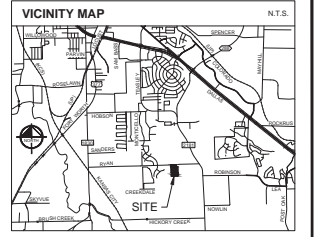


- GENERAL NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985025.
 - Setting a portion of this station by means and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of affidavits and building permits.
 - All corners are 5/8 inch iron rods with a red plastic cap stamped "N04" unless otherwise noted.
 - Taps made to existing waterlines or relocation of fire hydrant shall be done by the City of Denton at the Contractor's expense. Contact Casey Bowles with the Water Department at 840-349-7181.
 - Taps made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact David Brown with the Water Department at 840-349-8489.
 - According to Map No. 812103090 dated April 18, 2011, of the National Flood Insurance Program Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administrator, a portion of this property is located in Zone 2 (unshaded), which is not a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE")** THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 27.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
 - Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner of such property or shall be indicated and signed for utility-related personnel and equipment to perform operation, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and easements shown on this plan are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City of Denton.
 - The Common Area Lots, Block A, Lot 1X HOA and Lot 17X HOA, and Block B, Lot 1X HOA and Lot 9X HOA, are to be owned and maintained by the Homeowners Association (H.O.A.).
 - All H.O.A.'s/Open Space Lots containing portions of retaining walls and/or pedestrian trails shall be privately owned and maintained by the home owners association.
 - No fences shall be installed across HOA lines.
 - The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be based on mean sea level rather than relative based on NAVD 1988 datum.
 - Grantor does hereby grant and convey a Temporary Public Access Easement over Lots 26 and 27 of Block A to provide access from and to the Homeowners' Association and City's Way (Easement) for the benefit of the general public. Grantor covenants and agrees that it shall construct or cause to be constructed within the Easement a hard surface at least 20 feet wide, marked and maintained to meet the parking lot standards as contained in the City's Transportation Criteria Manual, the Denton Development Code, and standards for the lanes contained in the Transportation Criteria Code, as amended by the City of Denton. Grantor shall thereafter take reasonable steps to periodically inspect the Easement and maintain the Easement in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of emergency services vehicles, and Grantor shall post and maintain appropriate and conspicuous signage for the lanes within the Easement, which states "TIRE LANE NO PARKING". Maintenance of the access of emergency services vehicles and Grantor shall post and maintain appropriate and conspicuous signage for the lanes within the Easement, however the Denton Police Department and/or the Denton Fire Marshal is authorized to not require to remove the Easement for emergency services use. In any deed conveying an interest in property affected by the Easement, the Grantor shall reference the Easement and indicate that the Easement is binding on all successors in interest of the property unless otherwise terminated. Termination of the Easement may occur upon the approval of an appropriate local authority at the discretion of Phase 1, and upon completion of the Easement for Phase 2, or other similar streets allowing for alternative access. The City of Denton shall not be responsible for injuries or damages to persons or property in connection with the Easement. Grantor agrees to indemnify and hold the City of Denton harmless from any and all costs, claims, or liability arising from any personal injury, accidents, negligence or damage resulting to the premises or any claim thereof.



LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°31'2"W	28.48	L11	N43°46'10"E	14.14
L2	N44°08'48"E	14.14	L12	S44°14'50"E	14.14
L3	S44°14'50"E	14.14	L15	S32°48'0"E	32.15
L4	S44°45'15"W	29.29	L16	S37°39'32"E	23.89
L5	N43°53'15"E	29.49	L17	N01°14'50"W	155.37
L6	S44°14'50"E	14.14	L18	S88°45'10"W	110.81
L7	N43°45'10"E	14.14	L19	N88°47'25"E	4.79
L8	N43°45'10"W	28.28	L20	S88°47'25"W	4.65
L9	N43°45'10"E	14.14	L21	N01°14'50"W	8.00
L10	N43°45'10"W	14.14	L22	N01°14'50"W	17.51
L11	N43°45'10"E	14.14	L23	S00°38'10"E	12.18
L12	S44°14'50"E	14.14			

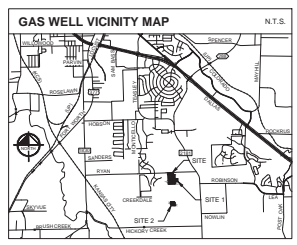
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	150°32'43"	55.00	144.51	S44°14'50"E	106.39
C2	150°32'43"	55.00	144.51	N44°14'50"W	106.39
C3	90°00'00"	63.00	98.96	N43°45'10"E	89.10
C4	189°19'31"	60.00	173.12	S43°45'10"W	119.02
C5	90°00'00"	63.00	98.96	N44°14'50"W	89.10
C6	31°17'07"	65.00	38.18	N88°39'30"W	38.26
C7	37°45'51"	73.00	39.26	N88°27'16"E	39.42
C8	54°53'58"	75.00	34.96	S86°52'46"W	30.48
C9	29°32'20"	45.00	23.30	S76°29'25"E	22.94
C10	29°32'20"	45.00	23.30	S76°29'25"E	28.04
C11	89°32'31"	65.00	74.30	S86°39'30"W	70.37
C12	49°09'29"	85.00	72.00	N77°17'29"E	70.51
C13	81°26'49"	115.00	16.35	S81°04'19"W	15.01
C14	10°24'37"	65.00	11.81	N68°27'09"W	11.79

Gas Well Notification Disclosure: Lots indicated with * are within 1,000 feet of a Gas Well Drilling and Production Sites with producing wells, and the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production Sites with producing wells. Additional drilling and/or fracturing operations may occur on either of these Sites in the future.

GAS WELL API #

SITE 1	SITE 2
12133146	12133082
12133117	12133117
12133067	12132991
	12133179



**FINAL PLAT
PARKVIEW
PHASE 1**

**68 BUILT-ABLE RESIDENTIAL LOTS,
25 ENCUMBERED RESIDENTIAL LOTS, &
4 COMMON AREAS**

**BEING 27.070 ACRES SITUATED IN THE
T. LOBAR SURVEY, ABSTRACT No. 779 &
THE N. BRITTON SURVEY, ABSTRACT No. 51
CITY OF DENTON, DENTON COUNTY, TEXAS**

CITY PROJECT No. FP19-0011

Kimley»Horn

6160 Warren Pkwy., Suite 210 FIRM # 10193822 Tel. No. (972) 335-5590
Frisco, Texas 75034 FAX No. (972) 335-3178

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	RHA <td>JULY 2019</td> <td>069036728</td> <td>1 OF 3</td>	JULY 2019	069036728	1 OF 3

ENGINEER/SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-28
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
P (972) 335-3090
F (972) 335-3178
Contact: Thomas Pachter, P.E.

OWNER/APPLICANT:
Tel Business LLC
2555 SW Cooperway Parkway
Suite 100
Coppell, TX 75011
P (817) 325-7073
Contact: Mike Bowtell

LEGEND

OR.D.C.T. OFFICIAL RECORDS
DENTON COUNTY, TEXAS

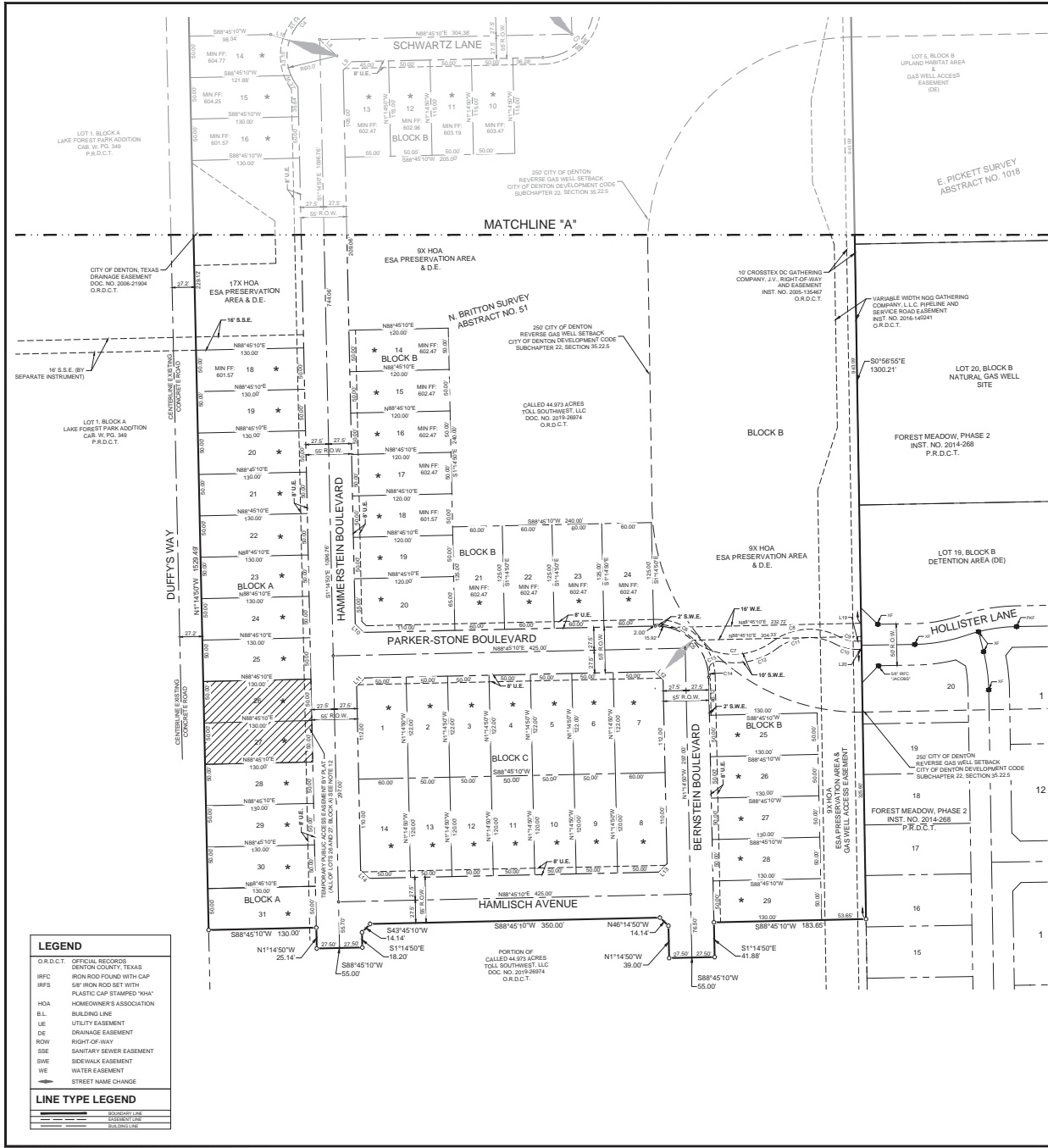
RFIC IRON ROD FOUND WITH CAP
RFS 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "N04"
HOA HOMEOWNER'S ASSOCIATION

B.L. BUILDING LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
ROW RIGHT-OF-WAY
SSE SANITARY BEWER EASEMENT
SWE SIDEWALK EASEMENT
WE WATER EASEMENT

STREET NAME CHANGE

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
UTILITY LINE



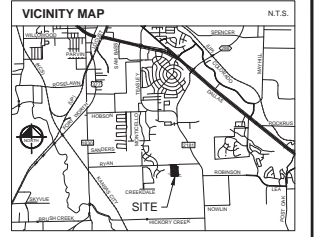
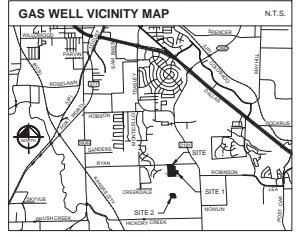
GENERAL NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monuments. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999505.
- Selling a portion of this addition by mass and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.
- Tests made to existing waterlines or relocation of fire hydrant shall be done by the City of Denton at the Contractor's expense. Contact Casey Stokes with the Water Department at 340-349-7151.
- Tests made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact David Brown with the Wastewater Department at 340-349-8489.
- According to Map No. 8121C0090 (both dated April 18, 2011, of the National Flood Insurance Program Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone X (unshaded), which is not a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or food damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- IMPORTANT NOTICE:** THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "NEC"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 4 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or the record owner on subdivision plats, or shall be evidenced by written instrument, duly recorded, in the Public Records of Denton County, Texas. Unilateral and subsequent actions shall be provided for all clearance areas in such way that will allow the ingress and egress for utility-related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City of Denton.
- The Common Area Lots, Block A, Lot 1X HOA and Lot 17X HOA, and Block B, Lot 1X HOA and Lot 6X HOA, are to be owned and maintained by the Homeowners Association (HOA).
- If a HOA Open Space Lots containing portions of existing walk and/or pedestrian trails shall be privately owned and maintained by the home owners association.
- No fences shall be installed across HOA lots.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be noted as mean sea level rather than relative based on NAVD 88 datum.
- Grator does hereby grant and convey a Temporary Public Access Easement over Lots 28 and 27 of Block A provide access from and to the Hammerstein Boulevard and Duffley's Way Easement for the benefit of the general public. Grator covenants and agrees that it shall construct or cause to be constructed within the Easement a driveway and maintain and improve the driveway and cause to meet the parking lot standards as contained in the City's Transportation Criteria Manual, the Denton Development Code, and standards for the street crossings that are included in the Code, as amended by the City of Denton. Grator shall thereafter take reasonable steps to periodically inspect the Easement and maintain the Easement in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trucks, trailers or other equipment, and the use of any motor vehicles, bicycles, and Grator shall post and maintain appropriate and consistent signage for the Easement within the Easement, which shall state "THE LANE-NO PARKING". Maintenance of the Easement is the sole responsibility of the Grator. However the Denton Public Department and/or the Denton Fire Marshall is authorized but not required to remove any obstructions within the Easement for emergency services use. In any deed conveying an interest in property affected by the Easement, the Grator shall reference this Easement and indicate that the Easement is binding upon all successors in interest of the property unless otherwise terminated. Termination of the Easement may occur upon the expiration of an appropriate real at the completion of Phase 1, and upon completion of the streets for Phase 2, or other similar events allowing for alternative access. The City of Denton shall not be responsible for injuries or damages to persons or property in connection with the condition of the Easement. Grator agrees to indemnify and hold the City of Denton harmless from any and all claims, costs, or liability arising from any personal injury, accidents, negligence or damage relating to the premises or any claim thereof.

Gas Well Notification Disclosure: Lots indicated with * are within 1,000 feet of a Gas Well Drilling and Production Sites with producing wells, and the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production sites, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracturing operations may occur on either of these Sites in the future.

GAS WELL API #

SITE 1	SITE 2
12133146	12133082
12133067	12133117
	12132951
	12133179



LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°31'27"W	28.46	L13	N43°45'10"E	14.14
L2	N44°59'48"E	28.11	L14	S48°14'50"E	14.14
L3	S48°14'50"E	14.14	L15	S32°40'00"E	32.15
L4	S43°45'19"W	28.20	L16	S72°52'22"E	23.80
L5	N43°58'55"E	28.40	L17	N01°14'50"W	156.37
L6	S48°14'50"E	14.14	L18	S88°45'10"W	119.61
L7	N43°45'10"E	14.14	L19	N88°47'25"E	4.70
L8	N48°14'50"W	28.20	L20	S88°47'25"W	4.60
L9	N43°45'10"E	14.14	L21	N01°14'50"W	8.00
L10	N48°14'50"W	14.14	L22	N01°14'50"W	17.51
L11	N43°45'10"E	14.14	L23	N01°14'50"W	78.39
L12	S48°14'50"E	14.14	L24	S88°25'58"W	66.21

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	150°32'43"	55.00	144.51	S48°14'50"E	106.39
C2	150°32'43"	55.00	144.51	N48°14'50"W	106.39
C3	30°00'00"	63.00	68.96	N43°45'10"E	89.17
C4	165°00'00"	60.00	173.12	S43°45'19"W	119.32
C5	30°00'00"	63.00	68.96	N41°14'50"E	89.18
C6	51°17'00"	65.00	58.19	S85°36'20"W	56.53
C7	69°48'48"	79.00	96.28	N88°20'46"E	90.42
C8	64°33'58"	75.00	84.89	S85°24'45"W	80.48
C9	29°32'20"	45.00	23.20	S76°28'25"E	22.94
C10	29°32'20"	45.00	23.20	S76°28'25"E	28.64
C11	65°12'31"	66.00	74.30	S85°33'30"W	70.37
C12	49°02'29"	66.00	72.70	N71°17'29"E	70.51
C13	81°26'49"	1.50	61.30	S81°04'19"W	15.07
C14	107°54'37"	65.00	11.87	N03°27'09"W	11.79

FINAL PLAT PARKVUE PHASE 1

68 BUILDABLE RESIDENTIAL LOTS,
2 ENCUMBERED RESIDENTIAL LOTS, &
4 COMMON AREAS

BEING 27.070 ACRES SITUATED IN THE
T. LOBAR SURVEY, ABSTRACT NO. 773 &
THE N. BRITTON SURVEY, ABSTRACT NO. 51
CITY OF DENTON, DENTON COUNTY, TEXAS

CITY PROJECT No. FP19-0011

Kimley»Horn

6160 Warren Pkwy., Suite 210 FIRM # 10193822 Tel. (972) 335-3590
Frisco, Texas 75034 Fax No. (972) 335-3178

Scale 1" = 60'
Drawn by CDS
Checked by KHA
Date JULY 2019
Project No. 069306728
Sheet 2 OF 3

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. P-208
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
P (972) 335-3590
F (972) 335-3178
Contact: Thomas Pfaffner, P.E.

OWNER/APPLICANT:
Toll Brothers LLC
2555 SW Gasparita Parkway
Suite 100
Gopineville, TX 76021
P (817) 326-9672
Contact: Mike Bowtell

LEGEND

O.D.C.T. OFFICIAL RECORDS
DENTON COUNTY GAS
IRFC IRON ROD FOUND WITH CAP
IRFS 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
HOA HOMEOWNER'S ASSOCIATION
B.L. BUILDING LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
ROW RIGHT-OF-WAY
SSE SANITARY SEWER EASEMENT
SSEWALK SEWERWALK EASEMENT
WE WATER EASEMENT
NAME STREET NAME CHANGE

LINE TYPE LEGEND

BOUNDARY LINE
CONCRETE ROAD
EASEMENT