

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VAGUERO DEVELOPMENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHESTNUT RIDGE AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, 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 MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE WATER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS AND WATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF DENTON COUNTY, TEXAS.

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 20____.

OWNER

STATE OF TEXAS ()
COUNTY OF _____ ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEIL D. CULVER, OF TERRACORP LLC, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY AND LEGALLY DESCRIBED HEREON WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS, AND AREA OF THE LAND, AND ALL ALLEYS, STREETS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD WHICH, TO MY KNOWLEDGE, AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

STATE OF TEXAS ()
COUNTY OF _____ ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEIL D. CULVER, OF TERRACORP LLC, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____

DEVELOPER (PURCHASER) ENGINEER / APPLICANT
VAGUERO DEVELOPMENT **CRANNELL, CRANNELL & MARTIN CORP.**
 P.O. BOX 270442 2570 F.M. 407, S. 209
 FLOWER MOUND, TX 75027 HIGHLAND VILLAGE, TEXAS 75077
 CONTACT: CURTIS GRANT 972.691.6633
 EMAIL: CURTIS@CURTISGRANT.COM CONTACT: JEFF CRANNELL P.E.
 972.679.8600 EMAIL: JEFF@CCM-ENG.COM
 TBPE FIRM #605

WATER COMPANY
ARGYLE WATER SUPPLY CORP.
 P.O. BOX 249
 ARGYLE, TEXAS 76226
 940.464.7713
 CONTACT: MIKE QUINTERO
 EMAIL: MIKE@ARGYLEWATER.COM

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM GIBSON SURVEY, ABSTRACT NUMBER 460, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT ONE, TRACT TWO AND TRACT THREE IN DEED TO JOHN L. MATTER AND WIFE, MARY ELAINE MATTER, RECORDED IN VOLUME 1119, PAGE 37 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

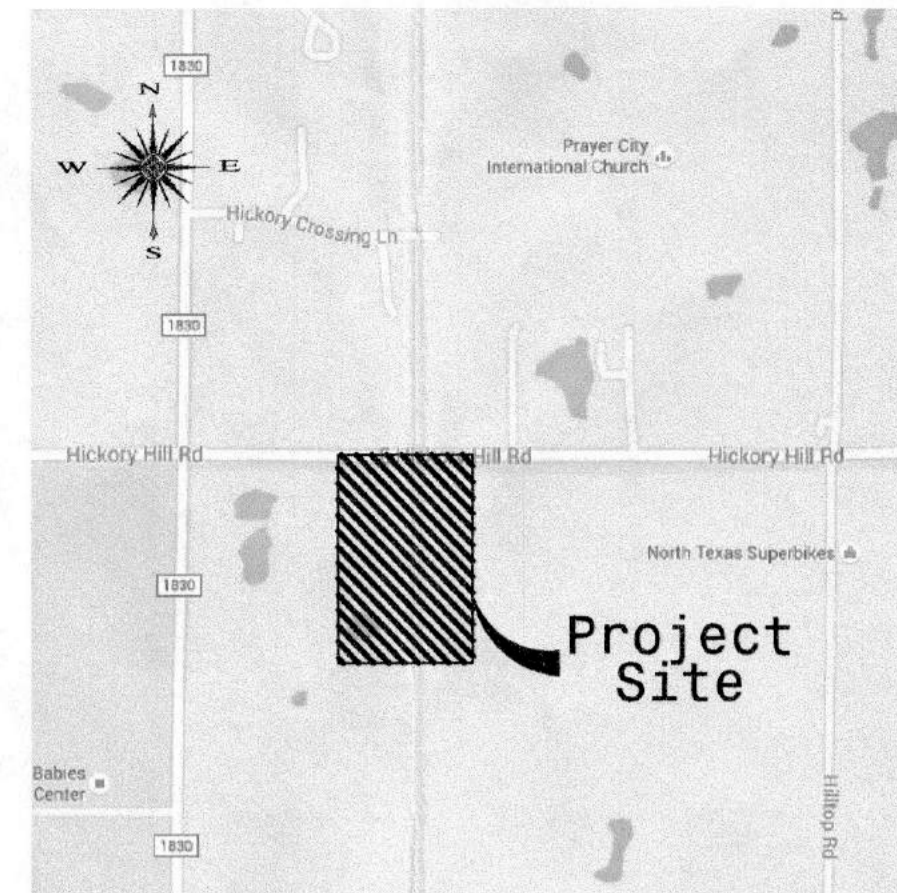
BEGINNING AT A PK NAIL SET IN THE CENTER OF HICKORY HILL ROAD, AT THE NORTHWEST CORNER OF SAID MATTER TRACT TWO, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THOMAS E. SKALSKI AND WIFE MARGARET N. SKALSKI, RECORDED IN VOLUME 762, PAGE 550 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES G. SHEFFIELD AND WIFE, SARAH E. SHEFFIELD, RECORDED IN VOLUME 2559, PAGE 880 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°40'30" E, IN THE CENTER OF HICKORY HILL ROAD AND ALONG THE NORTH LINE OF SAID MATTER TRACT AND THE SOUTH LINE OF SAID SHEFFIELD TRACT, PASSING THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 2.342 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARK RILA RECORDED IN CLERK'S FILE NUMBER 94-R034438 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE PASSING THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.837 ACRE TRACT OF LAND DESCRIBED IN DEED TO RICKY SHONE GADBERRY RECORDED IN CLERK'S FILE NUMBER 95-R005296 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, A TOTAL DISTANCE OF 512.28 FEET, TO A "PK" NAIL SET AT THE NORTHEAST CORNER OF SAID MATTER TRACT THREE, BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.20 ACRE TRACT OF LAND DESCRIBED IN DEED TO DON R. MORRIS RECORDED IN VOLUME 553, PAGE 119 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 00°42'11" E, 884.44 FEET ALONG THE WEST LINE OF SAID MORRIS TRACT AND THE EAST LINE OF SAID MATTER TRACT THREE, TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER THEREOF, BEING ON THE NORTH LINE OF THAT CERTAIN CALLED 9.521 ACRE TRACT OF LAND DESCRIBED IN DEED TO TYRONE M. CLINTON AND WIFE, DAISY A. CLINTON RECORDED IN VOLUME 1394, PAGE 780 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 89°52'40" W, 513.42 FEET, ALONG THE NORTH LINE OF SAID CLINTON TRACT AND THE SOUTH LINE OF SAID MATTER TRACT, TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER THEREOF, BEING THE SOUTHEAST CORNER OF SAID SKALSKI TRACT;

THENCE N 00°37'52" W, 880.43 FEET ALONG THE EAST LINE OF SAID SKALSKI TRACT AND THE WEST LINE OF SAID MATTER TRACT TWO, TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 10.389 ACRES OF LAND.



LOCATION MAP
N.T.S.

DENTON COUNTY STANDARD NOTES:

- WATER SERVICE TO BE PROVIDED BY ARGYLE WATER SUPPLY CORPORATION.
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF DENTON DIVISION 2 ETJ.
- THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
- ALL EXISTING WATER WELLS AND SEPTIC SYSTEMS ARE TO BE PLUGGED AND ABANDONED, RESPECTIVELY, PER ALL APPLICABLE T.C.E.Q. AND STATE REQUIREMENTS.

APPROVALS

WATER SERVICE PROVIDER

ARGYLE WATER SUPPLY COMPANY DATE _____

GAS/ELECTRIC PROVIDER

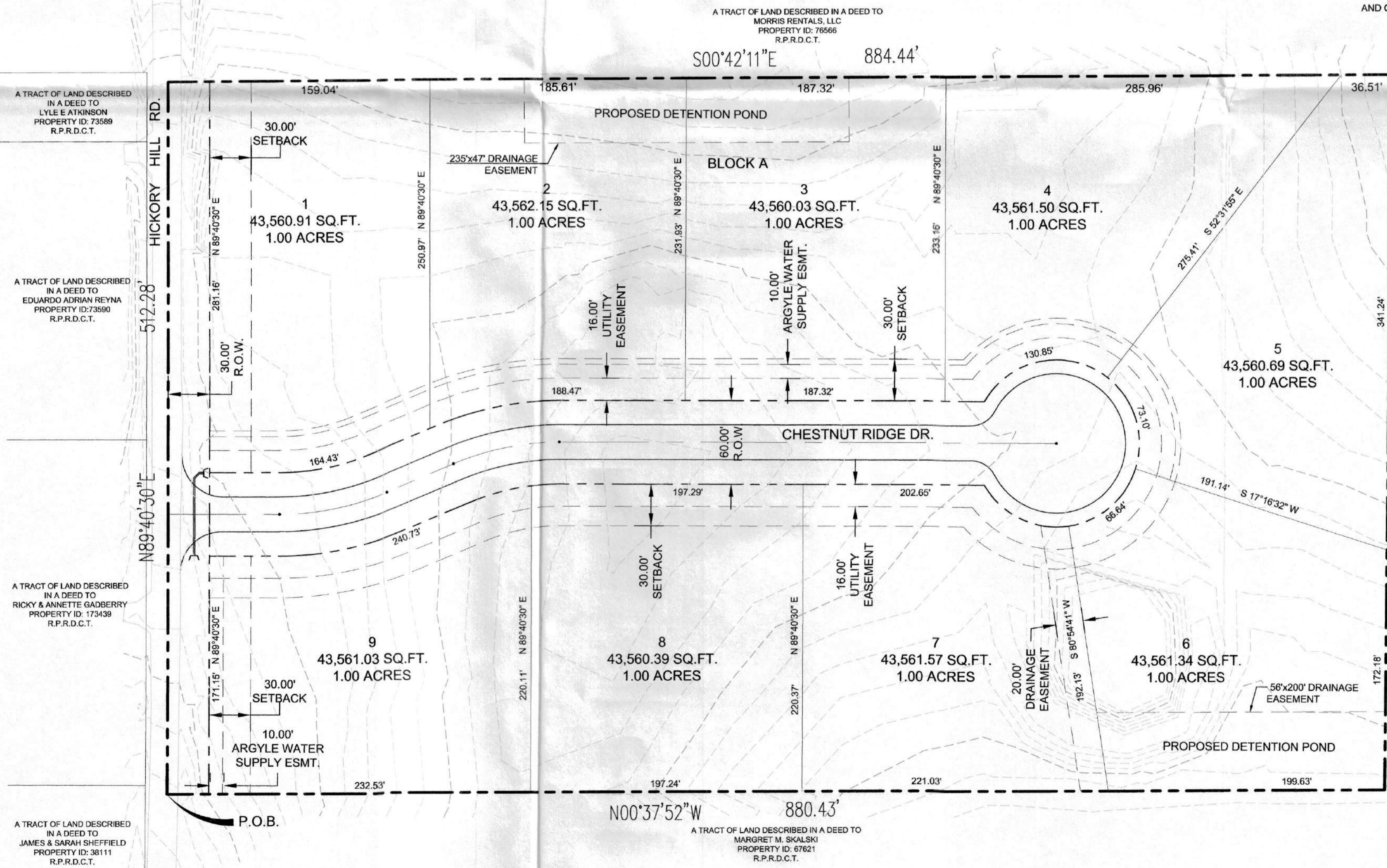
COSERV DATE _____

COMMUNICATION SERVICE PROVIDER

VERIZON DATE _____

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0510G DATED APRIL 11, 2011, NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR FLOODPLAIN AS SHOWN BY SCALE FROM SAID MAPS.

A TRACT OF LAND DESCRIBED IN A DEED TO TYRONE M. CLINTON PROPERTY ID: 72903 R.P.R.D.C.T.

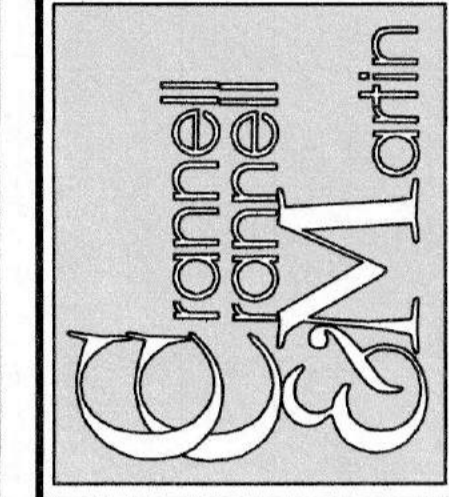


PRELIMINARY PLAT FOR CHESTNUT RIDGE AT HICKORY HILL
 Lots 1-9, Block A
 A 10.389 ACRE TRACT OF LAND, TRACTS 4, 5 AND 6 OUT OF THE WILLIAM GIBSON SURVEY, ABSTRACT NO. 460 CITY OF ARGYLE, DENTON COUNTY, TEXAS

REVIEWED AND APPROVED ON _____, 20____.

COUNTY JUDGE, DENTON COUNTY, TX

Engineering Corporation
 2570 FM 407, Suite 209
 Highland Village, Texas 75077
 Ph: 972.691.6633
 Fax: 972.691.6628
 TBPE FIRM #605



Chestnut Ridge At Hickory Hill

Preliminary Plat
 Denton County, Texas

FOR PRELIMINARY REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#50800 ON 07/01/14
 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SUBMITTAL / REVISIONS
DESIGN: CCM
DRAWN: CCM
DATE: 07 / 24 / 2015
SCALE:
NOTES:
FILE:
Sheet 1 of 1