



### **GENERAL NOTES**

- 1. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°44'30.24". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.000155862863.
- 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 3. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121CO51OG, EFFECTIVE DATE APRIL 18, 2011.

#### 4. CORNER MONUMENTATION:

UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

#### 5. ACCESS EASEMENTS:

- THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE TOWN OF BARTONVILLE, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- 6. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.

# STATE OF TEXAS § COUNTY OF DENTON §

WHEREAS, KNIGHT DEVELOPMENT GROUP LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A. M. FELTUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, DENTON COUNTY, TEXAS;

BEING AN 81.789 ACRE TRACT OF LAND SITUATED IN THE A. M. FELTUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, DENTON COUNTY, TEXAS, BEING PART OF A CALLED 183.72 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KNIGHT DEVELOPMENT GROUP LLC, INC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023—50844, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, (ORDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2" IRON ROD IN CONCRETE FOUND (DISTURBED) FOR THE NORTHEAST CORNER OF SAID 183.72 ACRE TRACT, THE SOUTHEAST CORNER OF HAT CREEK ESTATES (LOT 1), AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2017—260, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT) AND IN THE WEST LINE OF A CALLED 99.8173 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDUCATION LEADS TO SUCCESS FOUNDATION, AS RECORDED IN INSTRUMENT NO. 2020—151501, ORDCT; THENCE SOUTH 00°30'01" EAST, WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND SAID 99.8173 ACRE TRACT AND THE WEST LINE OF THE REMAINDER OF TRACT 2, A CALLED 202.506 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PONCA CITY INN, INC, AS RECORDED IN INSTRUMENT NO. 2021—115693, ORDCT, A DISTANCE OF 926.45 FEET, TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE POINT OF BEGINNING;

THENCE WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND THE WEST LINE OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 00°30'01" EAST, A DISTANCE OF 73.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 00°08'16" EAST, A DISTANCE OF 1,578.94 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 183.72 ACRE TRACT, THE NORTHWEST CORNER OF LOT 20, GREEN OAKS ESTATES SECTION 1, AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 151, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT) AND THE NORTHEAST CORNER OF A CALLED 29.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STEALTH DEVELOPMENT, AS RECORDED IN INSTRUMENT NO. 2004—12198 ORDCT;

THENCE SOUTH 89°27'32" WEST, WITH THE SOUTH LINE OF SAID 183.72 ACRE TRACT, THE NORTH LINE OF SAID 29.997 ACRE TRACT, THE NORTH LINE OF A CALLED 10.00 ACRE TRACT DESCRIBED IN THE DEED TO CARRINGTON REVOCABLE TRUST, AS RECORDED IN INSTRUMENT 2004—57799, ORDCT, THE NORTH LINE OF LOT 2, ROSEBERRY FARM, AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET E, PAGE 69, PRDCT, THE NORTH LINE OF A CALLED 4.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAMES & KATE WALSH LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 2023—82712 ORDCT, A DISTANCE OF 2,168.74 FEET TO A 5/8" IRON ROD IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID 4.997 ACRE TRACT AND IN THE EAST RIGHT—OF—WAY LINE OF JETER ROAD EAST;

THENCE WITH THE SOUTH AND WEST LINE OF SAID 183.72 ACRE TRACT AND THE EAST AND NORTH RIGHT-OF-WAY LINE OF SAID JETER ROAD EAST, THE FOLLOWING COURSES AND DISTANCES:

NORTH 03°21'59" EAST, A DISTANCE OF 12.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 89°30'32" WEST, A DISTANCE OF 91.68 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE OVER AND ACROSS SAID 183.72 ACRE TRACT, THE FOLLOWING COURSE AND DISTANCE AS FOLLOWS:

NORTH 00°29'28" WEST, A DISTANCE OF 1,045.07 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER:

NORTH 44°27'46" EAST, A DISTANCE OF 613.16 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET AND A CHORD WHICH BEARS NORTH 67°05'22" EAST, A DISTANCE OF 438.59 FEET;

IN A NORTHEASTERLY DIRECTION WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $45^{\circ}15^{\circ}12^{\circ}$ , AN ARC LENGTH OF 450.20 FEET TO A  $5/8^{\circ}$  CAPPED IRON ROD STAMPED "MMA" SET FOR THE END OF SAID CURVE TO THE RIGHT;

NORTH 89°42'58" EAST, A DISTANCE OF 1,430.64 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3,562,713 SQUARE FEET OR 81.789 ACRES OF LAND, MORE OR LESS.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KNIGHT DEVELOPMENT GROUP LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1 KNIGHT'S CREST SUBDIVISION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE TOWN OF BARTONVILLE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF BARTONVILLE'S USE THEREOF. THE TOWN OF BARTONVILLE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE TOWN OF BARTONVILLE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

WITNESS, MY HAND, THIS THE DA BY:	Y OF, 20
AUTHORIZED SIGNATURE OF OWNER	-
PRINTED NAME AND TITLE	-
STATE OF TEXAS \$ COUNTY OF \$	
PERSONALLY APPEAREDSUBSCRIBED TO THE FOREGOING INSTRUME PURPOSE AND CONSIDERATIONS THEREIN IS	TY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS D , OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME ENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR T EXPRESSED. FICE, THIS DAY OF, 20
NOTARY PUBLIC IN AND FOR THE STATE (	- OF TEXAS
MY COMMISSION EXPIRES ON:	_
SURVEYOR'S CERTIFICATE	
HEREBY DECLARE THAT I PREPARED THIS LAND AND THAT THE CORNER MONUMENT	PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO S PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE S SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER NCE WITH THE DEVELOPMENT ORDINANCE OF THE TOWN OF
PRELIMINARY  This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  Released for review by	
LON E. WHITTEN DATE: NOVEMBER 13, REGISTERED PROFESSIONAL LAND SURVEYO TEXAS REGISTRATION NO. 5893	
STATE OF TEXAS \$ COUNTY OFTARRANT \$	
	IE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
GIVEN UNDER MY HAND AND SEAL OF OFF	TICE ON THIS DAY OF, 2023.
NOTARY PUBLIC IN AND FOR THE STATE C	DF TEXAS
MY COMMISSION EXPIRES:	

NOVEMBER 2023

PRELIMINARY PLAT LOTS 1-4, BLOCK 1

KNIGHT'S CREST SUBDIVISION

BEING 81.789 ACRES SITUATED IN THE A. M. FLETUS
SURVEY, ABSTRACT NO. 1594 AND THE DANIEL
COOK SURVEY, ABSTRACT NO. 230, BEING A
PORTION OF A CALLED 183.72 ACRE TRACT OF LAND
IN THE TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

SURVEYOR/ENGINEER:

mm<sub>k</sub>

civil engineering surveying landscape architecture planning

OWNER/DEVELOPER:

KNIGHT DEVELOPMENT
GROUP LLC

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ARLINGTON, TX 76001
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SHEET 2 OF 2

MMA PROJECT NO. 3733-00-01



