



- GENERAL NOTES:**
- REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD 83.
 - ALL CORNERS ARE FIVE-EIGHTHS INCH IRON ROD WITH YELLOW CAP MARKED "COTTON SURVEYING", UNLESS OTHERWISE NOTED.
 - THE TOWN OR THE MUD SHALL ISSUE NO PERMIT UNTIL THE COMPLETION OF ALL DEDICATED IMPROVEMENTS AND ACCEPTANCE OF SUCH IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION ARE APPROVED BY THE TOWN.
 - KATIE LANE AND SADIE COURT IN THIS DEVELOPMENT ARE PRIVATE STREETS THAT WILL BE CONSTRUCTED TO THE SAME STANDARDS AND SPECIFICATIONS AS PUBLIC STREETS IN THE TOWN OF TROPHY CLUB. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF THESE PRIVATE STREETS.
 - MEADOWBROOK LANE WILL BE DEDICATED AS A PUBLIC RIGHT-OF-WAY.
 - A GRADING PLAN PER TOWN STANDARDS MUST BE PROVIDED BY THE HOMEOWNER WITH THE BUILDING PERMIT APPLICATION.
 - ALL LOTS SHOWN ON THIS PLAT ARE "VILLA LOTS" OF PD-22.
 - ALL LOTS SHOWN ON THIS PLAT ARE REQUIRED TO HAVE A 10' REAR SETBACK.
 - SIDE YARDS: ALL LOTS SHOWN ON THIS PLAT ARE REQUIRED TO HAVE A 0' MINIMUM ON ONE SIDE AND 10' MINIMUM ON THE OTHER SIDE UNLESS OTHERWISE NOTED. A 10' MINIMUM MUST BE MAINTAINED BETWEEN HOUSES. SIDE YARDS ADJACENT TO A STREET ARE 10' MINIMUM UNLESS OTHERWISE NOTED. LOTS 7, 13, 14, 15, 16, AND 17, BLOCK 2 SHALL HAVE 10' MINIMUM BUILDING LINE ON BOTH SIDES OF THE LOT (NO BUILDING WITHIN EASEMENTS).
 - A 2' OVERHANG APPLIES ON EACH LOT ON THE OPPOSITE SIDE FROM THE "0" SIDE.
 - LOT 15, BLOCK 2 SHALL NOT HAVE REAR ACCESS FROM MEADOWBROOK LANE AND IS REQUIRED TO HAVE A REAR FENCE 8' IN HEIGHT (HEIGHT OF RETAINING WALL UPON WHICH FENCE IS PLACED MAY BE INCLUDED IN OVERALL HEIGHT OF FENCE).
 - ALL COMMON AREAS AND OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 - SHOULD THE ENTITY RESPONSIBLE FOR MAINTENANCE OF COMMON HELD PROPERTY FAIL TO PERFORM THE FUNCTION, THE TOWN HAS THE AUTHORITY TO PROVIDE APPROPRIATE MAINTENANCE AND REPAIR AND COLLECT APPROPRIATE FEES AND REIMBURSEMENTS.
 - LOT 17 BLOCK 2, SHALL NOT HAVE A FENCE BUILT WITHIN THE 7.5' DRAINAGE EASEMENT ON THE LOT. PARALLEL FENCING RESTRICTIONS SHALL NOT BE ENFORCED BETWEEN LOTS 17 AND 18, BLOCK 2.

**A
FINAL PLAT
OF
VILLAS OF HOGAN'S GLEN, PHASE II
AN ADDITION TO THE TOWN OF TROPHY CLUB,
DENTON COUNTY, TEXAS
AND BEING OUT OF THE
J. MICHAEL SURVEY, ABSTRACT NO. 821
MARCH 2014
10.430 ACRES**

**37 RESIDENTIAL LOTS
LOTS 1-9, BLOCK 1
LOTS 1-7, BLOCK 2 AND LOTS 9-29, BLOCK 2**

**5 OPEN SPACE LOTS
LOT 10, BLOCK 1
LOT 8, BLOCK 2
LOTS 30 AND 31, BLOCK 2
LOT 1, BLOCK 3**

**OWNER & APPLICANT:
DREES CUSTOM HOMES, L.P.
6225 N. STATE HIGHWAY 161, SUITE 150
IRVING, TEXAS 75038-2225
(972) 953-4569**

**ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 Plano, Texas 75024 (972) 488-3880**

**SURVEYOR:
COTTON SURVEYING COMPANY
6509 Windcrest Drive, Suite 600
Plano, Texas 75024
Phone: (972) 488-3880
Fax: (972) 488-3882
Texas Board of Professional Land Surveying
Registration No. 100461-03**

LOT TABLE

BLOCK	LOT	AREA (SF)
1	1	8,432
1	2	7,211
1	3	7,200
1	4	7,200
1	5	7,200
1	6	7,200
1	7	8,660
1	8	11,565
1	9	8,505
2	1	7,242
2	2	7,200
2	3	7,200
2	4	7,200
2	5	7,200
2	6	7,200
2	7	9,212
2	8	7,200
2	9	7,200
2	10	7,430
2	11	9,776
2	12	8,084
2	13	9,232
2	14	8,153
2	15	12,808
2	16	12,055
2	17	8,384
2	18	8,076
2	19	7,328
2	20	7,207
2	21	7,201
2	22	7,209
2	23	11,270
2	24	14,053
2	25	8,928
2	26	8,754
2	27	7,800
2	28	9,042
2	29	7,200

OPEN SPACE TABLE

BLOCK	LOT	AREA (SF)
1	10	3,563
2	8	13,004
2	30	14,321
2	31	19,131
3	1	3,007

LINE TABLE

LINE	BEARING	DISTANCE
L23	S 76°26'38"E	11.04'
L24	S 38°01'04"W	12.31'
L25	S 33°19'53"W	12.17'
L26	S 33°19'53"W	20.72'
L27	N 00°25'25"W	15.00'
L28	S 89°58'41"E	13.07'
L29	N 00°25'25"W	21.62'
L30	S 89°58'41"E	10.24'
L31	S 38°25'39"E	15.08'
L32	S 89°58'41"E	4.49'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	41°14'35"	125.00'	111.80'	59.95'	N 89°58'01"E	108.11'
C2	45°42'36"	150.00'	119.67'	63.22'	S 67°10'01"W	116.52'
C3	40°32'29"	150.00'	106.14'	55.40'	N 14°42'56"W	103.94'
C4	14°19'12"	150.00'	37.49'	18.84'	S 01°36'17"E	37.39'
C5	89°58'57"	40.00'	62.83'	40.00'	S 53°45'51"E	56.57'
C6	44°54'25"	150.00'	117.57'	61.99'	N 58°45'58"E	114.58'
C7	19°53'07"	150.00'	52.06'	26.29'	N 10°21'58"W	51.80'
C8	19°53'07"	150.00'	52.06'	26.29'	N 10°21'58"W	51.80'
C9	14°01'19"	175.00'	30.59'	15.37'	N 07°26'04"W	30.51'
C10	02°46'54"	125.00'	6.07'	3.03'	S 01°48'52"E	6.07'
C11	57°52'29"	50.00'	50.51'	27.64'	S 67°15'03"E	48.39'
C12	19°53'07"	125.00'	43.38'	21.91'	S 10°21'58"E	43.17'
C13	19°53'07"	175.00'	60.74'	30.68'	N 10°21'58"W	60.43'

LEGEND

- BL BUILDING LINE (SET BACK)
- CAB CABINET
- C.C. # COUNTY CLERK'S NUMBER
- CM CONTROL MONUMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
- EX EXISTING
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND WITH YELLOW CAP MARKED "R.P.L.S. 4023"
- IRS IRON ROD SET WITH YELLOW CAP MARKED "COTTON SURVEYING"
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- SF SQUARE FEET
- UE UTILITY EASEMENT
- VOL. VOLUME

INDICATES THE SIDE OF ZERO LOT LINE

2' OVER HANG & DRAINAGE EASEMENT (TOP)

STATE OF TEXAS ~
COUNTY OF DENTON ~

OWNER'S CERTIFICATE

WHEREAS DREES CUSTOM HOMES, L.P. is the owner of a tract of land situated in the J. Michael Survey, Abstract No. 821, in the Town of Trophy Club, Denton County, Texas, and being all of a called 10.428 acre tract of land described in deed to Drees Custom Homes, L.P., recorded in Document No. 2014-644, of the Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the southeasterly corner of Lot 5, Block 1 of The Estates of Hogan's Glen, an addition to the Town of Trophy Club according to the plat thereof recorded in Cabinet P, Slide 397-398, Plat Records, Denton County, Texas;
THENCE North 08° 43' 59" West, following the easterly line of said The Estates of Hogan's Glen, a distance of 303.87 feet to a point for corner, said point being at the southeasterly corner of Lot 1, Block 1 of Water's Edge at Hogan's Glen Phase I an addition to the Town of Trophy Club according to the plat thereof recorded in Cabinet S, Slide 39, Plat Records, Denton County, Texas;
THENCE North 05° 33' 19" East, following the easterly line of said Water's Edge at Hogan's Glen Phase I, a distance of 179.45 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner in the southerly Right-of-Way line of Katie Lane (50' R.O.W.);
THENCE South 84° 28' 41" East, along the southerly Right-of-Way line of said Katie Lane and the southerly boundary line of said Water's Edge at Hogan's Glen Phase I, a distance of 40.00 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner;
THENCE North 05° 33' 19" East, departing the southerly Right-of-Way line of said Katie Lane, along the easterly boundary of said Water's Edge at Hogan's Glen Phase I, a distance of 253.45 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner, said point being in the southerly line of a tract of land described by deed to the Town of Trophy Club recorded in Volume 2415, Page 21, Deed Records, Denton County Texas;
THENCE South 89° 58' 41" East, following the southerly line of said Town of Trophy Club tract and the southerly line of a tract of land described to Town of Trophy Club, Texas, by deed recorded in County Clerk's Document Number 2014-4619, Deed Records, Denton County, Texas, a distance of 568.55 feet to one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner;
THENCE North 00° 25' 25" West, along the easterly line of said Town of Trophy Club, Texas tract, a distance of 27.95 feet to a point for corner in the southwesterly Right-of-Way line of West Hillside Place (50' R.O.W.), of Trophy Club Section 12 an addition to the Town of Trophy Club according to the plat thereof recorded in Cabinet E, Slide 97, Plat Records, Denton County, Texas, said point also being at the beginning of a non-tangent curve to the left whose chord bears South 67° 15' 03" East, a chord distance of 48.39 feet;
THENCE southeasterly, following the southerly Right-of-Way line of said West Hillside Place and East Hillside Place (50' R.O.W.) and along said curve to the left with a radius of 50.00 feet, a central angle of 57° 52' 29" and an arc length of a 50.51 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner at the northwest corner of Lot 1, Block 1 of Trophy Club Section 14 according to the plat thereof recorded in Cabinet M, Slide 327, Plat Records, Denton County, Texas;
THENCE South 06° 10' 13" East, departing the southerly Right-of-Way line of said East Hillside Place and the southerly line of said Trophy Club Section 12, following the westerly line of said Trophy Club Section 14, a distance of 83.36 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner;
THENCE North 89° 22' 36" East, following the southerly line of said Trophy Club Section 14, a distance of 25.26 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner in the northwesterly corner of a tract of land described in deed to James A. Venable recorded in Volume 397, Page 548, Deed Records, Denton County, Texas;
THENCE South 00° 21' 04" East, departing the southerly line of said Trophy Club Section 14, following the westerly line of said James A. Venable tract, a distance of 208.98 feet to a point for corner in the northerly Right-of-Way line of Meadowbrook Lane (50 R.O.W.), said point also being in the northerly line of Trophy Club Section 11, an addition to the Town of Trophy Club according to the plat thereof recorded in Cabinet B, Slide 246, Plat Records, Denton County, Texas;
THENCE South 89° 38' 52" West, following the northerly Right-of-Way line of said Meadowbrook Lane (50' R.O.W.), a distance of 30.00 feet to a one-half inch iron rod with cap marked "R.P.L.S. 4023" found for corner at the end of existing Meadowbrook Lane;
THENCE South 00° 20' 44" East, following the westerly line of said Trophy Club Section 11, a distance of 210.01 feet to a five-eighths inch iron rod found in for the southwesterly corner of said Trophy Club Section 11, also being the southwesterly corner of Lot 1366 of said Trophy Club Section 11 and also being in the northerly line of a tract of land described in deed to ClubCorp Golf of Texas recorded in Volume 4525, Page 1241, Deed Records, Denton County, Texas;
THENCE South 01° 16' 33" East, departing the westerly line of said Trophy Club Section 11 and following the northwesterly line of said ClubCorp Golf of Texas tract, a distance of 113.61 feet to a five-eighths inch iron rod found for corner;
THENCE South 77° 55' 59" West, following the northerly line of said ClubCorp Golf of Texas tract, a distance of 329.98 feet to a five-eighths inch iron rod with cap found for corner;
THENCE South 81° 10' 42" West, following the northerly line of said ClubCorp Golf of Texas tract, a distance of 339.17 feet to the POINT OF BEGINNING and containing 10.430 acres of land, more or less. Bearing basis is the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.

PRIVATE STREET NOTE:

Katie Lane and Sadie Court have not been dedicated to the public for the public's access nor have they been accepted by the the Town of Trophy Club as public improvements and the streets and roadways shall be maintained by the property owners association within the subdivision, except that the streets and roadway shall always provide unrestricted use of the property for utilities and their maintenance; extending easement rights to all utility providers including telecable companies operating within the town; providing the town with the access for any purpose related to the exercise of governmental service or function, including but not limited to fire and police protection, emergency vehicles, public and private utility maintenance and service personal, solid waste collection service, the U.S. Postal service and governmental employees in pursuit of their official duties including but not limited to inspection and code enforcement.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DREES CUSTOM HOMES, L.P., being the sole owner does hereby adopt this plat designation the hereinabove described property as the VILLAS OF HOGAN'S GLEN--PHASE II, and does hereby dedicate, in fee simple, to DREES CUSTOM HOMES, L.P., its heirs or assigns, forever, Katie Lane and Sadie Court and open spaces shown thereon. Utility Easements may be used for the mutual use and accommodation of public utilities desiring to use same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and Town of Trophy Club and public utility entities shall at all times have the nonexclusive right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, providing emergency services and adding to or removing all or parts of their respective systems and shall be responsible for maintenance and upkeep of such systems and for restoration of the property after any construction or maintenance.

THAT, DREES CUSTOM HOMES, L.P., being the sole owners do hereby adopt this plat designating the hereinabove describe real property as the VILLAS OF HOGAN'S GLEN--PHASE II, to the Town of Trophy Club, Denton County, Texas, and I do hereby dedicate to the public's use forever Meadowbrook Lane shown thereon.

Witness my hand this the _____day of _____2014.

DREES CUSTOM HOMES, L.P., a Texas limited partnership
Drees Builders, Inc., an Ohio Corporation, its General Partner

By: David Harbin
Texas Region President

Signature: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared David Harbin 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 office, this the _____day of _____2014.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

This is to certify that I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angles points and points of curvature are to be properly marked on the ground, and that this plat correctly represents that survey made by me.

**PRELIMINARY
RELEASED 6-28-14 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.**

Eduardo Martinez
Registered Professional Land Surveyor
No. 5274

Before me, the undersigned authority, on this day personally appeared Eduardo Martinez known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____day of _____, 2014.

Notary Public in and for the State of Texas

TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

Approved: _____, 2014.

TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

By: _____ Mayor

Attest: _____ Town Secretary

Attest: _____ Planning & Zoning
Commission Chairman

UTILITY CERTIFICATE
This plat correctly presents the required easements for the development.
CHARTER COMMUNICATIONS _____
ONCOR ELECTRIC DELIVERY _____
A T & T _____
ATMOS ENERGY CORPORATION _____
TROPHY CLUB M.U.D. _____

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**5 OPEN SPACE LOTS
LOT 10, BLOCK 1
LOT 8, BLOCK 2
LOTS 30 AND 31, BLOCK 2
LOT 1, BLOCK 3**

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