAN	2314 WINDY PINE LN	Arlington	TX	76015	905 Hardie St, Hurst, TX 76053-6302
LAUSER DAVID	2315 WINDY PINE LN	Arlington	TX	76015	1591 Ranch Rd, San Bernardino, CA 92407
TRINH HUAN	2316 WINDY PINE LN	Arlington	TX	76015	905 Hardie St, Hurst, TX 76053-6302
BRIDGEWATER JO ANN	2319 WINDY PINE LN	Arlington	TX	76015	1701 Towne Crossing Blvd, Mansfield, TX 76063-3975
SHUEY CHARLES	2400 WINDY PINE LN	Arlington	TX	76015	413 MOUNTIN LAUREL CT, MOUNTAIN VIEW, CA 94043
BOODHWANI ALEEM	2404 WINDY PINE LN	Arlington	TX	76015	3740 Menard Dr, Carrollton, TX 75010-6467
TRAN T X & QUYNH G P NUGYEN	2408 WINDY PINE LN	Arlington	TX	76015	
PINSON KEIKO	2412 WINDY PINE LN	Arlington	TX	76015	15049 KINGSBURY ST, MISSION HILLS, CA 91345-2023
PHILIP G & SYLVIA M CULLENS TR	2418 WINDY PINE LN	Arlington	TX	76015	4223 OAK SPRINGS DR, ARLINGTON TX 76016
NGUYEN PHUONG H	2424 WINDY PINE LN	Arlington	TX	76015	19829 SATICOY ST, WINNETKA, CA 91306
REACH MICHAEL	2428 WINDY PINE LN	Arlington	TX	76015	2430 WINDY PINE LN, ARLINGTON, TX 76015
HOWARD TAMARA	2432 WINDY PINE LN	Arlington	TX	76015	1003 RIDGEBROOK DR, ARLINGTON, TX 76015

FLORES MAY G & JOSE H	2500 WINDY PINE LN	Arlington	TX	76015	2813 1ST ST, LA VERNE, CA 91750
TRAN HIEU	2504 WINDY PINE LN	Arlington	TX	76015	

LINE	BEARING	DISTANCE
L1	S89°45'56"E	35.00'
L2	N71°47'58"E	15.81'
L3	N71°19'50"W	15.81'
L4	N89°45'56"W	35.00'
L5	N45°14'04"E	14.14'
L6	N00°14'04"E	85.00'
L7	N18°12'02"W	15.81'
L8	N00°14'04"E	18.00'
L9	N18°40'10"E	15.81'
L10	N00°14'04"E	35.00'
L11	S89°45'56"E	60.00'
L12	S00°14'04"W	35.00'
L13	S18°12'02"E	15.81'
L14	S89°45'56"E	170.00'
L15	N00°14'04"E	110.00'
L16	N89°45'56"W	15.00'
L17	N00°14'04"E	60.00'
L18	S89°45'56"E	35.00'
L19	N71°47'58"E	15.81'
L20	N71°19'50"W	15.81'
L21	N89°45'56"W	53.94'
L22	N00°14'04"E	60.00'
L23	S89°45'56"E	49.00'
L24	N00°14'04"E	158.00'
L25	N71°47'58"E	15.81'
L26	N71°36'50"E	15.66'
L27	S44°45'56"E	14.14'
L28	S18°40'10"W	15.81'
L29	S18°12'02"E	15.81'
L30	S45°14'04"W	14.14'
L31	S71°19'50"W	15.81'
L32	N45°14'04"E	14.14'
L33	S44°45'56"E	14.14'
L34	S45°14'04"W	14.14'
L35	N44°45'56"W	14.14'
L36	N45°14'04"E	14.14'
L37	N71°19'50"E	15.81'
L38	N71°19'50"E	15.81'
L39	N44°45'56"W	14.14'
L40	S44°45'56"E	14.14'
L41	S45°14'04"W	14.14'
L42	N71°19'50"W	15.81'
L43	N71°47'58"E	15.81'
L44	S44°45'56"E	14.14'
L45	S45°14'04"W	14.14'
L46	N71°19'50"W	15.81'
L47	N45°14'04"E	14.14'
L48	S71°19'50"E	15.81'
L49	S71°19'50"E	15.81'
L50	N44°45'56"W	14.14'
L51	N18°40'10"E	15.81'
L52	S71°47'58"W	15.81'
L53	N44°45'56"W	14.14'
L54	N71°47'58"E	15.81'
L55	S44°45'56"E	14.14'
L56	S45°14'04"W	14.14'
L57	N71°19'50"W	15.82'
L58	N71°47'58"E	15.81'
L59	S44°45'56"E	14.14'
L60	S89°45'56"E	18.00'
L61	S71°19'50"E	15.81'
L62	S89°45'56"E	22.50'
L63	S89°56'17"E	9.43'
L64	N71°47'58"E	15.81'
L65	S71°19'50"E	15.81'
L66	N71°47'58"E	15.81'
L67	S44°45'56"E	14.14'
L68	S45°14'04"W	14.14'
L69	N71°19'50"W	15.81'
L70	S71°47'58"W	15.81'
L71	N71°19'50"W	15.81'
L72	S44°45'56"E	14.14'
L73	N71°47'58"E	15.79'
L74	N45°14'04"E	14.14'
L75	S71°21'37"E	15.84'
L76	S44°45'56"E	14.14'
L77	N71°46'13"E	15.79'
L78	S45°10'27"W	14.16'
L79	S89°35'23"E	300.59'
L80	N89°45'56"W	11.29'

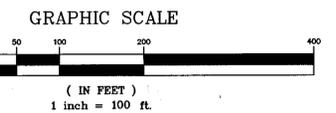
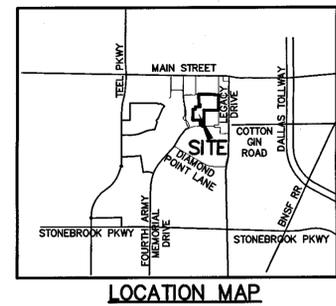
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	8°40'08"	241.00'	36.46'	18.27'	S85°54'00"W	36.43'
C2	8°03'44"	259.00'	36.45'	18.25'	S86°12'12"W	36.42'
C3	90°00'00"	40.00'	62.83'	40.00'	N44°45'56"W	56.57'
C4	83°10'31"	40.00'	62.83'	42.28'	S48°49'18"W	59.11'
C5	3°00'33"	898.00'	57.73'	28.89'	S88°15'51"E	57.73'
C6	89°52'42"	40.00'	62.75'	39.92'	N44°59'56"W	56.51'
C7	141°41'02"	50.00'	123.64'	143.92'	N44°55'56"W	94.46'
C8	90°00'00"	40.00'	62.83'	40.00'	N45°14'04"E	56.57'
C9	90°00'00"	40.00'	62.83'	40.00'	S44°45'56"E	56.57'
C10	90°00'00"	40.00'	62.83'	40.00'	S45°14'04"W	56.57'
C11	90°00'00"	40.00'	62.83'	40.00'	N44°45'56"W	56.57'
C12	90°00'00"	40.00'	62.83'	40.00'	S44°45'56"E	56.57'
C13	90°00'00"	40.00'	62.83'	40.00'	S45°14'04"W	56.57'
C14	90°00'00"	40.00'	62.83'	40.00'	N44°45'56"W	56.57'
C15	90°00'00"	15.00'	23.56'	15.00'	S45°14'04"W	21.21'
C16	90°00'00"	15.00'	23.56'	15.00'	N44°45'56"W	21.21'

- LEGEND**
- IRF IRON ROD FOUND
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - B.L. BUILDING LINE
 - S.W.E. SIDEWALK EASEMENT
 - TH TOWNHOME LOT
 - C COTTAGE HOME
 - V VILLAGE HOME
 - U.E. UTILITY EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION
 - A.E. ACCESS EASEMENT
 - ZERO LOT LINE



A=310°32'
R=1030.00'
L=57.09'
T=28.55'
ChB=S88°10'40"E
Ch=57.07'

A=320°54'
R=970.00'
L=56.69'
T=28.35'
ChB=S88°15'51"E
Ch=56.67'



- NOTES:
- NOTICE: 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - H.O.A. NON RESIDENTIAL LOTS INCLUDE THE FOLLOWING: LOT 26, BLOCK G; LOT 35, BLOCK I; LOT 23, BLOCK J; LOT 1, BLOCK M; LOT 1, BLOCK N; SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WALL MAINTENANCE EASEMENTS SHALL BE UTILIZED FOR MAINTENANCE OF THESE WALLS.
 - PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
 - BASIS OF BEARING: CONVEYANCE PLAT - GRAND PARK CANAL ADDITION RECORDED IN VOLUME 2013, PAGE 150.
 - FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48121C0440G, DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - ALL DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS THE STREETS.
 - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 11-04-09.
 - SCREENING WALLS, LANDSCAPE AREAS, AND CANALS BUILT WITH THE PROPOSED CANAL STREETS TO BE MAINTAINED BY THE HOA.
 - ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON RODS SET, UNLESS OTHERWISE NOTED DIFFERENTLY ON THE PLAT.

**FP 14-0079
FINAL PLAT**

**THE CANALS AT GRAND PARK-NORTH
PHASE 1B NORTH**

BEING 25.653 ACRES OUT OF THE JONATHAN G. MORRELL SURVEY, ABSTRACT NO. 864 AND THE CRAIN & WARREN SURVEY, ABSTRACT NO. 229 AND BEING A PART OF LOT 1 AND LOT 2, BLOCK A, GRAND PARK CANAL NORTH, CITY OF FRISCO, DENTON COUNTY, TEXAS

DEVELOPED TO PD-230 STANDARDS
121 RESIDENTIAL LOTS
5 H.O.A. LOTS

ARCADIA CGP 1, LLC OWNER (LOT 2, BLOCK A)
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

ARCADIA CGP 2, LLC OWNER (LOT 1, BLOCK A)
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Sheet 1 of 2

Filed for Record in the official records of Denton County in the Plat Records on: Mar 06 2015 at 10:30A Doc Number: 2015-01 No of Pages: 2 Amount: 100.00 Receipt Number - 1259419 By: Carven Robinson

DATED: JANUARY 19, 2015

Plotted by: mharp Plot Date: 1/21/2015 10:54 AM
Drawing: H:\Projects\ARC027\dwg\ARC027PT-(PHASE 1B NORTH).dwg Saved By: mharp Save Time: 1/21/2015 9:55 AM

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, ARCADIA CGP 1, LLC and ARCADIA CGP 2, LLC are the owners of a parcel of land located in the City of Frisco, Denton County, Texas, a part of the Crain and Warren Survey, Abstract Number 229, and being a part of the Jonathan G. Morrell Survey, Abstract Number 864, and being a part of Lots 1 and 2, Block A, Grand Park Canal North, an addition to the City of Frisco as recorded in Volume 2013, Page 150, Denton County Plat Records, and being a part of that called 25.358 acre tract of land described in deed to Arcadia CGP 1, LLC as recorded in Volume 2013, Page 27994, Denton County Deed Records, and also being a part of that called 21.928 acre tract of land described in deed to Arcadia CGP 2, LLC as recorded in Volume 2013, Page 28008, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the most southerly southeast corner of said Lot 2, Block A, Grand Park Canal North Addition, said point being in the north right-of-way line of Cotton Gin Road (a variable width right-of-way) dedicated by said Grand Park Canal North Plat, said point also being the southwest corner of Lot 3D, Block A, Watermere At The Canals Of Grand Park Senior Living Center, an addition to the City of Frisco as recorded in Volume 2014, Page 356, Denton County Plat Records;

THENCE North 89 degrees 53 minutes 11 seconds West, 179.75 feet along the north right-of-way line of Cotton Gin Road to a one-half inch iron rod set for corner, said point being in the south line of said Lot 1, Block A, of said Grand Park Canal North plat;

THENCE North 00 degrees 14 minutes 04 seconds East, 213.02 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 19 minutes 50 seconds West, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 45 minutes 56 seconds West, 398.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 45 minutes 56 seconds East, 35.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 47 minutes 58 seconds East, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 410.15 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 19 minutes 50 seconds West, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 45 minutes 56 seconds West, 35.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 45 minutes 56 seconds East, 168.00 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 14 minutes 04 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 85.00 feet to a one-half inch iron rod set for corner;

THENCE North 18 degrees 12 minutes 02 seconds West, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 18.00 feet to a one-half inch iron rod set for corner;

THENCE North 18 degrees 40 minutes 10 seconds East, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 35.00 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 45 minutes 56 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 14 minutes 04 seconds West, 35.00 feet to a one-half inch iron rod set for corner;

THENCE South 18 degrees 12 minutes 02 seconds East, 15.81 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 45 minutes 56 seconds East, 170.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 110.00 feet to a one-half inch iron rod found in the west line of said Lot 2, said point also being in the east line of said Lot 1;

THENCE North 89 degrees 45 minutes 56 seconds West, 115.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 45 minutes 56 seconds East, 35.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 47 minutes 58 seconds East, 15.81 feet to a one-half inch iron set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 228.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 19 minutes 50 seconds West, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 45 minutes 56 seconds West, 53.94 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 45 minutes 56 seconds East, 49.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 04 seconds East, 158.00 feet to a one-half inch iron rod set in the north line of said Lot 1, Block A, of said Grand Park Canal North plat, said point also being in the south line of said Lot 1, Block A, Prime Addition, an addition to the City of Frisco as recorded in Volume 2013, Page 146, Denton County Plat Records;

THENCE South 89 degrees 45 minutes 56 seconds East, 471.92 feet to a five-eighths inch iron rod found in the north line of said Lot 2, said point also being in the south line of said Lot 1, Block A, Prime Addition;

THENCE along the north line of said Lot 2, Block A, of said Grand Park Canal North plat as follows:

Southeasterly, 57.09 feet along a curve to the right having a central angle of 03 degrees 10 minutes 32 seconds, a radius of 1030.00 feet, a tangent of 28.35 feet, and whose chord bears South 88 degrees 10 minutes 40 seconds East, 57.07 feet to a five-eighths inch iron rod found for corner;

South 86 degrees 35 minutes 25 seconds East, 340.89 feet to a five-eighths inch iron rod found for corner;

Southeasterly, 56.69 feet along a curve to the left having a central angle of 03 degrees 20 minutes 54 seconds, a radius of 970.00 feet, a tangent of 28.35 feet, and whose chord bears South 88 degrees 15 minutes 51 seconds East, 56.67 feet to a five-eighths inch iron rod found for corner;

South 89 degrees 56 minutes 17 seconds East, 67.31 feet to a five-eighths inch iron rod found at the northeast corner of said Lot 2, Block A, of said Grand Park Canal North plat;

THENCE South 00 degrees 03 minutes 35 seconds East, 762.27 feet to a one-half inch iron rod found for corner at the most easterly southeast corner of said Lot 2, Block A, of said Grand Park Canal North plat, said point also being the northeast corner of Sevilla Drive (a 30 foot right-of-way dedication) dedicated by said Watermere At The Canals Of Grand Park Senior Living Center Addition;

THENCE along the south line of said Lot 2, Block A, of said Grand Park Canal North plat as follows:

North 89 degrees 45 minutes 56 seconds West, 732.53 feet along the north line of the said 30 foot right-of-way dedication of Sevilla Drive to an "X" in concrete set for corner, said point also being the northwest corner of said Watermere at the Canals Grand Park Senior Living Center Addition;

South 00 degrees 14 minutes 04 seconds West, 727.79 feet along the west line of said Watermere at the Canals Grand Park Senior Living Center Addition to the POINT OF BEGINNING and containing 1,117,455 square feet or 25.653 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARCADIA CGP 1, LLC and ARCADIA CGP 2, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as THE CANALS AT GRAND PARK-NORTH PHASE 1B NORTH, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

That ARCADIA CGP 1, LLC and ARCADIA CGP 2, LLC do herein certify the following:
1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the 23rd day of JANUARY, 2015.

ARCADIA CGP 1, LLC
ARCADIA CGP 2, LLC

BY:

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM GIETEMA, 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 23rd day of JANUARY, 2015.

KATHERINE L. HODGE
MY COMMISSION EXPIRES August 24, 2016
Notary Public, State of Texas

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE EASEMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF FRISCO §

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage Easement" shall remain unimproved at all times and be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Drainage Easement. The area within the Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Drainage Easement or for any damage to private property or person that results from the flow of water within the Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Drainage Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. Provided, however, it is understood that in the event it becomes necessary for the City of Frisco to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

Surveyor's Certificate

Know All Men By These Presents:

That I, Mark W. Harp, 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 Frisco, Texas.

Dated this, the 21st day of January, 2015.

Mark W. Harp, R.P.L.S. # 6425



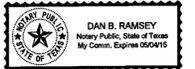
STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, 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 21st day of January, 2015.

DAN B. RAMSEY
Notary Public, State of Texas
My Comm. Expires 06/01/16



Certificate of Approval

Approved this 21st day of January, 2015 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chairperson

Planning & Zoning Commission

City Secretary



FP 14-0079
FINAL PLAT

THE CANALS AT GRAND PARK-NORTH
PHASE 1B NORTH

BEING 25.653 ACRES OUT OF THE
JONATHAN G. MORRELL SURVEY, ABSTRACT NO. 864
AND THE CRAIN & WARREN SURVEY, ABSTRACT NO. 229
AND BEING A PART OF LOT 1 AND LOT 2, BLOCK A,
GRAND PARK CANAL NORTH
CITY OF FRISCO, DENTON COUNTY, TEXAS

DEVELOPED TO PD-230 STANDARDS
121 RESIDENTIAL LOTS
5 OPEN SPACE LOTS

ARCADIA CGP 1, LLC OWNER (LOT 2, BLOCK A)

3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

ARCADIA CGP 2, LLC OWNER (LOT 1, BLOCK A)

3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER

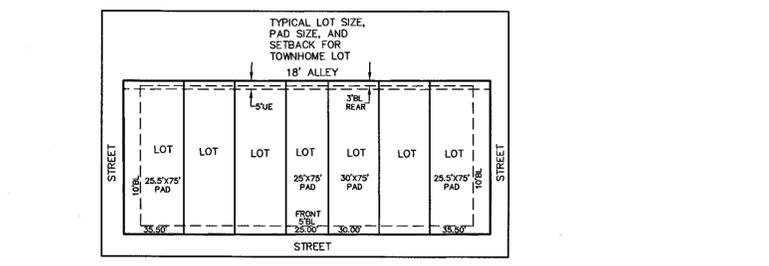
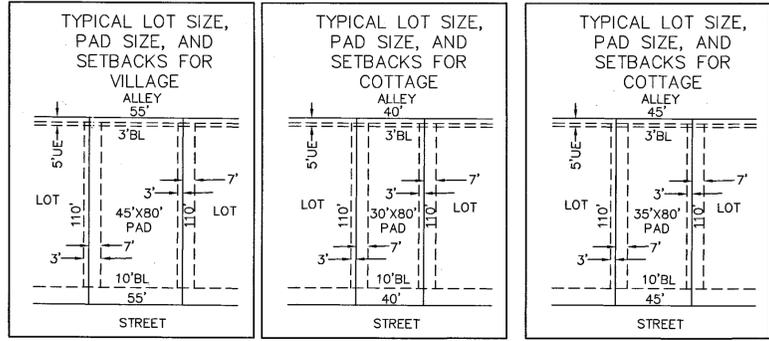
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Sheet 2 of 2

Filed for Record
in the official records of:
Denton County
On: Mar 06, 2015 at 10:30AM
in the
Plat Records
THE CANALS AT GRAND PARK NORTH
Doc Number: 2015- 81
No of Pages: 2 100.00
Amount
Receipt Number - 1259419
By:
Carleen Robinson

DATED: JANUARY 19, 2015

Plotted by: mharp Plot Date: 1/21/2015 10:54 AM
Drawing: H:\Projects\ARC0027\dwg\YARC0027P1-(PHASE 1B NORTH).dwg Saved By: mharp Save Time: 1/21/2015 9:55 AM



LEGEND

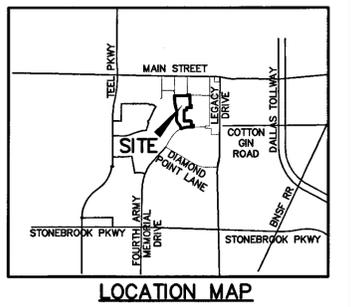
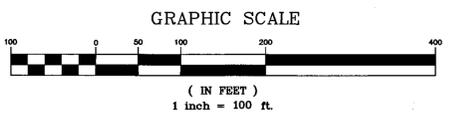
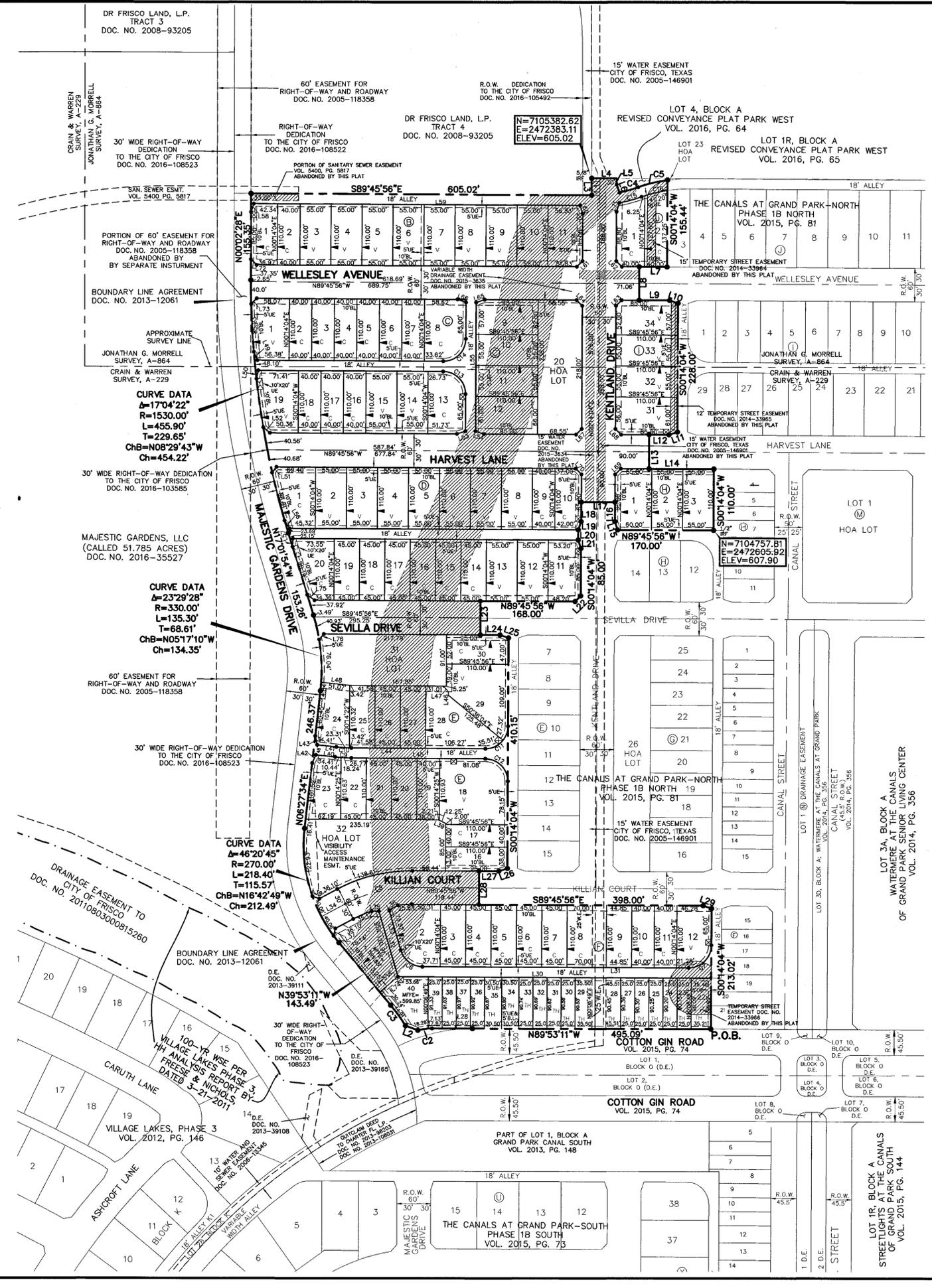
- IRF IRON ROD FOUND
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
- BL BUILDING LINE
- TH TOWNHOME LOT
- C COTTAGE HOME LOT
- V VILLAGE HOME LOT
- Z ZERO LOT LINE
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- WSE WATER SURFACE ELEVATION
- UE UTILITY EASEMENT
- EASEMENTS TO BE ABANDONED BY THE RECORDING OF THIS PLAT
- ⊗ 10'X10' UTILITY EASEMENT UNLESS DIMENSIONED OTHERWISE

LINE TABLE

LINE	BEARING	DISTANCE
L2	N89°46'06"W	23.32'
L3	N00°12'40"W	30.00'
L4	S89°45'56"E	44.44'
L5	S30°14'04"W	10.81'
L6	S19°02'04"E	14.86'
L7	N89°45'56"W	49.00'
L8	S00°14'04"W	60.00'
L9	S89°45'56"E	53.94'
L10	S71°19'50"E	15.81'
L11	S71°47'58"W	15.81'
L12	N89°45'56"W	35.00'
L13	S00°14'04"W	60.00'
L14	S89°45'56"E	115.00'
L15	N18°12'02"W	15.81'
L16	N00°14'04"W	35.00'
L17	N89°45'56"W	60.00'
L18	S00°14'04"W	35.00'
L19	S18°40'10"W	15.81'
L20	S00°14'04"W	18.00'
L21	S18°22'17"W	15.81'
L22	S45°14'04"W	14.14'
L23	S00°14'04"W	60.00'
L24	S89°45'56"E	35.00'
L25	S71°19'50"E	15.81'
L26	S71°47'58"W	15.81'
L27	N89°45'56"W	35.00'
L28	S00°14'04"W	60.00'
L29	S71°19'50"E	15.81'
L30	N89°45'56"W	556.07'
L31	N89°45'56"W	472.84'
L32	N18°22'17"W	120.91'
L33	N16°22'17"W	73.32'
L34	S81°52'15"W	47.77'
L35	N89°40'05"E	13.23'
L36	S57°35'21"W	17.94'
L37	S13°09'02"W	13.19'
L38	S89°45'56"W	35.00'
L39	S64°36'46"E	14.46'
L40	N83°32'26"W	34.41'
L41	N83°32'26"W	34.41'
L42	N43°53'40"E	15.81'
L43	S11°58'32"E	15.81'
L44	N89°45'56"W	237.85'
L45	N89°45'56"W	237.85'
L46	S00°14'04"W	6.00'
L47	S41°42'17"E	13.44'
L48	N84°05'03"W	34.49'
L49	S22°52'53"E	15.24'
L50	N12°43'29"E	15.26'
L51	N38°48'05"E	12.47'
L52	S49°51'53"E	15.34'
L53	S13°09'02"W	13.19'
L54	S71°47'58"W	15.81'
L55	S71°19'50"E	15.81'
L56	N00°14'04"W	228.00'
L57	N32°40'33"W	17.12'
L58	N02°25'29"E	14.33'
L59	S18°29'34"W	15.80'
L60	N89°45'56"W	579.16'
L61	S18°22'17"W	15.81'
L62	N45°14'04"E	14.14'
L63	S44°56'48"E	14.14'
L64	S45°14'04"W	14.14'
L65	N44°45'56"W	14.14'
L66	S71°47'58"W	15.81'
L67	S71°19'50"E	15.81'
L68	N45°14'04"E	14.14'
L69	S44°56'48"E	14.14'
L70	N44°45'56"W	14.14'
L71	S17°25'17"W	18.64'
L72	S44°51'37"E	14.17'
L73	N44°25'58"E	13.94'
L74	S50°06'49"W	41.94'
L75	S53°23'55"E	16.10'
L76	N40°01'24"E	12.80'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C2	14°33'43"	100.00'	25.42'	12.78'	S82°49'58"W	25.35'
C3	7°47'50"	330.00'	44.91'	22.49'	N35°59'16"W	44.87'
C4	8°11'29"	241.00'	34.46'	17.26'	N74°22'52"E	34.43'
C5	11°53'12"	259.00'	53.75'	26.96'	N76°13'43"E	53.64'
C6	7°33'39"	40.00'	51.24'	29.81'	S53°04'07"E	42.81'
C7	9°00'00"	40.00'	62.83'	40.00'	N44°45'56"W	56.57'
C8	28°21'49"	250.00'	123.76'	63.18'	S78°03'09"W	122.50'
C9	6°13'30"	264.00'	28.66'	14.36'	S86°39'11"E	28.67'
C10	6°13'30"	246.00'	26.73'	13.38'	S86°39'11"E	26.71'
C11	9°00'00"	40.00'	62.83'	40.00'	N45°14'04"E	56.57'
C12	9°00'00"	40.00'	62.83'	40.00'	N44°45'56"W	56.57'
C13	9°00'00"	40.00'	62.83'	40.00'	N45°14'04"E	56.57'
C14	9°00'00"	40.00'	62.83'	40.00'	N45°14'04"E	56.57'
C15	9°00'00"	259.00'	40.76'	20.42'	S86°39'11"E	40.71'
C16	11°16'48"	241.00'	47.45'	23.80'	S75°55'32"W	47.37'



NOTES:

- "NOTICE: 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- HOA NON RESIDENTIAL LOTS INCLUDE THE FOLLOWING: LOT 20, BLOCK C; LOTS 31 AND 32, BLOCK E; SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WALL MAINTENANCE EASEMENTS SHALL BE UTILIZED FOR MAINTENANCE OF THESE WALLS.
- PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
- BASES OF BEARING: MONUMENTS ALONG THE WEST LINE OF THE CANALS AT GRAND PARK-NORTH PHASE 1B NORTH RECORDED IN VOLUME 2015, PAGE 81.
- FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0440G, DATED APRIL 18, 2011, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS THE STREETS.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 11-04-09.
- SCREENING WALLS, LANDSCAPE AREAS, AND CANALS BUILT WITH THE PROPOSED CANAL STREETS TO BE MAINTAINED BY THE HOA.
- ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON RODS FOUND WITH YELLOW CAP STAMPED "JBI", UNLESS OTHERWISE NOTED DIFFERENTLY ON THE PLAT.

**FP17-0030
FINAL PLAT**

**THE CANALS AT GRAND PARK-NORTH
PHASE 2 NORTH**

BEING 18.856 ACRES OUT OF THE JONATHAN G. MORRELL SURVEY, ABSTRACT NO. 864 AND THE CRAIN & WARREN SURVEY, ABSTRACT NO. 229 AND BEING A PART OF LOT 1R, BLOCK A, GRAND PARK CANAL NORTH ADDITION CITY OF FRISCO, DENTON COUNTY, TEXAS

DEVELOPED TO PD-230 STANDARDS
37 VILLAGE HOME LOTS
49 COTTAGE HOME LOTS
19 TOWNHOME LOTS
3 H.O.A. LOTS

CGP DEVELOPMENT CORP OWNER
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Filed for Record in the Official Records of: Denton County
On: 6/19/2017 10:44:45 AM
In the PLAT Records
THE CANALS AT GRAND PARK
Doc Number: 2017-274
Number of Pages: 2
Amount: 100.00
Order#: 20170619000234
By: JK

Drawing: H:\Projects\ARC027.dwg X:\ARC027\PT-(PHASE 2 NORTH).dwg Saved By: bcdough Save Time: 6/19/2017 2:04 PM Plotted by: mharp Plot Date: 6/19/2017 2:06 PM

WHEREAS, CGP DEVELOPMENT CORP is the owner of a parcel of land located in the City of Frisco, Denton County, Texas, a part of the Crain and Warren Survey, Abstract Number 229, and being a part of the Jonathan G. Morrell Survey, Abstract Number 864, and being a part of Lot 1R, Block A, Conveyance Plat of Grand Park Canal North, an addition to the City of Frisco as recorded in Volume 2016, Page 64, Denton County Plat Records, and also being a part of that tract of land described in deed from Arcadia CGP 2, LLC to CGP Development Corp as recorded in Document Number 2016-75927, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said Lot 1R, said point being the southwest corner of Lot 21, Block F, The Canals at Grand Park-North Phase 1B North, an addition to the City of Frisco as recorded in Volume 2015, Page 81, Denton County Plat Records, said point also being in the north right-of-way line of Cotton Gin Road;

THENCE North 89 degrees 53 minutes 11 seconds West, 495.09 feet along the north right-of-way line of Cotton Gin road to a one-half inch iron rod set for corner;

THENCE Southwesterly, 25.42 feet along a curve to the left having a central angle of 14 degrees 33 minutes 43 seconds, a radius of 100.00 feet, a tangent of 12.78 feet, and whose chord bears South 82 degrees 49 minutes 58 seconds West, 25.35 feet road to a one-half inch iron rod set for corner;

THENCE North 69 degrees 46 minutes 06 seconds West, 23.32 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 44.91 feet along a curve to the left having a central angle of 07 degrees 47 minutes 50 seconds, a radius of 330.00 feet, a tangent of 22.49 feet, and whose chord bears North 35 degrees 59 minutes 16 seconds West, 44.87 feet to a one-half inch iron rod set for corner;

THENCE North 39 degrees 53 minutes 11 seconds West, 143.49 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 218.40 feet along a curve to the right having a central angle of 46 degrees 20 minutes 45 seconds, a radius of 270.00 feet, a tangent of 115.57 feet, and whose chord bears North 16 degrees 42 minutes 49 seconds West, 212.49 feet to a one-half inch iron rod set for corner;

THENCE North 06 degrees 27 minutes 34 seconds East, 246.37 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 135.30 feet along a curve to the left having a central angle of 23 degrees 29 minutes 28 seconds, a radius of 330.00 feet, a tangent of 68.61 feet, and whose chord bears North 05 degrees 17 minutes 10 seconds West, 134.35 feet to a one-half inch iron rod set for corner;

THENCE North 17 degrees 01 minutes 54 seconds West, 153.26 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 455.90 feet along a curve to the right having a central angle of 17 degrees 04 minutes 22 seconds, a radius of 1530.00 feet, a tangent of 229.65 feet, and whose chord bears North 08 degrees 29 minutes 43 seconds West, 454.22 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 02 minutes 28 seconds East, 155.35 feet to a one-half inch iron rod set for corner in the north line of said Lot 1R, said point also being in the south line of a parcel of land described as Tract 4 in deed to DR Frisco, L.P. as recorded in Document Number 2008-93205, Denton County Deed Records;

THENCE along the north line of said Lot 1R as follows:
South 89 degrees 45 minutes 56 seconds East, 605.02 feet to a one-half inch iron rod found for corner, said point being the southeast corner of said Tract 4;
North 00 degrees 12 minutes 40 seconds West, 30.00 feet along the east line of said Tract 4 to a five-eighths inch iron rod found at the southwest corner of Lot 1R, Block A, Revised Conveyance Plat of Park West, an addition to the City of Frisco as recorded in Volume 2016, Page 65, Denton County Plat Records;
South 89 degrees 45 minutes 56 seconds East, 44.44 feet along the south line of said Lot 1R, Block A of said Revised Conveyance Plat of Park West Addition to a one-half inch iron rod found for corner, said point being the northwest corner of Lot 4, of said Conveyance Plat of Grand Park Canal North Addition;

THENCE continuing along the north line of said Lot 1R and the south line of said Lot 4, of said Conveyance Plat of Grand Park Canal North Addition as follows:
South 00 degrees 14 minutes 04 seconds West, 10.91 feet to a one-half inch iron rod found for corner;
South 19 degrees 02 minutes 04 seconds East, 14.86 feet to a one-half inch iron rod found for corner;
Northeasterly, 34.46 feet along a curve to the left having a central angle of 08 degrees 11 minutes 29 seconds, a radius of 241.00 feet, a tangent of 17.26 feet, and whose chord bears North 74 degrees 22 minutes 52 seconds East, 34.43 feet to a one-half inch iron rod found for corner;
Northeasterly, 53.73 feet along a curve to the right having a central angle of 11 degrees 53 minutes 12 seconds, a radius of 259.00 feet, a tangent of 26.96 feet, and whose chord bears North 76 degrees 13 minutes 43 seconds East, 53.64 feet to a one-half inch iron rod found for corner, said point being the northeast corner of said Lot 1R, said point being the southeast corner of said Lot 4, said point also being the southwest corner of Lot 23, Block J, of said The Canals at Grand Park-North Phase 1B North Addition;

THENCE along the east line of said Lot 1R and the west line of said The Canals at Grand Park-North Phase 1B North Addition as follows:
South 00 degrees 14 minutes 04 seconds West, 155.44 feet to a one-half inch iron rod found for corner;
North 89 degrees 45 minutes 56 seconds West, 49.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 60.00 feet to a one-half inch iron rod found for corner;
South 89 degrees 45 minutes 56 seconds East, 53.94 feet to a one-half inch iron rod found for corner;
South 71 degrees 19 minutes 50 seconds East, 15.81 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 228.00 feet to a one-half inch iron rod found for corner;
South 71 degrees 47 minutes 58 seconds West, 15.81 feet to a one-half inch iron rod found for corner;
North 89 degrees 45 minutes 56 seconds West, 35.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 60.00 feet to a one-half inch iron rod found for corner;
South 89 degrees 45 minutes 56 seconds East, 115.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 110.00 feet to a one-half inch iron rod found for corner;
North 89 degrees 45 minutes 56 seconds West, 170.00 feet to a one-half inch iron rod found for corner;
North 18 degrees 12 minutes 02 seconds West, 15.81 feet to a one-half inch iron rod found for corner;
North 00 degrees 14 minutes 04 seconds East, 35.00 feet to a one-half inch iron rod found for corner;
North 89 degrees 45 minutes 56 seconds West, 60.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 35.00 feet to a one-half inch iron rod found for corner;
South 18 degrees 40 minutes 10 seconds West, 15.81 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 18.00 feet to a one-half inch iron rod found for corner;
South 18 degrees 12 minutes 02 seconds East, 15.81 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 85.00 feet to a one-half inch iron rod found for corner;
South 45 degrees 14 minutes 04 seconds West, 14.14 feet to a one-half inch iron rod found for corner;
North 89 degrees 45 minutes 56 seconds West, 168.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 60.00 feet to a one-half inch iron rod found for corner;
South 89 degrees 45 minutes 56 seconds East, 35.00 feet to a one-half inch iron rod found for corner;
South 71 degrees 19 minutes 50 seconds East, 15.81 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 410.15 feet to a one-half inch iron rod found for corner;
South 71 degrees 47 minutes 58 seconds West, 15.81 feet to a one-half inch iron rod found for corner;
North 89 degrees 45 minutes 56 seconds West, 35.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 60.00 feet to a one-half inch iron rod found for corner;
South 89 degrees 45 minutes 56 seconds East, 398.00 feet to a one-half inch iron rod found for corner;
South 71 degrees 19 minutes 50 seconds East, 15.81 feet to a one-half inch iron rod found for corner;
South 00 degrees 14 minutes 04 seconds West, 213.02 feet to the POINT OF BEGINNING and containing 821,407 square feet or 18.856 acres of land.

Table with columns: BLOCK/LOT, SQUARE FOOT, ACREAGE, BLOCK/LOT, SQUARE FOOT, ACREAGE. Lists lots B1 through E21 with their respective square foot and acreage values.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CGP DEVELOPMENT CORP acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as THE CANALS AT GRAND PARK-NORTH PHASE 2 NORTH, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

That CGP DEVELOPMENT CORP do herein certify the following:

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the 9 day of June, 2017.

CGP DEVELOPMENT CORP, a Texas corporation

BY: Name: Alex Hodge Title: Vice President/General Manager

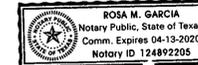
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Alex Hodge, 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 9th day of June, 2017.

Rosa M. Garcia Notary Public, State of Texas



Surveyor's Certificate

Know All Men By These Presents:

That I, Mark W. Harp, 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 Frisco, Texas.

Dated this, the 8th day of June, 2017.

Mark W. Harp, R.P.L.S. # 6425



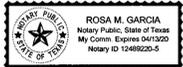
STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, 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 8th day of June, 2017.

Rosa M. Garcia Notary Public, State of Texas



Certificate of Approval

Approved this 12th day of June, 2017 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chair, Planning & Zoning Commission, City Secretary



FP17-0030 FINAL PLAT

THE CANALS AT GRAND PARK-NORTH PHASE 2 NORTH

BEING 18.856 ACRES OUT OF THE JONATHAN G. MORRELL SURVEY, ABSTRACT NO. 864 AND THE CRAIN & WARREN SURVEY, ABSTRACT NO. 229 AND BEING A PART OF LOT 1R, BLOCK A, GRAND PARK CANAL NORTH ADDITION CITY OF FRISCO, DENTON COUNTY, TEXAS

DEVELOPED TO PD-230 STANDARDS 37 VILLAGE HOME LOTS 49 COTTAGE HOME LOTS 19 TOWNHOME LOTS 3 H.O.A. LOTS

CGP DEVELOPMENT CORP OWNER 3500 Maple Avenue, Suite 1165 (972) 774-9110 Dallas, Texas 75219 Contact: William Gietema

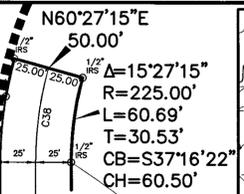
JB PARTNERS, INC. SURVEYOR/ENGINEER 16301 Quorum Drive, Suite 200 B (972) 248-7676 Addison, Texas 75001 Contact: Joshua Luke, P.E. TBPE No. F-438 TBPLS No. 10076000

Filed for Record in the Official Records Of: Denton County On: 6/19/2017 10:44:45 AM in the PLAT Records THE CANALS AT GRAND PARK... Doc Number: 2017-274 Number of Pages: 2 Amount: 100.00 Order#: 20170619000234 By: JK

ARCADIA LIBERTY GROVE HOLDINGS, LLC
DOC. NO. 201400033763
REMAINDER OF 107.325 ACRES

MATCH LINE SEE SHEET 2

ARCADIA LIBERTY GROVE HOLDINGS, LLC
DOC. NO. 201400033763
REMAINDER OF 107.325 ACRES



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRS IRON ROD SET
- 5/8" IRF IRON ROD FOUND
- PPUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- HOA HOMEOWNER'S ASSOCIATION
- ◀ ZERO LOT LINE
- ◻ 10'x10' TRANSFORMER ESMT

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NOTES:

- PER FEMA FLOOD INSURANCE RATE MAP, CITY OF ROWLETT, TEXAS COMMUNITY PANEL NUMBERS 481300235J AND 481300245J, DATED AUGUST 23, 2001, AND PRELIMINARY COMMUNITY PANEL NUMBERS 48130010L AND 481300120L, DATED JUNE 22, 2007 WHICH INCLUDES THE SUBJECT PROPERTY, ALL OF THE SUBJECT PROPERTY SHOWN LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).
- IN ALL SUBDIVISIONS, CORNERS ARE ESTABLISHED AT THE CORNER OF EACH BLOCK IN THE SUBDIVISION CONSISTING OF AN IRON ROD OR PIPE NOT LESS THAN THREE-QUARTER INCHES (3/4") IN DIAMETER AND TWENTY-FOUR INCHES (24") DEEP, FLUSH WITH THE TOP OF THE SIDEWALK OR OTHER PAVING SURFACE, ETC. ALL LOT CORNERS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE SUBDIVISION. AND LOT CORNER MONUMENTS ARE PLACED AT ALL LOT CORNERS EXCEPT CORNERS WHICH ARE ALSO BLOCK CORNERS, CONSISTING OF IRON RODS OR PIPES OF A DIAMETER OF NOT LESS THAN ONE-HALF (1/2") AND EIGHTEEN INCHES (18") DEEP SET FLUSH WITH THE TOP OF THE SIDEWALK. ALL LOT CORNERS SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE SUBDIVISION.
- WATER AND SEWER STUB OUTS SHALL BE PROVIDED PER THE CITY'S MASTER PLANS.
- EXISTING ZONING IS PER THE CITY OF ROWLETT *REALIZE ROWLETT 2020 COMPREHENSIVE PLAN* AND IS A FORM BASED NEW NEIGHBORHOOD CLASSIFICATION.
- HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE AND COMMON AREAS.
- A MINOR WARRANT WAS GRANTED ON MAY 20, 2015, ALLOWING FOR A 14 FOOT (14') BTL ON LOTS 15, 16 AND 17, BLOCK C.
- THE FOLLOWING LOTS ARE TERMINATED VISTAS (FOCAL POINTS) BLOCK A, LOT 1; BLOCK C, LOT 14; BLOCK D, LOT 29; BLOCK G, LOT 3 AND BLOCK H, LOT 7.
- THE "ZERO-LOT LINE" SHALL HAVE A 3/7' SPLIT WITH THE TOTAL DISTANCE BETWEEN BUILDINGS BEING 10 FEET (10').

FINAL PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1-8; BLOCK B, LOTS 1-17;
 BLOCK C, LOTS 1-17; BLOCK D, LOTS 1-29;
 BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-2;
 BLOCK G, LOTS 1-8; BLOCK H, LOTS 1-22;
 BLOCK I, LOTS 1-2; BLOCK J, LOTS 1-4;
 BLOCK K, LOTS 1-4; OPEN SPACE TRACTS 1-4;
 AND COMMON SPACE TRACTS 1-8

139 LOTS

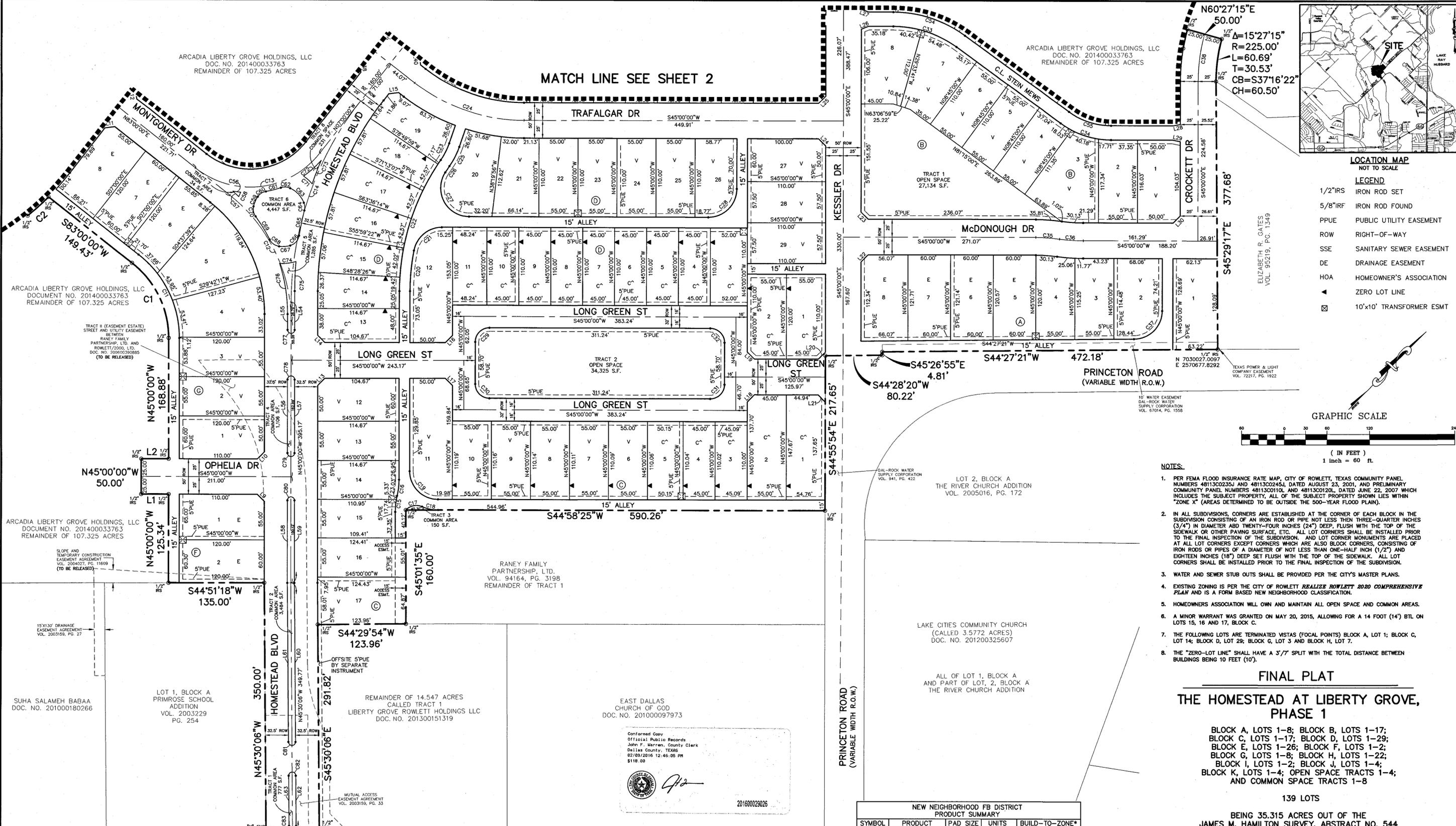
BEING 35.315 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC OWNER
 3500 Maple Ave., Suite 1165 (214) 986-5024
 Dallas, Texas 75219

JBI PARTNERS SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972)248-7676
 Addison, Texas 75001
 TBPE No. F-438 TBPLS No. 10076000

REVISED: AUGUST 5, 2015
 REVISED: JUNE 10, 2015
 SUBMITTED: JANUARY 17, 2014



ARCADIA LIBERTY GROVE HOLDINGS, LLC
DOCUMENT NO. 201400033763
REMAINDER OF 107.325 ACRES

ARCADIA LIBERTY GROVE HOLDINGS, LLC
DOCUMENT NO. 201400033763
REMAINDER OF 107.325 ACRES

SUHA SALAMEH BABAA
DOC. NO. 201000180266

LOT 1, BLOCK A
PRIMROSE SCHOOL
ADDITION
VOL. 2003229
PG. 254

REMAINDER OF 14.547 ACRES
CALLED TRACT 1
LIBERTY GROVE ROWLETT HOLDINGS LLC
DOC. NO. 201300151319

EAST DALLAS
CHURCH OF GOD
DOC. NO. 201000097973

RANEY FAMILY
PARTNERSHIP, LTD.
VOL. 94164, PG. 3198
REMAINDER OF TRACT 1

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 Official Public Records
 John F. Warren, County Clerk
 Dallas County, TEXAS
 02/03/2016 12:46:05 PM
 \$19.00

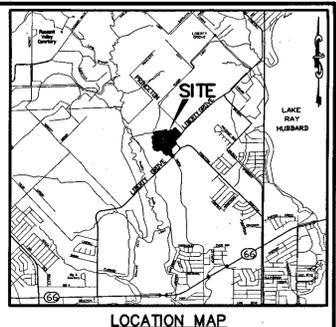
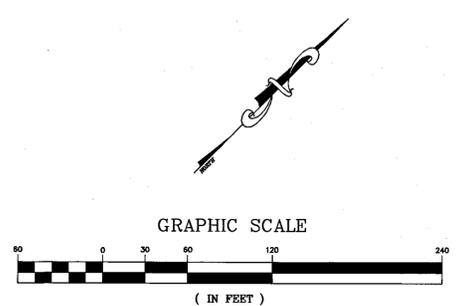
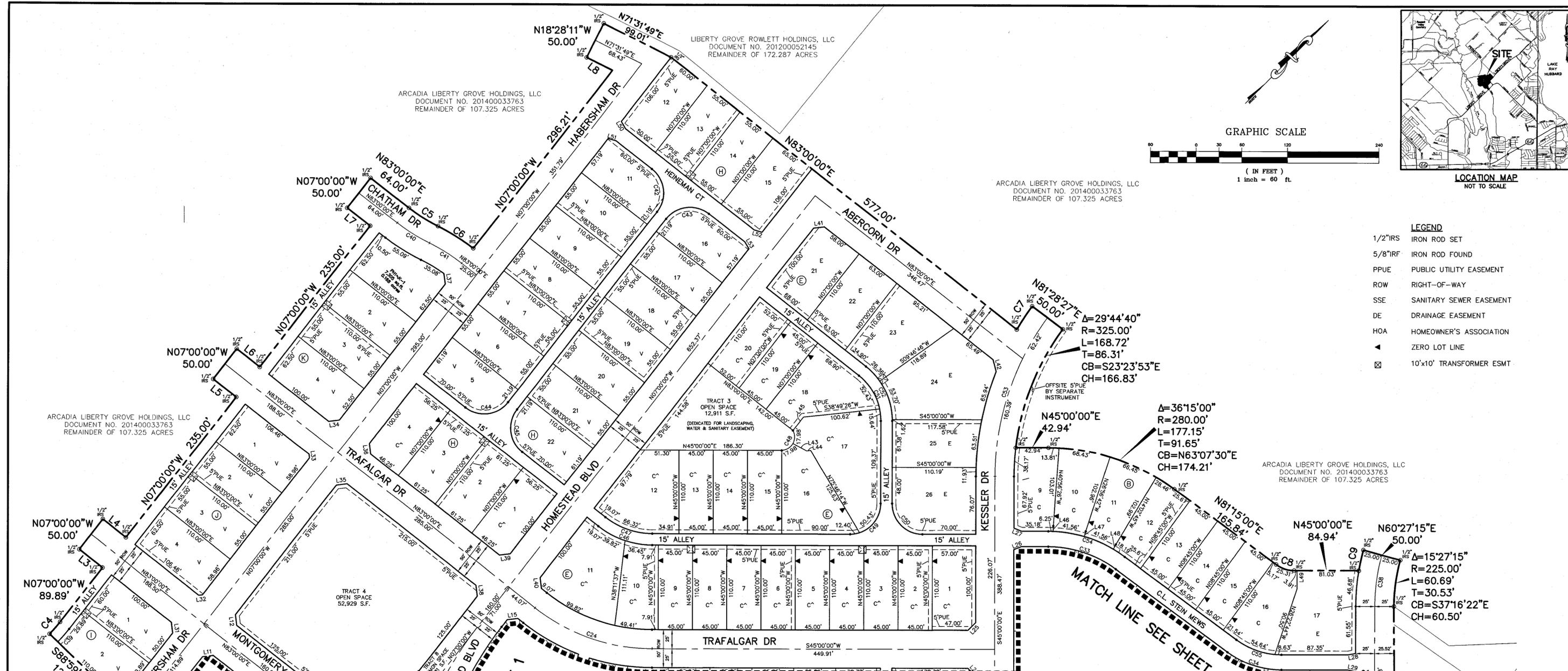
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°00'00"	135.00'	122.52'	65.84'	N71°00'00"W	118.36'
C2	06°02'40"	375.00'	39.56'	19.80'	S02°55'50"W	39.54'
C3	06°57'30"	325.00'	39.47'	19.76'	N02°28'25"E	39.44'
C4	05°59'40"	200.00'	20.92'	10.47'	N04°00'10"W	20.92'
C5	11°28'42"	225.00'	45.08'	22.61'	N77°15'39"E	45.00'
C6	11°28'42"	275.00'	55.09'	27.64'	N77°15'39"E	55.00'
C7	05°33'27"	375.00'	36.37'	18.20'	N11°18'16"W	36.36'
C8	36°15'00"	40.00'	25.31'	13.09'	N63°07'30"E	24.89'
C9	05°43'46"	275.00'	27.50'	13.76'	N32°24'38"W	27.49'

LINE	BEARING	DISTANCE
L1	S45°00'00"W	38.50
L2	N45°00'00"E	38.50
L3	S83°00'00"W	38.50
L4	N83°00'00"E	38.50
L5	S83°00'00"W	38.50
L6	N83°00'00"E	38.50
L7	S83°00'00"W	38.50
L8	S71°31'49"W	37.84

SYMBOL	PRODUCT	PAD SIZE	UNITS	BUILD-TO-ZONE*
E	ESTATE	50'x75'	18	20'-30'
V	VILLAGE	45'x70'	68	15'-25'
C^	COTTAGE NN-II	35'x70'	45	10'-25'
C	COTTAGE NN-III	35'x70'	08	5'-15'

*1. THERE MAY BE MULTIPLE BUILDING TYPES WITHIN A BLOCK FACE AND ALONG A STREET. WHERE THE BUILD-TO ZONES DIFFER DUE TO VARIATION OF BUILDING TYPES, THE PREDOMINANT BUILDING TYPE'S BUILD-TO ZONE SHALL BE APPLIED TO THE OTHERS TO ENSURE A CONSISTENT SETBACK OF BUILDINGS.

*2. PORCHES, BAY WINDOWS, BALCONIES, FOOTED CHIMNEYS, SUNROOMS AND ATTACHED PERGOLAS ARE CONSIDERED GIFTS TO THE STREET AND MAY ENCR OACH BEYOND THE BUILD-TO-ZONE BY UP TO TEN FEET (10'), BUT MAY NOT ENCR OACH INTO A PUBLIC RIGHT-OF-WAY. ON SIDE STREETS, THEY MAY ENCR OACH UP TO FIVE FEET (5').



- LEGEND**
- 1/2"IRS IRON ROD SET
 - 5/8"IRF IRON ROD FOUND
 - PPUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SSE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - ◀ ZERO LOT LINE
 - ☒ 10'x10' TRANSFORMER ESMT

ARCADIA LIBERTY GROVE HOLDINGS, LLC
DOCUMENT NO. 201400033763
REMAINDER OF 107.325 ACRES

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LINE TABLE

LINE	BEARING	DISTANCE
L9	N90°00'00"E	14.14'
L10	N00°00'00"E	14.14'
L11	N38°00'00"E	14.14'
L12	N52°00'00"W	14.14'
L13	S00°00'00"E	14.14'
L14	N90°00'00"E	14.14'
L15	N38°00'00"E	14.14'
L16	N00°00'00"E	14.14'
L17	N90°00'00"E	14.14'
L18	S00°00'00"W	14.14'
L19	N90°00'00"E	14.14'
L20	S00°00'00"W	14.14'
L21	S89°57'57"E	14.13'
L22	N00°00'00"E	14.14'
L23	N90°00'00"W	14.14'
L24	N90°00'00"E	14.14'
L25	N00°00'00"E	14.14'
L26	S23°11'55"W	10.77'
L27	S66°48'05"W	10.77'
L28	N33°41'24"E	10.20'
L29	S56°18'36"W	10.20'
L30	N00°00'00"E	14.14'
L31	S52°00'00"E	14.14'
L32	N38°00'00"E	5.00'
L33	S52°00'00"E	5.00'
L34	S38°00'00"W	14.14'
L35	N38°00'00"E	14.14'
L36	N52°00'00"W	14.14'

LINE TABLE

LINE	BEARING	DISTANCE
L37	N52°38'12"W	13.99'
L38	S52°00'00"E	14.14'
L39	N38°00'00"E	14.14'
L40	S52°00'00"E	14.14'
L41	N38°00'00"E	14.14'
L42	N59°49'03"W	15.93'
L43	N73°55'27"E	20.66'
L44	N38°49'26"E	5.34'
L45	N07°00'00"W	22.29'
L46	N42°53'32"W	7.03'
L47	N28°52'22"W	7.08'
L48	N14°52'42"W	7.02'
L49	N45°00'00"W	23.87'
L50	S75°11'55"E	10.77'
L51	N61°11'55"E	10.77'
L52	S61°11'55"W	10.77'
L53	N75°11'55"W	10.77'
L54	N45°00'42"W	55.28'
L55	N45°00'00"W	22.31'
L56	S45°00'00"E	102.71'
L57	S45°00'00"E	102.71'
L58	S45°00'00"E	116.64'
L59	S45°00'00"E	116.60'
L60	N45°30'06"W	223.89'
L61	N45°30'06"W	223.93'
L62	N45°30'06"W	69.83'
L63	N45°30'06"W	69.83'

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Dallas County, TEXAS
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\$118.00

201600029026

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C10	12°57'10"	350.00'	79.12'	39.73'	N00°31'25"W	78.96'
C11	52°00'00"	150.00'	136.14'	73.16'	N71°00'00"W	131.51'
C12	52°00'00"	225.00'	204.20'	109.74'	N71°00'00"W	197.27'
C13	90°00'00"	125.00'	196.35'	125.00'	N38°00'00"E	176.78'
C14	38°00'00"	460.00'	305.08'	158.39'	S26°00'00"E	299.52'
C15	13°13'21"	100.00'	23.08'	11.59'	S38°24'55"E	23.03'
C16	13°11'46"	100.00'	23.03'	11.57'	N38°24'07"E	22.98'
C17	71°35'41"	20.00'	24.99'	14.42'	S33°12'44"W	23.40'
C18	24°02'10"	55.00'	23.07'	11.71'	N56°59'29"E	22.90'
C19	90°01'35"	40.00'	62.85'	40.02'	N89°59'12"E	56.58'
C20	10°51'41"	305.33'	57.88'	29.03'	S39°34'11"E	57.79'
C21	79°08'20"	40.00'	55.25'	33.05'	S05°25'51"W	50.96'
C22	35°06'57"	320.33'	196.33'	101.36'	S27°26'31"E	193.27'
C23	16°07'08"	92.50'	26.02'	13.10'	N17°56'37"W	25.94'
C24	38°00'25"	250.00'	165.81'	86.08'	N64°00'00"E	162.78'
C25	18°07'08"	107.50'	30.24'	15.22'	N17°56'37"W	30.14'
C26	01°59'24"	305.33'	10.61'	5.30'	S10°52'45"E	10.60'
C27	123°07'33"	40.00'	85.96'	73.86'	S73°26'14"E	70.35'
C28	90°00'00"	40.00'	62.83'	40.00'	N00°00'00"W	56.57'
C29	90°00'00"	20.00'	31.42'	20.00'	S00°00'00"W	28.28'
C30	90°00'00"	20.00'	31.42'	20.00'	S90°00'00"E	28.28'
C31	90°00'00"	20.00'	31.42'	20.00'	N00°00'00"E	28.28'
C32	90°00'00"	20.00'	31.42'	20.00'	N90°00'00"W	28.28'
C33	36°15'00"	150.00'	94.90'	49.10'	S63°07'30"E	93.33'
C34	36°15'00"	120.00'	75.92'	39.28'	N63°07'30"E	74.66'
C35	07°40'25"	250.00'	33.48'	16.77'	S48°50'13"W	33.46'
C36	07°40'25"	250.00'	33.48'	16.77'	N48°50'13"E	33.46'
C37	89°27'21"	40.00'	62.45'	39.62'	N00°16'19"W	56.30'
C38	15°27'15"	250.00'	67.43'	33.92'	S37°16'22"E	67.23'
C39	05°59'40"	215.00'	22.49'	11.26'	N04°00'10"W	22.48'
C40	11°28'42"	250.00'	50.08'	25.13'	N77°15'39"E	50.00'
C41	11°28'42"	250.00'	50.08'	25.13'	S77°15'39"W	50.00'
C42	90°00'00"	40.00'	62.83'	40.00'	N52°00'00"W	56.57'
C43	90°00'00"	40.00'	62.83'	40.00'	S38°00'00"W	56.57'
C44	90°00'00"	40.00'	62.83'	40.00'	N38°00'00"E	56.57'
C45	90°00'00"	40.00'	62.83'	40.00'	S92°00'00"E	56.57'
C46	38°00'00"	115.00'	76.27'	39.60'	N64°00'00"E	74.88'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C47	38°00'00"	100.00'	66.32'	34.43'	N64°00'00"E	65.11'
C48	114°28'20"	18.00'	35.96'	27.97'	N16°07'50"W	30.27'
C49	90°00'00"	40.00'	62.83'	40.00'	N00°00'00"E	56.57'
C50	90°00'00"	40.00'	62.83'	40.00'	S90°00'00"E	56.57'
C51	52°00'00"	75.00'	68.07'	36.58'	N71°00'00"W	65.76'
C52	52°00'00"	90.00'	81.68'	43.90'	N71°00'00"W	78.91'
C53	36°28'27"	350.00'	222.81'	115.33'	S26°45'47"E	219.06'
C54	36°15'00"	170.00'	107.56'	55.65'	S63°07'30"E	105.77'
C55	36°15'00"	100.00'	63.27'	32.73'	N63°07'30"E	62.22'
C56	04°45'03"	133.00'	11.03'	5.52'	N 53°09'56" E	11.02'
C57	02°46'51"	232.50'	11.28'	5.64'	S 88°12'32" W	11.28'
C58	06°09'51"	62.50'	6.72'	3.37'	S 21°24'47" E	6.72'
C59	22°11'47"	38.50'	14.91'	7.55'	N 03°06'24" E	14.82'
C60	45°31'01"	17.50'	13.90'	7.34'	S 12°36'11" W	13.54'
C61	09°25'10"	133.00'	21.86'	10.96'	N 30°39'06" E	21.84'
C62	44°14'16"	17.50'	13.51'	7.11'	S 48°03'39" W	13.18'
C63	42°29'59"	38.50'	28.56'	14.97'	N 88°34'13" W	27.91'
C64	36°21'12"	17.50'	11.10'	5.75'	N 49°08'38" W	10.92'
C65	04°25'10"	468.00'	36.10'	18.06'	S 33°10'37" E	36.09'
C66	64°33'35"	17.50'	19.72'	11.05'	N 03°06'24" W	18.69'
C67	23°36'04"	38.50'	15.86'	8.04'	N 40°58'25" E	15.75'
C68	55°13'30"	17.50'	16.87'	9.15'	N 80°23'12" E	16.22'
C69	09°22'00"	232.50'	38.01'	19.05'	N 76°41'16" W	37.97'
C70	49°01'09"	17.50'	14.97'	7.98'	S 66°51'41" E	14.52'
C71	14°58'33"	62.50'	16.34'	8.21'	S 86°45'54" W	16.29'
C72	14°16'52"	133.00'	33.15'	16.66'	N 03°20'03" E	33.08'
C73	04°18'15"	468.00'	35.16'	17.59'	S 24°04'46" E	35.15'
C74	21°26'06"	62.50'	23.38'	11.83'	N 38°25'14" E	23.25'
C75	05°09'24"	463.46'	41.71'	20.87'	S 42°42'01" E	41.70'
C76	18°01'53"	232.51'	73.17'	36.89'	N 54°00'57" W	72.87'
C77	18°00'00"	5.00'	15.73'	—	N 45°00'19" E	10.01'
C78	18°00'00"	5.00'	15.71'	—	N 45°00'00" W	10.00'
C79	18°00'00"	5.00'	15.71'	—	N 45°00'00" E	10.00'
C80	18°00'00"	5.00'	15.71'	—	N 45°00'00" W	10.00'
C81	18°00'00"	5.00'	15.71'	—	N 44°29'54" E	10.00'
C82	18°00'00"	5.00'	15.71'	—	N 44°29'54" W	10.00'
C83	18°00'00"	5.00'	15.71'	—	N 44°29'54" E	10.00'

FINAL PLAT
THE HOMESTEAD AT LIBERTY GROVE,
PHASE 1

BLOCK A, LOTS 1-8; BLOCK B, LOTS 1-17;
BLOCK C, LOTS 1-17; BLOCK D, LOTS 1-29;
BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-2;
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139 LOTS

BEING 35.315 ACRES OUT OF THE
JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT
DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC **OWNER**
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Dallas, Texas 75219

JBI PARTNERS **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
TBPE No. F-438 TBPLS No. 10076000

REVISED: AUGUST 5, 2015
REVISED: JUNE 10, 2015
SUBMITTED: JANUARY 17, 2014

Drawing: H:\Projects\ARC026\dwg\ARC026-pl-Phase 1--APPROVED.dwg Saved By: psnyder Date: 1/20/2016 9:59 AM Plotted by: psnyder Plot Date: 1/20/2016 9:59 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a parcel of land located in the City of Rowlett, Dallas County, Texas, being a part of the James M. Hamilton Survey, Abstract Number 544, and being all of a 35.315 acre tract of land described in a special warranty deed with vendor's lien to Arcadia Liberty Grove Development I, LLC, as recorded in Document No. 201400140541, Dallas County Deed Records, and being further described as follows:

BEGINNING at a "X" in concrete found at the south corner of said 35.315 acre tract of land, said point being in the northwest right-of-way of Liberty Grove Road (a variable width right-of-way), said point being the east corner of Lot 1, Block A, Primrose School Addition, an addition to the City of Rowlett as recorded in Volume 2003229, Page 254, Dallas County Deed Records;

THENCE North 45 degrees 30 minutes 06 seconds West, 350.00 feet to a one-half inch iron rod set at the north corner of said Lot 1;

THENCE South 44 degrees 51 minutes 18 seconds West, 135.00 feet along the northwest line of said Lot 1 to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 125.34 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 seconds 00 minutes East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, 168.88 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 122.52 feet along a curve to the left having a central angle of 52 degrees 00 minutes 00 seconds, a radius of 135.00 feet, a tangent of 65.84 feet, and whose chord bears North 71 degrees 00 minutes 00 seconds West, 118.36 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 149.43 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 39.56 feet along a curve to the right having a central angle of 06 degrees 02 minutes 40 seconds, a radius of 375.00 feet, a tangent of 19.80 feet, and whose chord bears South 02 degrees 55 minutes 50 seconds West, 39.54 feet to a one-half inch iron rod set for corner;

THENCE North 84 degrees 02 minutes 50 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 39.47 feet along a curve to the left having a central angle of 06 degrees 57 minutes 30 seconds, a radius of 325.00 feet, a tangent of 19.76 feet, and whose chord bears North 02 degrees 28 minutes 25 seconds East, 39.44 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 59 minutes 40 seconds West, 125.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 20.92 feet along a curve to the left having a central angle of 05 degrees 59 minutes 40 seconds, a radius of 200.00 feet, a tangent of 10.47 feet, and whose chord bears North 04 degrees 00 minutes 10 seconds West, 20.92 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 89.89 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 235.00 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 235.00 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 00 minutes 00 seconds West, 38.50 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 64.00 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 45.08 feet along a curve to the left having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 225.00 feet, a tangent of 22.61 feet, and whose chord bears North 77 degrees 15 minutes 39 seconds East, 45.00 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 55.09 feet along a curve to the right having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 275.00 feet, a tangent of 27.64 feet, and whose chord bears North 77 degrees 15 minutes 39 seconds East, 55.00 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 00 minutes 00 seconds West, 296.21 feet to a one-half inch iron rod set for corner;

THENCE South 71 degrees 31 minutes 49 seconds West, 37.84 feet to a one-half inch iron rod set for corner;

THENCE North 18 degrees 28 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 31 minutes 49 seconds East, 99.01 feet to a one-half inch iron rod set for corner;

THENCE North 83 degrees 00 minutes 00 seconds East, 577.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 36.37 feet along a curve to the right having a central angle of 05 degrees 33 minutes 27 seconds, a radius of 375.00 feet, a tangent of 18.20 feet, and whose chord bears North 11 degrees 18 minutes 16 seconds West, 36.36 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 28 minutes 27 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeastly, 168.72 feet along a curve to the left having a central angle of 29 degrees 44 minutes 40 seconds, a radius of 325.00 feet, a tangent of 86.31 feet, and whose chord bears South 23 degrees 23 minutes 53 seconds East, 166.83 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, 42.94 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 177.15 feet along a curve to the right having a central angle of 36 degrees 15 minutes 00 seconds, a radius of 280.00 feet, a tangent of 91.65 feet, and whose chord bears North 63 degrees 07 minutes 30 seconds East, 174.21 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 15 minutes 00 seconds East, 165.84 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 25.31 feet along a curve to the left having a central angle of 36 degrees 15 minutes 00 seconds, a radius of 40.00 feet, a tangent of 13.09 feet, and whose chord bears North 63 degrees 07 minutes 30 seconds East, 24.89 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, 84.94 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 27.50 feet along a curve to the right having a central angle of 05 degrees 43 minutes 46 seconds, a radius of 275.00 feet, a tangent of 13.76 feet, and whose chord bears North 32 degrees 24 minutes 18 seconds West, 27.49 feet to a one-half inch iron rod set for corner;

THENCE North 60 degrees 27 minutes 15 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeastly, 60.69 feet along a curve to the left having a central angle of 15 degrees 27 minutes 15 seconds, a radius of 225.00 feet, a tangent of 30.53 feet, and whose chord bears South 37 degrees 16 minutes 22 seconds East, 60.50 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 29 minutes 17 seconds East, 377.68 feet to a one-half inch iron rod set at the east corner of said 35.315 acre tract of land, said point being the south corner of that tract of land described in deed to Elizabeth P. Gates recorded in Volume 95219, Page 1349, Deed Records Dallas County, Texas, and said point being in the northwesterly right-of-way line of Princeton Road (a variable width right-of-way);

THENCE South 44 degrees 27 minutes 21 seconds West, 472.18 feet along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 45 degrees 26 minutes 55 seconds East, 4.81 feet along the northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 28 minutes 20 seconds West, 80.22 feet northwesterly right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 55 minutes 54 seconds East, 217.65 feet along the southwest right-of-way line of Princeton Road to a one-half inch iron rod set for corner;

THENCE South 44 degrees 58 minutes 25 seconds West, 590.26 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 01 minutes 35 seconds East, 160.00 feet to a one-half inch iron rod set for corner;

THENCE South 44 degrees 29 minutes 54 seconds West, 123.96 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 30 minutes 06 seconds East, 291.82 feet to a one-half inch iron rod set for corner in the northwest right-of-way of Liberty Grove Road;

THENCE South 44 degrees 50 minutes 02 seconds West, 75.00 feet along the northwest line of Liberty Grove Road to the POINT OF BEGINNING and containing 1,538,336 square feet or 35.315 acres of land.

BASIS OF BEARING

The basis of bearings is derived from GPS observations using the City of Rowlett geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

VISIBILITY AND MAINTENANCE EASEMENT

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

ACCESS EASEMENT

The area or areas shown on the plat as "Access Easement" are hereby given, granted, and conveyed, a non-exclusive easement and right to construct, reconstruct and perpetually maintain access facilities in, on, along, over, under and across the limits of the Access Easement. Improvements approved may be placed on the Easement Property which are compatible with the use of the easement and Facilities. The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing and utilizing the Easement Property herein granted so as to be able to travel, pass, cross or traverse from and between the easement.

OPEN SPACE ACCESS EASEMENT

The undersigned does covenant and agree that the open space access easement may be utilized by any person or to the general public for pedestrian use and access, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC, Owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as "THE HOMESTEAD AT LIBERTY GROVE, PHASE 1", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere 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 constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, I agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association.
• The homeowners' association shall have the authority to collect membership fees.
• As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
• The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.
• The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
• The homeowners' association shall, where additional rights-of-way have been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Signature of Owner

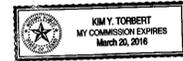
STATE OF TEXAS §

COUNTY OF DALLAS §

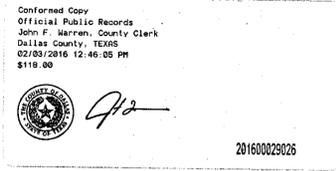
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Cochran, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and under oath stated that the statements in the foregoing instrument are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of January, 2016.

Notary Public in and for the State of Texas



Signature of Notary



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dan B. Ramsey, a Registered Professional Land Surveyor, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described 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 Rowlett Planning and Zoning Commission.

Signature of Surveyor

Dan B. Ramsey, Registered Professional Survey No. 4172



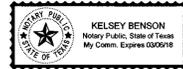
STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dan B. Ramsey, 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 under oath stated that the statements in the foregoing instrument are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of January, 2016.

Signature of Notary and Name & Title



CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas

Signature of Chairman and Date

Signature of Notary and Date

Signature of Principal Planner and Name & Title

The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his/her approval is required.

Signature of Director and Date

Signature of Notary and Date

Signature of Principal Planner and Name & Title

FINAL PLAT

THE HOMESTEAD AT LIBERTY GROVE, PHASE 1

BLOCK A, LOTS 1-8; BLOCK B, LOTS 1-17; BLOCK C, LOTS 1-17; BLOCK D, LOTS 1-29; BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-2; BLOCK G, LOTS 1-8; BLOCK H, LOTS 1-22; BLOCK I, LOTS 1-2; BLOCK J, LOTS 1-4; BLOCK K, LOTS 1-4; OPEN SPACE TRACTS 1-4; AND COMMON SPACE TRACTS 1-8

139 LOTS

BEING 35.315 ACRES OUT OF THE JAMES M. HAMILTON SURVEY, ABSTRACT NO. 544

CITY OF ROWLETT DALLAS COUNTY, TEXAS

ARCADIA LIBERTY GROVE DEVELOPMENT I, LLC

3500 Maple Ave., Suite 1165 Dallas, Texas 75219 (214) 986-5024

JBI PARTNERS SURVEYOR/ENGINEER

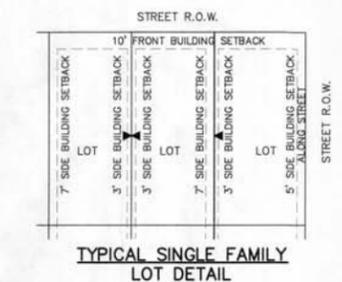
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972)248-7676

REVISU: AUGUST 5, 2015

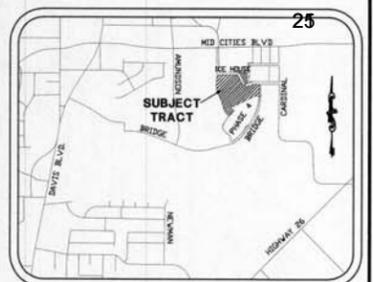
REVISU: JUNE 10, 2015

SUBMITTED: JANUARY 17, 2014

Plotted by: psalder Plot Date: 1/20/2016 10:25 AM Drawing: H:\Projects\ARC026.dwg V:\ARC026-pt-Phase 1-APPROVED.dwg Saved By: psalder Save Time: 9/11/2015 6:45 AM



TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.
NOTE: NO OVERHEAD STRUCTURES WITHIN 5' OF ADJACENT STRUCTURES.



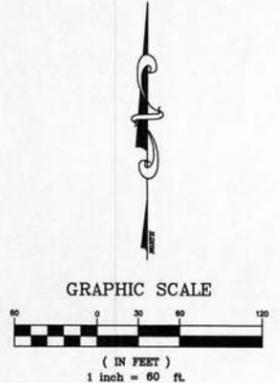
VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
- LOTS CA-C2 AND CA-C3, BLOCK C ARE ALSO A DRAINAGE EASEMENT IN ITS ENTIRETY AND SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
- NO ELECTRICAL APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
- GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
- COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

LEGEND

- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRF IRON ROD SET
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- CA COMMON AREA
- AE ACCESS EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- 7' X 7' UTILITY EASEMENT
- STREET NAME CHANGE INDICATOR
- 3-FT BUILDING LINE TO LOT LINE SEE LOT DETAIL, THIS SHEET



REASONS FOR THE AMENDED PLAT:

- REVISED MINIMUM FINISHED FLOOR ELEVATIONS TO LOTS 6-13 AND 36-45, BLOCK C.
- REVISED LOCATIONS OF VARIOUS 7'x7' UTILITY EASEMENTS.
- ADDED 5' UTILITY EASEMENTS TO THE FOLLOWING LOTS: LOTS 5 & 32, BLOCK B; LOTS 3, CA-C2 & CA-C4, BLOCK C
- REVISED LOCATION OF 5' UTILITY EASEMENT IN LOT CA-A1, BLOCK A

NRH Case # AP 2017-05

AMENDED PLAT

THE HOMETOWN CANAL DISTRICT, PHASE 5A

TRACT 1
BEING 32,904 SQUARE FEET OR 0.755 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

TRACT 2
BEING 530,089 SQUARE FEET OR 12.169 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

BEING A TOTAL OF 12.924 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

27 SINGLE FAMILY LOTS, 22 SINGLE FAMILY COTTAGE,
39 TOWNHOME LOTS AND 7 OPEN SPACE LOTS

HOMETOWN 5 DEVELOPMENT CORP. OWNER/DEVELOPER
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietera

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

THIS PLAT WAS FILED AS INSTRUMENT NO. D118015013
ON JANUARY 13, 2018.

REVISED: DECEMBER 7, 2017
SUBMITTED: NOVEMBER 13, 2017

Plotted by: panider Plot Date: 1/9/2018 7:26 AM
Drawing: H:\Projects\ARC034\dwg\ARC034-PHS-pt.dwg Sowed By: dramsey Save Time: 12/7/2017 8:34 AM

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

TRACT 1

WHEREAS, HOMETOWN 5 DEVELOPMENT CORP., is the owner of land located in the City of North Richland Hills, Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

COMMENCING at a "X" in concrete found at the southwest corner of Lot 1, Block 1, Hometown Canal District, an addition to the City of North Richland Hills as recorded in Document No. D212238536, Tarrant County Plat Records, said point being in the north right-of-way line of Ice House Drive (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE North 89 degrees 14 minutes 39 seconds East, 388.73 feet along the south line of said Lot 1, Block 1 Hometown Canal District to a "X" set in concrete for corner and being the POINT OF BEGINNING of this tract of land;

THENCE North 89 degrees 14 minutes 39 seconds East, 263.45 feet along the south line of said Lot 1, Block 1, Hometown Canal District to a "X" set in concrete found at the northwest corner of Alley right-of-way (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE along the west line of said Alley right-of-way as follows: South 32 degrees 19 minutes 17 seconds West, 28.01 feet to a one-half inch iron rod found for corner; South 00 degrees 03 minutes 47 seconds East, 252.92 feet to a one-half inch iron rod found at the southwest corner of said Alley right-of-way said point also being in the north right-of-way line of said Ice House Drive;

THENCE along the north right-of-way line of said Ice House Drive as follows: Northwest, 83.62 feet along a curve to the right which has a central angle of 70 degrees 27 minutes 33 seconds, a radius of 68.00 feet, a tangent of 48.02 feet, and whose chord bears North 61 degrees 14 minutes 48 seconds West, 78.45 feet to a one-half inch iron rod found for corner;

North 26 degrees 01 minutes 01 seconds West, 198.21 feet to a one-half inch iron rod found for corner; Northwest, 115.25 feet along a curve to the left which has a central angle of 64 degrees 44 minutes 19 seconds, a radius of 102.00 feet, a tangent of 64.65 feet, and whose chord bears North 58 degrees 23 minutes 11 seconds West, 109.22 feet to the POINT OF BEGINNING and containing 32,904 square feet or 0.755 acres of land.

TRACT 2

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for the southwest corner of Ice House Drive (a variable right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records, and said point being in the east line of Lot 1, Block B, Home Town NRH Lakes Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 8333, Tarrant County Plat Records;

THENCE along the south right-of-way line of said Ice House Drive as follows: North 89 degrees 14 minutes 39 seconds East, 456.48 feet to a one-half inch iron rod found for corner; Southeast, 42.94 feet along a curve to the right which has a central angle of 64 degrees 44 minutes 20 seconds, a radius of 38.00 feet, a tangent of 24.09 feet, and whose chord bears South 58 degrees 23 minutes 11 seconds East, 40.69 feet to a one-half inch iron rod found for corner;

South 28 degrees 01 minutes 01 seconds East, 194.21 feet to a one-half inch iron rod found for corner; Southeast, 173.41 feet along a curve to the left which has a central angle of 68 degrees 37 minutes 32 seconds, a radius of 144.78 feet, a tangent of 98.81 feet, and whose chord bears South 62 degrees 01 minutes 03 seconds East, 163.23 feet to a one-half inch iron rod found for corner;

North 63 degrees 53 minutes 54 seconds East, 92.71 feet to a one-half inch iron rod found for corner; Northeast, 40.90 feet along a curve to the right which has a central angle of 26 degrees 02 minutes 19 seconds, a radius of 90.00 feet, a tangent of 20.81 feet, and whose chord bears North 76 degrees 55 minutes 04 seconds East, 40.55 feet to a one-half inch iron rod found for corner;

North 89 degrees 56 minutes 13 seconds East, 148.51 feet to a one-half inch iron rod found for corner the west right-of-way line of Bridge Street (a variable width right-of-way);

THENCE along the west right-of-way line of Bridge Street as follows: South 00 degrees 03 minutes 47 seconds East, 250.56 feet to a one-half inch iron rod found for corner; South 00 degrees 19 minutes 14 seconds West, 0.45 feet to a one-half inch iron rod found at the northeast corner of the Amended Plat of The Hometown Canal District Phase 4, an addition to the City of North Richland Hills as recorded in Document No. D216015394, Tarrant County Plat Records;

THENCE along the north line of said Amended Plat of The Hometown Canal District Phase 4 as follows: South 89 degrees 56 minutes 13 seconds West, 60.76 feet to a one-half inch iron rod found for corner; Southwest, 52.52 feet along a curve to the left which has a central angle of 25 degrees 04 minutes 29 seconds, a radius of 120.00 feet, a tangent of 26.69 feet, whose chord bears South 77 degrees 23 minutes 58 seconds West, 52.10 feet to a one-half inch iron rod found for corner;

South 64 degrees 51 minutes 44 seconds West, 552.90 feet to a one-half inch iron rod found for corner; Northwest, 68.01 feet along a curve to the right which has a central angle of 97 degrees 24 minutes 53 seconds, a radius of 40.00 feet, a tangent of 45.54 feet, whose chord bears North 66 degrees 25 minutes 50 seconds West, 60.11 feet to a one-half inch iron rod found for corner;

North 17 degrees 43 minutes 23 seconds West, 7.32 feet to a one-half inch iron rod found for corner; South 72 degrees 16 minutes 37 seconds West, 20.00 feet to a one-half inch iron rod found for corner; South 17 degrees 43 minutes 23 seconds East, 17.13 feet to a one-half inch iron rod found for corner;

Southeast, 117.99 feet along a curve to the left which has a central angle of 35 degrees 34 minutes 48 seconds, a radius of 190.00 feet, a tangent of 60.97 feet, whose chord bears South 35 degrees 30 minutes 47 seconds East, 116.10 feet to a one-half inch iron rod found for corner;

South 53 degrees 18 minutes 11 seconds East, 21.60 feet to a one-half inch iron rod found for corner; South 36 degrees 41 minutes 49 seconds West, 110.00 feet to a one-half inch iron rod found for corner; North 53 degrees 18 minutes 11 seconds West, 17.95 feet to a one-half inch iron rod found for corner;

South 36 degrees 41 minutes 49 seconds West, 59.00 feet to a "X" in concrete found corner in the east line of said Lot 1, Block B, Home Town NRH Lakes Addition;

THENCE along the east line of said Lot 1, Block B, Home Town NRH Lakes Addition Tract I as follows: North 53 degrees 18 minutes 11 seconds West, 14.78 feet to a one-half inch iron rod found for corner; Northwest, 242.19 feet along a curve to the right which has a central angle of 41 degrees 23 minutes 22 seconds, a radius of 335.27 feet, a tangent of 126.55 feet, whose chord bears North 32 degrees 00 minutes 03 seconds West, 236.96 feet to a one-half inch iron rod found for corner;

Northwest, 220.87 feet along a curve to the left which has a central angle of 12 degrees 50 minutes 36 seconds, a radius of 985.32 feet, a tangent of 110.90 feet, whose chord bears North 19 degrees 56 minutes 45 seconds West, 220.40 feet to a one-half inch iron rod found for corner;

North 23 degrees 59 minutes 55 seconds West, 126.25 feet to a one-half inch iron rod found for corner; Northwest, 99.52 feet along a curve to the right which has a central angle of 19 degrees 00 minutes 27 seconds, a radius of 300.00 feet, a tangent of 50.22 feet, whose chord bears North 14 degrees 29 minutes 44 seconds West, 99.07 feet to a one-half inch iron rod found for corner;

North 04 degrees 59 minutes 31 seconds West, 75.65 feet to a one-half inch iron rod found for corner; Northeast, 54.68 feet along a curve to the right which has a central angle of 10 degrees 26 minutes 32 seconds, a radius of 300.00 feet, a tangent of 27.41 feet, whose chord bears North 00 degrees 13 minutes 45 seconds East, 54.60 feet to a one-half inch iron rod found for corner;

North 05 degrees 27 minutes 02 seconds East, 179.83 feet to POINT OF BEGINNING and containing 530,089 square feet or 12.169 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HOMETOWN 5 DEVELOPMENT CORP., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as THE HOMETOWN CANAL DISTRICT, PHASE 5A an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and other public areas shown on this plat.

By: HOMETOWN 5 DEVELOPMENT CORP., a Texas limited liability company,

By: Arcadia Realty Corp., a Texas corporation, its sole Manager,

John Hodge, President

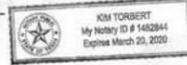
STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned notary public in and for said county and state on this day personally appeared John Hodge of HOMETOWN 5 DEVELOPMENT CORP., 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 expressed, and in the capacity therein stated, and as the act and deed of said limited liability company.

Given under my hand and seal of office this 15 day of January, 2018.

Notary Public in and for the State of Texas.



Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, 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 Frisco, Texas.

Dated this, the 9th day of January, 2018.

Dan B. Ramsey, R.P.L.S. # 4172



Table with 3 columns: NO., BEARING, LENGTH. Lists line segments from L38 to L53.

Table with 6 columns: NO., LENGTH, DELTA, RADIUS, TANGENT, CHORD BEARING, CHORD. Lists curve data from C37 to C54.

Table with 3 columns: BLOCK/LOT, LOT AREA TABLE, SQUARE FEET, ACRES. Lists lots A-1 to A-10 and B-1 to B-10.

Table with 3 columns: BLOCK/LOT, LOT AREA TABLE, SQUARE FEET, ACRES. Lists lots C-11 to C-48 and CA-A1 to CA-C4.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this 4 day of JANUARY 2018, to recommend approval of this Plat by City Council.

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this 8th day of January, 2018, to recommend approval of this Plat for filing of record.

REASONS FOR THE AMENDED PLAT:

- REVISED MINIMUM FINISHED FLOOR ELEVATIONS TO LOTS 6-13 AND 36-45, BLOCK C.
REVISED LOCATIONS OF VARIOUS 7'x7' UTILITY EASEMENTS.
ADDED 5' UTILITY EASEMENTS TO THE FOLLOWING LOTS: LOTS 5 & 32, BLOCK B; LOTS 3, CA-C2 & CA-C4, BLOCK B

NRH Case # AP 2017-05

AMENDED PLAT

THE HOMETOWN CANAL DISTRICT, PHASE 5A

TRACT 1
BEING 32,904 SQUARE FEET OR 0.755 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

TRACT 2
BEING 530,089 SQUARE FEET OR 12.169 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

BEING A TOTAL OF 12,924 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

27 SINGLE FAMILY LOTS, 22 SINGLE FAMILY COTTAGE, 39 TOWNHOME LOTS AND 7 OPEN SPACE LOTS

HOMETOWN 5 DEVELOPMENT CORP. OWNER/DEVELOPER
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

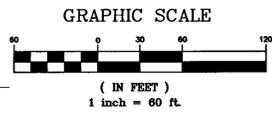
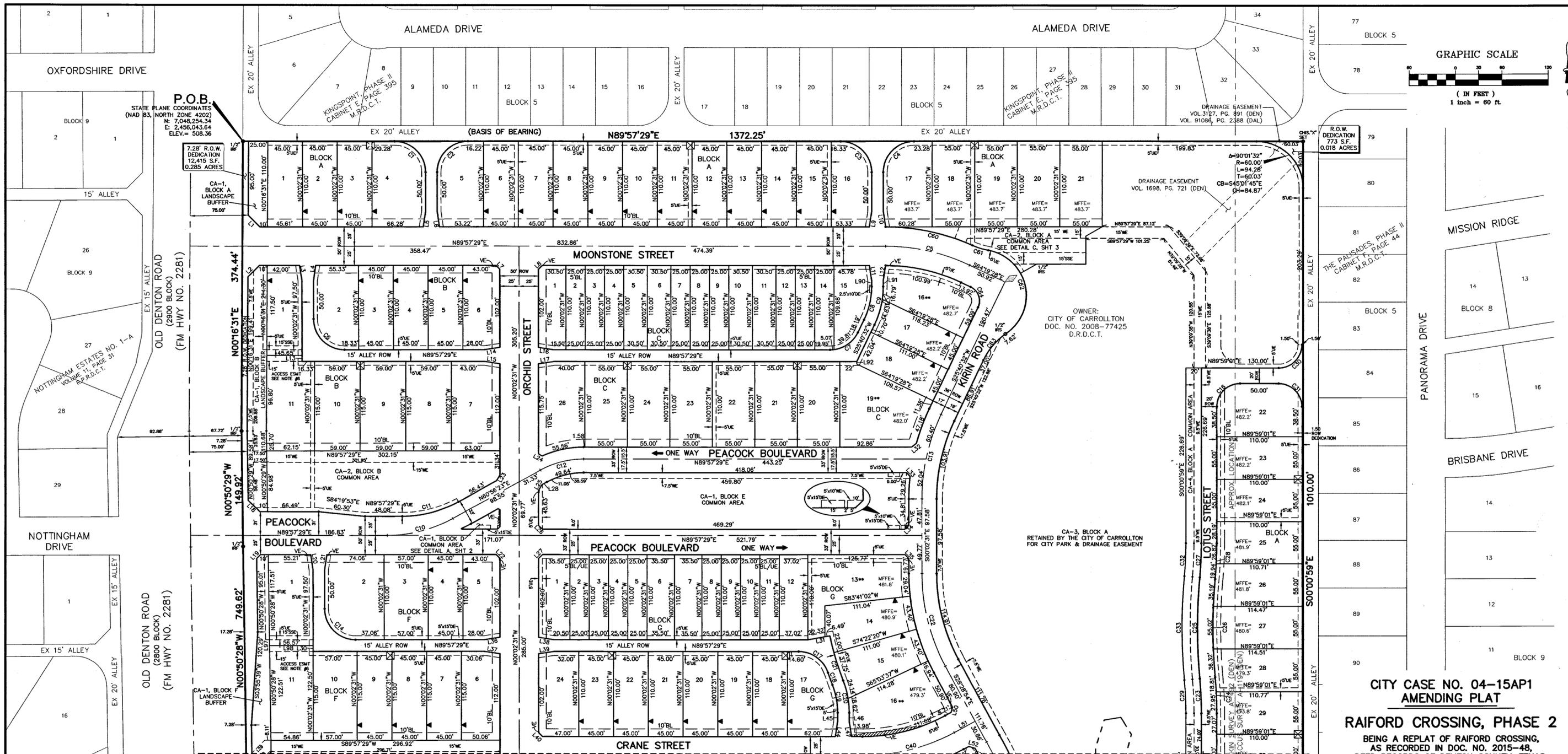
JB PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

THIS PLAT WAS FILED AS INSTRUMENT NO. D 18016085

ON JANUARY 13, 2018.

REVISED: DECEMBER 7, 2017
SUBMITTED: NOVEMBER 13, 2017

Plotted by: pmlider Plot Date: 1/9/2018 7:26 AM
Drawing: H:\Projects\ARC034\dwg\ARC034-PH5-pl.dwg Saved By: dramsay Save Time: 12/7/2017 8:34 AM



P.O.B.
STATE PLANE COORDINATES
(NAD 83, NORTH ZONE 4202)
N: 7,048,254.34
E: 2,456,043.64
ELEV.: 508.36

OWNER:
CITY OF CARROLLTON
DOC. NO. 2008-77425
D.R.D.C.T.

**CITY CASE NO. 04-15AP1
AMENDING PLAT**
RAIFORD CROSSING, PHASE 2
BEING A REPLAT OF RAIFORD CROSSING,
AS RECORDED IN DOC. NO. 2015-48,
DEED RECORDS OF DENTON COUNTY, TEXAS,
IN ITS ENTIRETY

118 SINGLE FAMILY LOTS, 53 TOWNHOUSE LOTS
AND 16 COMMON AREA LOTS
BEING 1,778,540 SQUARE FEET OR
40.830 ACRES OUT OF THE
GEORGE GASKIN SURVEY, ABSTRACT NUMBER 492, AND
THE BENJAMIN BACCUS SURVEY, ABSTRACT NUMBER 119

CITY OF CARROLLTON
DENTON, COUNTY, TEXAS

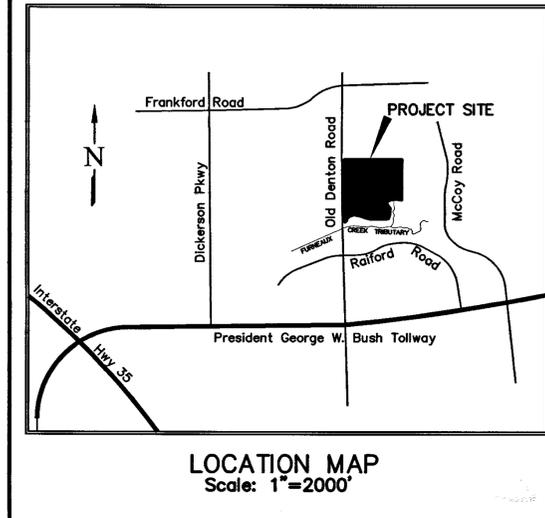
CITY OF CARROLLTON OWNER
1945 E. Jackson Road
Carrollton, Texas 75011 (972) 466-3000

ARCADIA RAIFORD CROSSING, LLC OWNER/APPLICANT
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219 (972) 774-9110
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 (972)248-7676
Contact: Jeff Miles

RESUBMITTED: MARCH 16, 2015
SUBMITTED: MARCH 6, 2015
Sheet 1 of 4

Filed for Record
in the official records of:
Denton County
On: Apr 17, 2015 at 10:52A
As a
Plat Records
RAIFORD CROSSING
Doc Number: 2015- 145
No of Pages: 4
Amount 200.00
Receipt Number - 1276738
Sunny Parr



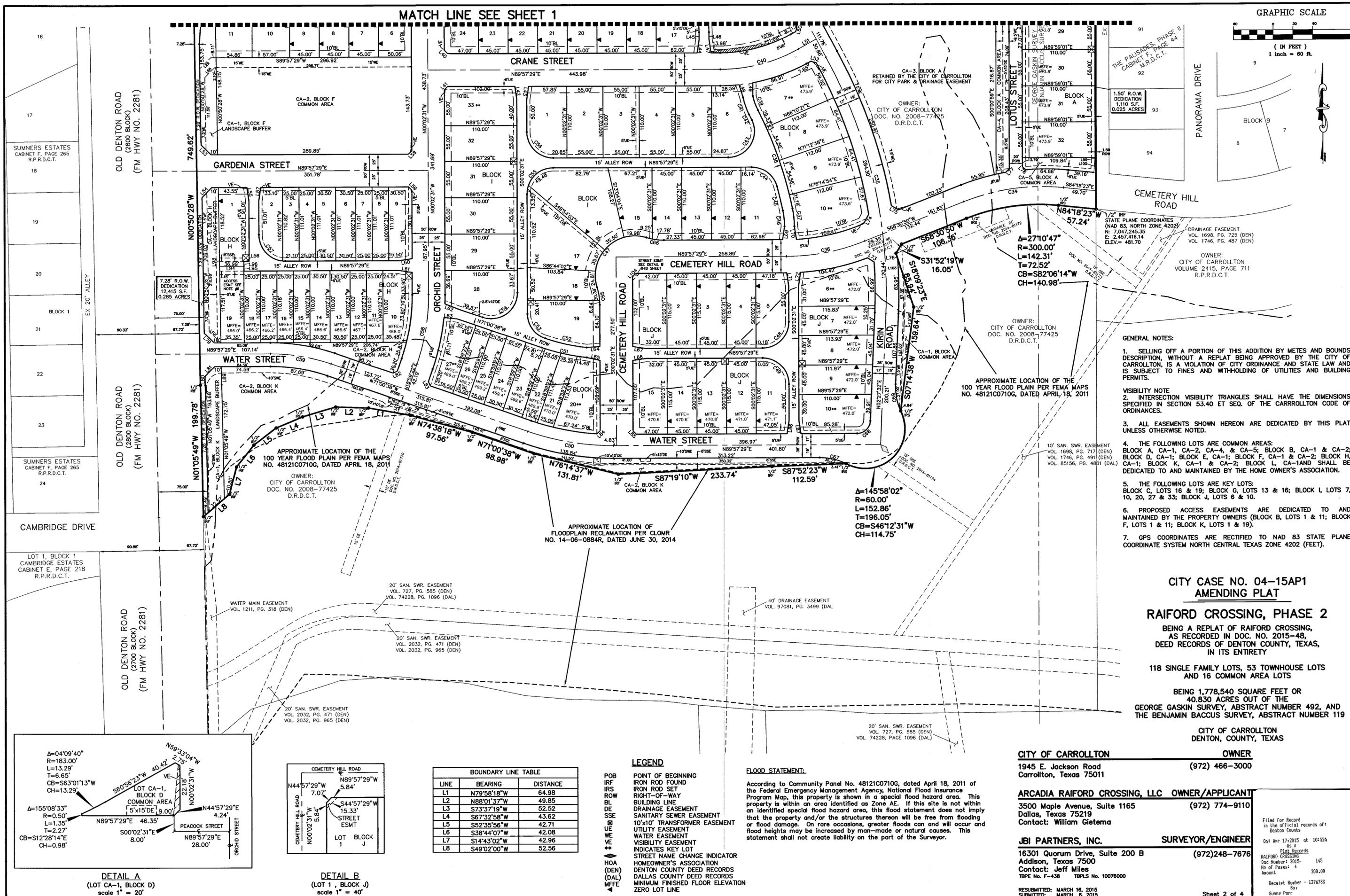
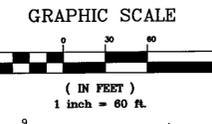
- GENERAL NOTES:**
- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - INTERSECTION VISIBILITY TRIANGLES SHALL HAVE THE DIMENSIONS SPECIFIED IN SECTION 53.40 ET SEQ. OF THE CARROLLTON CODE OF ORDINANCES.
 - ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.
 - THE FOLLOWING LOTS ARE COMMON AREAS:
BLOCK A, CA-1, CA-2, CA-4, & CA-5; BLOCK B, CA-1 & CA-2;
BLOCK D, CA-1; BLOCK E, CA-1; BLOCK F, CA-1 & CA-2; BLOCK H,
CA-1 & CA-2; BLOCK K, CA-1 & CA-2; BLOCK L, CA-1 AND SHALL BE
DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - THE FOLLOWING LOTS ARE KEY LOTS:
BLOCK C, LOTS 16 & 19; BLOCK G, LOTS 13 & 16; BLOCK I, LOTS 7,
10, 20, 27 & 33; BLOCK J, LOTS 6 & 10.
 - PROPOSED ACCESS EASEMENTS ARE DEDICATED TO AND
MAINTAINED BY THE PROPERTY OWNERS (BLOCK B, LOTS 1 & 11; BLOCK
F, LOTS 1 & 11; BLOCK K, LOTS 1 & 19).
 - GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE
COORDINATE SYSTEM NORTH CENTRAL TEXAS ZONE 4202 (FEET).

- LEGEND**
- POB POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - UEF 10'x10' TRANSFORMER EASEMENT
 - WEF WATER EASEMENT
 - VEF VISIBILITY EASEMENT
 - ** INDICATES KEY LOT
 - HOA STREET NAME CHANGE INDICATOR
 - (DEN) HOMEOWNER'S ASSOCIATION
 - (DAL) DENTON COUNTY DEED RECORDS
 - (DAL) DALLAS COUNTY DEED RECORDS
 - MFE MINIMUM FINISHED FLOOR ELEVATION
 - ZERO LOT LINE

FLOOD STATEMENT:
According to Community Panel No. 48121C0710G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is shown in a special flood hazard area. This property is within an area identified as Zone AE. If this site is not 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 statement shall not create liability on the part of the Surveyor.

- HOMEOWNERS NOTES:**
- THE OWNER OF FEE SIMPLE TITLE TO EVERY INDIVIDUAL LOT OF LAND WITHIN THE SUBDIVISION MUST BE A MEMBER OF THE HOMEOWNERS ASSOCIATION.
 - THE HOMEOWNERS ASSOCIATION MUST HAVE THE AUTHORITY TO COLLECT MEMBERSHIP FEES.
 - THE HOMEOWNERS ASSOCIATION MUST BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND NON-REQUIRED SCREENING WALLS.
 - THE HOMEOWNERS ASSOCIATION MUST GRANT THE CITY RIGHT OF ACCESS TO COMMON AREAS TO ABATE ANY NUISANCES THERON, AND TO ACCEPT A LIEN FOR THE PRORATED COST OF ABATEMENT UPON EACH INDIVIDUAL LOT.
 - THE HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COSTS OF SUITS, IN CONNECTION WITH THE CITY'S MAINTENANCE OF COMMON AREAS.
 - THE HOMEOWNERS ASSOCIATION SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF CARROLLTON, WHERE ADDITIONAL RIGHT-OF-WAY HAS BEEN DEDICATED FOR THE PURPOSE OF PROVIDING LANDSCAPING, ADDITIONAL AREAS FOR SIDEWALKS, WALLS, OR OTHER AMENITIES, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPE AREAS THAT ARE IN THE PUBLIC RIGHT-OF-WAY.
Ord. No. 2020, 10/18/04; Ord. No. 3271, 01/01/09

MATCH LINE SEE SHEET 1



- GENERAL NOTES:**
- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
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**CITY CASE NO. 04-15AP1
AMENDING PLAT**

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AS RECORDED IN DOC. NO. 2015-48,
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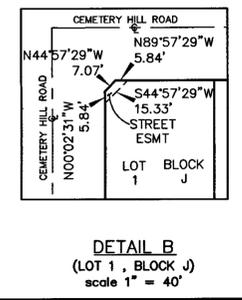
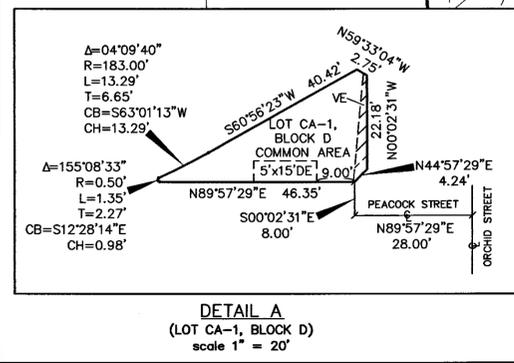
CITY OF CARROLLTON
1945 E. Jackson Road
Carrollton, Texas 75011

OWNER
(972) 466-3000

ARCADIA RAIFORD CROSSING, LLC OWNER/APPLICANT
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Contact: William Gietema (972) 774-9110

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75002
Contact: Jeff Miles (972)248-7676

Filed for Record
in the official records of
Denton County
as a
Plat Record
RAIFORD CROSSING
Doc Number: 2015-
No of Pages: 4
Amount: 200.00
Receipt Number - 1274735
Sunne Parr



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N79°58'18"W	64.98
L2	N88°01'37"W	49.85
L3	S73°37'19"W	52.52
L4	S67°32'58"W	43.62
L5	S52°35'56"W	42.71
L6	S38°44'07"W	42.08
L7	S14°43'02"W	42.96
L8	S49°02'00"W	52.56

- LEGEND**
- POB POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
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 - WE WATER EASEMENT
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BLOCK/LOT	LOT AREA TABLE	ACRES
SQUARE FEET		
A-1	4,983	0.114
A-2	4,950	0.114
A-3	4,950	0.114
A-4	7,247	0.166
A-5	6,251	0.144
A-6	4,950	0.114
A-7	4,950	0.114
A-8	4,950	0.114
A-9	4,950	0.114
A-10	4,950	0.114
A-11	4,950	0.114
A-12	4,950	0.114
A-13	4,950	0.114
A-14	4,950	0.114
A-15	4,950	0.114
A-16	5,383	0.124
A-17	6,587	0.151
A-18	6,050	0.139
A-19	6,050	0.139
A-20	6,050	0.139
A-21	6,050	0.139
A-22	7,149	0.164
A-23	6,050	0.139
A-24	6,050	0.139
A-25	6,056	0.139
A-26	6,198	0.142
A-27	6,317	0.145
A-28	6,203	0.142
A-29	6,057	0.139
A-30	6,050	0.139
A-31	6,050	0.139
A-32	6,050	0.139
A-CA-1	2,638	0.061
A-CA-2	7,493	0.172
A-CA-3	276,826	6.355
A-CA-4	13,277	0.305
A-CA-5	2,041	0.047
B-1	5,296	0.122
B-2	6,042	0.139
B-3	4,950	0.114
B-4	4,950	0.114
B-5	4,950	0.114
B-6	5,238	0.120
B-7	7,215	0.166
B-8	6,785	0.156
B-9	6,785	0.156
B-10	6,785	0.156
B-11	7,505	0.172
B-CA1	7,750	0.178
B-CA2	22,778	0.523
C-1	3,863	0.089
C-2	2,750	0.063
C-3	2,750	0.063
C-4	2,750	0.063
C-5	3,355	0.077
C-6	3,355	0.077
C-7	2,750	0.063
C-8	2,750	0.063
C-9	2,750	0.063
C-10	3,355	0.077
C-11	3,355	0.077
C-12	2,750	0.063
C-13	2,750	0.063
C-14	2,749	0.063
C-15	4,335	0.100
C-16	7,332	0.168
C-17	5,054	0.116
C-18	4,993	0.115
C-19	9,847	0.226
C-20	6,050	0.139
C-21	6,050	0.139
C-22	6,050	0.139
C-23	6,050	0.139
C-24	6,050	0.139
C-25	6,050	0.139
C-26	6,821	0.157
D-CA1	696	0.016
E-CA1	35,074	0.805
F-1	6,713	0.154
F-2	8,103	0.186
F-3	6,270	0.144
F-4	4,950	0.114
F-5	5,237	0.120
F-6	5,727	0.131
F-7	5,175	0.119
F-8	5,175	0.119
F-9	5,175	0.119
F-10	6,555	0.150
F-11	6,825	0.157
F-CA1	7,994	0.184
F-CA2	43,995	1.010

BLOCK/LOT	LOT AREA TABLE	ACRES
SQUARE FEET		
G-1	4,413	0.101
G-2	2,750	0.063
G-3	2,750	0.063
G-4	2,750	0.063
G-5	2,750	0.063
G-6	3,905	0.090
G-7	3,905	0.090
G-8	2,750	0.063
G-9	2,750	0.063
G-10	2,750	0.063
G-11	2,750	0.063
G-12	4,072	0.093
G-13	8,925	0.205
G-14	5,942	0.136
G-15	5,853	0.134
G-16	8,424	0.193
G-17	6,270	0.144
G-18	4,950	0.114
G-19	4,950	0.114
G-20	4,950	0.114
G-21	4,950	0.114
G-22	4,950	0.114
G-23	4,950	0.114
G-24	5,677	0.130
H-1	5,329	0.122
H-2	3,634	0.083
H-3	2,775	0.064
H-4	2,775	0.064
H-5	3,386	0.078
H-6	3,386	0.078
H-7	2,775	0.064
H-8	2,775	0.064
H-9	3,898	0.089
H-10	4,647	0.107
H-11	2,750	0.063
H-12	2,750	0.063
H-13	3,355	0.077
H-14	3,355	0.077
H-15	2,750	0.063
H-16	2,750	0.063
H-17	2,750	0.063
H-18	2,750	0.063
H-19	4,250	0.098
H-CA1	5,676	0.130
H-CA2	3,946	0.091
I-1	6,320	0.145
I-2	6,050	0.139
I-3	6,050	0.139
I-4	6,050	0.139
I-5	6,050	0.139
I-6	6,027	0.138
I-7	7,189	0.165
I-8	6,662	0.153
I-9	6,662	0.153
I-10	8,040	0.185
I-11	6,336	0.145
I-12	4,950	0.114
I-13	4,950	0.114
I-14	4,950	0.114
I-15	5,936	0.136
I-16	10,503	0.241
I-17	9,039	0.208
I-18	5,151	0.118
I-19	6,914	0.159
I-20	6,025	0.138
I-21	2,811	0.065
I-22	2,765	0.063
I-23	3,355	0.077
I-24	3,355	0.077
I-25	2,750	0.063
I-26	2,750	0.063
I-27	4,690	0.108
I-28	7,059	0.162
I-29	6,050	0.139
I-30	6,050	0.139
I-31	6,050	0.139
I-32	6,050	0.139
I-33	6,558	0.151
J-1	5,937	0.136
J-2	5,175	0.119
J-3	5,175	0.119
J-4	5,175	0.119
J-5	5,382	0.124
J-6	6,981	0.160
J-7	5,175	0.119
J-8	5,083	0.117
J-9	4,994	0.115
J-10	6,307	0.145
J-11	5,382	0.124
J-12	5,175	0.119
J-13	5,175	0.119
J-14	5,175	0.119
J-15	5,938	0.136
K-CA1	5,165	0.119
K-CA2	30,117	0.691
L-CA1	3,230	0.074

Block	Lot Number	Address No.	Street Name
A	1	1001	MOONSTONE STREET
A	2	1005	MOONSTONE STREET
A	3	1009	MOONSTONE STREET
A	4	1013	MOONSTONE STREET
A	5	1017	MOONSTONE STREET
A	6	1021	MOONSTONE STREET
A	7	1101	MOONSTONE STREET
A	8	1105	MOONSTONE STREET
A	9	1109	MOONSTONE STREET
A	10	1113	MOONSTONE STREET
A	11	1117	MOONSTONE STREET
A	12	1121	MOONSTONE STREET
A	13	1125	MOONSTONE STREET
A	14	1129	MOONSTONE STREET
A	15	1133	MOONSTONE STREET
A	16	1137	MOONSTONE STREET
A	17	1141	MOONSTONE STREET
A	18	1145	MOONSTONE STREET
A	19	1149	MOONSTONE STREET
A	20	1153	MOONSTONE STREET
A	21	1157	MOONSTONE STREET
A	22	2870	LOTUS STREET
A	23	2866	LOTUS STREET
A	24	2862	LOTUS STREET
A	25	2858	LOTUS STREET
A	26	2854	LOTUS STREET
A	27	2850	LOTUS STREET
A	28	2846	LOTUS STREET
A	29	2842	LOTUS STREET
A	30	2838	LOTUS STREET
A	31	2834	LOTUS STREET
A	32	2830	LOTUS STREET
A	CA-1	1099	OLD DENTON ROAD
A	CA-2	1199	MOONSTONE STREET
A	CA-3	2998	KIRIN ROAD
A	CA-4	2899	LOTUS STREET
A	CA-5	2890	LOTUS STREET
B	1	1000	MOONSTONE STREET
B	2	1008	MOONSTONE STREET
B	3	1012	MOONSTONE STREET
B	4	1016	MOONSTONE STREET
B	5	1020	MOONSTONE STREET
B	6	1024	MOONSTONE STREET
B	7	1017	PEACOCK BOULEVARD
B	8	1013	PEACOCK BOULEVARD
B	9	1009	PEACOCK BOULEVARD
B	10	1005	PEACOCK BOULEVARD
B	11	1001	PEACOCK BOULEVARD
B	CA-1	1097	OLD DENTON ROAD
B	CA-2	1099	PEACOCK BOULEVARD
C	1	1100	MOONSTONE STREET
C	2	1104	MOONSTONE STREET
C	3	1108	MOONSTONE STREET
C	4	1112	MOONSTONE STREET
C	5	1116	MOONSTONE STREET
C	6	1120	MOONSTONE STREET
C	7	1124	MOONSTONE STREET
C	8	1128	MOONSTONE STREET
C	9	1132	MOONSTONE STREET
C	10	1136	MOONSTONE STREET
C	11	1140	MOONSTONE STREET
C	12	1144	MOONSTONE STREET
C	13	1148	MOONSTONE STREET
C	14	1152	MOONSTONE STREET
C	15	1156	MOONSTONE STREET
C	16	2917	KIRIN ROAD
C	17	2913	KIRIN ROAD
C	18	2909	KIRIN ROAD
C	19	1129	PEACOCK BOULEVARD
C	20	1125	PEACOCK BOULEVARD
C	21	1121	PEACOCK BOULEVARD
C	22	1117	PEACOCK BOULEVARD
C	23	1113	PEACOCK BOULEVARD
C	24	1109	PEACOCK BOULEVARD
C	25	1105	PEACOCK BOULEVARD
C	26	1101	PEACOCK BOULEVARD
C	CA-1	2999	PEACOCK BOULEVARD
C	CA-2	2899	GARDENIA STREET
D	1	1000	PEACOCK BOULEVARD
D	2	1008	PEACOCK BOULEVARD
D	3	1012	PEACOCK BOULEVARD
D	4	1016	PEACOCK BOULEVARD
D	5	1020	PEACOCK BOULEVARD
D	6	1024	PEACOCK BOULEVARD
D	7	1017	GARDENIA STREET
D	8	1013	GARDENIA STREET
D	9	1009	GARDENIA STREET
D	10	1005	GARDENIA STREET
D	11	1001	GARDENIA STREET
D	CA-1	1099	OLD DENTON ROAD
D	CA-2	2899	GARDENIA STREET
E	CA-1	2999	PEACOCK BOULEVARD
F	1	1124	CEMETERY HILL ROAD
F	2	1128	CEMETERY HILL ROAD
F	3	1132	CEMETERY HILL ROAD
F	4	1136	CEMETERY HILL ROAD
F	5	1140	CEMETERY HILL ROAD
F	6	2817	KIRIN ROAD
F	7	2813	KIRIN ROAD
F	8	2809	KIRIN ROAD
F	9	2805	KIRIN ROAD
F	10	2801	KIRIN ROAD
F	11	1153	WATER STREET
F	12	1149	WATER STREET
F	13	1145	WATER STREET
F	14	1141	WATER STREET
F	15	1137	WATER STREET
K	CA-1	1094	OLD DENTON ROAD
K	CA-2	1098	WATER STREET
L	CA-1	2898	KIRIN ROAD

Block	Lot Number	Address No.	Street Name
G	1	1100	PEACOCK BOULEVARD
G	2	1104	PEACOCK BOULEVARD
G	3	1108	PEACOCK BOULEVARD
G	4	1112	PEACOCK BOULEVARD
G	5	1116	PEACOCK BOULEVARD
G	6	1120	PEACOCK BOULEVARD
G	7	1124	PEACOCK BOULEVARD
G	8	1128	PEACOCK BOULEVARD
G	9	1132	PEACOCK BOULEVARD
G	10	1136	PEACOCK BOULEVARD
G	11	1140	PEACOCK BOULEVARD
G	12	1144	PEACOCK BOULEVARD
G	13	2857	KIRIN ROAD
G	14	2853	KIRIN ROAD
G	15	2849	KIRIN ROAD
G	16	2845	KIRIN ROAD
G	17	1129	CRANE STREET
G	18	1125	CRANE STREET
G	19	1121	CRANE STREET
G	20	1117	CRANE STREET
G	21	1113	CRANE STREET
G	22	1109	CRANE STREET
G	23	1105	CRANE STREET
G	24	1101	CRANE STREET
H	1	1000	GARDENIA STREET
H	2	1008	GARDENIA STREET
H	3	1012	GARDENIA STREET
H	4	1016	GARDENIA STREET
H	5	1020	GARDENIA STREET
H	6	1024	GARDENIA STREET
H	7	1028	GARDENIA STREET
H	8	1032	GARDENIA STREET
H	9	1036	GARDENIA STREET
H	10	1037	WATER STREET
H	11	1033	WATER STREET
H	12	1029	WATER STREET
H	13	1025	WATER STREET
H	14	1021	WATER STREET
H	15	1017	WATER STREET
H	16	1013	WATER STREET
H	17	1009	WATER STREET
H	18	1005	WATER STREET
H	19	1001	WATER STREET
H	CA-1	1099	OLD DENTON ROAD
H	CA-2	2897	WATER STREET
I	1	1112	CRANE STREET
I	2	1116	CRANE STREET
I	3	1120	CRANE STREET
I	4	1124	CRANE STREET
I	5	1128	CRANE STREET
I	6	1132	CRANE STREET
I	7	2837	KIRIN ROAD
I	8	2833	KIRIN ROAD
I	9	2829	KIRIN ROAD
I	10	2825	KIRIN ROAD
I	11	1141	CEMETERY HILL ROAD
I	12	1137	CEMETERY HILL ROAD
I	13	1133	

OWNERS CERTIFICATE ~

STATE OF TEXAS ~

COUNTY OF DENTON ~

WHEREAS, the City of Carrollton and Arcadia Raiford Crossing, LLC are the owners of a tract of land located in the City of Carrollton, Denton County, Texas, a part of the Benjamin Baccus Survey, Abstract Number 119, a part of the George Gaskin Survey, Abstract Number 492, and being a part of Tract I and all of Tract II described in a special warranty deed from Carrollton Properties, Ltd., and Moore Homestead, Ltd., to the City of Carrollton on January 9, 2008 as recorded in Document Number 2008-77425, Denton County Deed Records, and also being Tract 1 and Tract 3 described in a special warranty deed from the City of Carrollton, to the Arcadia Raiford Crossing, LLC on December 18, 2013 as recorded in Document Number 2013-148723, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said Tract I, said point being in the east right-of-way line of Old Denton Road (a variable width right-of-way), said point being the southwest corner of Kingspoint Phase II Addition, an addition to the City of Carrollton as recorded in Cabinet E, Page 395, Denton County Plat Records;

THENCE North 89 degrees 57 minutes 29 seconds East, 1372.25 feet along the south line of said Kingspoint Phase II Addition to an "X" cut found at the northeast corner of said Tract I, said point being in the west line of The Palisades Phase II Addition, an addition to the City of Carrollton as recorded in Cabinet F, Page 44, Denton County Plat Records;

THENCE South 00 degrees 00 minutes 59 seconds East, 1010.00 feet along the east of said Tract I to a one-half inch iron rod found at the southwest corner of said The Palisades Phase II Addition, said point being in the south right-of-way line of Cemetery Hill Road (a 55 foot wide right-of-way);

THENCE North 84 degrees 18 minutes 23 seconds West, 57.24 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 142.31 feet along a curve to the left having a central angle of 27 degrees 10 minutes 47 seconds, a radius of 300.00 feet, a tangent of 72.52 feet and whose chord bears South 82 degrees 06 minutes 14 seconds West, 140.98 feet to a one-half inch iron rod set for corner;

Thence South 68 degrees 30 minutes 50 seconds West, 106.36 feet to a one-half inch iron rod set for corner;

Thence South 31 degrees 52 minutes 19 seconds West, 16.05 feet to a one-half inch iron rod set for corner;

Thence South 18 degrees 09 minutes 23 seconds East, 85.94 feet to a one-half inch iron rod found for corner;

Thence South 07 degrees 14 minutes 38 seconds West, 159.64 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 152.86 feet along a curve to the right having a central angle of 145 degrees 58 minutes 02 seconds, a radius of 60.00 feet, a tangent of 196.05 feet and whose chord bears South 46 degrees 12 minutes 31 seconds West, 114.75 feet to a one-half inch iron rod set for corner;

Thence South 87 degrees 52 minutes 23 seconds West, 112.59 feet to a one-half inch iron rod found for corner;

Thence South 87 degrees 19 minutes 10 seconds West, 233.74 feet to a one-half inch iron rod found for corner;

Thence North 76 degrees 14 minutes 37 seconds West, 131.81 feet to a one-half inch iron rod found for corner;

Thence North 71 degrees 00 minutes 38 seconds West, 98.98 feet to a one-half inch iron rod found for corner;

Thence North 74 degrees 38 minutes 18 seconds West, 97.56 feet to a one-half inch iron rod found for corner;

Thence North 79 degrees 58 minutes 18 seconds West, 64.98 feet to a one-half inch iron rod found for corner;

Thence North 88 degrees 01 minutes 37 seconds West, 49.85 feet to a one-half inch iron rod found for corner;

Thence South 73 degrees 37 minutes 19 seconds West, 52.52 feet to a one-half inch iron rod found for corner;

Thence South 67 degrees 32 minutes 58 seconds West, 43.62 feet to a one-half inch iron rod found for corner;

Thence South 52 degrees 35 minutes 56 seconds West, 42.71 feet to a one-half inch iron rod found for corner;

Thence South 38 degrees 44 minutes 07 seconds West, 42.08 feet to a one-half inch iron rod found for corner;

Thence South 14 degrees 43 minutes 02 seconds West, 42.96 feet to a one-half inch iron rod found for corner;

Thence South 49 degrees 02 minutes 00 seconds West, 52.56 feet to a one-half inch iron rod found for corner in the east right-of-way line of Old Denton Road (a variable width right-of-way);

THENCE along the east right-of-way line of said Old Denton Road as follows:

North 01 degrees 05 minutes 49 seconds West, 199.78 feet to a one-half inch iron rod found for corner;
North 00 degrees 50 minutes 28 seconds West, 749.62 feet to a one-half inch iron rod found for corner;
North 00 degrees 50 minutes 29 seconds West, 149.92 feet to a one-half inch iron rod found for corner;
North 00 degrees 16 minutes 31 seconds East, 374.44 feet to the POINT OF BEGINNING and containing 1,778,540 square feet or 40.830 acres of land.

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT

ATMOS GAS Burton

ONCOR ELECTRIC DELIVERY Karen Eastman

COSERV ELECTRIC _____

DEDICATION STATEMENT ~

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That The City of Carrollton, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as RAIFORD CROSSING, PHASE 2, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Carrollton's use thereof. The City of Carrollton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

THE CITY OF CARROLLTON, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS 14 DAY OF April, 2015.

Leonard Martin
Leonard Martin, City Manager, City of Carrollton

TO THE BEST OF MY KNOWLEDGE THERE ARE NO LIENS AGAINST THIS PROPERTY.

Leonard Martin
Leonard Martin, City Manager, City of Carrollton

NOTARY CERTIFICATE

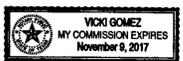
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared LEONARD MARTIN, 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 14 day of APRIL, 2015.

Vicki Gomez
Notary Signature



DEDICATION STATEMENT ~

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That Arcadia Raiford Crossing, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as RAIFORD CROSSING, PHASE 2, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Carrollton's use thereof. The City of Carrollton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Arcadia Raiford Crossing, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS 7th DAY OF APRIL, 2015.

William Gietema, Jr.
Principal, Arcadia Raiford Crossing, L.L.C.

TO THE BEST OF MY KNOWLEDGE THERE ARE NO LIENS AGAINST THIS PROPERTY.

William Gietema, Jr.
Principal, Arcadia Raiford Crossing, L.L.C.

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 William Gietema, Jr., 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 7th day of APRIL, 2015.

Katherine L. Hodge
Notary Signature



SURVEYOR CERTIFICATE

STATE OF TEXAS

I, Dan B. Ramsey, Registered Professional Land 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 Carrollton, Texas.

Dan B. Ramsey
Dan B. Ramsey, R.P.L.S. No. 4172



NOTARY CERTIFICATE

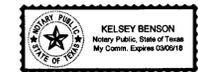
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Dan B. Ramsey, 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 2nd day of April, 2015.

Nelson Benson
Notary Signature



CITY SIGNATURE BLOCK

On the 16 day of January, 2015, this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton.

Signed: Victor Gomez
Chairman
Planning and Zoning Commission

Attest: Karen Eastman
City Secretary



Signed: D. Shah
Planning Department

THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ADDRESSES FOR BLOCK C, LOTS 12 & 19, AND BLOCK F, LOTS 6-11

CITY CASE NO. 04-15AP1 AMENDING PLAT

RAIFORD CROSSING, PHASE 2

BEING A REPLAT OF RAIFORD CROSSING, AS RECORDED IN DOC. NO. 2015-48, DEED RECORDS OF DENTON COUNTY, TEXAS, IN ITS ENTIRETY

118 SINGLE FAMILY LOTS, 53 TOWNHOUSE LOTS AND 16 COMMON AREA LOTS

BEING 1,778,540 SQUARE FEET OR 40.830 ACRES OUT OF THE GEORGE GASKIN SURVEY, ABSTRACT NUMBER 492, AND THE BENJAMIN BACCUS SURVEY, ABSTRACT NUMBER 119

CITY OF CARROLLTON DENTON, COUNTY, TEXAS

CITY OF CARROLLTON
1945 E. Jackson Road (972) 466-3000
Carrollton, Texas 75011

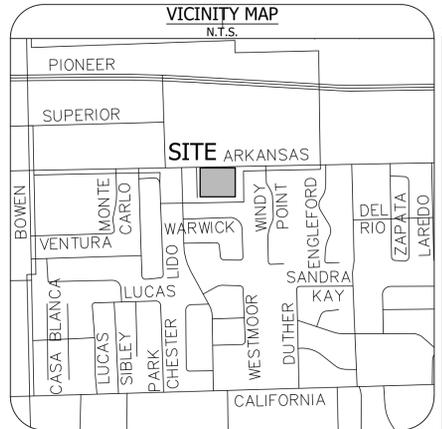
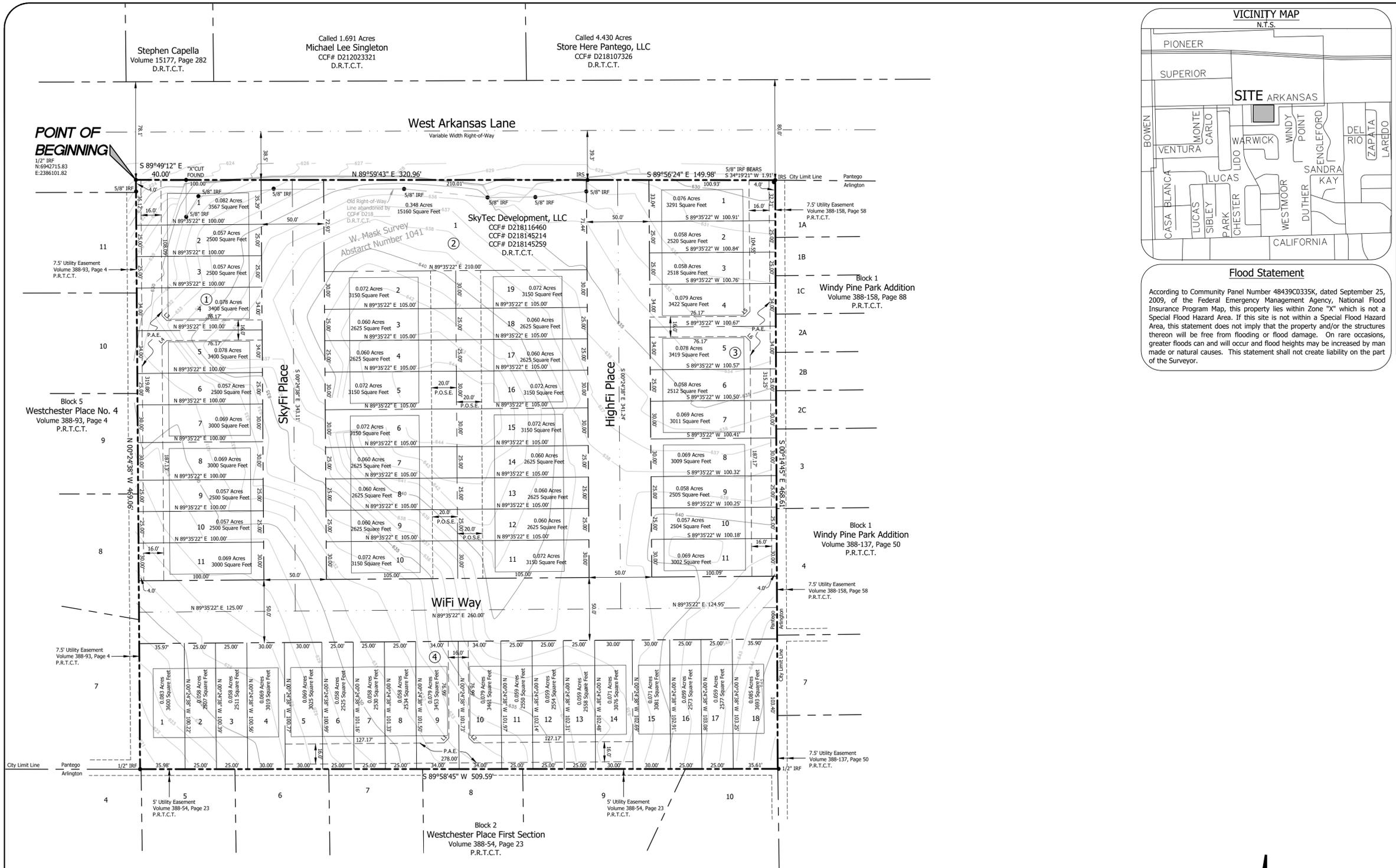
ARCADIA RAIFORD CROSSING, LLC OWNER/APPLICANT
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Jeff Miles
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: MARCH 16, 2015
SUBMITTED: MARCH 6, 2015

Filed for Record in the official records of: Denton County
On: Apr 17, 2015 at 10:52A
As a Plat Record
RAIFORD CROSSING Doc Number: 2015- 145
No of Pages: 4
Amount: 200.00
Receipt Number - 1276738
Sunny Part

Plotted by: panider Plot Date: 4/2/2015 3:21 PM
Drawing: H:\Projects\ARC018-PT-AMEND.dwg Saved By: panider Save Time: 4/1/2015 8:36 AM



LEGAL DESCRIPTION

BEING a 5.492 acre tract of land situated in the W. Mask Survey, Abstract Number 1041, Tarrant County, Texas, and being all of High Oaks Addition, an addition to the Town of Pantego, according to the plat recorded in Volume 388-174, Page 192, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said High Oaks Addition, being on the South right-of-way line of Arkansas Lane, a variable width right-of-way;

THENCE South 89 Degrees 49 Minutes 12 Seconds East, along said South right-of-way line, a distance of 40.00 feet, to an "X" CUT found;

THENCE North 89 Degrees 59 Minutes 43 Seconds East, continuing along said South right-of-way line, a distance of 320.96 feet, to a 5/8" capped iron rod set stamped "Realsearch";

THENCE South 89 Degrees 56 Minutes 24 Seconds East, continuing along said South right-of-way line, a distance of 149.98 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said High Oaks Addition, same being the northwest corner of Windy Pine Park Addition, an addition to the Town of Pantego, according to the plat recorded in Volume 388-158, Page 88, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found bears South 34 Degrees 19 Minutes 21 Seconds West, a distance of 1.91 feet;

THENCE South 00 Degrees 14 Minutes 45 Seconds East, departing said South right-of-way line and along the East line of said High Oaks Addition, being common with the West line of said Westchester Place First Section, and being common with the West line of Windy Pine Park Addition, an addition to the Town of Pantego, according to the plat recorded in Volume 388-137, Page 50, Plat Records, Tarrant County, Texas, a distance of 468.61 feet, to a 1/2" iron rod found at the southeast corner of said High Oaks Addition, same being the northeast corner of Westchester Place First Section, an addition to the Town of Pantego, according to the plat recorded in Volume 388-54, Page 23, Plat Records, Tarrant County, Texas;

THENCE South 89 Degrees 58 Minutes 45 Seconds West, departing said common line and along the South line of said High Oaks Addition, being common with the North line of said Westchester Place First Section, a distance of 509.59 feet, to a 1/2" iron rod found at the southwest corner of said High Oaks Addition, being on the East line of Westchester Place No. 4, an addition to the Town of Pantego, according to the plat recorded in Volume 388-93, Page 4, Plat Records, Tarrant County, Texas;

THENCE North 00 Degrees 24 Minutes 38 Seconds West, departing said common line and along the West line of said High Oaks Addition, being common with the East line of said Westchester Place No. 4, at a distance of 459.78 feet, passing a 5/8" iron rod found at the northeast corner of said Westchester Place No. 4, and continuing in all 469.06 feet, to the POINT OF BEGINNING, and containing 5.492 acres or 239,228 square feet of land, more or less.

Flood Statement

According to Community Panel Number 48439C0335K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

Acreeage Table

Lot	Block	Acreeage	Type	Lot	Block	Acreeage	Type
1	1	0.082	Residential	1	3	0.076	Residential
2	1	0.057	Residential	2	3	0.058	Residential
3	1	0.057	Residential	3	3	0.058	Residential
4	1	0.078	Residential	4	3	0.079	Residential
5	1	0.078	Residential	5	3	0.078	Residential
6	1	0.057	Residential	6	3	0.058	Residential
7	1	0.069	Residential	7	3	0.069	Residential
8	1	0.069	Residential	8	3	0.069	Residential
9	1	0.057	Residential	9	3	0.058	Residential
10	1	0.057	Residential	10	3	0.057	Residential
11	1	0.069	Residential	11	3	0.069	Residential
1	2	0.348	Non-Residential	1	4	0.083	Residential
2	2	0.072	Residential	2	4	0.058	Residential
3	2	0.06	Residential	3	4	0.058	Residential
4	2	0.06	Residential	4	4	0.069	Residential
5	2	0.072	Residential	5	4	0.069	Residential
6	2	0.072	Residential	6	4	0.058	Residential
7	2	0.06	Residential	7	4	0.058	Residential
8	2	0.06	Residential	8	4	0.058	Residential
9	2	0.06	Residential	9	4	0.079	Residential
10	2	0.072	Residential	10	4	0.079	Residential
11	2	0.072	Residential	11	4	0.059	Residential
12	2	0.06	Residential	12	4	0.059	Residential
13	2	0.06	Residential	13	4	0.059	Residential
14	2	0.06	Residential	14	4	0.071	Residential
15	2	0.072	Residential	15	4	0.071	Residential
16	2	0.072	Residential	16	4	0.059	Residential
17	2	0.06	Residential	17	4	0.059	Residential
18	2	0.06	Residential	18	4	0.085	Residential
19	2	0.072	Residential			1.313	Right-of-Way

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- Contours and elevation data were provided to client by C.B.G. Surveying, Inc.
- The subject property is currently zoned: R-3: Apartment Residential District C-2: Commercial District

Town Council Approval

By: _____ Mayor _____ Date _____

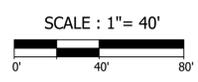
By: _____ City Secretary _____ Date _____

PLANNING AND ZONING COMMISSION APPROVAL

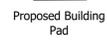
By: _____ Chairman _____ Date _____

OWNER:
SkyTec Development, LLC
1281 W Green Oaks
Suite 117
Arlington, Tx 76013

Project Number: 180156 Date: September 20, 2018
Revised Date: October 15, 2018
Revision Notes: Addressed Comments
Sheet 1 of 1



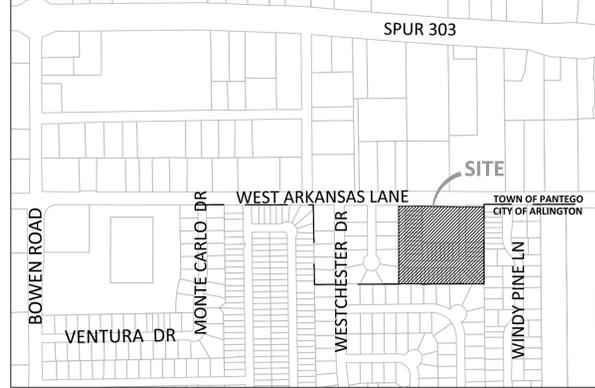
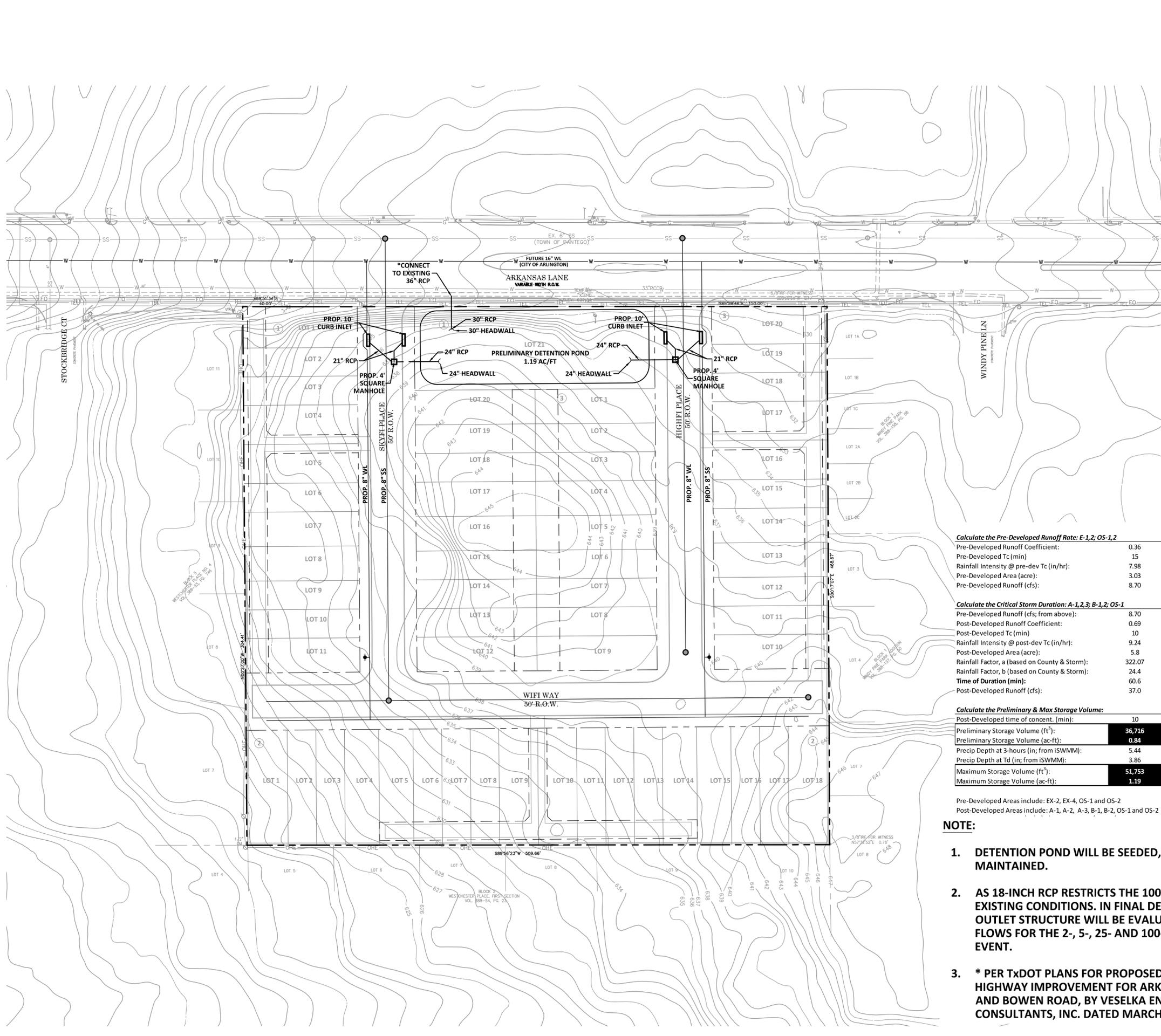
LINE	BEARING	DISTANCE
L1	N 44°35'22" E	5.41'
L2	S 45°24'38" E	5.41'
L3	N 45°24'38" W	5.41'
L4	N 44°35'22" E	5.41'
L5	N 44°35'22" E	5.41'
L6	S 45°24'38" E	5.41'



Proposed Building Pad

LEGEND
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
CCF# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"
P.A.E. = Private Access Drive Easement
P.O.S.E. = Public Open Space Easement

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
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"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TREC Firm Registration # 10150300



Culvert Summary			
Allowable HW Elevation	5.00 ft	Headwater Depth/Height	2.55
Computed Headwater Elev.	4.19 ft	Discharge	8.70 cfs
Inlet Control HW Elev.	3.83 ft	Tailwater Elevation	0.00 ft
Outlet Control HW Elev.	4.19 ft	Control Type	Outlet Control

Grades			
Upstream Invert	1.00 ft	Downstream Invert	0.00 ft
Length	100.00 ft	Constructed Slope	0.010000 ft/ft

Hydraulic Profile			
Profile	CompositeM2PressureProfile	Depth, Downstream	1.14 ft
Slope Type	Mild	Normal Depth	N/A
Flow Regime	Subcritical	Critical Depth	1.14 ft
Velocity Downstream	7.39 ft/s	Critical Slope	0.015782 ft/ft

Section			
Section Shape	Circular	Manning's Coefficient	0.013
Section Material	Concrete	Span	1.25 ft
Section Size	15 inch	Rise	1.25 ft
Number Sections	1		

Outlet Control Properties			
Outlet Control HW Elev.	4.19 ft	Upstream Velocity Head	0.78 ft
Ke	0.50	Entrance Loss	0.38 ft

Inlet Control Properties			
Inlet Control HW Elev.	3.83 ft	Flow Control	Submerged
Inlet Type	Square edge w/headwall	Area Full	1.2 ft²
K	0.00980	HDS 5 Chart	1
M	2.00000	HDS 5 Scale	1
C	0.03890	Equation Form	1
V	0.67000		

Calculate the Pre-Developed Runoff Rate: A-1,2; OS-1,2
 Pre-Developed Runoff Coefficient: 0.36
 Pre-Developed Tc (min): 15
 Rainfall Intensity @ pre-dev Tc (in/hr): 7.98
 Pre-Developed Area (acre): 3.03
 Pre-Developed Runoff (cfs): 8.70

Calculate the Critical Storm Duration: A-1,2,3; B-1,2; OS-1
 Pre-Developed Runoff (cfs; from above): 8.70
 Post-Developed Runoff Coefficient: 0.69
 Post-Developed Tc (min): 10
 Rainfall Intensity @ post-dev Tc (in/hr): 9.24
 Post-Developed Area (acre): 5.8
 Rainfall Factor, a (based on County & Storm): 322.07
 Rainfall Factor, b (based on County & Storm): 24.4
Time of Duration (min): 60.6
 Post-Developed Runoff (cfs): 37.0

Calculate the Preliminary & Max Storage Volume:
 Post-Developed time of concent. (min): 10

Preliminary Storage Volume (ft³):	36,716
Preliminary Storage Volume (ac-ft):	0.84
Precip Depth at 3-hours (in; from ISWMM):	5.44
Precip Depth at Td (in; from ISWMM):	3.86
Maximum Storage Volume (ft³):	51,753
Maximum Storage Volume (ac-ft):	1.19

Pre-Developed Areas include: EX-2, EX-4, OS-1 and OS-2
 Post-Developed Areas include: A-1, A-2, A-3, B-1, B-2, OS-1 and OS-2

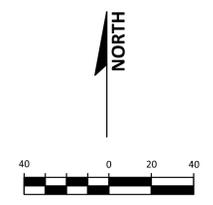
NOTE:

1. DETENTION POND WILL BE SEEDED, IRRIGATED & MAINTAINED.
2. AS 18-INCH RCP RESTRICTS THE 100 YEAR FLOW TO EXISTING CONDITIONS. IN FINAL DESIGN, A STAGED OUTLET STRUCTURE WILL BE EVALUATED TO LIMIT FLOWS FOR THE 2-, 5-, 25- AND 100-YR STORM EVENT.
3. * PER TxDOT PLANS FOR PROPOSED STATE HIGHWAY IMPROVEMENT FOR ARKANSAS LANE AND BOWEN ROAD, BY VESELKA ENGINEERING CONSULTANTS, INC. DATED MARCH 1, 1999.

$Q_a = C_a i A$ (1.26)
 where:
 Q_a = allowable release rate (cfs)
 C_a = predevelopment Rational Method runoff coefficient
 i = rainfall intensity for the corresponding time of concentration (in/hr)
 A = area (acres)

$T_d = \sqrt{\frac{2CAab}{Q_a} - b}$ (1.27)
 where:
 T_d = critical storm duration (min)
 Q_a = allowable release rate (cfs)
 C = developed condition Rational Method runoff coefficient
 A = area (acres)
 a, b = rainfall factors dependent on location and return period taken from Table 1.18

$V_{preliminary} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2)(b-L)]$ (1.28a)
 $V_{max} = V_{preliminary} * P_{180}/P_{15}$ (1.28b)
 where:
 $V_{preliminary}$ = preliminary required storage (ft³)
 V_{max} = required storage (ft³)
 L = time of concentration for the developed condition (min)
 P_{180} = 3-hour (180-minute) storm depth (in)
 P_{15} = storm depth for the critical duration (in)
 all other variables are as defined above



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 JOHNATHAN D. LILLEY, P.E.
 SERIAL NO. 108719
 DATE: OCTOBER 2018

NO.	REVISION NOTE	BY	DATE	CLIENT NO.

DATE: 10/26/2018

SHEET: 3 of 4

WESTRA NO: KND17023

SKYTEC VISTA
 OVERALL STORM DRAIN LAYOUT

