

- NOTES:
1. WATER AND SANITARY SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
 2. UTILITY PROVIDERS:
 - (1) ELECTRIC SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 75065
PHONE: 1-800-274-4014
 - (2) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
PHONE: (972) 569-3084
 3. WATER AND SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
 4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE TOWN OF PROVIDENCE VILLAGE.
 5. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 6. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
 7. TOWN OF PROVIDENCE VILLAGE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 8. 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.
 9. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM TOWN OF PROVIDENCE VILLAGE 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.
 10. ALL UTILITIES AND DRAINAGE STRUCTURES ARE LOCATED IN THE RIGHT-OF-WAY EXCEPT AS SHOWN OTHERWISE.
 11. RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE TOWN OF PROVIDENCE VILLAGE UNLESS OTHERWISE NOTED.
 12. THE SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48121004056, REVISION DATE APRIL 18, 2011.
 13. ALL EXTERIOR BOUNDARY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS OTHERWISE NOTED. WHEN A RETAINING WALL OR FENCING HAVE BEEN PLACED AT THE REAR LOT CORNER, A CAPPED 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
 14. LOT NUMBERS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF THE TOWN OF PROVIDENCE VILLAGE.
 15. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED MOST NORTHERLY LINE OF SEASIDE VILLAGE AT PROVIDENCE PHASE 6A, RECORDED IN DOCUMENT NO. 2013-252, PLAT RECORDS OF DENTON COUNTY, TEXAS (N 89°18'06"E).
 16. TOWN OF PROVIDENCE VILLAGE 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 TOWN OF PROVIDENCE VILLAGE 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

ESM'T	EASEMENT
WT	WALKING TRAIL
AE	ACCESS EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
UTRW	UPPER TRINITY REGIONAL WATER DISTRICT
BL	BUILDING SETBACK LINE
CIRF	CAPPED IRON ROD FOUND
CIRS (PETITT)	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
RP	RADIUS POINT
⊙	DENOTES SUBDIVISION BLOCK
PRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◇	DENOTES STREET NAME CHANGE



CURVE TABLE

NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N45°47'41"E	117.61'	157°06'53"	60.00'	164.53'
C2	N45°47'41"E	70.71'	90°00'00"	50.00'	78.54'
C3	S45°47'41"W	70.71'	90°00'00"	50.00'	78.54'
C4	N75°57'43"E	153.60'	29°39'56"	300.00'	155.33'
C5	S75°57'43"W	153.60'	29°39'56"	300.00'	155.33'
C6	N44°12'19"W	70.71'	90°00'00"	50.00'	78.54'
C7	N44°12'19"W	117.61'	157°06'53"	60.00'	164.53'
C8	N45°47'41"E	70.71'	90°00'00"	50.00'	78.54'
C9	S80°30'42"E	75.57'	172°31'13"	250.00'	75.87'
C10	N29°00'58"E	105.74'	123°33'26"	60.00'	129.39'
C11	S82°24'13"E	68.59'	133°01'11"	290.00'	68.85'
C12	N08°42'48"E	84.02'	292°22'27"	530.00'	84.11'
C13	N79°04'37"W	14.89'	43°35'50"	210.00'	14.89'
C14	N29°00'58"E	105.74'	123°33'26"	60.00'	129.39'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°42'41"E	155.00'
L2	S71°49'09"E	15.42'
L3	N11°34'48"W	12.00'
L4	N53°32'46"W	20.00'
L5	S87°52'29"E	36.13'
L6	S30°37'56"E	36.46'
L7	N65°16'14"E	23.51'
L8	N81°06'32"W	121.37'
L9	S89°12'19"E	33.18'
L10	N34°21'08"E	60.00'
L11	N57°14'15"E	60.00'
L12	N00°47'41"E	60.00'
L13	N57°14'15"E	60.00'
L14	N55°38'52"W	60.00'
L15	N32°45'45"W	60.00'
L16	N00°47'41"E	60.00'
L17	N57°14'15"E	60.00'
L18	N89°19'51"W	110.00'

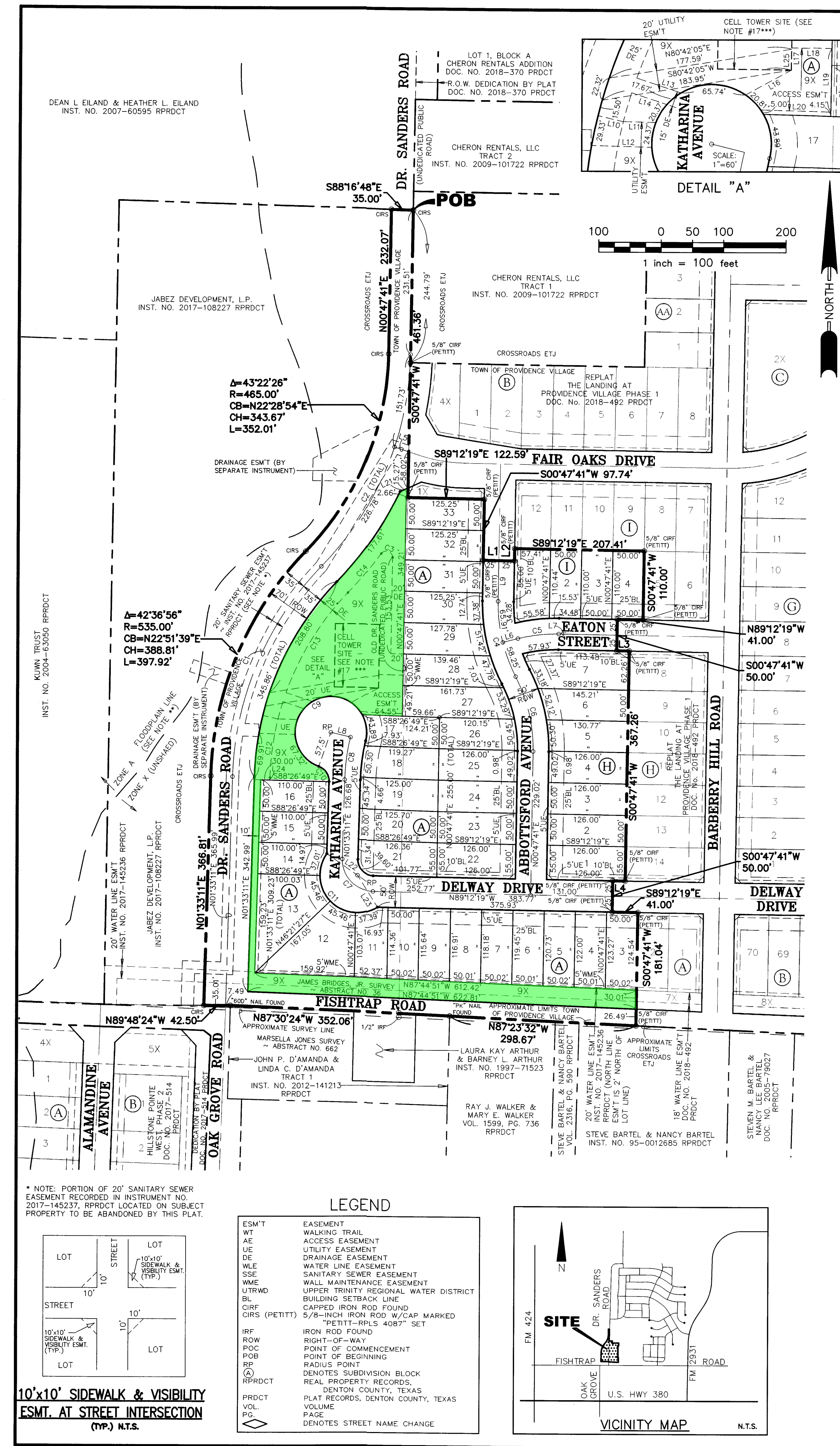
NOTE: THE PURPOSE FOR THIS REPLAT IS TO:
 REMOVE LOT 6X, BLOCK B, AND REVISE LOTS 9 AND 10, BLOCK B, OF THE LANDING AT PROVIDENCE VILLAGE PHASE 1; ADD LOTS 1-8, BLOCK AA (WHICH INCLUDES ALL OF LOT 2, BLOCK A, CHERON RENTALS ADDITION) AND; REVISE FRONT BUILDING LINES FROM 12 FEET TO 25 FEET.

REPLAT THE LANDING AT PROVIDENCE VILLAGE PHASE 1

36.066 ACRES
 166 RESIDENTIAL LOTS
 7 NON-RESIDENTIAL LOTS
 SITUATED IN THE
 JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36
 TOWN OF PROVIDENCE VILLAGE
 DENTON COUNTY, TEXAS

PETITT BARRAZA
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068
 1651 Glenview Drive, Suite 212
 Richardson, Texas 75081
 Tel. No. (214) 221-9955
 Fax No. (214) 340-3550
 DATE: OCTOBER 2018
 JNICHOLS@PETITTBARRAZA.COM
 JOB NO. 02042079-01

Filed for Record
 in the Official Records Of:
 Denton County
 On: 11/30/2018 8:42:02 AM
 in the PLAT RECORDS
 THE LANDING AT PROVIDENCE VI
 Doc Number: 2018-492
 Number of Pages: 2
 Amount: 100.00
 Order#: 20181130000913
 By: CB



STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, Jabez Development, L.P., is the owner that certain tract of land situated in the JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, in Denton County, Texas, according to deed recorded in Instrument Number 2017-1017, of the Real Property Records of Denton County, Texas (RPRDCT), and deed recorded in Instrument Number 2017-108227, RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set at the northeast corner of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, said iron rod also being located in the approximate center of Dr. Sanders Road (an undedicated public road);

THENCE South 00°47'41" West, with the east line of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, and generally along the approximate center of said Dr. Sanders Road, passing at a distance of 244.79 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found at the westernmost northwest corner of the Landing at Providence Village Phase 1, an addition to the Town of Providence Village, according to Replat recorded in Document Number 2018-482, of the Plat Records of Denton County, Texas (PRDCT), continuing in all, a total distance of 461.36 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southwest corner of Lot 1X, according to said Replat of the Landing at Providence Village Phase 1;

THENCE South 89°12'19" East, with the south line of said Lot 1X, a distance of 122.59 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southeast corner of said Lot 1X, said iron rod also being located on the west right-of-way line of Abbottsford Avenue (called 50 foot wide right-of-way according to said Replat);

THENCE South 00°47'41" West, with said west right-of-way line of Abbottsford Avenue, a distance of 97.74 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southwest corner of said right-of-way dedication of Abbottsford Avenue;

THENCE South 89°12'19" East, with the south line of said right-of-way dedication, a distance of 50.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southeast corner of said right-of-way dedication;

THENCE North 00°47'41" East, with the east right-of-way line of said Abbottsford Avenue, a distance of 20.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southeast corner of Lot 12, Block 1, according to said Replat;

THENCE South 89°12'19" East, with the south lines of Lots 12, 11, 10, 9, 10, and 9, Block 1, according to said Replat, a distance of 207.41 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southeast corner of said Lot 9, Block 1;

THENCE South 00°47'41" West, with the east line of Lot 5, Block 1, according to said Replat, a distance of 110.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner on the north right-of-way line of Eaton Street (called 50 foot wide right-of-way according to said Replat);

THENCE North 89°12'19" West, with said north right-of-way line of Eaton Street, a distance of 41.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northwest corner of said right-of-way dedication;

THENCE South 00°47'41" West, with the west line of said right-of-way dedication for Eaton Street, a distance of 50.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southwest corner of said right-of-way dedication;

THENCE South 89°12'19" East, with the south right-of-way line of said Eaton Street, a distance of 20.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northwest corner of Lot 8, Block H, according to said Replat;

THENCE South 00°47'41" West, with the west line of said Block H, a distance of 367.26 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southwest corner of Lot 14, Block H, according to said Replat, said iron rod also being located on the north right-of-way line of Delway Drive (called 50 foot wide right-of-way according to said Replat);

THENCE North 89°12'19" West, with said north right-of-way line of Delway Drive, a distance of 20.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northwest corner of said right-of-way dedication of Delway Drive;

THENCE South 00°47'41" West, with the west line of said right-of-way dedication, a distance of 50.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southwest corner of said right-of-way dedication;

THENCE South 89°12'19" East, with the south right-of-way line of said Delway Drive, a distance of 41.00 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northwest corner of Lot 2, Block A, according to said Replat;

THENCE South 00°47'41" West, with west line of said Lot 2, Block A, west line of Lot 7X, Block A, and the west line of the right-of-way dedication of Fishtrap Road (variable width right-of-way at this point), according to said Replat, a distance of 181.04 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the most southerly southwest corner of said Replat of the Landing at Providence Village Phase 1, said iron rod also being located in the approximate center of Fishtrap Road, and being located on the southerly line of said Jabez tract recorded in Instrument Number 2017-1017, RPRDCT;

THENCE North 87°23'32" West, with the southerly line of said Jabez tract recorded in Instrument Number 2017-1017, RPRDCT, and generally along the approximate center of Fishtrap Road, a distance of 298.67 feet to a "PK" nail found for corner at the northwest corner of that certain tract of land described in deed to Roy J. Walker and Mary E. Walker, recorded in Volume 1599, Page 736, RPRDCT;

THENCE North 87°30'24" West, continuing with the southerly line of said Jabez tract recorded in Instrument Number 2017-1017, RPRDCT, passing the common west line of said Jabez tract recorded in Instrument Number 2017-1017, RPRDCT, and the east line of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, continuing with the southerly line of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, a total distance of 352.08 feet to a 60d nail found for corner at the northwest corner of that certain tract of land described as Tract 1 in deed to John P. D'Amanda, and Linda C. D'Amanda, recorded in Instrument Number 2012-141213, RPRDCT, said 60d nail also being located in the approximate center of the intersection of said Fishtrap Road, and Oak Grove Road (partially dedicated public road);

THENCE North 89°48'24" West, continuing with the southerly line of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, and the approximate center of said Fishtrap Road, a distance of 42.50 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE leaving said common line, and over and across said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, the following courses and distances to 5/8 inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 01°33'11" East, a distance of 366.81 feet, said iron rod being located at the beginning of a tangent curve to the right;

Northeasterly with said curve which has a central angle of 42°36'56", a radius of 535.00 feet, a chord that bears North 22°51'39" East with a chord length of 388.81 feet, and an arc length of 397.92 feet to the end of said curve, said iron rod being located at the beginning of a tangential reverse curve to the left;

Northeasterly with said reverse curve which has a central angle of 43°22'26", a radius of 465.00 feet, a chord that bears North 22°28'54" East with a chord length of 343.67 feet, and an arc length of 352.01 feet to the end of said curve;

And North 00°47'41" East, a distance of 232.07 feet, said iron rod being located on the north line of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT;

THENCE South 89°16'48" East, with the north line of said Jabez tract recorded in Instrument Number 2017-108227, RPRDCT, a distance of 35.00 feet to the POINT OF BEGINNING and containing 12.021 acres of land.

NOTES:

1. WATER AND SANITARY SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
 - (1) ELECTRIC SERVICE: COSERV 7701 SOUTH STEMMONS CORINTH, TEXAS 75065 PHONE: 1-800-274-4014
 - (2) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 PHONE: (972) 569-3084
3. WATER AND SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE TOWN OF PROVIDENCE VILLAGE.
5. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
6. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
7. TOWN OF PROVIDENCE VILLAGE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
8. 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.
9. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM TOWN OF PROVIDENCE VILLAGE 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.
10. ALL UTILITIES AND DRAINAGE STRUCTURES ARE LOCATED IN THE RIGHT-OF-WAY EXCEPT AS SHOWN OTHERWISE.
11. RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE TOWN OF PROVIDENCE VILLAGE UNLESS OTHERWISE NOTED.
12. ** SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEDERAL ENGINEERING MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS -- MAP NUMBER 4812104056, REVISION DATE APRIL 18, 2011 (FLOODPLAIN LINE SHOWN HEREON IS GRAPHICALLY PLOTTED ACCORDING TO THIS MAP).
13. ALL EXTERIOR BOUNDARY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" FOUND, UNLESS OTHERWISE NOTED. WHEN A RETAINING WALL OR FENCING HAS BEEN PLACED AT THE REAR LOT CORNER, A CAPPED 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
14. LOT NUMBERS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL NOT BE THE RESPONSIBILITY OF THE TOWN OF PROVIDENCE VILLAGE.
15. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED MOST NORTHERLY LINE OF SEASIDE VILLAGE AT PROVIDENCE PHASE 6A, RECORDED IN DOCUMENT NO. 2013-252, PLAT RECORDS OF DENTON COUNTY, TEXAS (N 89°18'06"E).
16. TOWN OF PROVIDENCE VILLAGE 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 TOWN OF PROVIDENCE VILLAGE FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
17. *** MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE TO WIRELESS CAPITAL PARTNERS, LLC RECORDED IN INSTRUMENT NUMBER 2008-4596, RPRDCT. PERIMETER LINE SHOWN IS REFERENCED TO APPROXIMATE PERIMETER FENCE LOCATION AROUND TOWER SITE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JABEZ DEVELOPMENT, L.P., ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE LANDING AT PROVIDENCE VILLAGE PHASE 2, AN ADDITION TO THE TOWN OF PROVIDENCE VILLAGE, TEXAS, AND DO HEREBY DEDICATE TO THE TOWN OF PROVIDENCE VILLAGE (THE TOWN), IN FEE SIMPLE, THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO THE EXCLUSIVE USE FOREVER OF THE TOWN, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT, AT THE DISCRETION OF THE TOWN AND SUBJECT TO ITS WRITTEN APPROVAL. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE TOWN USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE TOWN TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE. I DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, EASEMENTS AND RIGHTS UNTO THE TOWN AGAINST EVERY PERSON WHOSE CLAIM COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF PROVIDENCE VILLAGE. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY, TEXAS.

WITNESS MY HAND THIS 18 DAY OF March, 2019.

JABEZ DEVELOPMENT, L.P.
 A TEXAS LIMITED PARTNERSHIP

By: Bruce French
 BRUCE FRENCH, VICE PRESIDENT

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRUCE FRENCH, KNOWN TO ME TO BE THE PERSON AND OFFICER 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 18 DAY OF March, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

ARLENE MARIA TURNER
 Notary Public, State of Texas
 Comm. Expires 03-31-2022
 Notary ID 12976893

MY COMMISSION EXPIRES: 3-31-22

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, AFFIRM THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE TOWN OF PROVIDENCE VILLAGE AND DENTON COUNTY SUBDIVISION RULES AND REGULATIONS.

Jimmie D. Nichols
 JIMMIE D. NICHOLS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF March, 2019.

Jessica Lee
 JESSICA LEE
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 12-05-2019

NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N22°51'39"E	363.38'	42°36'56"	500.00'	371.89'
C2	N22°28'55"E	369.53'	43°22'26"	500.00'	378.51'
C3	N71°44'33"W	19.08'	145°04'29"	10.00'	25.32'
C4	N13°25'59"W	122.89'	28°27'21"	250.00'	124.16'
C5	N83°14'28"E	65.72'	15°06'24"	250.00'	65.92'
C6	N13°25'59"W	122.89'	28°27'21"	250.00'	124.16'
C7	N43°49'34"W	71.18'	90°45'30"	50.00'	79.20'
C8	N07°39'38"E	68.09'	121°2'54"	320.00'	68.22'
C9	S61°39'21"W	85.31'	264°13'29"	57.50'	265.17'
C10	N34°27'06"W	29.39'	72°00'35"	25.00'	31.42'
C11	S43°49'34"E	117.77'	157°52'22"	60.00'	165.32'
C12	S09°34'40"W	122.85'	16°02'58"	440.00'	123.25'
C13	S31°51'44"W	187.58'	24°35'46"	440.00'	189.01'
C14	N39°56'40"E	82.50'	08°26'55"	560.00'	82.58'

LINE	BEARING	DISTANCE
L1	S89°12'19"E	50.00'
L2	N00°47'41"E	20.00'
L3	S89°12'19"E	20.00'
L4	N89°12'19"W	20.00'
L5	S71°49'05"E	23.94'
L6	N75°11'17"E	25.00'
L7	S89°12'19"E	93.48'
L8	N76°13'54"W	32.50'
L9	N00°47'41"E	65.00'
L10	S76°50'07"E	24.06'
L11	S88°26'49"E	32.12'
L12	N88°26'49"W	57.95'
L13	S71°30'53"E	44.78'
L14	S71°30'53"E	35.60'
L15	N61°11'51"E	50.01'
L16	N00°45'49"E	21.52'
L17	S89°14'11"E	38.73'
L18	S00°47'41"W	61.48'
L19	N88°26'49"W	67.29'
L20	N65°16'14"E	13.96'
L21	S54°53'23"E	60.00'
L22	S32°45'45"E	60.00'
L23	S01°33'11"W	3.88'
L24	S01°45'49"W	20.31'

THE TOWN COUNCIL OF PROVIDENCE VILLAGE ON THIS 19 DAY OF February, 2019, VOTED AFFIRMATIVELY TO APPROVE THE FINAL PLAT.

By: Michelle Galt
 MAYOR, TOWN OF PROVIDENCE VILLAGE, TEXAS

ATTEST: Jessica Lee
 TOWN SECRETARY, TOWN OF PROVIDENCE VILLAGE, TEXAS

FINAL PLAT
 THE LANDING AT
 PROVIDENCE VILLAGE PHASE 2

12.021 ACRES
 42 RESIDENTIAL LOTS
 1 NON-RESIDENTIAL LOT
 SITUATED IN THE
 JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36
 TOWN OF PROVIDENCE VILLAGE
 DENTON COUNTY, TEXAS

Filed for Record in the Official Records Of: Denton County On: 3/21/2019 11:12:12 AM in the PLAT Records The LANDING AT PROVIDENCE VILLAGE Doc Number: 2019-134 Number of Pages: 1 Amount: \$0.00 Order#: 2019032100023 By: PA

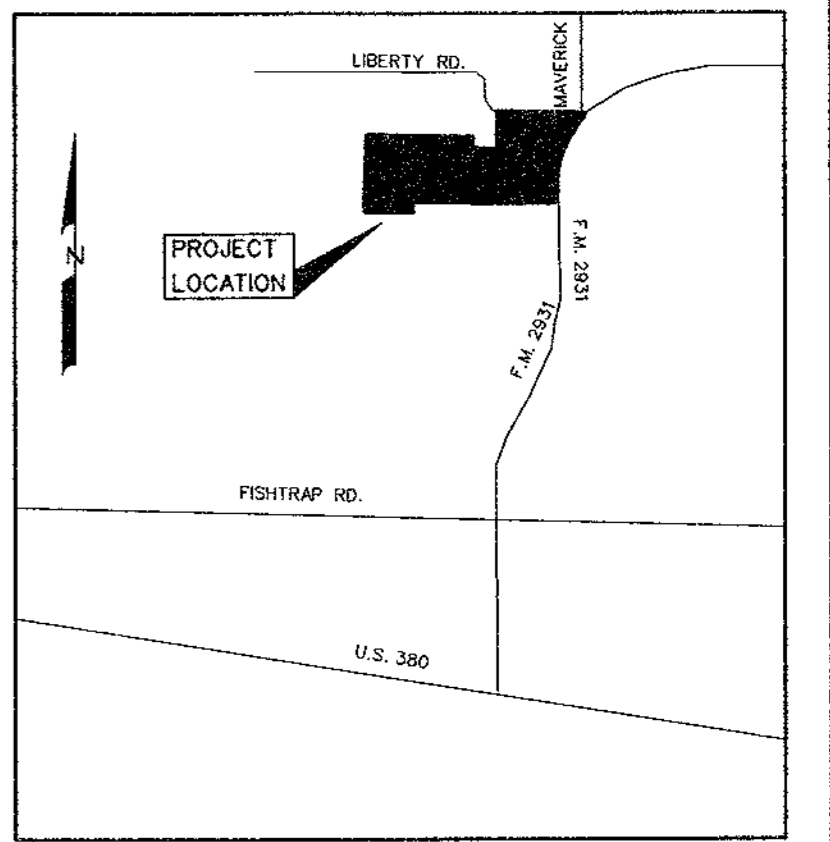
OWNER: JABEZ DEVELOPMENT, L.P. A TEXAS LIMITED PARTNERSHIP 1038 TEXAN TRAIL GRAPINE, TEXAS 76051 PHONE (817) 849-1500 CONTACT: BRUCE FRENCH

651 Glenville Drive, Suite 212 Richardson, Texas 75081 DATE: MARCH 2019 JNICHOLS@PETITTBARRAZA.COM

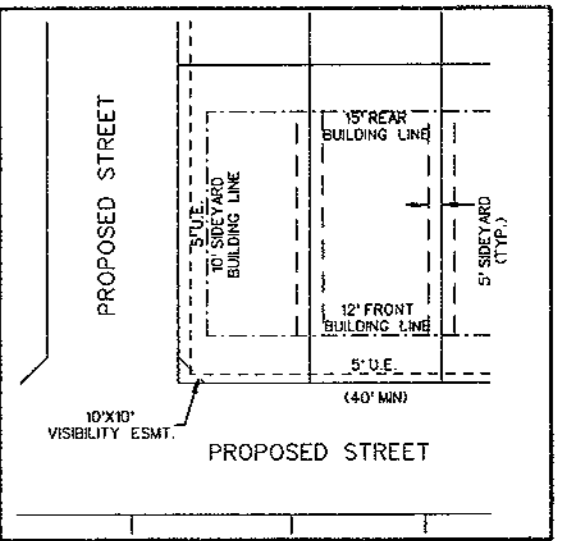
TBPE FIRM REGISTRATION NO. 1488 TBPLS FIRM REGISTRATION NO. 101068 Tel. No. (214) 221-9955 Fax No. (214) 340-3550 SCALE: 1"=100'

JOB NO. 02042078-02

0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

$\Delta = 40^{\circ}04'47''$
 $R = 1195.92'$
 $L = 836.58'$
 $C = 819.62'$
 $B = S21^{\circ}20'00''W$

$\Delta = 23^{\circ}37'04''$
 $R = 175.00'$
 $L = 72.14'$
 $C = 71.63'$
 $B = N77^{\circ}26'15''W$

$\Delta = 06^{\circ}18'37''$
 $R = 275.00'$
 $L = 30.29'$
 $C = 30.27'$
 $B = N18^{\circ}53'30''E$

FINAL PLAT
OF
**LIBERTY AT
PROVIDENCE VILLAGE
PHASE I**

BLOCK A, LOTS 1-33
BLOCK B, LOTS 1-9
BLOCK C, LOTS 1-45
BLOCK D, LOTS 1-41
BLOCK E, LOTS 1-14

OUT OF THE
J. BRIDGES SURVEY, ABSTRACT NO. 36

IN THE
DENTON COUNTY, TEXAS
138 - TOTAL SINGLE FAMILY LOTS
2 - OPEN SPACE LOTS
2 - COMMERCIAL LOTS
34.759 TOTAL ACRES
DENSITY: 3.970 units per acres

OWNER
LIBERTY IN PROVIDENCE, LP.
1038 TEXAN TRAIL
GRAPEVINE, TEXAS 76051

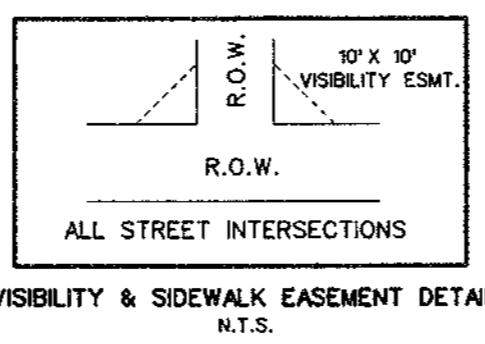
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

OCTOBER 2018 SCALE: 1"=100'

Filed for Record
in the Official Records of:
Denton County
On: 11/30/2018 8:42:02 AM
In the PLAT Records
LIBERTY AT PROVIDENCE VILLAGE
Doc Number: 2018 - 493
Number of Pages: 2
Amount: 100.00
Order#: 2018113000013
By: CB

- NOTES**
- Bearings are referenced to 40.211 acre tract, as recorded in Doc. No. 2018-26707 in the Deed Records of Denton County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easement.
W.E. - Water Easement.
S.S.E. - Sanitary Sewer Easement.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
- Street Name Change
 - All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.

CURVE TABLE						LINE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	LINE NO.	BEARING	DISTANCE			
1.	17°39'16"	250.00'	77.03'	76.73'	N60°35'07"W	1.	N 69°24'45" W	25.00'			
2.	23°22'08"	100.00'	40.79'	40.50'	N46°11'36"W	2.	N 40°48'15" W	46.85'			
3.	30°05'40"	100.00'	52.64'	52.04'	N49°35'22"W	3.	N 40°48'15" W	21.12'			
4.	19°28'28"	100.00'	33.99'	33.83'	N67°36'54"W	4.	N 05°44'13" W	9.58'			
5.	18°23'24"	100.00'	32.10'	31.96'	N68°09'26"W	5.	S 79°56'20" E	28.10'			
6.	75°33'16"	300.00'	395.60'	367.56'	N89°32'08"W	6.	N 00°08'51" W	25.00'			
7.	34°37'07"	250.00'	151.05'	148.76'	S69°59'48"W	7.	N 00°08'51" W	32.69'			
8.	04°28'07"	250.00'	19.50'	19.49'	S89°32'25"W	8.	N 62°41'21" W	14.87'			
9.	32°29'39"	108.00'	61.25'	60.43'	S14°28'20"E	9.	S 29°11'22" E	29.15'			
10.	32°31'49"	92.00'	52.23'	51.54'	S14°29'27"E	10.	N 40°52'47" W	24.29'			
11.	91°55'19"	40.00'	64.17'	57.51'	S44°11'12"E	11.	S 88°13'32" E	15.00'			
12.	88°04'41"	40.00'	61.49'	55.61'	N45°48'48"E	12.	N 20°10'45" W	17.84'			
13.	49°20'37"	40.00'	34.45'	33.40'	S65°28'33"E	13.	N 11°24'25" W	19.31'			
14.	35°03'43"	40.00'	24.48'	24.10'	S23°16'23"E	14.	N 54°23'54" E	40.04'			
15.	35°03'43"	56.00'	34.27'	33.74'	S23°16'23"E	15.	N 40°48'15" W	30.01'			
16.	75°11'55"	50.00'	65.62'	61.01'	S37°27'06"W	16.	N 49°11'45" E	30.00'			
17.	157°43'29"	50.00'	137.64'	98.12'	S07°40'29"E	17.	S 57°04'47" E	25.36'			
18.	90°00'00"	40.00'	62.83'	56.57'	S44°51'09"W	18.	S 57°04'47" E	30.32'			
19.	83°40'43"	40.00'	58.42'	53.36'	N48°18'30"W						
20.	04°36'18"	208.00'	16.72'	16.71'	N08°46'17"W						
21.	10°55'35"	192.00'	36.61'	36.56'	S05°36'39"E						
22.	11°15'33"	250.00'	49.13'	49.05'	S84°13'22"W						
23.	51°16'56"	250.00'	223.76'	216.37'	S52°57'07"W						
24.	10°06'47"	250.00'	44.13'	44.07'	S22°15'15"W						
25.	26°33'26"	200.00'	92.70'	91.87'	N75°58'04"W						
26.	88°58'45"	40.00'	62.12'	56.06'	S46°15'50"W						
27.	126°52'12"	50.00'	110.71'	89.44'	N28°20'22"E						
28.	90°49'35"	40.00'	63.41'	56.98'	N43°38'20"W						
29.	60°00'00"	50.00'	261.80'	50.00'	N88°13'32"W						
30.	89°10'25"	40.00'	62.25'	56.16'	N46°21'40"E						
31.	64°40'01"	50.00'	257.73'	53.48'	S67°25'44"E						
32.	12°25'50"	275.00'	59.66'	59.54'	S04°26'22"E						
33.	29°14'41"	275.00'	140.36'	138.85'	S76°07'53"W						
34.	21°57'13"	92.00'	35.25'	35.04'	S09°12'09"E						
35.	12°24'05"	150.00'	32.47'	32.40'	N84°44'50"E						
36.	12°24'05"	150.00'	32.47'	32.40'	N84°44'50"E						



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

LEGAL DESCRIPTION

BEING, a tract of land situated in the James Bridges Survey, Abstract No. 36, being part of a 40.211 acre tract, as described in Doc. No. 26707 in Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Lot 9 Block B out of Liberty at Providence Village Phase I, an addition to Denton County, as described in Doc No. 2018-493 in the Plat Records of Denton County, Texas and being in the south line of Liberty at Providence Village Phase I;

THENCE, South 89°14'47" East, along the south line of said Liberty at Providence Village Phase I, for a distance of 363.27 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 175.00 feet, a central angle of 23°37'04";

THENCE, continuing along said south line and with said curve to the right for an arc distance of 72.14 feet (Chord Bearing South 77°26'15" East 71.63 feet), to a 1/2 inch iron rod found on a non-tangent curve to the left, a radius of 275.00 feet, a central angle of 06°18'37";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 30.29 feet (Chord Bearing South 18°53'30" West 30.27 feet), to a 1/2 inch iron rod found;

THENCE, South 88°31'28" East, continuing along said south line, for a distance of 167.46 feet, to a 1/2 inch iron rod found in the east line of said 40.211 acre tract;

THENCE, South 01°09'25" West, departing the south line of said Liberty at Providence Village Phase I and along the east line of said 40.211 acre tract, at 6.53 feet, passing a 1/2 inch iron rod found at the northwest corner of a tract of land in Deed to Shari & Kelby Trusty, as described in Doc. No. 2017-15963 in said Deed Records and continuing for a total distance 715.72 feet, to a 1/2 inch iron rod found at the southwest corner of said Shari & Kelby Trusty tract and being the northwest corner of Aston Addition, an addition to the Town of Providence Village, as described in Doc. No. 2016-2083 in said Plat Records;

THENCE, South 01°26'07" West, continuing along said 40.211 acre tract and along the west line of said Aston Addition, for a distance of 128.63 feet, to a 1/2 inch iron rod found at the southeast corner of said 40.211 acre tract being the most easterly northeast corner of Harbor Village at Providence Phase 6B, an addition to the Denton County, Texas, as described in Doc. No. 2014-361 in said Plat Records;

THENCE, North 88°39'47" West, departing said west line and along the south line of said 40.211 acre tract and the north line of said Harbor Village at Providence Phase 6B, for a distance of 596.00 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 40.211 acre tract and being an ell corner of said Harbor Village at Providence Phase 6B;

THENCE, North 01°28'32" East, along the west line of said 40.211 acre tract and along east line of said Harbor Village at Providence Phase 6B, for a distance of 883.86 feet, to the POINT OF BEGINNING and containing 11.923 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the Town of Providence Village, Texas.

DATED the this 16th day of June, 2021.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 16th day of June, 2021.



Maria Hallford
Notary Public in and for the State of Texas

UTILITY CERTIFICATE

This plat correctly presents the required easements for this development.

COSERV ELECTRIC

Misty N. Solis
MISTY SOLIS

MUSTANG WATER

CHRIS BOYD

NOTES

- Bearings are referenced to 40.211 acre tract, as recorded in Doc. No. 2018-26707 in the Deed Records of Denton County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easement.
C.M. - Controlling Monument.
V.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
S.C. - Street Name Change
- Retaining Walls shall be retained, maintained and repaired by the property owner/HOA. The retaining wall shall include the parcel of land the wall is servicing up to the right-of-way.
- Lot 31 Block B will be dedicated to and maintained by the Town of Providence Village.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HMH LIBERTY DEVELOPMENT, INC., A TEXAS CORPORATION, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LIBERTY AT PROVIDENCE VILLAGE PHASE II, an addition to the Town of Providence Village, Texas, and do hereby dedicate to the Town of Providence Village (the Town), in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the Town and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the Town use thereof. Any public utility given the right by the Town to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the corporate limits of the Town of Providence Village. This Plat approved subject to all the platting ordinance, rules and regulations of Denton County.

WITNESS MY HAND THE 22nd DAY OF June 2021.

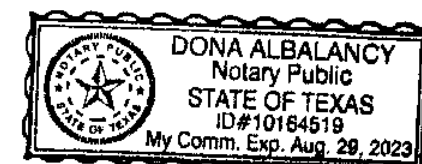
HMH LIBERTY DEVELOPMENT, INC.
A Texas corporation

By: *B. Nelson Mitchell, Jr.*
B. Nelson Mitchell, Jr.
President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared B. NELSON MITCHELL, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF June, 2021.

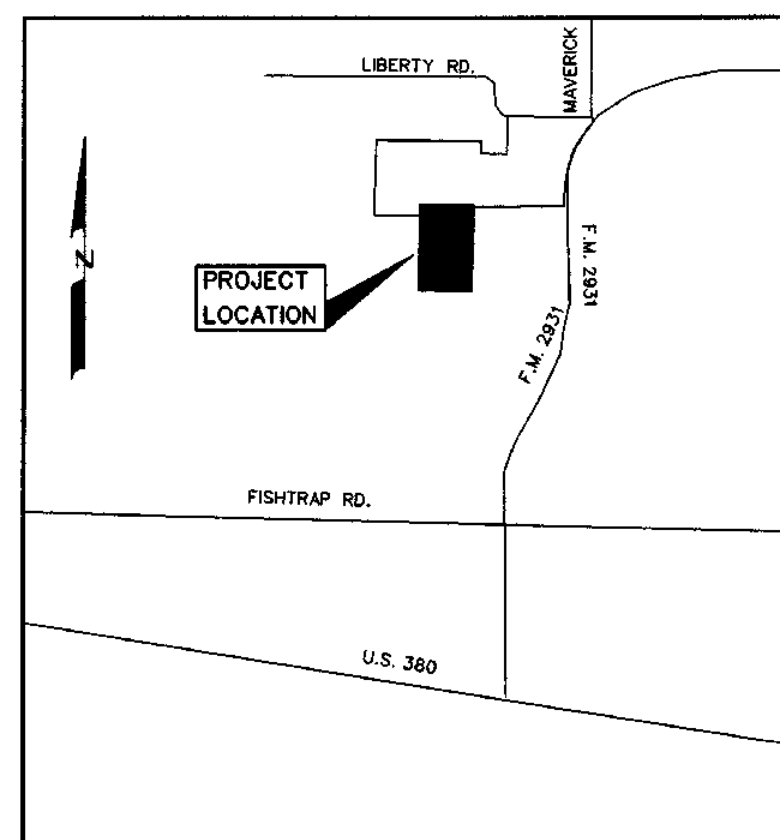
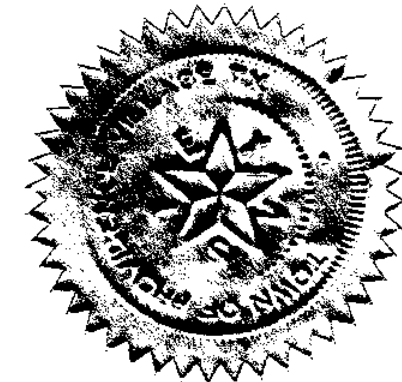


Dona Albalancy
Notary Public in the State of Texas

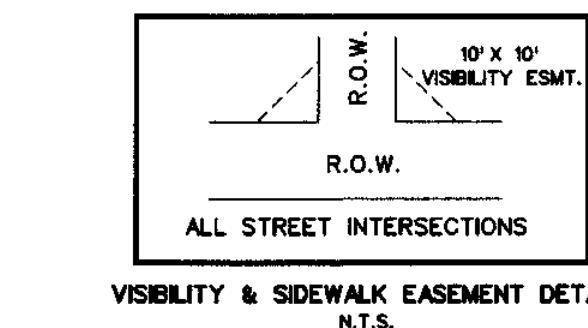
The Town Council of Providence Village on this 15th day of June, 2021 voted affirmatively to conditionally approve preparation of Final Plat subject to conditions enumerated in minutes of this date.

By: *John S. Sparks*
Mayor, Town of Providence Village, Texas

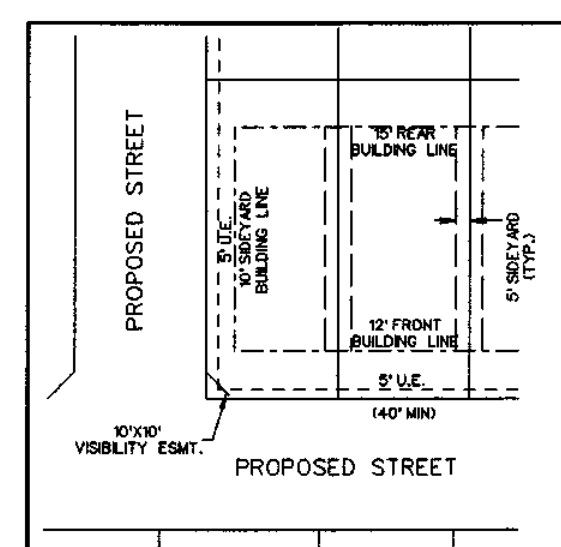
Conner S. Sparks
Town Secretary, Town of Providence Village, Texas



LOCATION MAP
N.T.S.

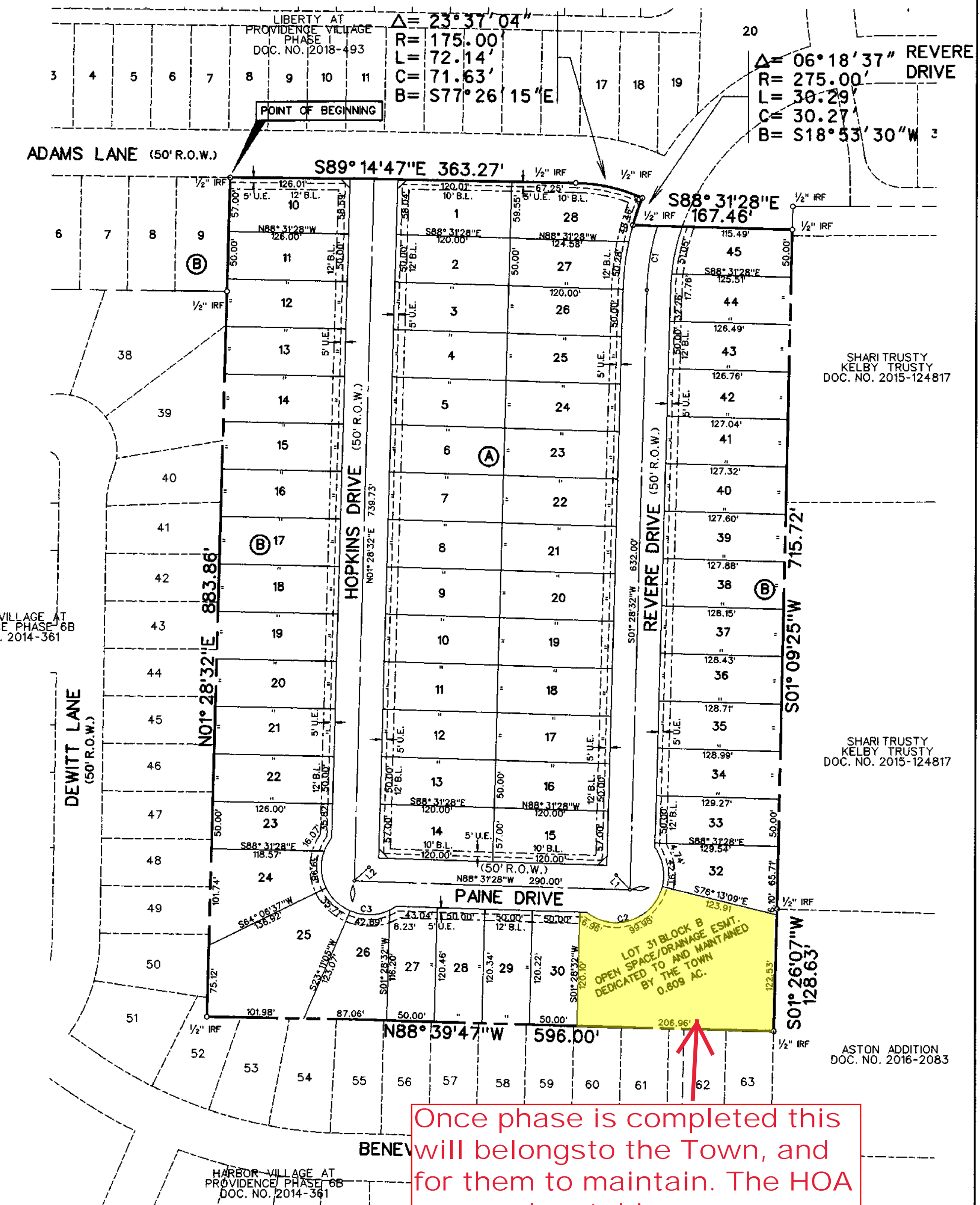


VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

0 50 100 200
SCALE: 1" = 100'



Construction on this phase is scheduled to be complete by the end of April 2022

Once phase is completed this will belong to the Town, and for them to maintain. The HOA may end up taking over maintenance to keep it looking neat and clean.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	15°43'20"	250.00'	68.60'	68.39'	S09°20'12"W
2.	163°44'23"	50.00'	142.89'	98.99'	N46°28'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S43°31'28"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 43°31'28" W	21.21'
2.	N 46°28'32" E	21.21'

FINAL PLAT
OF
LIBERTY AT
PROVIDENCE VILLAGE
PHASE II
BLOCK A, LOTS 1-28
BLOCK B, LOTS 10-45
OUT OF THE
J. BRIDGES SURVEY, ABSTRACT NO. 36
IN THE
DENTON COUNTY, TEXAS
63 - TOTAL SINGLE FAMILY LOTS
1 - OPEN SPACE LOT
11.923 TOTAL ACRES
DENSITY: 5.283 units per acres

OWNER
HMH LIBERTY DEVELOPMENT, INC.

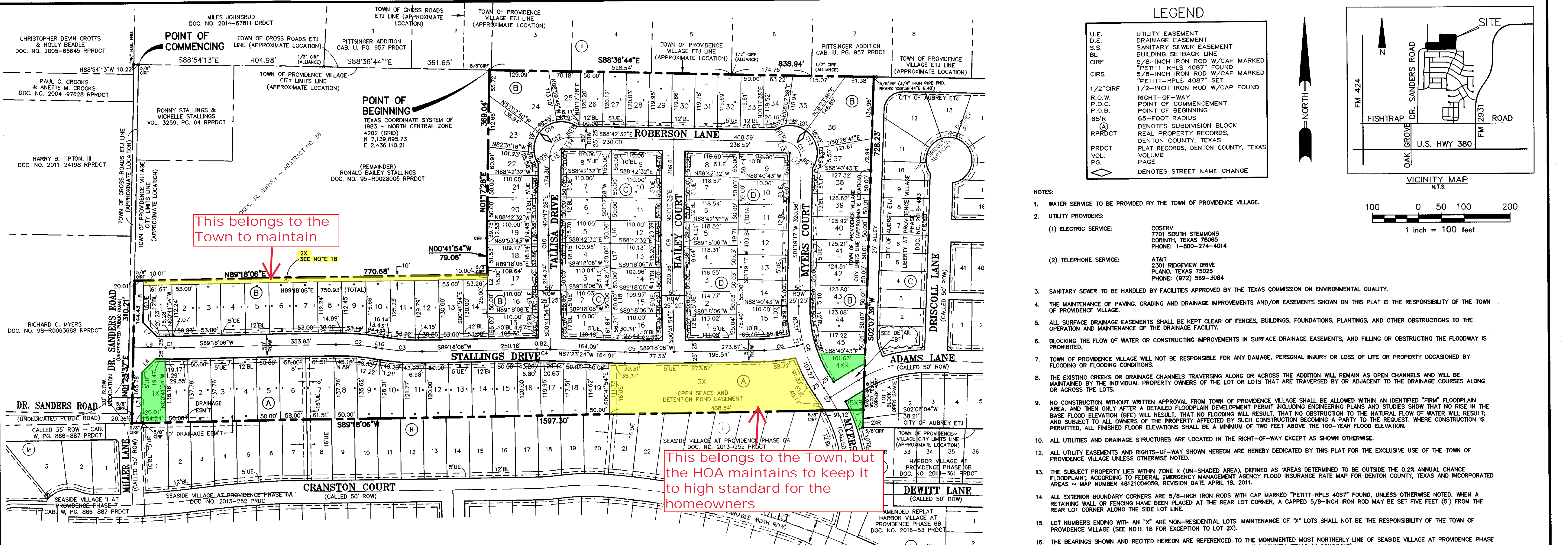
1038 TEXAN TRAIL
GRAPEVINE, TEXAS 76051

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

JUNE 2021 SCALE: 1"=100'

Filed for Record
in the Official Records Of:
Denton County
On: 7/13/2021 11:18:00 AM
In the PLAT Records
LIBERTY AT PROVIDENCE VILLAGE
Doc Number: 2021-278
Number of Pages: 1
Amount: 50.00
Order#: 20210713000411
By: CB



This belongs to the Town to maintain

This belongs to the Town, but the HOA maintains to keep it to high standard for the homeowners

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, JABEZ DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, AND HJM LIFESTYLES, L.P., A TEXAS LIMITED PARTNERSHIP, ARE THE OWNERS OF THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36, IN DENTON COUNTY, TEXAS, ACCORDING TO DEED TO JABEZ DEVELOPMENT, L.P., RECORDED IN DOCUMENT NO. 2015-101321, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPPDCT), AND DEEDS TO HJM LIFESTYLES, L.P., RECORDED IN INSTRUMENT NO. 2016-117536, INSTRUMENT NO. 2016-120223, INSTRUMENT NO. 2016-120834, INSTRUMENT NO. 2016-122518, INSTRUMENT NO. 2016-123518, INSTRUMENT NO. 2016-124397, INSTRUMENT NO. 2016-124418, AND INSTRUMENT NO. 2016-125979, RPPDCT, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RONALD BAILEY STALLINGS RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RONALD BAILEY STALLINGS AND MICHELLE ROGERS STALLINGS RECORDED IN VOLUME 1436, PAGE 216, RPPDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND, SAID IRON ROD BEING LOCATED ON THE CALLED EASTERLY RIGHT-OF-WAY LINE OF DR. SANDERS ROAD (UNDEDICATED PUBLIC ROAD) AND BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RONALD BAILEY STALLINGS AND MICHELLE ROGERS STALLINGS, RECORDED IN VOLUME 3259, PAGE 04, RPPDCT, AND BEING LOCATED ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MILES JOHNSRUD RECORDED IN DOCUMENT NUMBER 2014-67811, RPPDCT, FROM WHICH A "PK" NAIL FOUND AT THE SOUTHWEST CORNER OF SAID MILES JOHNSRUD TRACT BEARS NORTH 88°54'13" WEST, A DISTANCE OF 10.22 FEET;

THENCE SOUTH 88°54'13" EAST, CONTINUING WITH THE SOUTH LINE OF THE MILES JOHNSRUD TRACT, TO THE NORTH LINE OF SAID STALLINGS TRACT RECORDED IN VOLUME 3259, PAGE 04, RPPDCT, AND THE NORTH LINE OF SAID STALLINGS TRACT RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, A DISTANCE OF 404.98 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "ALLIANCE" FOUND FOR CORNER, SAID IRON ROD BEING LOCATED AT THE SOUTHWEST CORNER OF THE PITTSINGER ADDITION, AN ADDITION TO THE ETJ OF THE TOWN OF CROSS ROADS ACCORDING TO FINAL PLAT RECORDED IN CABINET U, PAGE 957, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (RPPDCT);

THENCE SOUTH 88°36'44" EAST, WITH THE SOUTH LINE OF SAID PITTSINGER ADDITION, AND THE NORTH LINE OF SAID STALLINGS TRACT RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, A DISTANCE OF 361.65 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND, SAID IRON ROD BEING LOCATED AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID JABEZ DEVELOPMENT, L.P. TRACT;

THENCE SOUTH 88°36'44" EAST, WITH THE SOUTH LINE OF SAID PITTSINGER ADDITION, AND THE NORTH LINE OF THE AFORESAID STALLINGS TRACT RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, A DISTANCE OF 838.94 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING LOCATED AT THE NORTHEAST CORNER OF SAID STALLINGS TRACT RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, AND THE MOST WESTERLY CORNER OF SAID STALLINGS TRACT RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, AND THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RUTH CARTER RECORDED IN VOLUME 1119, PAGE 402, RPPDCT, FROM WHICH A 3/4 INCH IRON PIPE FOUND BEARS SOUTH 88°36'44" EAST, A DISTANCE OF 6.48 FEET;

THENCE SOUTH 02°07'39" WEST, WITH THE EAST LINE OF THE STALLINGS TRACT RECORDED IN DOCUMENT NO. 95-ROO28005, RPPDCT, AND THE WEST LINE OF SAID RUTH CARTER TRACT RECORDED IN VOLUME 1119, PAGE 402, RPPDCT, AND THE MOST WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO RUTH E. CARTER AND EDITH G. SMITH RECORDED IN VOLUME 1365, PAGE 635, RPPDCT, A DISTANCE OF 728.23 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND AT THE BASE OF A WOOD CORNER POST, SAID IRON ROD BEING A NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT IV AND TRACT V IN DEED TO THE VILLAGES AT PROVIDENCE LP RECORDED IN DOCUMENT NO. 2012-134976, RPPDCT;

THENCE SOUTH 89°18'06" WEST, WITH THE NORTH LINE OF SAID VILLAGES AT PROVIDENCE LP TRACT, PASSING AT A DISTANCE OF 91.12 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SEASIDE VILLAGE AT PROVIDENCE PHASE 6A, AN ADDITION TO DENTON COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2013-252, RPPDCT, CONTINUING WITH THE NORTH LINE OF SAID SEASIDE VILLAGE AT PROVIDENCE PHASE 6A, IN ALL, A TOTAL DISTANCE OF 1597.30 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER LOCATED IN THE AFORESAID CALLED EASTERLY LINE OF DR. SANDERS ROAD;

THENCE NORTH 01°23'37" EAST, WITH SAID EASTERLY LINE OF DR. SANDERS ROAD, A DISTANCE OF 310.21 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER, SAID IRON ROD BEING LOCATED AT A NORTHWEST CORNER OF SAID JABEZ DEVELOPMENT, L.P. TRACT;

THENCE NORTH 89°18'06" EAST, LEAVING SAID EASTERLY LINE OF DR. SANDERS ROAD, AND WITH A NORTH LINE OF SAID JABEZ DEVELOPMENT, L.P. TRACT, A DISTANCE OF 770.68 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

THENCE NORTH 00°41'54" WEST, WITH A WEST LINE OF SAID JABEZ DEVELOPMENT, L.P. TRACT, A DISTANCE OF 79.06 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

THENCE NORTH 01°17'28" EAST, CONTINUING WITH SAID WEST LINE OF THE JABEZ DEVELOPMENT, L.P. TRACT, A DISTANCE OF 389.04 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING AN AREA OF 857,545 SQUARE FEET, OR 19,687 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JABEZ DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, AND HJM LIFESTYLES, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HARBOR VILLAGE AT PROVIDENCE PHASE 6C, AN ADDITION TO THE TOWN OF PROVIDENCE VILLAGE, TEXAS, AND DO HEREBY DEDICATE TO THE TOWN OF PROVIDENCE VILLAGE (THE TOWN), IN FEE SIMPLE, THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO THE EXCLUSIVE USE FOREVER OF THE TOWN, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT, AT THE DISCRETION OF THE TOWN AND SUBJECT TO ITS WRITTEN APPROVAL. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE TOWN USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE TOWN TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE. I DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, EASEMENTS AND RIGHTS INTO THE TOWN AGAINST EVERY PERSON WHOSOEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF PROVIDENCE VILLAGE, THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY.

WITNESS MY HAND THIS 3rd DAY OF December 2020.

JABEZ DEVELOPMENT, L.P.
 A TEXAS LIMITED PARTNERSHIP

BY: *[Signature]*
 BNMR, INC.
 ITS GENERAL PARTNER

HJM LIFESTYLES, L.P.
 A TEXAS LIMITED PARTNERSHIP

BY: *[Signature]*
 BNMR, INC.
 ITS GENERAL PARTNER

BY: *[Signature]*
 B. NELSON MITCHELL, JR.

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES MARK WHITKANACK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF December 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

[Signature]
 DONA ALBALANCY
 Notary Public
 STATE OF TEXAS
 Exp. 01/04/19
 My Comm. Exp. 01/04/19

MY COMMISSION EXPIRES: 01-04-2019

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES MARK WHITKANACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AFFIRM THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE "TOWN OF PROVIDENCE VILLAGE AND DENTON COUNTY SUBDIVISION RULES AND REGULATIONS."

AS SUBMITTED FOR SIGNATURES

[Signature]
 JAMES MARK WHITKANACK
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES MARK WHITKANACK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

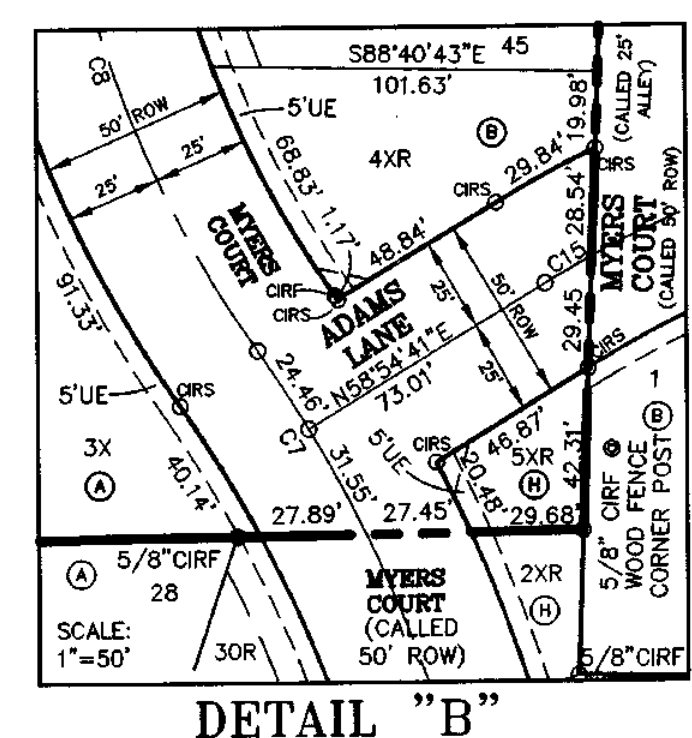
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF November 2020.

[Signature]
 JENNIFER ADAMS
 Notary Public, State of Texas
 Comm. Expires 03-02-2024
 Notary ID 132383829

MY COMMISSION EXPIRES: 03-02-2024

CURVE TABLE				
NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS LENGTH
C1	S88°39'08"E	18.25	2'05"31"	500.00 18.26
C2	S85°39'42"E	87.79	10°04'28"	500.00 87.91
C3	S85°39'42"E	87.79	10°04'28"	500.00 87.91
C4	S89°02'39"E	28.87	3'18"29"	500.00 28.87
C5	S89°02'39"E	28.87	3'18"29"	500.00 28.87
C6	N82°22'30"E	72.36	13°51'12"	300.00 72.54
C7	S30°31'04"E	55.95	9°02'24"	355.00 56.01
C8	N16°51'30"W	187.20	36°21'33"	300.00 190.38
C9	N00°17'47"E	34.72	1°59'21"	1000.00 34.72
C10	N00°17'47"E	34.72	1°59'21"	1000.00 34.72
C11	S43°41'38"E	56.58	9°01'49"	40.00 62.85
C12	S46°17'28"W	56.57	9°00'00"	40.00 62.83
C13	S43°41'38"E	117.62	15°08'42"	60.00 164.56
C14	S46°17'28"W	117.61	15°08'52"	60.00 164.53
C15	S60°23'14"W	14.16	2°57'05"	275.00 14.17

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°41'54"W	105.00
L2	S78°06'05"W	35.00
L3	N01°23'37"E	110.31
L4	N46°20'32"E	42.02
L5	N44°21'16"W	42.18
L6	N01°23'37"E	90.72
L7	N88°36'23"W	70.45
L8	S80°37'29"E	13.43
L9	S78°26'55"W	14.19
L10	S55°07'17"E	60.00
L11	N32°15'59"W	60.00
L12	N34°50'54"E	60.00
L13	S57°44'01"W	60.00
L14	S01°17'54"W	50.00
L15	S09°40'44"E	55.13
L16	S00°41'04"E	156.71



10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION (TYP.) N.T.S.

THE TOWN COUNCIL OF PROVIDENCE VILLAGE ON THIS 5th DAY OF November 2020, VOTED AFFIRMATIVELY TO APPROVE THE FINAL PLAT.

BY: *[Signature]*
 MAYOR, TOWN OF PROVIDENCE VILLAGE, TEXAS

[Signature]
 TOWN SECRETARY, TOWN OF PROVIDENCE VILLAGE, TEXAS

AMENDED PLAT
HARBOR VILLAGE AT PROVIDENCE PHASE 6C
 19.687 ACRES
 95 RESIDENTIAL LOTS
 5 NON-RESIDENTIAL LOTS
 SITUATED IN THE
JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36
 TOWN OF PROVIDENCE VILLAGE
 DENTON COUNTY, TEXAS

PETTIT & ASSOCIATES
 ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068-00

800 N. Waters Road, Suite 130
 Richardson, Texas 75081
 DATE: NOVEMBER 2020

Tel. No. (214) 221-9955
 Fax No. (214) 340-3550
 JOB NO. 0204206C SCALE: 1" = 100'

Filed for Record in the Official Records Of: Denton County
 On: 1/6/2021 11:43:32 AM
 In the PLAT Records HARBOR VILLAGE AT PROVIDENCE
 Doc Number: 2021-6
 Number of Pages: 1
 Amount: \$0.00
 Order#: 20210106000367
 By: PM