

JAMES REID AND SKY REID
CALLED 22.645 ACRES
VOL. 1767, PG. 630
O.P.R.C.C.T.

ALTI INVESTMENTS, LLC
CALLED 63.61 ACRES
VOL. 2142, PG. 285
O.P.R.C.C.T.

McPHERSON AND SPOUSE,
BOBBY McPHERSON
ALLED 39.45 ACRES
VOL. 1943, PG. 76
O.P.R.C.C.T.

PRELIMINARY PLAT, FOR INSPECTION PURPOSE ONLY.
IN NO WAY OFFICIAL OR APPROVED FOR RECORDS PURPOSES.

0 100' 200'
SCALE 1" = 100'



VICINITY MAP (N.T.S)

LINE TABLE		
LINE	LENGTH	BEARING
L1	95.09'	N0° 29' 41.16"W
L2	102.91'	S75° 40' 19.12"E
L4	194.23'	S10° 10' 53.81"E
L5	24.88'	N75° 40' 19.12"W
L6	5.00'	N80° 12' 59.98"W
L7	3.97'	S80° 12' 59.98"E
L16	4.97'	S80° 12' 59.98"E

OWNER
GDHI HOMES LLC (410739)
2709 DANCING FLAME DR
DENTON TX 76201

SURVEYOR:
VAUGHN'S SURVEY
1228 S HWY 377
PILOT POINT, TEXAS

ENGINEER:
TURNKEY TRACT
CONTACT: NAVEEN KHAMMAMPATI, P.E., C.F.M.
#2770 MAIN ST. #171
FRISCO, TX 75033
nkciivilengineer4@gmail.com
214-483-1599

SITE DATA:
TOTAL SITE AREA = 49.02 ACRES

TURNKEY TRACT
F-22283

Property ID 319508

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	416.17'	1009.92'	023°36'38"	N11° 18' 38"E	413.23'
C2	98.37'	1616.74'	003°29'10"	N21° 22' 22"E	98.36'
C3	76.87'	52.00'	084°41'54"	N61° 58' 44"E	70.06'
C4	1414.06'	1200.00'	067°30'59"	N70° 34' 11"E	1333.65'
C5	219.81'	200.00'	062°58'18"	N68° 17' 51"E	208.92'
C6	220.77'	1500.00'	008°25'58"	S5° 57' 55"E	220.57'
C17	12.76'	22.00'	033°13'34"	S2° 04' 38"W	12.58'
C18	29.52'	22.00'	076°53'28"	N37° 13' 35"W	27.36'
C20	35.55'	22.00'	092°35'46"	S36° 06' 59"W	31.81'
C21	35.55'	22.00'	092°35'46"	N56° 28' 47"W	31.81'
C23	21.52'	22.00'	056°03'29"	S32° 51' 12"E	20.68'
C24	7.80'	1530.00'	000°17'32"	S4° 58' 13"E	7.80'
C25	22.73'	22.00'	059°11'19"	N24° 39' 42"E	21.73'
C26	1.19'	1470.00'	000°02'47"	N4° 57' 22"W	1.19'

PROPERTY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2019.44'	1372.39'	084°18'33"	S47° 20' 39"W	1842.11'

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.

PRELIMINARY PLAT
OF
FL GREEN SFR
BLOCK A - LOTS 1-9
BLOCK B - LOTS 10-15
TOTAL UNITS - 15

COOKE COUNTY PROJECT NUMBER: #___-__PP

PROJECT NUMBER: DATE: APRIL 9 2025

REVISED DATE:

REVISION NOTES:

SHEET 2 OF 10

Reviewed & approved on _____,20

County Judge, Cooke County, TX

NOTE: *This property is located within the Lake Ray Roberts Land Use Ordinance jurisdiction and is therefore regulated by the ordinance. This property is currently zoned residential.*

Notes:

- "Water service to be provided by Mountain springs WSC."
- "Sanitary sewer to be handled by facilities approved by the Cooke County Environmental Health Department."
- "No road, street, or public improvement set aside in this Plat shall be maintained by Cooke County, Texas in the absence of an express Order of the Commissioners Court entered of records in the minutes of the Commissioners Court of Cooke County, Texas specifically identifying any such road, street or public improvement and specifically accepting such for county maintenance"
- "All surface drainage easements shall be kept clear of fences, buildings, foundation, plantings and other obstructions to the operation and maintenance of the drainage facility."
- "Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited."
- "Cooke County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions."
- "The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots."
- "Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations."
- "A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way."
- "No construction, without written approval from Cooke County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation."
- "Cooke County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Cooke County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph."

LEGEND	
LP	Light Pole
WV	Water Valve
MH	Man Hole
ICV	Irrigation System
S3R	Set 3/4" Rod
FIP	Found Rebar
SIP	Set 1/2" Sq.Tubing
FST	Fd 1/2" Sq.Tubing
FSR	Fd Sq. Rod
ROW	Right-of-Way
X-	Fence Line
()	Deed Calls
-E-	Electric Line
-T-	Telephone Line
GM	Gas Meter
PP	Power Pole
WM	Water Meter
AC	Air Cond.
BL	Building Line
UGT	Underground phone
WFOP	Wood Fence Corner Post
PFOP	Pipe Fence Corner Post
UE	Utility Easement
BC	Back of Curb
FO	Fiber Optics
	Concrete/Asphalt Surfaced
	Gravel Surfaced
	TREE
	Edge of Road