

DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, DENTON INDEPENDENT SCHOOL DISTRICT, is the owner of all that certain tract of land situated in the W. Lumpkin Survey Abstract Number 730, Denton County, Texas and being all of the called 14.956 acre tract described in the deed from Horizon/Deer Creek Development Corp. to Denton Independent School District recorded in Document Number 220-112279 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows by Bearings relative to the Texas Coordinate System of 1983 North Central Zone (4202) based on GPS Network ties to Geodetic Control:

BEGINNING for the Northeast corner of the tract being described herein at a 1/2 inch iron rod with a plastic cap stamped "JBI" found (hereinafter referred to as 1/2IRFC) at the Easterly Northeast corner of the said 14.956 acre tract of the Southern end of a flare in the West right-of-way line of Aubrey Parkway as shown by the plat of Sandbrock Ranch, Phase 1A recorded in Document Number 2018-85 of the Plat Records of Denton County, Texas;

THENCE Southeastery with the West right-of-way line of Aubrey Parkway and the East line of the 14.956 acre tract the following three calls:

1. Along the arc of a curve to the left having a radius of 1,017.00 feet, an arc length of 358.56 feet (chord bearing South 21 Degrees 38 Minutes 06 Seconds East a distance of 356.71 feet) to a 1/2IRFC at the end of the said curve;
2. South 31 Degrees 50 Minutes 57 Seconds East a distance of 96.57 feet to a 1/2IRFC at the beginning of a curve to the left having a radius of 605.00 feet;
3. Along the arc of the said curve, an arc length of 186.55 feet (chord bearing South 40 Degrees 29 Minutes 31 Seconds East a distance of 185.81 feet) to the Northern end of a flare at the intersection of the West right-of-way line of Aubrey Parkway with the West right-of-way line of Palmetto Avenue;

THENCE South 06 Degrees 12 Minutes 09 Seconds East with the said flare a distance of 14.52 feet to the Southern end of the said flare;

THENCE South 37 Degrees 22 Minutes 35 Seconds West with the East line of the 14.956 acre tract and the West right-of-way line of Palmetto Avenue a distance of 26.93 feet to the beginning of a curve to the left having a radius of 475.00 feet;

THENCE Southwesterly continuing with the East line of the 14.956 acre tract and the West right-of-way line of Palmetto Avenue along the arc of the said curve, an arc length of 19.25 feet (chord bearing South 36 Degrees 13 Minutes 04 Seconds West a distance of 19.25 feet) to the East corner of Lot 18, Block A, Sandbrock Ranch, Phase 7 as shown by the plat thereof recorded in Document Number 2020-160 of the said Plat Records;

THENCE North 54 Degrees 56 Minutes 27 Seconds West with the common line between the 14.956 acre tract and Lot 18 a distance of 120.23 feet to a 1/2IRFC at the North corner thereof;

THENCE Southerly with the common line between the 14.956 acre tract and Block A, Sandbrock Ranch, Phase 7 the following six calls:

1. South 32 Degrees 06 Minutes 59 Seconds West a distance of 60.06 feet to a 1/2IRFC;
2. South 26 Degrees 32 Minutes 06 Seconds West a distance of 54.04 feet;
3. South 21 Degrees 20 Minutes 18 Seconds West a distance of 54.04 feet to a 1/2IRFC;
4. South 16 Degrees 16 Minutes 05 Seconds West a distance of 54.04 feet to a 1/2IRFC;
5. South 11 Degrees 15 Minutes 14 Seconds West a distance of 54.15 feet to a 1/2IRFC;
6. South 08 Degrees 24 Minutes 36 Seconds West a distance of 32.18 feet to a 1/2IRFC at the Southerly Southwest corner of the 14.956 acre tract and an angle point in the West line of Block A, Sandbrock Ranch, Phase 7;

THENCE North 88 Degrees 34 Minutes 47 Seconds West with the South line of 14.956 acre tract and the North line of Block A, Sandbrock Ranch, Phase 7 a distance of 120.00 feet the Northwest corner thereof and the Northeast corner of Sandbrock Ranch, Phase 4 as shown by the plat recorded in Document Number 2019-317 of the said Plat Records and continuing with the North right-of-way line of Hunter Street and the South line of the 14.956 acre tract along the same course, in all, a total distance of 685.06 feet to a 1/2IRFC at the Southerly Southwest corner thereof in a flare at the intersection of the North right-of-way line of Hunter Street with the East right-of-way line of Biggs Avenue;

THENCE North 43 Degrees 34 Minutes 55 Seconds West with the said flare a distance of 14.14 feet;

THENCE Northerly with the West line of the 14.956 acre tract and the East right-of-way line of Biggs Avenue the following five calls:

1. North 01 Degree 25 Minutes 05 Seconds East a distance of 136.83 feet to a 1/2IRFC at the beginning of a curve to the left having a radius of 530.00 feet;
2. Along the arc of the said curve, an arc length of 155.04 feet (chord bearing North 06 Degrees 59 Minutes 12 Seconds West a distance of 154.49 feet) to a 1/2IRFC and the end of the said curve;
3. North 15 Degrees 19 Minutes 51 Seconds West a distance of 292.12 feet to a 1/2IRFC at the beginning of a curve to the right having a radius of 370.00 feet;
4. Along the arc of the said curve, an arc length of 220.04 feet (chord bearing North 01 Degree 50 Minutes 50 Seconds East a distance of 218.72 feet) to a 1/2IRFC and the end of the said curve;
5. North 18 Degrees 58 Minutes 52 Seconds East a distance of 77.33 feet to a 1/2IRFC at a flare at the intersection of the East right-of-way line of Biggs Avenue with the South right-of-way line of Bridlepath Parkway;

THENCE North 62 Degrees 30 Minutes 04 Seconds East with the flare a distance of 13.78 feet to the Northerly Northwest corner of the 14.956 acre tract in the South right-of-way line of Bridlepath Parkway;

THENCE Easterly with the South right-of-way line of Bridlepath Parkway and the North line of the 14.956 acre tract along the arc of a curve to the left having a radius of 1,430.00 feet, an arc length of 667.88 feet (chord bearing South 84 Degrees 20 Minutes 08 Seconds East a distance of 661.83 feet) to a 1/2IRFC at the Northerly Northeast corner of the 14.956 acre tract at a flare at the intersection of the South right-of-way line of Bridlepath Parkway with the West right-of-way line of Aubrey Parkway;

THENCE South 55 Degrees 02 Minutes 46 Seconds East with the said flare a distance of 14.42 feet to the PLACE OF BEGINNING and enclosing 14.956 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DENTON INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ES25 AT SANDBROCK ADDITION, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on this plat for purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

DENTON INDEPENDENT SCHOOL DISTRICT

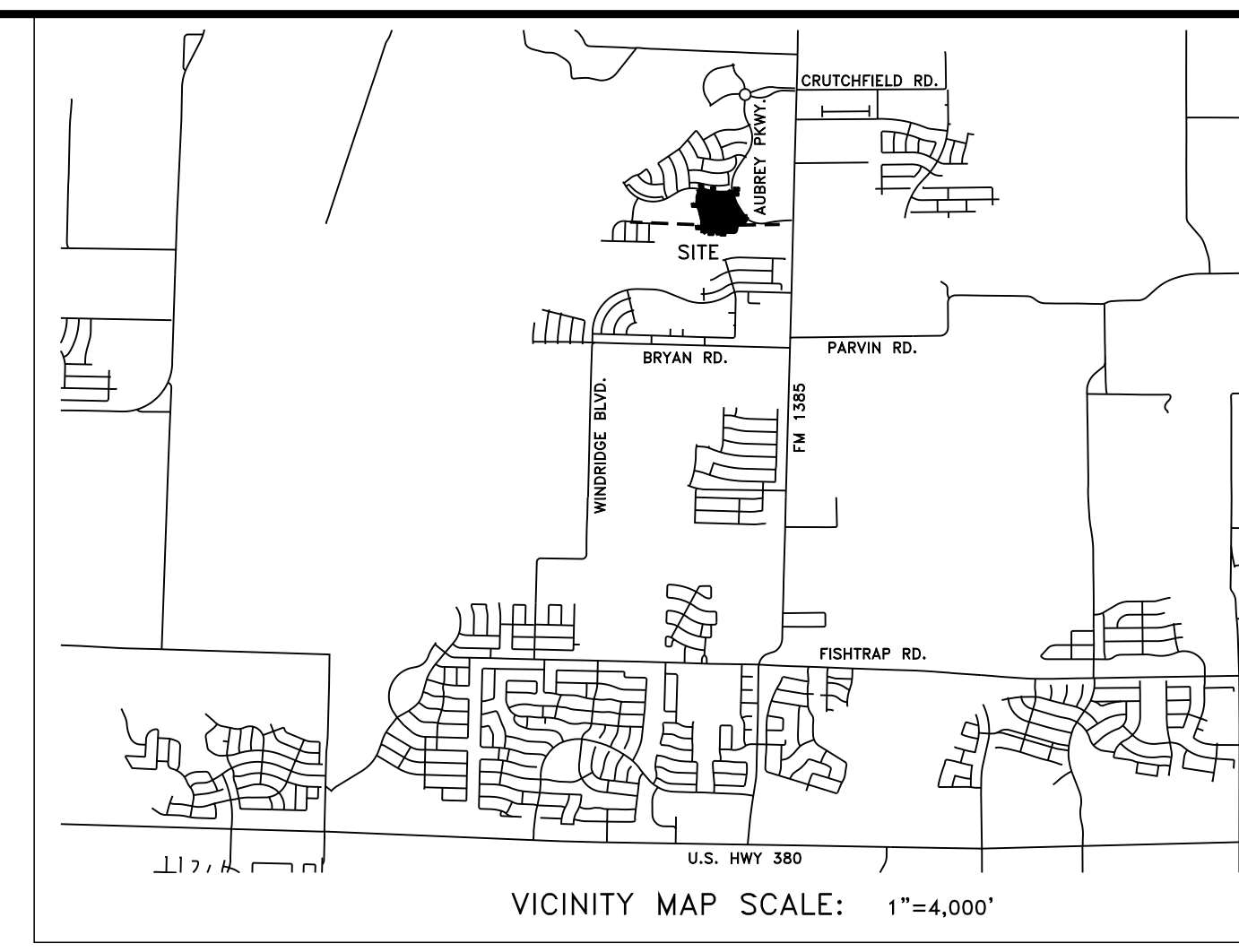
STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Notary Public in the State of Texas

FINAL PLAT  
LOT 1, BLOCK A, ES25 AT SANDBROCK ADDITION,  
AND BEING 14.956 ACRES LOCATED IN  
THE W. LUMPKIN SY. A-730  
TOWN OF AUBREY, ETJ.,  
DENTON COUNTY, TEXAS



EASEMENT CURVE TABLE:

C1-R=177.00', L=85.73', CH=N 88°32'2\"	E 84.90'
C2-R=30.00', L=51.28', CH=N 46°42'53\"	E 45.26'
C3-R=60.00', L=285.10', CH=S 46°7'55\"	E 83.17'
C4-R=20.00', L=51.42', CH=S 45°00'00\"	W 28.28'
C5-R=20.00', L=31.42', CH=S 45°00'00\"	E 28.28'
C6-R=50.00', L=32.49', CH=N 83°47'42\"	W 32.43'
C7-R=151.00', L=73.14', CH=S 88°32'02\"	W 72.43'
C8-R=100.00', L=55.96', CH=S 57°50'42\"	E 55.23'
C9-R=159.00', L=89.49', CH=S 41°48'47\"	E 88.31'
C10-R=44.00', L=49.39', CH=S 57°50'42\"	E 46.83'
C11-R=44.00', L=69.12', CH=N 45°00'00\"	E 62.23'
C12-R=44.00', L=69.12', CH=N 45°00'00\"	W 62.23'
C13-R=30.00', L=14.64', CH=N 76°01'25\"	W 14.49'
C14-R=30.00', L=14.64', CH=N 76°01'25\"	W 14.49'
C15-R=530.00', L=155.04', CH=S 00°07'59\"	W 23.32'
C16-R=183.00', L=70.65', CH=S 36°45'01\"	E 70.22'
C17-R=20.00', L=44.25', CH=S 57°50'42\"	E 21.29'
C18-R=20.00', L=31.42', CH=N 45°00'00\"	E 28.28'
C19-R=20.00', L=31.42', CH=N 45°00'00\"	W 28.28'
C20-R=30.00', L=13.66', CH=S 76°57'35\"	W 13.54'
C21-R=30.00', L=47.12', CH=S 45°00'00\"	W 42.43'
C22-R=10.00', L=24.05', CH=S 21°05'40\"	W 18.66'
C23-R=46.00', L=72.26', CH=N 45°00'00\"	E 65.00'
C24-R=44.00', L=69.12', CH=S 45°00'00\"	E 62.23'
C25-R=20.00', L=40.52', CH=S 58°02'25\"	E 33.94'
C26-R=20.00', L=31.42', CH=S 45°00'00\"	W 28.28'
C27-R=20.00', L=31.42', CH=N 45°00'00\"	W 28.28'
C28-R=20.00', L=31.42', CH=N 45°00'00\"	E 28.28'
C29-R=20.00', L=31.42', CH=S 45°00'00\"	E 28.28'
C30-R=192.50', L=46.51', CH=S 77°37'20\"	E 46.40'
C31-R=207.50', L=215.37', CH=S 54°48'36\"	E 205.83'
C32-R=159.50', L=79.63', CH=S 39°22'57\"	E 78.80'
C33-R=174.50', L=87.11', CH=N 39°22'37\"	W 86.21'
C34-R=192.50', L=198.80', CH=N 54°48'36\"	W 190.95'
C35-R=207.50', L=51.14', CH=N 77°37'20\"	W 50.02'

EASEMENT LINE TABLE:

L1-N 74°39'29\"	E 28.47'
L2-S 80°57'14\"	E 14.55'
L3-S 90°00'00\"	W 9.12'
L4-S 90°00'00\"	W 24.00'
L5-S 74°39'29\"	E 28.48'
L6-S 63°55'11\"	W 42.94'
L7-S 00°00'00\"	W 48.30'
L8-S 90°00'00\"	W 24.00'
L9-N 00°00'00\"	E 104.32'
L10-N 02°51'58\"	E 20.00'
L11-N 00°00'00\"	E 41.00'
L12-S 00°00'00\"	W 20.79'
L13-N 63°55'11\"	E 8.43'
L14-N 00°00'00\"	E 45.00'
L15-S 00°00'00\"	W 45.00'
L16-S 70°42'01\"	E 35.07'
L17-N 70°42'01\"	W 34.99'

APPROVED AND ACCEPTED:

Janet Meyers, Mayor  
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of ES25 AT SANDBROCK ADDITION, an addition in the City of Aubrey, E.T.J., Denton County, Texas is hereby approved by the City of Aubrey this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorizes the mayor to note the acceptance thereof by signing their name as herein above subscribed.

Affest this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Jenny Huckabee, City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

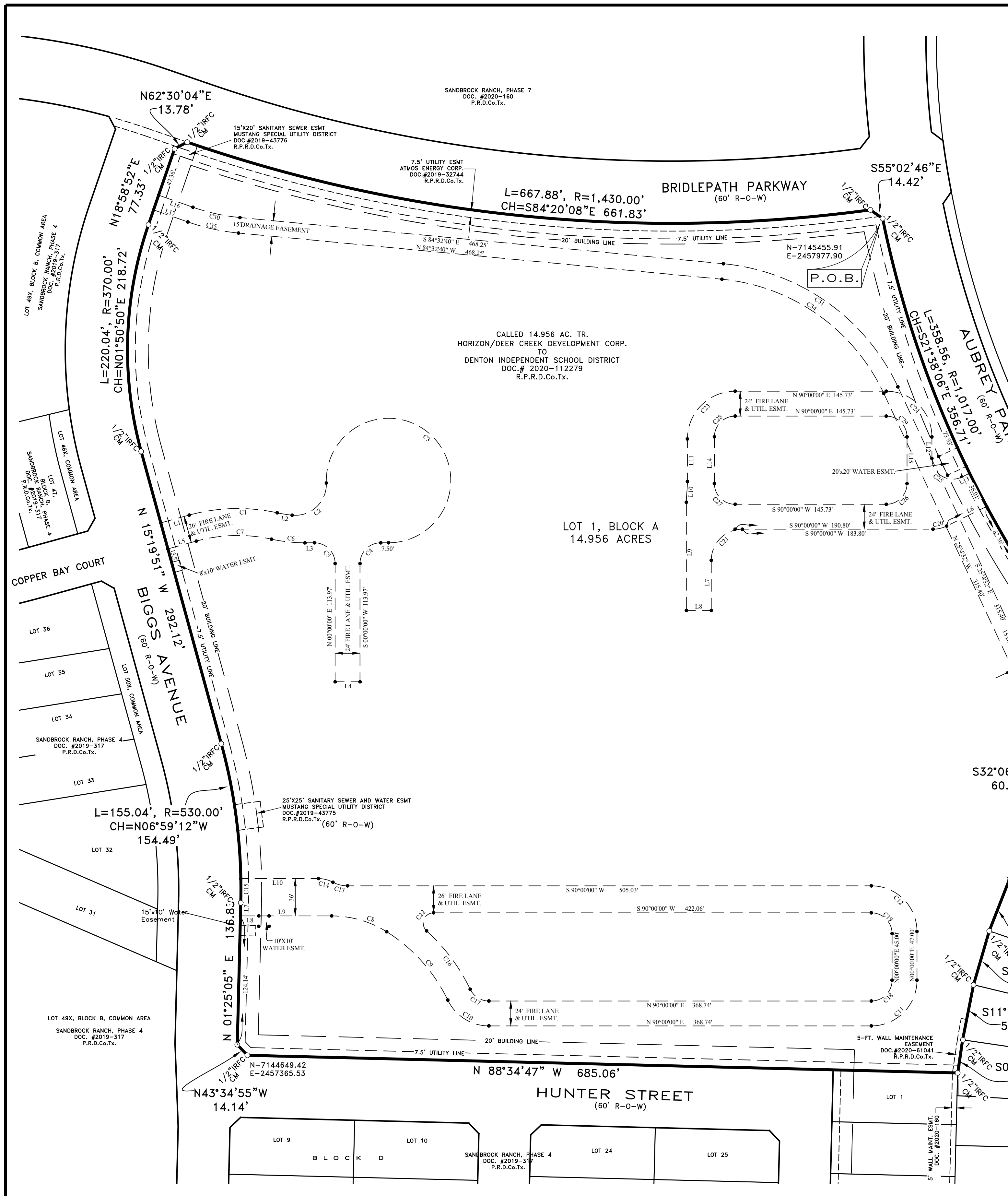
THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the Town of Aubrey, Texas.

NOTE: THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

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.

Wm. M. Coleman, R.P.L.S. 4001

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M. COLEMAN, RPLS 4001 DURING SEPTEMBER, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED



NOTES:

1. THIS FINAL PLAT CONFORMS TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005-86674 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTE WATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES 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 DISTRICT SET FORTH IN THIS PARAGRAPH.
4. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS DESCRIPTION IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
5. \* STATE PLANE COORDINATES\* SHOWN BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) ESTABLISHED BY GPS TIES TO GEODETIC CONTROL REFERENCE FRAME: NAD83 (2011) EPOCH 2010, AND DO NOT MATCH BEARINGS SHOW HEREON. A SCALE FACTOR OF 1.000154408 MUST BE APPLIED TO GET FROM THE GRID COORDINATES TO SURFACE DISTANCES. A ROTATION OF -00°32'23\"

LEGEND

( )	DEED CALLS
CM	CONTROLLING MONUMENT
FCP	FENCE CORNER POST
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED \"COLEMAN RPLS 4001\"
MFCP	METAL FENCE CORNER POST
---	BOUNDARY LINE
- - - -	PROPOSED EASEMENT
- . - . -	EXISTING EASEMENT
---	PROPERTY LINE
---	SURVEY LINE

OWNER: DENTON INDEPENDENT SCHOOL DISTRICT  
307 N. LOCUST ST.  
DENTON, TEXAS 76201  
(ph)940-369-0200, (fax)940-369-4982  
gryan@dentonisd.org

SURVEYOR: COLEMAN & ASSOC. LAND SURVEYING  
725 S. LOCUST ST.  
DENTON, TEXAS 76201  
(ph)940-565-8215, (fax)940-565-9800  
marc@colemansurveying.com