



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0510G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 33 Residential lots and 4 Common Area lots.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

F.M. 407
(CALLED A VARIABLE WIDTH R.O.W. AS SHOWN IN INST. NO. 2019-159, P.R.D.C.T.)

OWNER / DEVELOPER
Bartonville South 1031, LLC
3505 Yucca Drive
Flower Mound, Texas 75022

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633
Point of Contact: Cody Crannell

FOR DENTON COUNTY USE ONLY

Filed for Record in the Official Records Of:
Denton County
On: 2/1/2022 2:48:35 PM
In the PLAT Records
FINAL PLAT HUDSON HILLS
Doc Number: 2022-32
Number of Pages: 2
Amount: 100.00
Order#: 20220201000685
By: MK

FOR DENTON COUNTY USE ONLY

WINDROSE
LAND SURVEYING | PLATING
220 BLUM STREET, SUITE 200 | LITTLEVILLE, TX 75087 | 409.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 04/01/2021 CHECKED BY: M.P. JOB NO.: D56740

FINAL PLAT
HUDSON HILLS
Being an 85.162 Acre tract of land situated in the A.R. Loving Survey, Abstract No. 736
33 Residential Lots and 4 HOA Lots
Town of Bartonville, Denton County, Texas

EDUCATION LEADS TO SUCCESS FOUNDATION
INST. NO. 2020-15101
O.P.R.D.C.T.

POINT OF BEGINNING