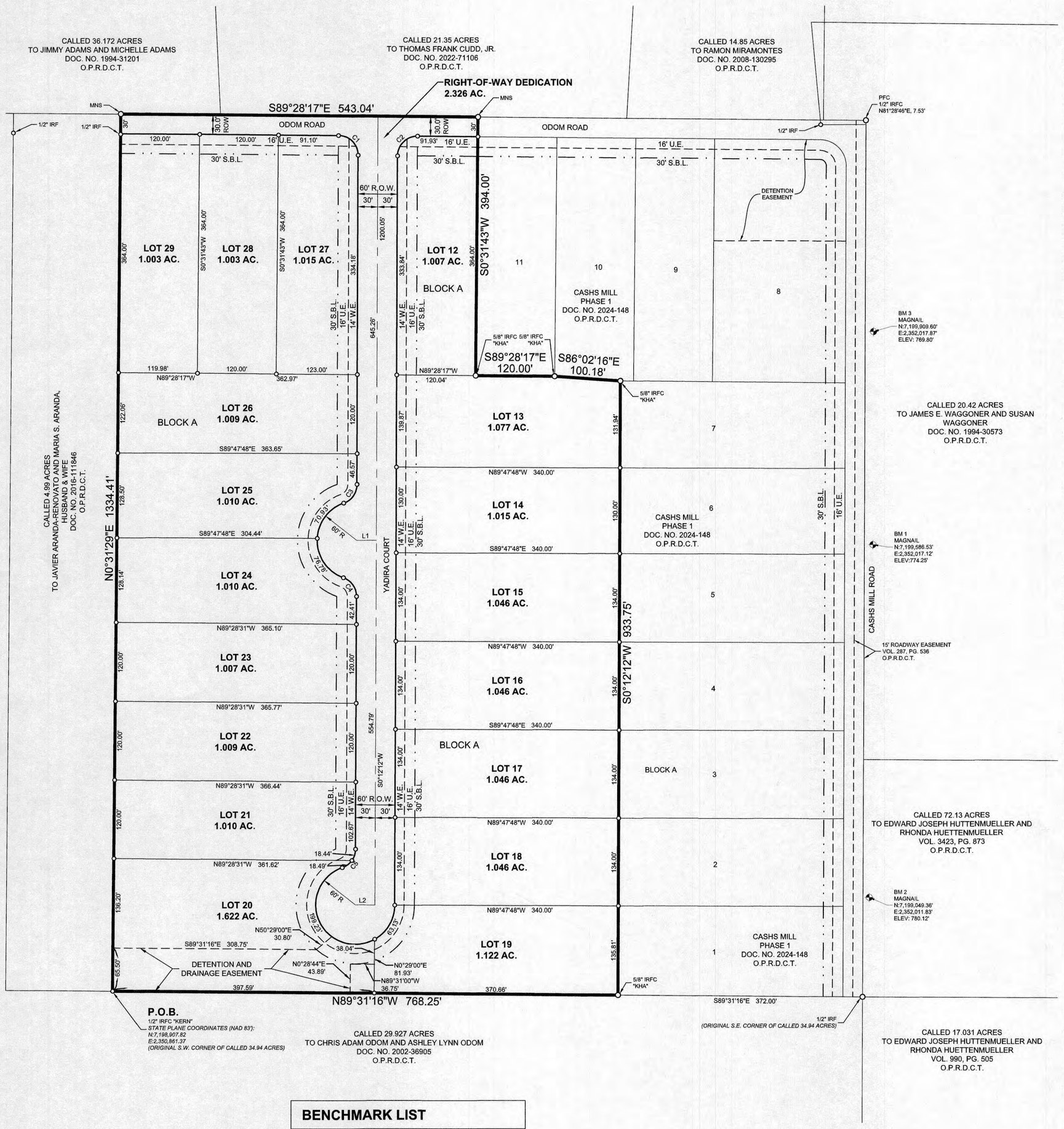


LEGEND

IRSC	5/8-INCH IRON ROD SET CAPPED (STAMPED "KHA")
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
POB	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
SBL	SET BACK LINE
OPRDCT	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TX
R.O.W.	RIGHT-OF-WAY
MNS	MAGNAIL SET

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- SET BACK LINE
- ADJACENT PROPERTY LINE

BENCHMARK LIST

BENCHMARK 1
BEING A MAGNAIL IN ASPHALT ON THE EAST LINE OF CASHS MILL ROAD, LOCATED +/- 690 FEET NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
N:7199586.53'
E:2352017.12'
ELEV:774.25'

BENCHMARK 2
BEING A MAGNAIL IN ASPHALT ON THE EAST LINE OF CASHS MILL ROAD, LOCATED +/- 150 FEET NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
N:7199049.36'
E:2352011.83'
ELEV:780.12'

BENCHMARK 3
BEING A MAGNAIL IN ASPHALT ON THE EAST LINE OF CASHS MILL ROAD, LOCATED +/- 300 FEET SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.
N:7199909.60'
E:2352017.87'
ELEV:769.80'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°47'48"E	30.00'
L2	S89°47'48"E	30.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°40'29"	30.00'	46.95'	N44°38'02"W	42.31'
C2	90°19'31"	30.00'	47.29'	S45°21'58"W	42.55'
C3	70°31'44"	30.00'	36.93'	N35°28'04"E	34.64'
C4	70°31'44"	30.00'	36.93'	N35°03'39"W	34.64'
C5	70°31'44"	30.00'	36.93'	N35°28'04"E	34.64'

OWNER/DEVELOPER:
Aguilar Construction Group, LLC
2619 Florence Street
Grand Prairie, Texas 75052
Contact: Juan Aguilar
Email: aguilar253@gmail.com

ENGINEER:
Kimley-Horn
400 North Oklahoma Dr.,
Suite 105
Celina, Texas 75009
Contact: Craig Malan, P.E.
Phone: 469-287-5209

SURVEYOR:
Kimley-Horn
400 North Oklahoma Dr.,
Suite 105
Celina, Texas 75009
Contact: Daniel Arthur, R.P.L.S.
Phone: 469-501-2172

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Yadira Alvarado and Juan Aguilar Jr., are owners of a 21.428 acre tract of land situated in the A.H. Lynde Survey, Abstract No. 770, Denton County, Texas, being a portion of a called 34.94 acre tract of land conveyed to Yadira Alvarado and Juan Aguilar Jr. by deed recorded in Document No. 2023-116636, in the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found capped (stamped "Kern") at the southwest corner of said 34.94 acre tract, at the southeast corner of a called 4.99 acre tract of land conveyed to Javier Aranda-Renovato and Maria S. Aranda by deed recorded in Document No. 2016-111846, O.P.R.D.C.T., and in the north line of a called 29.927 acre tract of land conveyed to Chris Adam Odom and Ashley Lynn Odom by deed recorded in Document Number 2002-36905, O.P.R.D.C.T.;

THENCE North 00°31'29" East, passing at 1,303.59 feet a 1/2-inch iron rod found for reference and continuing for a total distance of 1,334.41 feet along the west line of said 34.94 acre tract and along the east line of said 4.99 acre tract to a magnail set at the northwest corner of said 34.94 acre tract, at the northeast corner of said 4.99 acre tract, in the south line of a called 36.172 acre tract of land conveyed to Jimmy Adams and Michelle Adams by deed recorded in Document Number 1994-31201, O.P.R.D.C.T., and being in the approximate centerline of Odom Road;

THENCE South 89°28'17" East, 543.04 feet along the north line of said 34.94 acre tract, the south line of said 36.172 acre tract, the south line of a called 21.35 acre tract of land conveyed to Thomas Frank Cudd, Jr. by deed recorded in Document No. 2022-71106, O.P.R.D.C.T., and with the approximate centerline of Odom Road to a magnail set in the north right-of-way line of Odom Road, a 30 foot right-of-way dedicated by Cash's Mill, Phase 1, an addition to Denton County as recorded in Document Number 2024-148, O.P.R.D.C.T.;

THENCE along the west line of said Cash's Mill, Phase 1 the following courses:

South 00°31'43" West, 394.00 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 89°28'17" East, 120.00 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 86°02'16" East, 100.18 feet to a 5/8-inch iron rod found capped (stamped "KHA");

South 00°12'12" West, 933.75 feet to a 5/8-inch iron rod found capped (stamped "KHA") for the southwest corner of said Cash's Mill, Phase 1, in the south line of said 34.94 acre tract and the common north line of said 29.927 acre tract, from which a 1/2-inch iron rod found for the southeast corner of said Cash's Mill, Phase 1 bears, South 89°31'16" East, 372.00 feet;

THENCE North 89°31'16" West, 768.25 feet along the south line of said 34.94 acre tract and the common north line of said 29.927 acre tract to the **POINT OF BEGINNING** and containing 933,386 square feet or 21.428 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Aguilar Construction Group, LLC**, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein described tract as **Cashs Mill Phase 2**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Denton County's use thereof. Denton County and public utility entities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Denton County and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness, my hand this the 2nd day of December, 2024.

BY: Aguilar Construction Group, LLC

By: _____
Juan Aguilar

STATE OF TEXAS §

COUNTY OF Denton **§**

BEFORE ME, the undersigned authority, on this day personally appeared Juan Aguilar known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of December, 2024.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

MY COMMISSION EXPIRES: 02/17/27

LISA M RIAZI
Notary ID #134208301
My Commission Expires
February 17, 2027

SURVEYORS CERTIFICATE

I, Daniel Arthur, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision in March 12, 2024, and that all corners are as shown.

_____
Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
469-501-2172

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

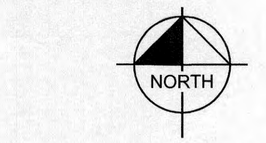
BEFORE ME, the undersigned authority, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

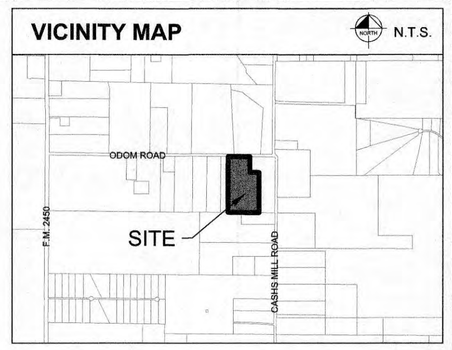
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of December, 2024.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

MY COMMISSION EXPIRES: 02/17/27

LISA M RIAZI
Notary ID #134208301
My Commission Expires
February 17, 2027





SURVEY NOTES:

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

All corners are 5/8-inch iron rod set capped (stamped "KHA"), unless noted otherwise.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0065G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

IMPROVEMENTS STATEMENT:

1. Water service to be provided by Bolivar Water Supply Corporation, 4151 FM 455 W. P.O. Box 1789, Sanger, Texas 76266, (940) 458-4292.

2. Electric service to be provided by CoServ Electric, 7701 Stemmons, Corinth, Texas, 76216, (940) 321-7800.

3. Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.

4. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

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. Denton County 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. Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.

10. A driveway culvert permit must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

11. Denton 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 Denton 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.

12. No construction, without written approval from Denton 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 foot above the 100-year flood elevation.

I, _____, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information, and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility for the drainage design and will defend and hold harmless Denton County from any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same.

Approved By _____ Date _____

County Judge - Denton County, Texas

Denton County
Recording Information

FINAL PLAT
CASHS MILL PHASE 2
LOTS 12-29, BLOCK A
21.428 ACRES
A.H. LYNDE SURVEY
ABSTRACT NO. 770
DENTON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	DRA	Dec. 2024	068303500	1 OF 1

DWG NAME: K:\CEL_SURVEY\068303500-CASHS MILL-SANGER, SD\DWG\068303500-CASHS MILL-FINAL PLAT-PHASE 2.DWG PLOTTED BY:WAYNE, MICHAEL 12/22/2024 12:21 PM LAST SAVED: 12/22/2024 12:12 PM