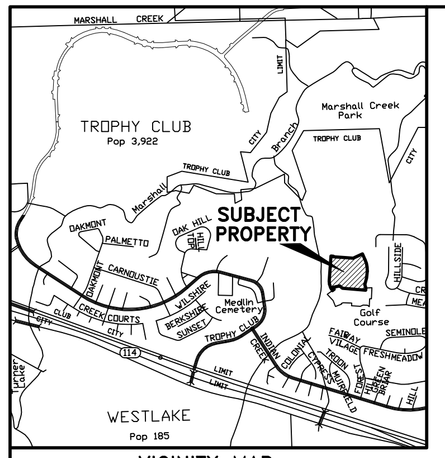
WATERS EDGE AT HOGAN'S GLEN PHASE 2A-FINAL PLAT

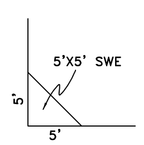


VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 83°27'32" E	50.00'
L2	S 06°32'28" W	10.00'
L3	S 16°29'10" E	79.98'
L4	S 05°34'26" W	47.53'
L5	N 46°49'40" W	82.06'
L6	S 80°45'56" W	156.45'
L7	S 56°14'17" W	50.00'
L8	N 06°32'28" E	25.00'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	21°35'09"	415.00'	N 22°55'24" W	155.43'	156.35'
C2	18°40'18"	225.00'	N 02°47'41" W	73.00'	73.32'
C3	27°32'51"	566.44'	S 08°49'58" E	269.72'	272.34'
C4	16°27'55"	1096.20'	S 13°10'25" W	313.94'	315.02'
C5	08°25'24"	365.00'	S 29°29'55" E	53.61'	53.66'

SCALE IN FEET
1" = 100'



TYPICAL SIDEWALK EASEMENT DETAIL
N.T.S.

BLOCK	LOT	AREA (S.F.)
L	1	21752 S.F.
L	2	15227 S.F.
L	3	15059 S.F.
L	4	15125 S.F.
L	5	17169 S.F.
L	6	26599 S.F.
L	7	27318 S.F.
L	8	17604 S.F.
L	9	15000 S.F.
L	10	15000 S.F.
L	11	15000 S.F.
L	12	15000 S.F.
L	13	15000 S.F.
L	14	15000 S.F.
L	15	15000 S.F.
L	16	15000 S.F.
L	17	15000 S.F.
L	18	15000 S.F.
L	19	16857 S.F.
L	20	29729 S.F.
L	21	19243 S.F.
L	22	29815 S.F.
L	23	21725 S.F.
L	24	15000 S.F.
L	25	15000 S.F.
L	26	15000 S.F.
L	27	15000 S.F.

LEGEND

CIRS	5/8" IRON ROD W/YELLOW PLASTIC CAP STAMPED "JACOBS" SET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
SF	SQUARE FOOT
BL	BUILDING LINE
WE	WALL EASEMENT
SWE	SIDEWALK EASEMENT
R.P.R.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES:

1. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP PID-DF8986).
2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS", UNLESS OTHERWISE SPECIFIED.
3. 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.
4. THE STREETS IN THIS DEVELOPMENT ARE PRIVATE STREETS AND THE HOMEOWNERS ASSOCIATION HOGAN'S GLEN, INC. SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF THESE PRIVATE STREETS.
5. ALL LOTS SHOWN ON THIS PLAT ARE "ESTATE LOTS" OF PD-22.
6. ALL LOTS SHOWN ON THIS PLAT ARE REQUIRED TO HAVE A 20' REAR SETBACK.
7. ALL LOTS SHOWN ON THIS PLAT ARE REQUIRED TO HAVE A 5' MINIMUM SIDE YARD AND MUST MAINTAIN A MINIMUM OF 20' BETWEEN BUILDINGS OF ADJACENT HOUSES.
8. A GRADING PLAN PER TOWN STANDARDS MUST BE PROVIDED BY THE HOMEBUILDER WITH THE BUILDING PERMIT APPLICATION.

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. _____

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DENTON)(

WHEREAS BDMR DEVELOPMENT, LLC IS THE SOLE OWNER OF A 13.616 ACRE TRACT OF LAND SITUATED IN THE J. MICHAEL SURVEY, ABSTRACT NO. 821, TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED AS TRACT IV (NEIGHBORHOOD 11) TO BDMR DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2007-82834, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. AND ALL OF A 0.011 ACRE TRACT OF LAND CONVEYED TO BDMR DEVELOPMENT, LLC. BY COUNTY CLERK'S FILE NO. 2010-53834, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 13.616 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP PID-DF8986).

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTH LINE OF SAID TRACT IV AND BEING THE NORTH CORNER OF LOT 8, OF WATERS EDGE AT HOGAN'S GLEN PHASE I, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET S, SLIDE 39, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF HOGAN'S DRIVE (50' RIGHT-OF-WAY), AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21 DEGREES 35 MINUTES 09 SECONDS, A RADIUS OF 415.00 FEET AND A LONG CHORD THAT BEARS, NORTH 22 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 155.43 FEET;

THENCE, OVER AND ACROSS SAID TRACT IV, (NEIGHBORHOOD 11), THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 156.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 18 SECONDS, A RADIUS OF 225.00 FEET TO AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 47 MINUTES 41 SECONDS WEST, A DISTANCE OF 73.00 FEET;

ALONG SAID COMPOUND CURVE TO the RIGHT, AN ARC DISTANCE OF 73.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 06 DEGREES 32 MINUTES 28 SECONDS EAST, A DISTANCE OF 571.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 83 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 06 DEGREES 32 MINUTES 28 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 83 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 452.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 67 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 233.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE WEST LINE OF A 3.200 ACRE TRACT OF LAND CONVEYED TO TOWN OF TROPHY CLUB, AS RECORDED IN VOLUME 2415, PAGE 27, OFFICAIL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 22 DEGREES 36 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID 3.200 ACRE TRACT, A DISTANCE OF 142.17 FEET TO AN IRON ROD WITH CAP STAMPED "McCULLAH" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27 DEGREES 32 MINUTES 51 SECONDS, A RADIUS OF 566.44 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 49 MINUTES 58 SECONDS EAST, A DISTANCE OF 269.72 FEET;

THENCE, ALONG SAID TANGENT CURVE TO THE RIGHT, THE WEST LINE OF SAID 3.200 ACRE TRACT AND THE WEST LINE OF A 10.000 ACRE TRACT OF LAND CONVEYED TO TOWN OF TROPHY CLUB, AS RECORDED IN VOLUME 2415, PAGE 21, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AN ARC DISTANCE OF 272.34 FEET TO AN IRON ROD WITH CAP STAMPED "McCULLAH" FOUND FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16 DEGREES 27 MINUTES 55 SECONDS, A RADIUS OF 1096.20 FEET, AND A LONG CHORD THAT BEARS SOUTH 13 DEGREES 10 MINUTES 25 SECONDS WEST, A DISTANCE OF 313.94 FEET;

THENCE, ALONG THE WEST LINE OF SAID 10.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 315.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 16 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 05 DEGREES 34 MINUTES 26 SECONDS WEST, A DISTANCE OF 47.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT IV (NEIGHBORHOOD 11) AND A COMMON INSIDE ELL CORNER ON THE NORTH LINE OF SAID WATERS EDGE AT HOGAN'S GLEN PHASE I;

THENCE, ALONG THE SOUTH LINE OF SAID TRACT IV (NEIGHBORHOOD 11) AND THE COMMON NORTH LINE OF SAID WATERS EDGE AT HOGAN'S GLEN PHASE I, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 531.78 FEET TO AN IRON ROD WITH CAP STAMPED "McCULLAH" FOUND FOR CORNER;

NORTH 46 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 82.06 FEET TO AN IRON ROD WITH CAP STAMPED "McCULLAH" FOUND FOR CORNER;

SOUTH 80 DEGREES 45 MINUTES 56 SECONDS WEST, A DISTANCE OF 156.45 FEET TO AN IRON ROD WITH CAP STAMPED "McCULLAH" FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08 DEGREES 25 MINUTES 24 SECONDS, A RADIUS OF 365.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 29 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 53.61 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 53.66 FEET TO AN IRON ROD WITH CAP STAMPED "McCULLAH" FOUND FOR CORNER;

SOUTH 56 DEGREES 14 MINUTES 17 SECONDS WEST, OVER AND ACROSS SAID HOGAN'S DRIVE, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 13.616 ACRES OF LAND, MORE OR LESS.

TOWN COUNCIL & PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: _____, 2010.

TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

BY: _____, MAYOR

ATTEST: _____, TOWN SECRETARY

ATTEST: _____, PLANNING & ZONING COMMISSION CHAIRMAN

PRIVATE STREET NOTE:

THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR THE PUBLIC'S ACCESS NOR HAVE THEY BEEN ACCEPT BY 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 ROADWAYS 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 RIGHT OF 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 SERVICES, 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, BDMR DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNERS DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS THE **WATERS EDGE AT HOGAN'S GLEN, PHASE 2A** AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO BDMR DEVELOPMENT, L.L.C., ITS HEIRS OR ASSIGNS, FOREVER, THE STREETS 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 CONSTRUCTION, RECONSTRUCTION, 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.

WITNESS MY HAND AT _____, _____ COUNTY, TEXAS

THIS THE _____ DAY OF _____, 2010.

_____
BRAD BIBER, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD BIBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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, ON THIS THE _____ DAY OF _____, 2010.

_____
NOTARY PUBLIC _____ COUNTY, TEXAS.

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, OF JACOBS ENGINEERING GROUP, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "JACOBS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

FOR REVIEW AND COMMENT ONLY

_____
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

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 MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2010.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

A
FINAL PLAT
OF

WATERS EDGE AT HOGAN'S GLEN PHASE 2A

LOTS 1-27, BLOCK L
OUT OF THE
M. MEDLIN SURVEY ABSTRACT NO. 832
IN THE TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS
13.616 ACRES
27 RESIDENTIAL LOTS

OWNER/DEVELOPER:
BDMR DEVELOPMENT, LLC
1221 I-35 EAST, SUITE 200
CARROLLTON, TEXAS 75006
ATTN: BRAD BIBER

ENGINEER/SURVEYOR:
JACOBS
7950 ELMBROOK DRIVE DALLAS, TX 75247-4961
PHONE 214-638-0145 FAX 214-638-0447

JUNE 2010

SHEET 1 OF 1

THIS PLAT FILED IN CABINET_____, PAGE_____

FILE NO: 03-3422