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11/29/2023

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OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS REALTY CAPITAL ARGYLE 114, LTD., IS THE OWNER OF THE FOLLOWING TRACTS OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT NUMBER 1063, DENTON COUNTY, TEXAS:

BEING A TRACT OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT NUMBER 1063, DENTON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 3, HARVEST TOWN CENTER, AN ADDITION TO THE TOWN OF ARGYLE ETJ, DENTON COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 2022-418, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2, BLOCK 3, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO REALTY CAPITAL ARGYLE 114, LTD., RECORDED IN INSTRUMENT NUMBER 2006-81504, SAID REAL PROPERTY RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF HARVEST WAY (A 100 FOOT RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH THE WEST LINE OF SAID LOT 2, BLOCK 3, BEING SAID EAST RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 197.95 FEET, THROUGH A CENTRAL ANGLE OF 11°56'19", HAVING A RADIUS OF 950.00 FEET, THE LONG CHORD WHICH BEARS N 28°24'17"E, 197.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JONES & CARTER" FOUND:

THENCE N 34°22'27"E, 473.60 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, BEING THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF WATERCRESS DRIVE (A 60 FOOT RIGHT-OF-WAY):

THENCE WITH THE NORTH LINE OF SAID LOT 2, BLOCK 3 AND SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 79°22'27"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

S 55°37'33"E, 48.62 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 138.49 FEET, THROUGH A CENTRAL ANGLE OF 34°30'01", HAVING A RADIUS OF 230.00 FEET, THE LONG CHORD WHICH BEARS S 72°52'34"E, 136.41 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

N 89°52'25"E, 201.69 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.53 FEET, THROUGH A CENTRAL ANGLE OF 06°53'40", HAVING A RADIUS OF 395.00 FEET, THE LONG CHORD WHICH BEARS S 86°40'46"E, 47.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

S 83°13'55"E, 485.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 118.47 FEET, THROUGH A CENTRAL ANGLE OF 17°11'02", HAVING A RADIUS OF 395.00 FEET, THE LONG CHORD WHICH BEARS S 74°38'24"E, 118.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

S 66°02'53"E, 22.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2, BLOCK 3, BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF MARKET WAY (A 60 FOOT RIGHT-OF-WAY):

THENCE WITH THE EAST AND SOUTH LINES OF SAID LOT 2, BLOCK 3 AND SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

S 21°14'23"E, 14.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

S 23°34'07"W, 330.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 24.47 FEET, THROUGH A CENTRAL ANGLE OF 08°14'50", HAVING A RADIUS OF 170.00 FEET, THE LONG CHORD WHICH BEARS S 27°41'35"W, 24.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT:

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 65.26 FEET, THROUGH A CENTRAL ANGLE OF 04°24'52", HAVING A RADIUS OF 847.00 FEET, THE LONG CHORD WHICH BEARS S 29°36'34"W, 65.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT:

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 184.09 FEET, THROUGH A CENTRAL ANGLE OF 62°02'37", HAVING A RADIUS OF 170.00 FEET, THE LONG CHORD WHICH BEARS S 58°25'27"W, 175.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

S 89°26'46"W, 300.80 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

S 89°52'23"W, 615.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2, BLOCK 3, BEING IN THE EAST LINE OF FOREMENTIONED REALTY CAPITAL ARGYLE 114 TRACT (2006-81504):

THENCE N 00°29'53"W, 91.70 FEET, WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 3 AND SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE NORTHEAST CORNER OF SAID REALTY CAPITAL ARGYLE 114 TRACT (2006-81504):

THENCE S 89°48'43"W, 173.87 FEET, CONTINUING WITH SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID REALTY CAPITAL ARGYLE 114 TRACT (2006-81504) TO THE POINT OF BEGINNING AND CONTAINING 672,290 SQUARE FEET OR 15.434 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS:
COUNTY OF DENTON:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT REALTY CAPITAL ARGYLE 114, LTD., ACTING HEREIN BY AND THROUGH HIS (ITS) DULY AUTHORIZED OFFICER(S), DOES HEREBY ADVERTISE THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HARVEST TOWN CENTER, AN ADDITION WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF ARGYLE, TEXAS ("TOWN"), AND DOES HEREBY DEDICATE TO BELMONT FRESH WATER SUPPLY DISTRICT NO. 2 OF DENTON COUNTY ("DISTRICT") FOREVER, THE EASEMENTS, STREETS, RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS CONTAINED THEREIN WITHOUT WARRANTY, EITHER EXPRESS OR IMPLIED, DISTRICT DOES HEREBY DEDICATE FOR THE PUBLIC USE FOREVER, THE EASEMENTS, THE STREETS, RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS CONTAINED THEREIN, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE, FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NOTWITHSTANDING THE FOREGOING, THE DISTRICT DOES HEREBY DEDICATE TO THE TOWN OF ARGYLE, TEXAS, ALL WATER AND SANITARY SEWER IMPROVEMENTS CONTAINED IN THE RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT IN CONSIDERATION FOR THE TOWN'S AGREEMENT TO UTILIZE SUCH IMPROVEMENTS TO SERVE PROPERTY WITHIN THE DISTRICT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE DISTRICT. 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 EASEMENTS LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN'S USE THEREOF.

WITNESS OUR HANDS AT DENTON COUNTY, TEXAS, THIS 29 DAY OF November, 2023.

REALTY CAPITAL ARGYLE 114, LTD.
a Texas limited liability company

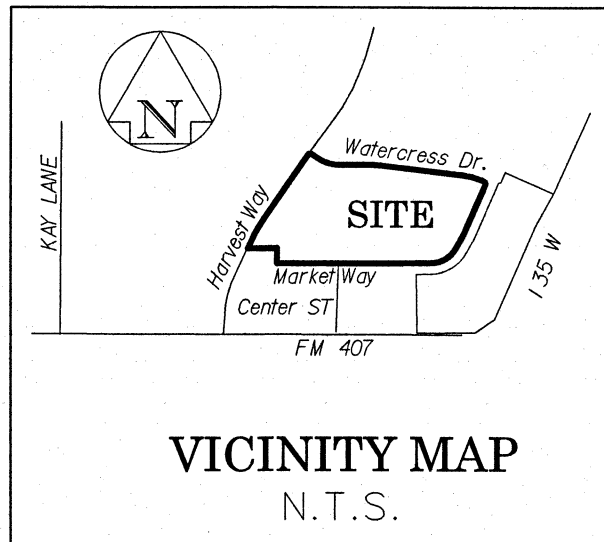
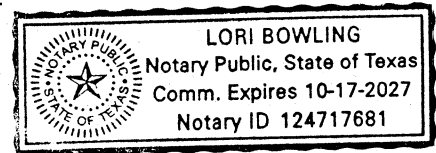
By: H4 ARGYLE OP, LLC,
a Texas limited liability company,
its general partner

BY: Eric Eick
NAME: Eric Eick
TITLE: SVP

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED Eric Eick, OWNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF November, 2023. Lori Bowling
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



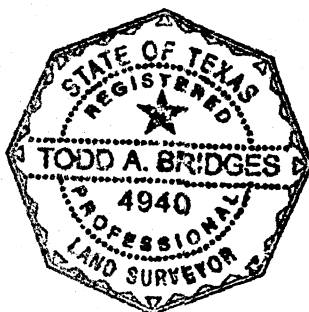
POINT OF BEGINNING

LOT LINE CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	15°19'30"	193.50'	51.76'	S63°17'18"E	51.06'
C2	21°36'24"	199.50'	75.23'	S79°19'24"E	74.89'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD A. BRIDGES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF ARGYLE.

Todd A. Bridges 11-29-23
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



SG0483A G01, S01, W45, ESD1

1010334 - HARVEST TOWN CENTER BLK 3 LOT 2/ALL

PATRICK ROCK SURVEY
ABSTRACT NUMBER 1063

Farm to Market 407
(a variable width right-of-way)

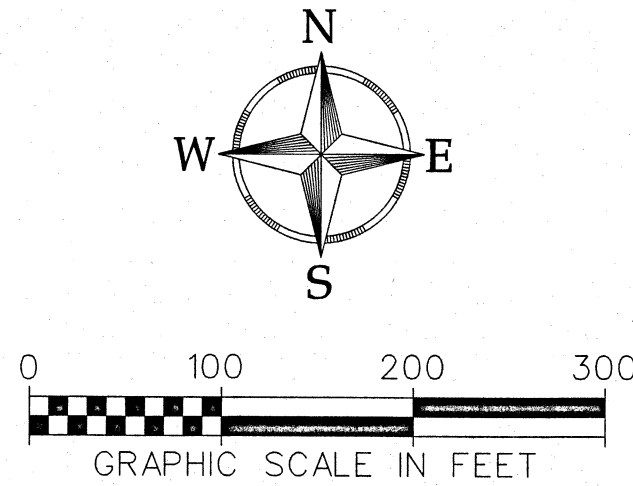
Approved By the Town of Argyle Planning and Zoning Commission.
Chair: [Signature]
Secretary: [Signature]
November 1, 2023
Date of Approval

REVIEWED AND APPROVED BY:
BELMONT FRESH WATER SUPPLY DISTRICT NO. 2
DATE: 12-13-2023
DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 2

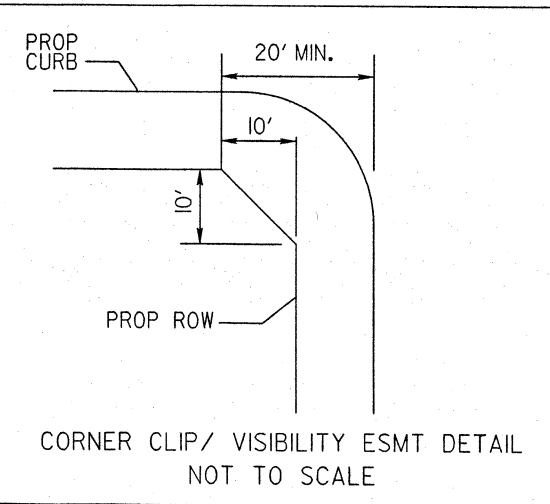
Surveyor
Peloton Land Solutions
A Westwood Company
9800 Hillwood Parkway
Suite 250
Fort Worth, Texas 76177
817-562-3350

Owner / Developer / Applicant
Realty Capital Argyle 114, LTD.
9800 Hillwood Parkway
Suite 300
Fort Worth, Texas 76177
817-224-6000

LAND USE TABLE			
Lot 2R, Block 3	Commercial	1.828Ac.	
Lot 3, Block 3	Commercial	1.030Ac.	
Lot 4, Block 3	Commercial	5.940Ac.	
Lot 5, Block 3	Commercial	2.712Ac.	
Lot 6, Block 3	Commercial	3.924Ac.	
TOTAL		15.434Ac.	



LEGEND
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
U.E. UTILITY EASEMENT
S.D. STORM DRAIN EASEMENT
W.L.E. WATERLINE EASEMENT
ESMT. EASEMENT
TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
IRF IRON ROD FOUND
IRS IRON ROD SET



GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202.
2. ALL COMMON AREAS TO BE OWNED BY THE PROPERTY OWNER ASSOCIATION, AND/OR BY THE BELMONT FRESH WATER SUPPLY DISTRICT NO. 2.
3. ALL ROADS ARE DEDICATED TO PUBLIC USE AND WILL BE OWNED AND MAINTAINED BY THE BELMONT FRESH WATER SUPPLY DISTRICT NO. 2 OF DENTON COUNTY FOR THE BENEFIT OF THE PUBLIC.
4. SETBACKS WILL COMPLY WITH THE APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE HARVEST DEVELOPMENT, AS AMENDED (THE "DEVELOPMENT AGREEMENT"); HOWEVER, THE DEVELOPMENT AGREEMENT DOES NOT INCLUDE SETBACK REQUIREMENTS FOR MULTIFAMILY DWELLING UNITS, TOWNHOME DWELLING UNITS (SINGLE FAMILY ATTACHED DWELLING UNITS), OR SINGLE FAMILY DETACHED RESIDENTIAL RENTAL UNITS (EACH TYPE BEING AN "URBAN LIVING USE"). THEREFORE THERE ARE NO MINIMUM SETBACKS FOR STRUCTURES ASSOCIATED WITH URBAN LIVING USES. BY APPROVAL OF THIS PLAT, THE TOWN OF ARGYLE ACKNOWLEDGES THAT DEVELOPMENT STANDARDS ARE FOR URBAN LIVING USES ARE NOT ADDRESS BY EXHIBIT (DEVELOPMENT CODE) ATTACHED TO THE DEVELOPMENT AGREEMENT, AND THEREFORE EXHIBIT (DEVELOPMENT CODE) DOES NOT APPLY TO THE DEVELOPMENT OF URBAN LIVING USES ON LOT 4, BLOCK 2.
5. NO CONSTRUCTION SHALL BE ALLOWED WITHIN FEMA DESIGNATED FLOOD PLAIN WITHOUT A HYDRAULIC STUDY.
6. PERIMETER PROPERTY CORNERS WILL HAVE BEEN SET PRIOR TO THE FILING OF ANY FINAL PLAT. THE PROPERTY CORNER OF THE INTERIOR LOTS AND RIGHT-OF-WAY CORNERS WILL BE SET AT THE COMPLETION OF CONSTRUCTION.
7. WASTEWATER COLLECTION SYSTEM IS DEDICATED TO AND WILL BE OWNED AND MAINTAINED BY THE TOWN OF ARGYLE, TEXAS; AND THE WATER DISTRIBUTION SYSTEM IS DEDICATED TO AND WILL BE MAINTAINED BY THE ARGYLE WATER SUPPLY CORPORATION.
8. THE PROPERTY IS LOCATED IN THE TOWN OF ARGYLE ETJ. THE TOWN OF ARGYLE ZONING DOES NOT APPLY.
9. THE FOLLOWING STUDIES WERE INCLUDED WITH THIS PRELIMINARY PLAT: TRAFFIC, WATER, SANITARY SEWER, AND DRAINAGE.
10. THE PLATTED PROPERTY IS WITHIN ARGYLE SANITARY SEWER CCN AND ARGYLE WATER SUPPLY WATER CCN.
11. DETENTION PONDS AND DRAINAGE CHANNELS WITHIN THE DEVELOPMENT ARE DEDICATED TO AND WILL BE OWNED AND MAINTAINED BY THE BELMONT FRESH WATER SUPPLY DISTRICT NO. 2 OF DENTON COUNTY.
12. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
13. THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

A Final Plat of
Lots 2R, 3-6, Block 3;
Harvest Town Center

Being 15.434 acres of land,
Being a replat of Lot 2, Block 3,
Harvest Town Center, an addition to the Town of Argyle
ETJ, recorded in Instrument Number 2022-418, Real
Property Records, Denton County, Texas. Situated in the
P. Rock Survey Abstract Number 1063, Town of Argyle
Denton County, Texas.
5 Commercial Lots

Date of preparation: August 2023

Peloton Job No. HWA23024

ACF# 60448

Revisions:			
10-18-23	Argyle city comments, plat split		
Job #:	HWA23024	Drawn By:	D. Freeman
Checked By:	T. Bridges	Date:	08-23-23

PELTON
LAND SOLUTIONS
a Westwood Company
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3350

SHEET
1
OF 1 SHEETS

Filed for Record
in the Official Records Of:
Denton County
On: 1/24/2024 4:04:19 PM
In the PLAT Records
HARVEST TOWN CENTER
Doc Number: 2024-23
Number of Pages: 1
Amount: \$0.00
Order#: 20240124000530
By: BH