

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED THAT THIS PROPERTY IS WITHIN "NON SHADDED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANELS 485 G AND 505 G OF SAID MAP.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- THE TOWN OF NORTHLAKE SHALL MAINTAIN ALL PAVING AND DRAINAGE FACILITIES LOCATED WITHIN THE R.O.W. OF ALL PUBLIC ROADWAYS. THE H.O.A. SHALL CONTINUE TO MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE THE R.O.W. INSIDE PUBLIC DRAINAGE EASEMENTS, INCLUDING THE DETENTION POND. THE TOWN OF NORTHLAKE SHALL MAINTAIN ALL WATER FACILITIES THROUGHOUT THE SUBDIVISION.
- 56 LOTS FOR RESIDENTIAL USE, LOT 25X, BLOCK A AND LOT 19X, BLOCK C ARE FOR DETENTION POND USE. TOTAL LOT COUNT = 56
- ALL RESIDENTIAL LOTS SHALL UTILIZE SEPTIC SYSTEMS.
- NO RESIDENTIAL DRIVEWAYS SHALL BE PERMITTED ON FAUGHT ROAD OR OLD JUSTIN ROAD EXCEPT FOR LOTS 1-4, BLOCK C, WHICH SHALL BE PERMITTED ONE RESIDENTIAL DRIVEWAY PER LOT TO FAUGHT ROAD.
- NO STRUCTURES INTENDED FOR HUMAN HABITATION SHALL BE CONSTRUCTED WITHIN THE GAS WELL EASEMENT. THE GAS WELL EASEMENT SHALL AUTOMATICALLY BE ABANDONED UPON ABANDONMENT AND PLUGGING OF THE GAS WELL LOCATED WITHIN THE EASEMENT. THE GAS WELL SHALL BE OFFICIALLY ABANDONED UPON MEETING THE REQUIREMENTS OF THE TOWN OF NORTHLAKE REGARDING GAS WELL ABANDONMENT AND FILING OF FORM W-3 WITH THE RAILROAD COMMISSION OF TEXAS.
- LANDSCAPING AND FENCING WITHIN THE LANDSCAPE SCREENING, AND TRAIL EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOA. THE TRAIL WITHIN THE EASEMENT SHALL BE DEDICATED TO THE TOWN OF NORTHLAKE TO PROVIDE PUBLIC ACCESS FOR PEDESTRIANS AND BICYCLES.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE 6-17-16

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 17 DAY OF June, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES 4/26/2020

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, VENADO RIDGE INVESTMENTS, LLC is the owner of all that certain lot, tract or parcel of land situated in the Patrick Rock Survey, Abstract Number 1063 in Denton County, Texas and also being all of the tract of land described in a deed to VENADO RIDGE INVESTMENTS, LLC as recorded in County Clerk's File Number 2015-47435, Real Property Records, Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING AT A P.K. nail found for the Northwest corner of said Venado Ridge Investments tract and being in the intersection of apparent public roads posted as Faught Road and Old Justin Road;

Thence South 89 degrees 15 minutes 38 seconds East in or near the center of said Old Justin Road and with the North line of said Venado Ridge Investments tract a distance of 2264.88 feet to a P.K. nail found in said Old Justin Road and being the Northeast corner of said Venado Ridge Investments tract and the Northwest corner of a tract of land described in a deed to Belmont 407, LLC, as recorded in County Clerk's File Number 2011-124875, Real Property Records, Denton County, Texas;

Thence South 00 degrees 11 minutes 32 seconds West with the West line thereof passing a 3/8" iron rod found at 26.79 feet and continuing along said course along or near a fence part of the way a total distance of 978.91 feet to a Bois D Arc fence corner post found for an ell corner of said Venado Ridge Investments tract and the Southwest corner of said Belmont 407, LLC tract;

Thence South 89 degrees 20 minutes 25 seconds East with a Southerly line thereof along or near a fence a distance of 741.31 feet to a 1/2" iron rod found for the Northwest corner of a tract of land described in a deed to Paula Kay Thompson, Roger Leslie Thompson and Don Thompson as recorded in County Clerk's File Number 2009-147863, Real Property Records, Denton County, Texas;

Thence South 00 degrees 25 minutes 43 seconds West with the West line thereof along or near a fence a distance of 321.64 feet to a 1/2" iron rod found for the Southeast corner of said Venado Ridge Investments tract and the Northeast corner of a tract of land described in a deed to Juanette Dutton as recorded in County Clerk's File Number 1994-89293, Real Property Records, Denton County, Texas;

Thence North 89 degrees 39 minutes 38 seconds West with the North line thereof, along or near a fence passing a 1/2" iron rod found at 2985.92 feet and continuing along said course a total distance of 3008.83 feet to a P.K. nail set for the Northwest corner of said Dutton tract and the Southwest corner of said Venado Ridge Investments tract and being in or near the center of said Faught Road;

Thence North 00 degrees 14 minutes 22 seconds East in or near the center of said Faught Road a distance of 1320.51 feet to the PLACE OF BEGINNING and enclosing 73.77 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

THAT VENADO RIDGE INVESTMENTS, LLC DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PRAIRIE VIEW FARMS, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

VENADO RIDGE INVESTMENTS, LLC

BY: Scott Schambacher DATE 6-17-16

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT SCHAMBACHER, 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 17 DAY OF June, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES 4/26/2020

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°29'22" E	14.08'
L2	S 44°27'38" E	14.19'
L3	N 44°39'38" W	14.14'
L4	N 45°20'22" E	14.14'
L5	N 44°42'38" W	14.15'
L6	N 45°20'22" E	14.14'
L7	S 44°39'38" E	14.14'
L8	S 83°58'55" E	15.65'
L9	N 04°57'17" W	15.76'
L10	N 45°32'22" E	14.09'

VARIABLE WIDTH D.E. LINE TABLE

LD1	N 34°40'01" E	13.09'
LD2	N 81°47'58" W	55.05'
LD3	N 80°20'25" W	145.64'
LD4	N 63°31'25" W	47.09'
LD5	N 85°57'29" W	24.84'

LEGEND

- POB = POINT OF BEGINNING
- CAPIRF = CAPPED IRON ROD FOUND
- CAPIRRS = CAPPED IRON ROD SET
- R.P.L.S.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
- D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
- R.O.W. = RIGHT OF WAY
- H.O.A. = HOME OWNERS ASSOCIATION
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- G.W.E. = GAS WELL EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- AC-D.E. = ACRESSE MINUS DRAINAGE EASEMENT AREA
- L.S.T.E. = LANDSCAPE, SCREENING AND TRAIL EASEMENT
- F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- = R.O.W. CENTERLINE

CENTERLINE CURVE TABLE

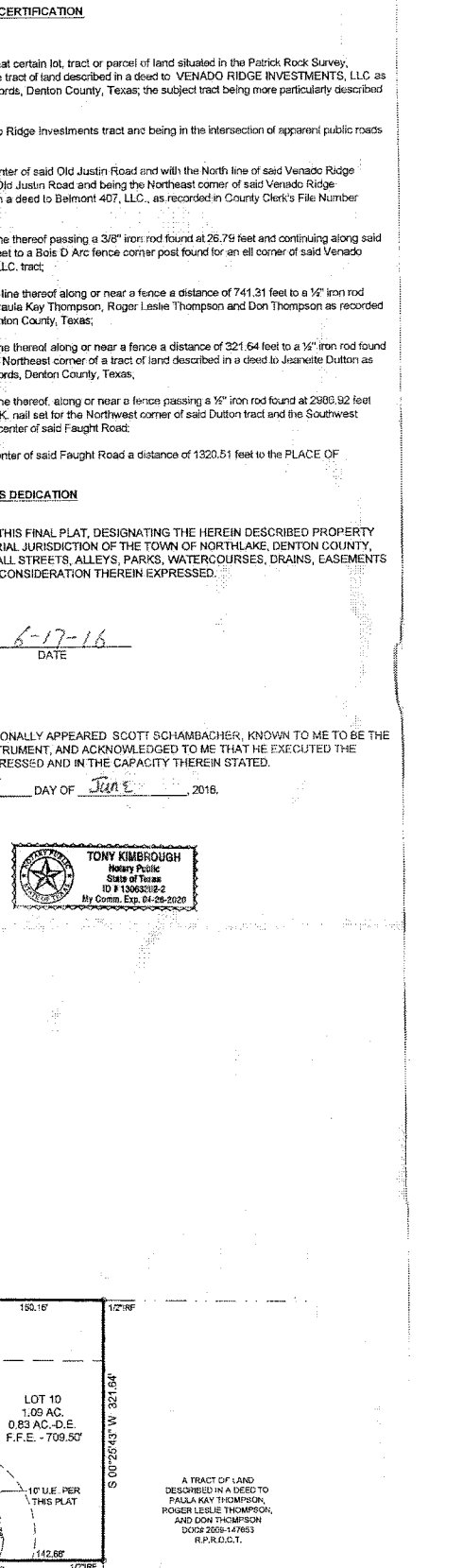
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00'	230.72'	88°07'48"	N 45°35'45" W	208.64'
C2	250.00'	188.19'	43°07'46"	N 23°05'45" W	163.79'
C3	150.00'	235.62'	90°00'00"	N 45°20'22" E	212.13'

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	54.92'	89°54'39"	N 45°23'03" E	49.46'

VARIABLE WIDTH D.E. CURVE TABLE

CD1	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CD1	303.00'	35.06'	6°57'44"	N 39°53'33" W	35.04'



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L1	N 45°29'22" E	14.08'
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