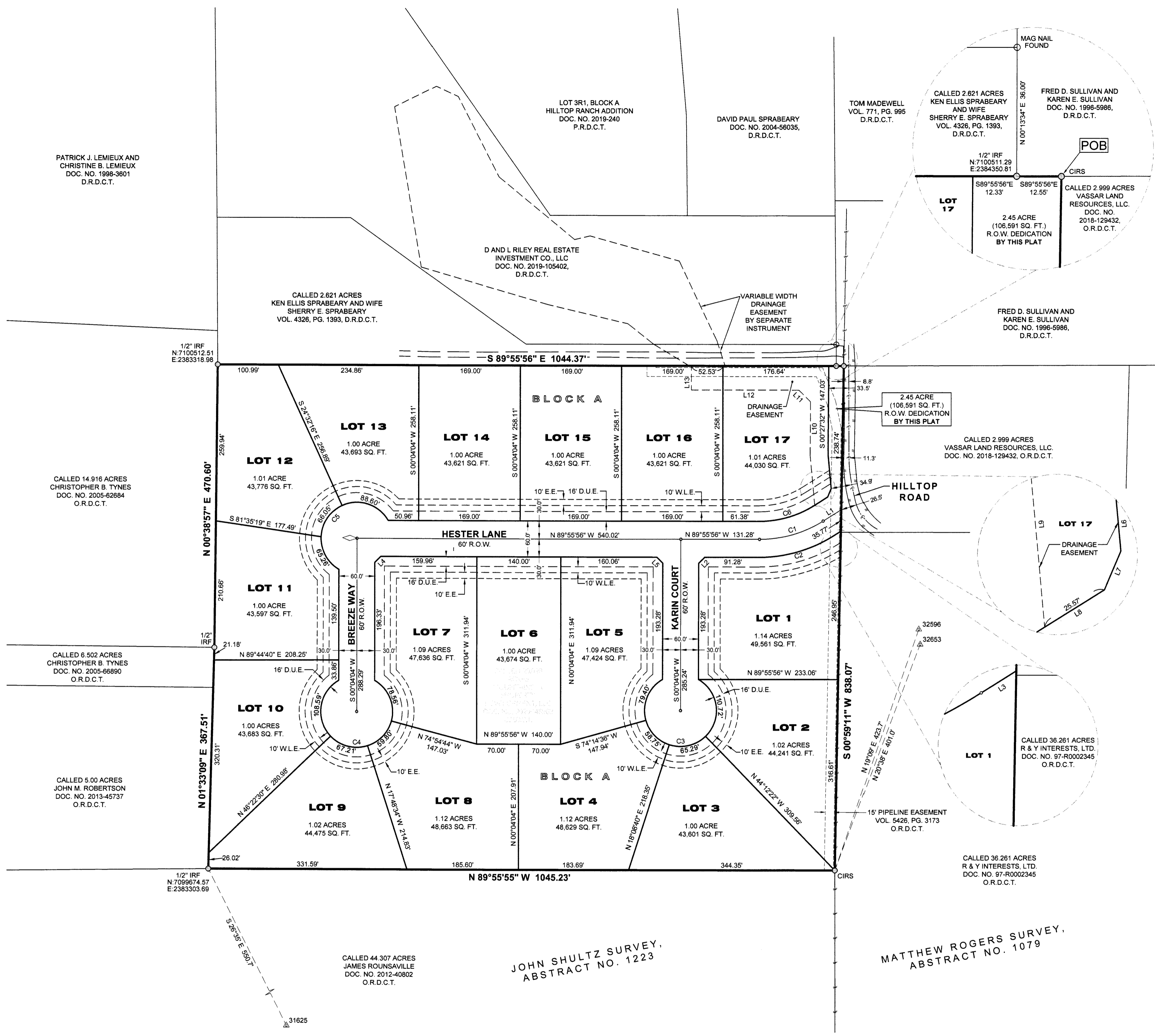


- GENERAL NOTES**
- The purpose of this plat is to create seventeen (17) official lots of record from one tract of land and to dedicate easements and right-of-way.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0370G.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
  - 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/or withholding of utilities and building permits.
  - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum 1983 (Adjustment Realization 2011).
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - The City of Denton has adopted the National Electric Safety Code (the "CODE"). The code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas.
  - BE ADVISED:** Drilling and Production Site(s) with Wells exist within 1,000 feet of the subject property. There exists the possibility that new wells may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be re-drilled and/or re-fracture stimulated in the future. All Lots (Lots 1-17, Block A) are within a 1,000 foot radius from an existing nearby well.
  - Water service to be provided by Argyle Water Supply Corporation.
  - Sanitary sewer service to be provided by on-site sewage facilities.
  - Existing gas well locations were obtained from the Texas Railroad Commission.

LINE	BEARING	DISTANCE
L1	S 57°59'14" W	35.51'
L2	N 45°04'04" E	14.14'
L3	N 57°59'14" E	16.03'
L4	N 45°04'04" E	14.14'
L5	S 44°55'56" E	14.14'
L6	S 05°12'54" E	56.76'
L7	S 22°55'04" W	15.20'
L8	S 57°59'14" W	27.49'
L9	N 05°12'54" W	83.17'
L10	N 00°27'32" E	88.72'
L11	N 45°08'05" W	27.53'
L12	N 89°53'34" W	179.25'
L13	N 00°06'26" E	40.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.98'	200.00'	32°04'51"	S 74°01'39" W	110.53'
C2	128.78'	230.00'	32°04'51"	N 74°01'39" E	127.10'
C3	314.16'	60.00'	300°00'00"	N 89°55'56" W	60.00'
C4	314.16'	60.00'	300°00'00"	N 89°55'56" E	60.00'
C5	219.91'	60.00'	210°00'00"	N 45°04'04" E	115.91'
C6	95.19'	170.00'	32°04'51"	S 74°01'39" W	93.95'

- LEGEND**
- R.O.W. = RIGHT-OF-WAY
  - PG = PAGE
  - VOL. = VOLUME
  - POB = POINT OF BEGINNING
  - IRF = IRON ROD FOUND
  - CIRF = CAPPED IRON ROD FOUND
  - S.F.E. = SIGN & FENCE EASEMENT
  - D.U.E. = DRAINAGE & UTILITY EASEMENT
  - E.E. = ELECTRIC EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - DOC. NO. = DOCUMENT NUMBER
  - P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
  - O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
  - 32596 = GAS WELL WITH I.D.
  - = STREET NAME CHANGE
  - = SURVEY ABSTRACT LINE
  - = CENTERLINE OF ROADWAY



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, MOUNTAINEER PROPERTY DEVELOPMENT, LLC is the owner of 20.07 acres of land out of the J. SCHULTZ SURVEY, ABSTRACT NO. 1223, situated in Denton County, Texas and being all of a called 20.098 acre tract of land conveyed by Warranty Deed of record in Document Number 2020-146863 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West margin of Hilltop Road, being the Northwest corner of a called 2.999 acre tract of land conveyed to Vassar Land Resources by deed of record in Document Number 2018-129432 of the Official Records of Denton County, Texas, also being the Northeast corner of said 20.098 acre tract and hereof;

**THENCE**, S00°59'11"W, along the East line of said 20.098 acre tract, being in part, the common West line of said 2.999 acre tract and in part, the common West line of a called 38.261 acre tract of land conveyed to R & Y Interests, LTD by deed of record in Document Number 97-R0002345 of the Real Property Records of Denton County, Texas, a distance of 838.07 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set near a fence corner post at the Northeast corner of a called 44.307 acre tract of land conveyed to James Rounsaville by deed of record in Document Number 2012-40802 of said Official Records, being the Southeast corner of said 20.098 acre tract and hereof;

**THENCE**, N89°55'56"W, leaving the West line of said 38.261 acre tract, along the North line of said 44.307 acre tract, being the common South line of said 20.098 acre tract, a distance of 1045.23 feet to a 1/2 inch iron rod found at the Southeast corner of a called 5.00 acre tract of land conveyed to John M. Robertson by deed of record in Document Number 2013-45737 of said Official Records, being the Southwest corner of said 20.098 acre tract and hereof;

**THENCE**, N01°33'09"E, leaving the North line of said 44.307 acre tract, along the West line of said 20.098 acre tract, being in part, the common East line of said 5.00 acre tract, in part, the common East line of a called 6.502 acre tract of land conveyed to Christopher Tynes by deed of record in Document Number 2005-66890 of said Official Records, a distance of 367.51 feet to a 3/4 inch iron rod found at the Northeast corner of said 6.502 acre tract, being the common Southeast corner of a called 14.916 acre tract of land conveyed to Christopher Tynes by deed of record in Document Number 2005-62684 of said Official Records;

**THENCE**, N00°38'57"E, continuing along the West line of said 20.098 acre tract, being the common East line of said 14.16 acre tract, a distance of 470.60 feet to a 1/2 inch iron rod found at the Southwest corner of a called 2.621 acre tract of land conveyed to Ken and Sherry Sprabery by deed of record in Volume 4326, Page 1393 of said Real Property Records, being the Northwest corner of said 20.098 acre tract and hereof;

**THENCE**, S89°55'56"E, leaving the East line of said 6.502 acre tract, along the North line of said 20.098 acre tract, being the common South line of said 2.621 acre tract, passing at a distance of 1031.84 feet, a 1/2 inch iron rod found at the Southeast corner of said 2.621 acre tract, and continuing a total distance of 1044.37 feet to the POINT OF BEGINNING and containing an area of 20.07 Acres, or (874,137 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MOUNTAINEER PROPERTY DEVELOPMENT, LLC, does hereby adopt this plat, designating herein described property as HILLTOP ESTATES, an addition to Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: MOUNTAINEER PROPERTY DEVELOPMENT, LLC

BY: *[Signature]* Date: 11-24-21

BEFORE ME, the undersigned authority, on this day personally appeared *Paul Beck*, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 24th day of November, 2021.

*Janice Stalder*  
Notary Public in and for the State of Texas  
NOTARY ID: 130581614

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

*Matthew Raabe*  
Matthew Raabe, R.P.L.S. # 6402  
Date: 11-23-21

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 23rd day of November, 2021.

*Janice Stalder*  
Notary Public in and for the State of Texas  
NOTARY ID: 130581614

**CERTIFICATE OF APPROVAL**

APPROVED by the City of Denton Planning & Zoning Commission on this 11th day of November, 2021.

*[Signature]*  
Chair, Planning & Zoning Commission

ATTEST:  
*[Signature]*  
City Secretary

**FINAL PLAT  
HILLTOP ESTATES  
LOTS 1-17, BLOCK A**

BEING 20.07 ACRES OF LAND SITUATED IN THE JOHN SCHULTZ SURVEY, ABSTRACT No. 1223, DENTON COUNTY, TEXAS

PREPARED ON: JANUARY 28, 2021

CITY PROJECT NO: FP21-0013

Filed for Record in the Official Records Of: Denton County

On: 12/15/2021 1:33:04 PM

In the PLAT Records HILLTOP ESTATES

Doc Number: 2021-470

Number of Pages: 1

Amount: 50.00

Order#: 20211215000456

By: PM

Project: 2009.052-02  
Date: 01/28/2021  
Drafter: TAR/CHM

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Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Tyler Rank  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
W.R. Edwards Group, Inc.  
Contact: William Edwards  
300 N. Akard Street, Suite 2911  
Dallas, TX 75201  
(214) 226-4877

**OWNER**  
Mountaineer Property Development, LLC  
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Argyle, TX 76226  
(469) 438-5946