

→ Neighbors
→ Reference to oil and/or gas activity

[was Savage Landfill now green belt belonging to]
→ CITY OF ROANOKE
2011-49298 RPRDCT
(Called 28.925 Ac.)

→ HUNTER FERRELL ASSOC. LP
1996-90704 RPRDCT

LINE	BEARING	DISTANCE
L1	N 26°38'00" E	9.40'
L2	N 74°26'25" E	38.16'
L3	S 49°53'23" W	4.11'
L4	S 89°40'15" W	22.65'
L5	S 35°00'00" W	33.95'
L6	N 00°19'45" W	25.32'
L7	N 10°21'26" E	17.44'
L8	N 64°06'15" E	18.06'
L9	S 60°33'35" E	14.14'
L10	N 29°26'25" E	14.14'
L11	N 60°33'35" W	14.14'
L12	N 29°26'25" E	14.14'
L13	S 03°38'51" W	21.62'
L14	S 77°40'33" E	14.00'
L15	S 43°44'05" W	14.37'
L16	S 46°31'58" E	13.84'
L17	S 36°54'11" W	15.86'
L18	S 16°42'57" E	18.47'
L19	S 82°56'54" E	15.83'
L20	N 70°22'50" W	16.35'

LINE	BEARING	DISTANCE
L21	N 54°31'25" E	18.80'
L22	N 19°47'39" W	18.34'
L23	S 81°18'00" E	14.04'
L24	N 14°50'21" E	25.31'
L25	S 70°31'71" W	17.45'
L26	N 17°15'32" W	14.41'
L27	N 82°31'50" W	5.83'

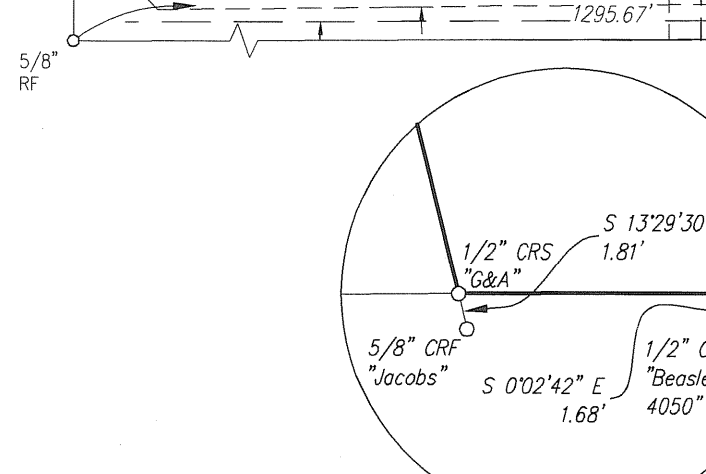
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	47°48'25"	166.88'	N 50°32'13" E	162.08'
C2	200.00'	24°33'02"	85.70'	N 62°09'54" E	85.04'
C3	200.00'	0°47'26"	2.76'	S 53°41'43" W	2.76'
C4	200.00'	20°21'00"	71.03'	S 64°15'56" W	70.66'
C5	200.00'	15°13'49"	53.16'	S 82°03'20" W	53.01'
C6	200.00'	39°26'25"	137.67'	S 54°43'13" W	134.97'
C7	200.00'	41°24'35"	144.55'	N 84°51'17" W	141.42'
C8	200.00'	22°44'38"	79.39'	N 52°46'41" W	78.87'
C9	200.00'	41°04'36"	143.38'	N 20°52'04" W	140.33'
C10	200.00'	15°44'26"	54.94'	N 07°32'28" E	54.77'
C11	200.00'	15°44'26"	54.94'	N 07°32'28" E	54.77'
C12	200.00'	16°50'33"	58.79'	S 37°15'06" E	58.58'
C13	200.00'	9°46'16"	34.11'	S 40°47'08" E	34.07'
C14	44.00'	61°07'16"	46.94'	S 66°54'32" W	44.74'
C15	139.00'	10°08'38"	24.61'	N 37°51'39" W	24.58'
C16	161.00'	20°56'43"	58.86'	N 43°15'41" W	58.53'
C17	612.85'	6°22'55"	68.26'	N 56°55'30" W	68.23'
C18	40.00'	53°39'50"	37.46'	N 31°01'40" W	36.11'

LEGEND

RF = REBAR FOUND
CRS = CAPPED REBAR SET
BL = BUILDING LINE
UE = UTILITY EASEMENT
CRF = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
G&A = G&A CONSULTANTS, LLC
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
DE = DRAINAGE EASEMENT
PE = PEDESTRIAN ACCESS
SSE = SANITARY SEWER EASEMENT
WME = WALL MAINTENANCE EASEMENT
WLE = WATER LINE EASEMENT

→ Commercial
831 TROPHY, LP
2007-72577 RPRDCT
(Called 30.639 Ac.)
9.411 Ac. Remaining
Zoned PD-O (w/ Office & Retail uses)

→ Pipeline (Smt. 2004-15561)
→ Road Emt. 2005-90479
→ 10' Utility Easement 2012-48043 or corrected by 2012-129188



NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- No flood zone area analysis has been performed by G&A Consultants, LLC on the subject property.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- This final plat does not waive the vested rights of the 9.411 acre tract and the 0.583 acre tract identified in Instrument 2007-72577 and shown on this Final Plat.
- Lot 1X, Block F is dedicated by this plat to the Highlands Glen Home Owner's Association for perpetual maintenance. Additionally, per this plat, Lot 1X, Block F shall be dedicated as a water, sanitary sewer, and drainage easement to the City of Roanoke, and

shall be dedicated as a utility easement for perpendicular utility crossings only.

- Lot 12X, 24X, and 40X will be dedicated to and perpetually maintained by the HOA as required for landscape, pedestrian access and utility easement purposes.
- Lot 41X will be dedicated to and perpetually maintained by the HOA for the purpose of Amenity uses.
- Rear lot drainage swales and outfalls shall be annually inspected and maintained as necessary by the HOA.
- Wall Maintenance Easements shall be dedicated to and perpetually maintained by the HOA.
- Utilities located within a public utility easement or other adequate water and sewer easement dedicated to the City of Roanoke per this plat, belong to the City of Roanoke. The City is not responsible for repairing damage to private streets resulting from City

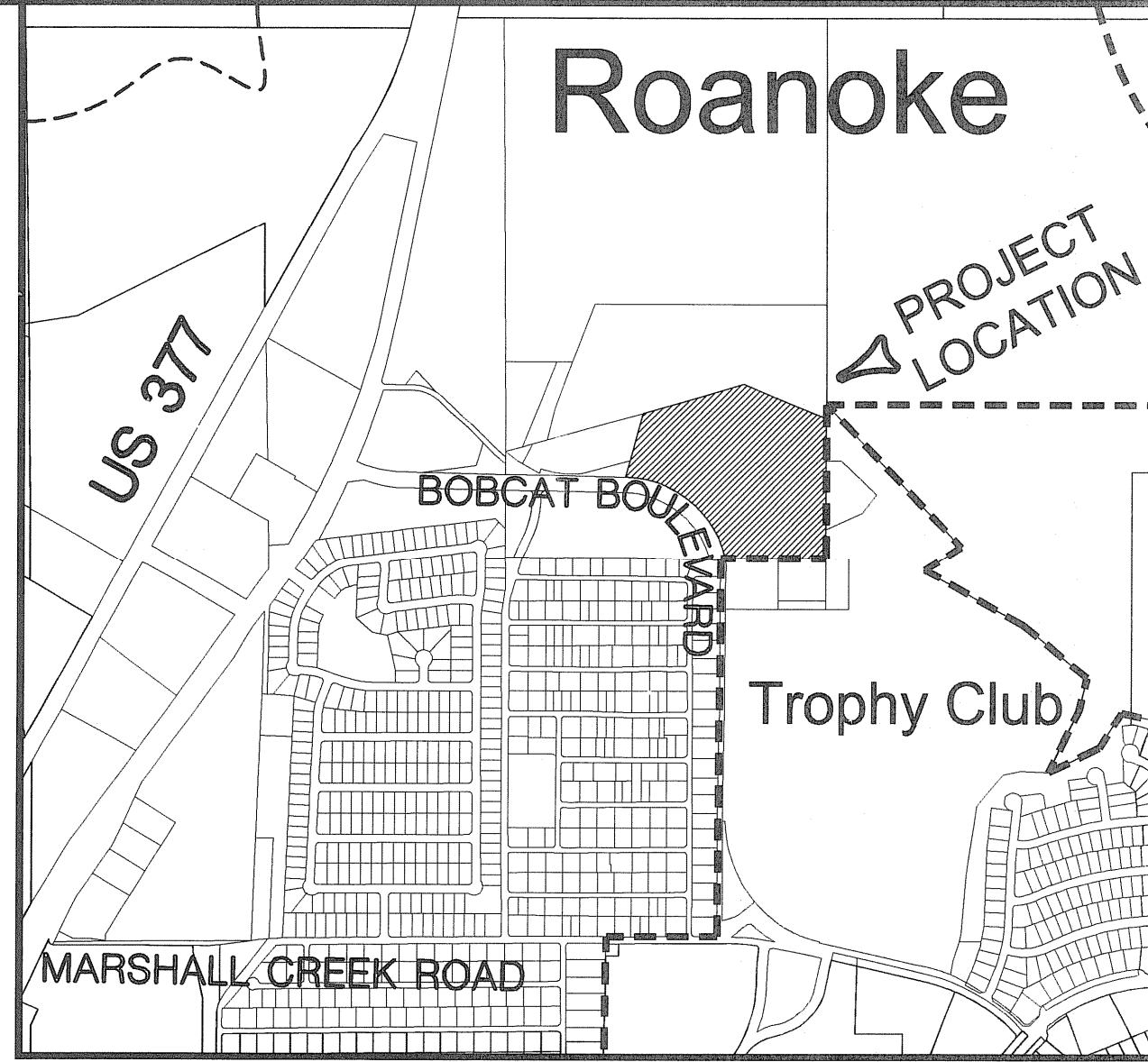
repairs to utilities located underneath the street paving. However, if the City makes such repairs, the City shall first give the Highlands Glen Home Owner's Association the option of paying to upgrade the repair work so that the streets are repaired to original standards.

11. According to Community/Panel No. 48121C0515G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). 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.

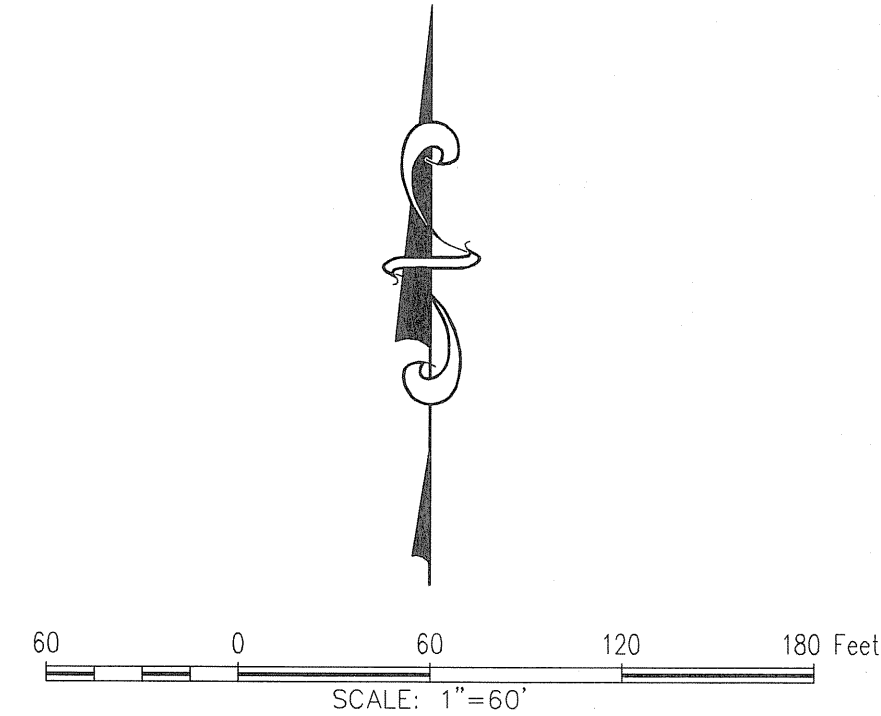
This Flood Statement, shall not create liability on the part of the surveyor.

12. Pedestrian Access Easements to remain unencumbered.

FILED _____ DOC # _____ PRDCT.



VICINITY MAP : 1"=1000'



FINAL PLAT
Highlands Glen
17.645 Acres
in the
THOMAS KELLY SURVEY, ABSTRACT NO. 704
CITY OF ROANOKE
DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
811 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 882.831.9712 • F: 817.890.4043

1/2

TRPS Firm
No. 1708
TBPLS Firm
No. 10047700

DRAWN BY: MGS/JJS DATE: 02/01/2012 SCALE: 1"=60' JOB No. **11014R**

OWNER
DR. Horton • Texas, LTD
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800
Contact: Don Allen

Filed for Record
in the official records of:
Denton County
On Feb 21, 2013 at 02:52P
In the
Plat Records
HIGHLANDS GLEN
Doc Number: 2013-
No of Pages: 2
Amount: 100.00
Receipt Number - 1005491
Bry
Carmen Robinson