

Site Data

Location:

The subject development is located along the west side of FM 35, just north of FM 1565 in the southwest quadrant of Hunt County, Texas.

Frontage:

The plat of the proposed subject provides for five, 50' wide interior streets. The proposed 49 subject lots which face these streets vary, on the average, from approximately 72' of frontage to over 200' of frontage.

Size.

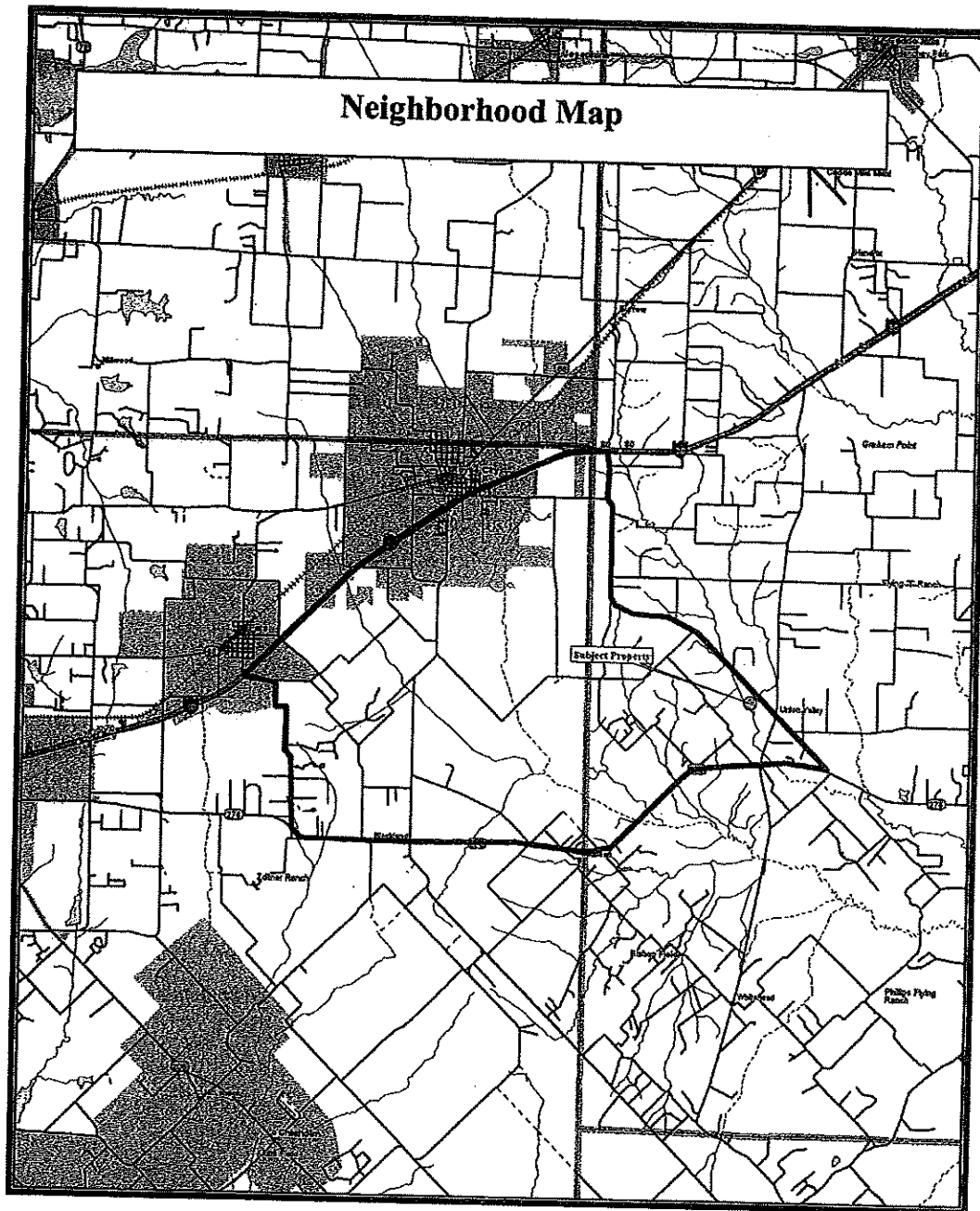
The subject site contains a gross area of 94.0 acres. As noted, the proposed subject development consists of 49 platted lots consisting of an average size of between 1.50 Acres and 3.42 Acres. A copy of the proposed subject plat is included to aid the reader in visualizing the location and configuration of the subject lots.

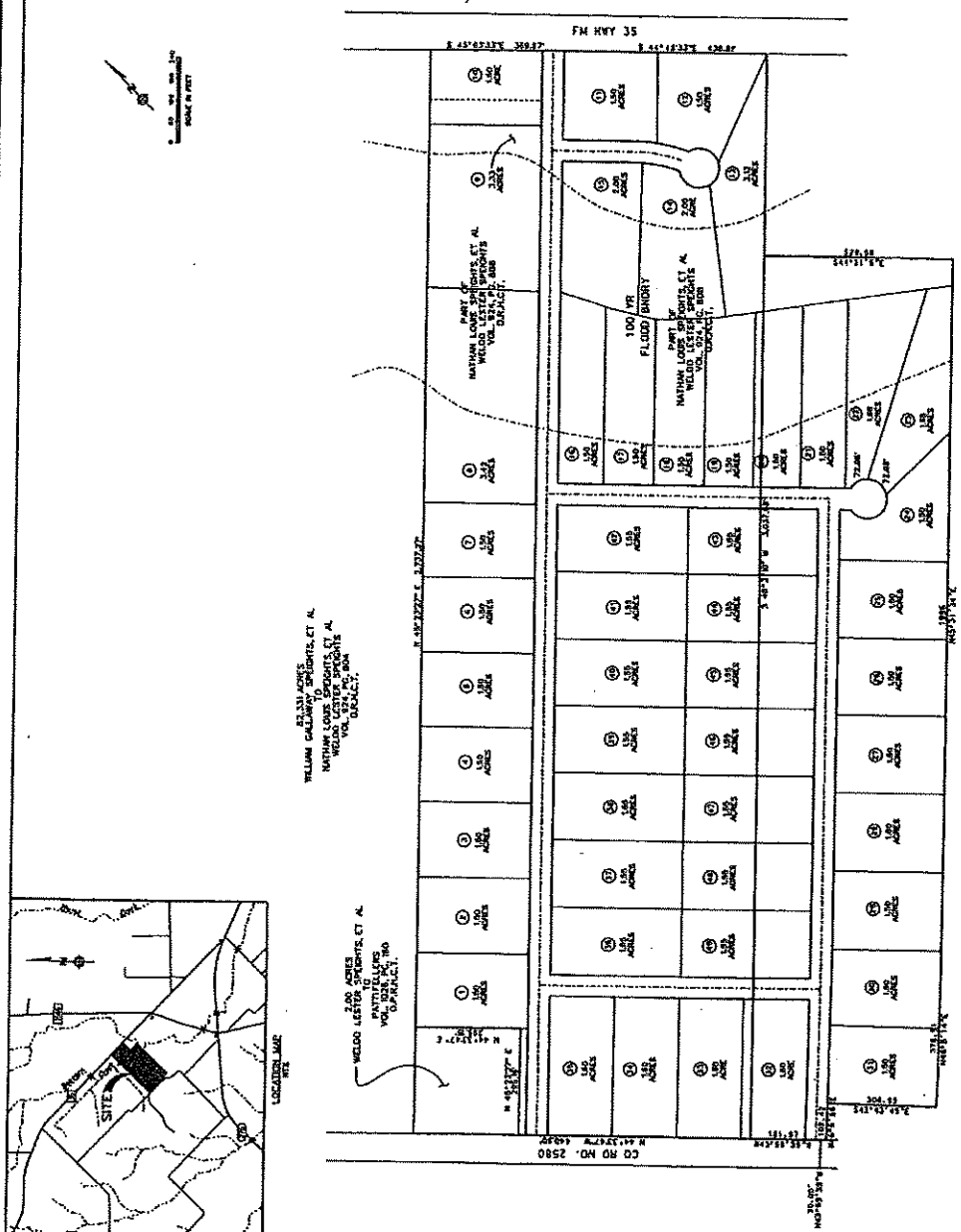
Shape:

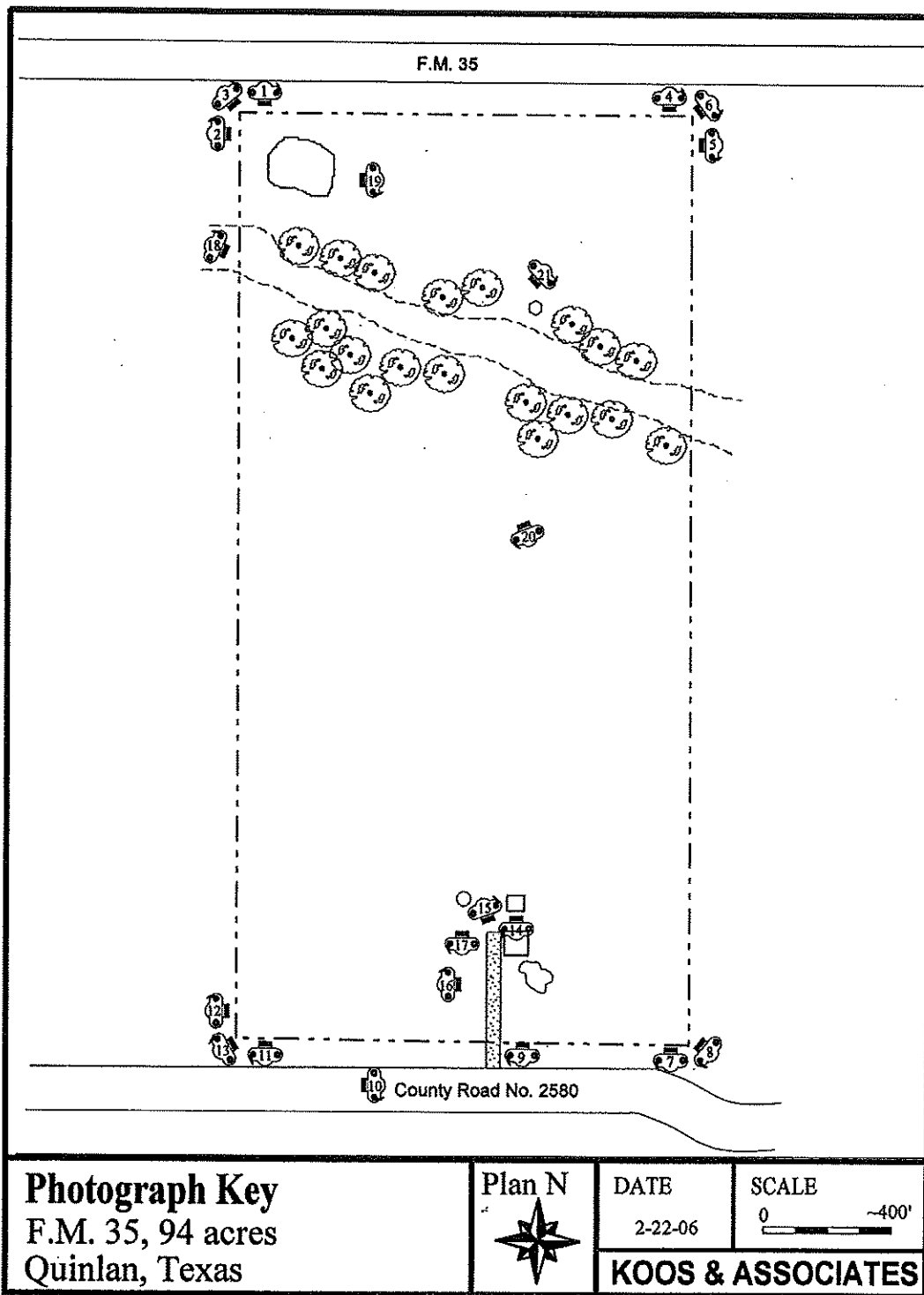
The subject site is irregular in shape, and the subject lots are both rectangular and irregular in shape. Shape appears such that it will not restrict development.

Topography:

The topography of the tract is generally covered in native trees and gently sloping. The majority of the land area is above street grade, and the subject is not located in a flood hazard area.



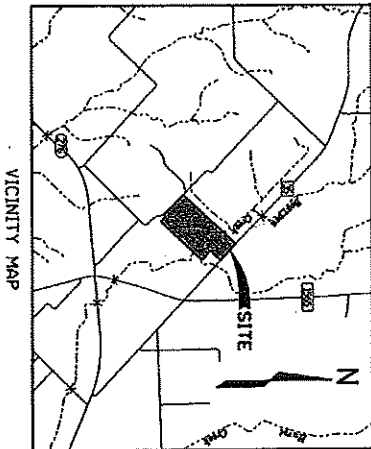
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CONSTRUCTION PLANS THE PRESERVE AT UNION VALLEY UNION VALLEY, HUNT COUNTY, TEXAS 93.501 ACRES

GENERAL NOTES (ALL DISCIPLINES)

1. REFER TO ANY CONSTRUCTION THE CONTRACTOR SHALL FURNISH THE NECESSARY PERMITS, ETC.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE HUNT COUNTY SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
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INDEX OF PLANS	
SHEET NO.	SHEET DESCRIPTION
1	CORNER SHEET
2	PRELIMINARY PLAN
3-9	ROADWAY PLAN AND PROFILE
10	EXISTING DA MAP
11	PROPOSED DA MAP
12	DEVELOP CREEK PLAN & ANALYSIS
13-14	UNUSUED "D" PLAN AND PROFILE
15	UTILITY DETAILS
16	UTILITY DETAILS
17	UTILITY DETAILS
18	UTILITY DETAILS
19	EROSION CONTROL PLAN
20-21	EROSION CONTROL STANDARDS
22	CONCRETE RETENTION WALL DETAIL
23-24	SAFETY END TREATMENT DETAILS
25	METAL BEAM GUARD FENCE DETAILS

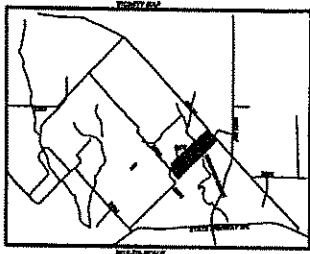
ERIC L. DAVIS
CONSULTING ENGINEERING
4250 Parkway Blvd. Suite 100
Rockwall, Texas 75087
Phone 972-964-8992
Fax 972-964-8923



DANER/DEVELOPER
DPM REAL ESTATE DEVELOPERS, LLC
SHORE LANCE LANE
ROCKWALL, TX 75087
972-942-2316



JUNE 2005



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

BASIS OF BEARING;
DEED RECORDED IN VOLUME 1371, PAGE 53 D.R.H.C.T

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L56	208.97	S45°07'31"E
L57	207.18	N45°07'31"E
L58	208.97	S45°07'31"W
L59	207.18	N45°07'31"W
L60	208.97	S45°07'31"E
L61	207.18	N45°07'31"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	47.14	438.75	8°48'28"	N45°07'31"W	47.11
C2	37.23	438.75	8°48'28"	N45°07'31"W	37.21
C3	78.50	52.00	81°44'33"	N44°48'18"W	72.60
C4	78.50	52.00	70°11'33"	N34°43'42"E	67.67
C5	126.28	52.00	118°04'25"	S39°11'32"E	101.82
C6	68.84	578.78	10°23'18"	N30°08'21"W	68.78
C7	128.93	400.78	17°11'54"	N23°08'24"W	122.48
C8	100.47	52.00	104°43'11"	N23°08'24"E	87.19
C9	182.82	52.00	107°04'32"	N22°49'25"W	82.48
C10	34.10	52.00	37°04'32"	N44°47'31"W	22.91

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.61	S30°07'31"E
L2	14.61	N30°07'31"E
L3	38.81	N45°07'31"W
L4	78.53	N45°07'31"W
L5	82.49	N45°07'31"E
L6	14.61	S30°07'31"E
L7	14.61	N30°07'31"E
L8	71.69	S44°07'31"E
L9	14.61	S30°07'31"E

Nathin Lois Speights, et al
Volume 924, Page 804
D.R.H.C.T

Patd Folios
Volume 1026, Page 160
D.R.H.C.T

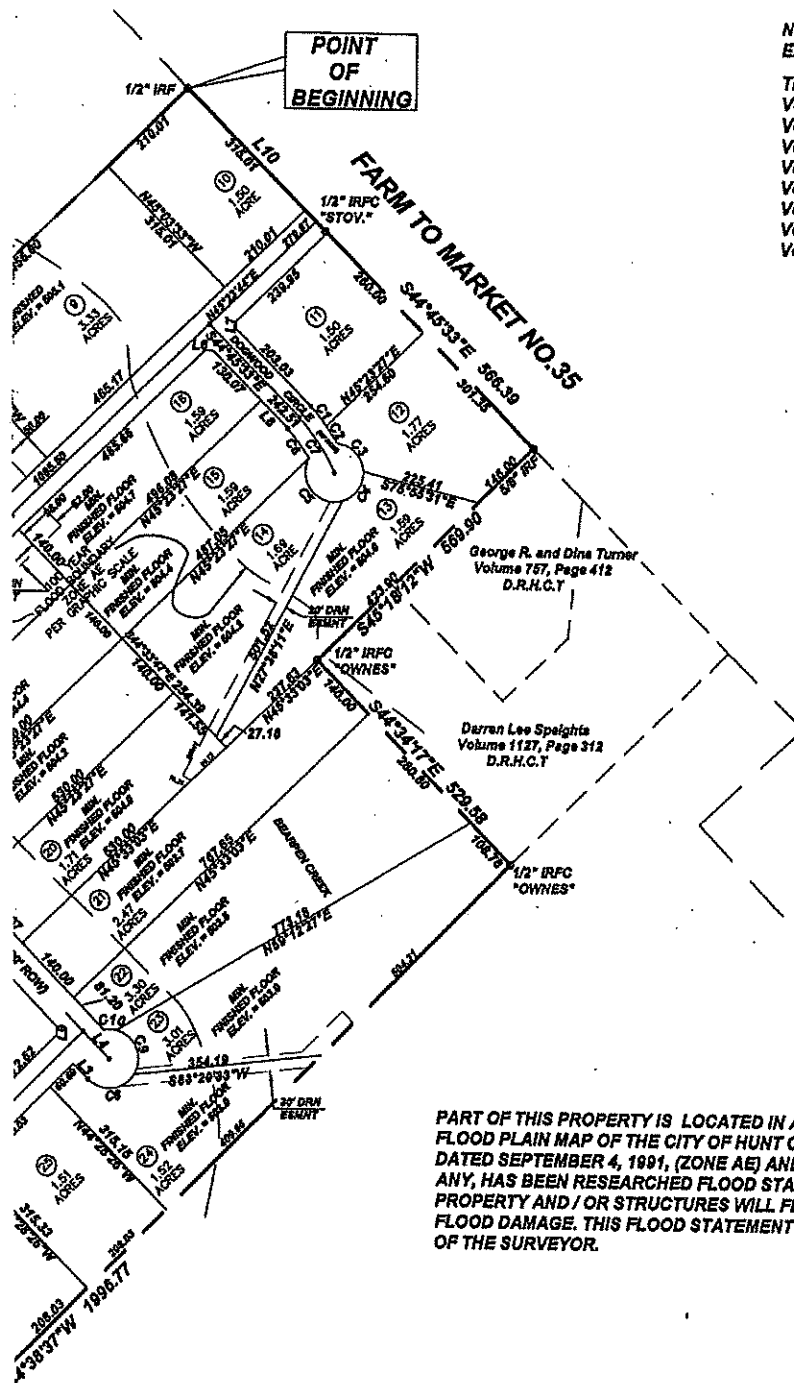
Arthur D. & Anita J. Rhea
Volume 954, Page 909
D.R.H.C.T

COUNTY ROAD 2580
CHIP ROCK ROAD

RR SPIKE
Found
30' ROW
DEDICATION

WILLIAMS M

DFM REAL E
BRC
ROI



Note: The Finish floor elevations was provided by Eric L. Davis Engineering.


The property is subject to the following Easements;
 Volume 882, Page 91 D.R.H.C.T (AS-INSTALLED)
 Volume 882, Page 92 D.R.H.C.T (AS-INSTALLED)
 Volume 615, Page 414 D.R.H.C.T (AS-INSTALLED)
 Volume 628, Page 95 D.R.H.C.T (BLANKET IN AFFECT,
 Volume 643, Page 327 D.R.H.C.T (AS-INSTALLED)
 Volume 661, Page 118 D.R.H.C.T (BLANKET IN AFFECT,
 Volume 798, Page 448 D.R.H.C.T (AS-INSTALLED)
 Volume 798, Page 441 D.R.H.C.T (AS-INSTALLED)

PART OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF HUNT COMMUNITY PANEL NO.48231C0240 E MAP DATED SEPTEMBER 4, 1991, (ZONE AE) AND (ZONE X).NO OTHER FLOOD OF RECORD, IF ANY, HAS BEEN RESEARCHED FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES WILL FLOOD OR BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Darrell L. Speights
 Volume 818, Page 545
 D.R.H.C.T
 SON SURVEY ABSTRACT NO. 650

**FINAL PLAT
 OF
 THE PRESERVE AT
 UNION VALLEY
 AN ADDITION TO HUNT COUNTY, TEXAS
 93.501 ACRES
 WILLIAM MASON SURVEY,
 ABSTRACT NO. 650**

OWNER
 FATE DEVELOPERS, LLC
 EN LANCE LANE
 WALL, TX 75032
 (72) 342-2516

DATA LAND SERVICES

 LOCATION: FM NO. 35 HUNT, TEXAS
 WILLIAM MASON SURVEY No. 650
 15044 Plantation Ridge
 Forney, Texas 75126
 (972) 564-6166

DRAWN BY: JLK	CHECKED BY: JPK
SCALE: 1"=200'	
DATE: 6-8-08	
JOB NUMBER	SHEET
130.08	1 OF 2

All that certain lot, tract or parcel of land situated in the Williams Mason Survey, Abstract No. 850, Hunt County, Texas, and being all that certain tract of land conveyed to The Preserve at Union Valley, L.P. as recorded in Volume 1371, Page 53 of the Deed Records Hunt County, Texas, (D.R.H.C.T.), and being a remainder tract of a called 74.514 acre tract of land conveyed to Nathan L. Speights as recorded in Volume 924, Page 800, D.R.H.C.T., and being all that certain 3.00 acre tract of land conveyed to Darrell L. Speights as recorded in Volume 1285, Page 515 D.R.H.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod found for corner in the Southwest line of F.M. Highway No. 35 and the most Northerly corner of the said DFW tract, said point also being the East corner of called 82.331 acre tract of land described in a deed from Nathan Louis Speights, et al, to William Galloway Speights as recorded in Volume 924, Page 804 of the (D.R.H.C.T.);

THENCE S 45°03'33" E with the said Southwest line of F.M. Highway No. 35 a distance 369.97 feet to a 1/2" Iron rod with plastic cap stamped "STOVALL & ASSOC." found for a angle point;

THENCE S 44°45'33" E with the said Southwest line of F.M. Highway No. 35 a distance of 586.39 feet to a 5/8" Iron rod found for angle point said corner being at the West corner of said DFW Tract, said point also being the North corner of called 74.514 acre tract of land described in a Deed from William Galloway Speights, et al, to Nathan Louis Speights as recorded in Volume 924, Page 800 of the (D.R.H.C.T.);

THENCE S 43°18'12" W with the Southeast line of said DFW Tract and along the North Westerly line of a tract or land conveyed to George R. and Diane Turner as recorded in Volume 767, Page 412 (D.R.H.C.T.) passing a 5/8" Iron rod found at a distance of 370.00 feet said passing corner being at the Northerly corner of a called 4.791 acre tract of land conveyed to Darrell Lee Speights as recorded in Volume 1127, Page 313 (D.R.H.C.T.) continuing with said Northerly line of said 4.791 acre tract a total distance of 569.90 feet to a 1/2" Iron rod with cap stamped "OWENS" found for corner;

THENCE S 44°34'17" E across and through the said 75.514 acre tract and along the South Westerly line of said 4.791 acre tract a distance of 529.88 feet to a 1/2" Iron rod with cap stamped "OWENS" found for corner said corner also being in the Northerly line of a called 37.38 acre tract of land conveyed to Darrell L. Speights as recorded in Volume 818, Page 545 (D.R.H.C.T.);

THENCE S 44°38'37" W along the Northerly line of said 37.38 acre tract a distance of 1926.77 feet to a 1/2" Iron rod with cap stamped "OWENS" found for a angle corner said corner being at the most Easterly corner of called 3.00 acre tract of land conveyed to Darrell L. Speights as recorded in Volume 1285, Page 515 (D.R.H.C.T.);

THENCE S 46°03'25" W along Northerly line of said 37.38 acre tract and along the Southerly line of said 3.00 acre tract a distance of 379.01 feet to a 1/2" Iron rod with cap stamped "4773" found for corner;

THENCE N 43°44'51" W along the Southwesterly line of said 3.00 acre tract a distance of 307.16 feet to a 1/2" Iron rod with cap stamped "4773" found for corner;

THENCE S 46°01'02" W along Southerly line of said 3.00 acre tract a distance of 89.88 feet to a 1/2" Iron rod with cap stamped "4773" found for corner;

THENCE N 43°46'44" W along the Westerly line of said 74.514 acre tract and along or near the centerline of County Road No. 2590 a distance of 241.89 feet to a railroad spike found for corner said corner being at the most South Westerly corner of said DFW Tract said corner bears S 45°21'10" E a distance of 15.59 feet to a 3/8" Iron rod found for witness corner;

THENCE N 44°33'45" W along the center of County Road No. 2590 passing a 1/2" Iron rod with cap stamped "STOVALL & ASSOC." a distance of 440.82 feet continuing in all a distance of 643.20 feet to a 1/2" Iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner at the South corner of called 2.00 acre tract of land described in a Deed from Weldon Lester Speights, et ux, to Patti Fellars as recorded in Volume 1028, Page 160 of the Official Public Records Of Hunt County, Texas;

THENCE N 45°23'27" E with the Southeast line of said 2.00 acre tract passing a 1/2" Iron rod with plastic cap stamped "STOVALL & ASSOC." found for witness at a distance of 18.70 feet, and continuing with the Southeast line of said 2.00 acre tract for a total distance of 295.16 feet to a 1/2" Iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner at the East corner of said 2.00 acre tract;

THENCE N 44°33'47" W with the Northeast line of said 2.00 acre tract a distance of 295.16 feet to a 1/2" Iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner said corner being at the North corner of said 2.00 acre tract and in the Northwest line of said DFW Tract said point also being in the Southeast line of said Nathan Louis Speights Tract;

THENCE N 45°23'27" E (Basis of Bearing) with the Northwest line of said DFW Tract and the Southeast line of said Nathan Louis Speights Tract a distance of 2737.27 feet to the POINT OF BEGINNING containing 4,072.886 square feet or 93.501 acres of land.

I, JAMES P. KEENE, a Registrar do hereby certify that on this day ground, under my direction and described tract of land.

James P. Keene RPLS
REGISTERED PROFESSIONAL

STATE OF TEXAS
COUNTY OF HUNT

BEFORE ME, the undersigned authority, personally appeared the person whose name is acknowledged same for the purposes stated.

GIVEN UNDER MY HAND AND SEAL OF

Notary Public

NOTES:

- 1) 1/2" Iron rod set with cap stamped Data Log noted.
- 2) Utility Easements- There should be a 15' utility lot, and a 5' utility easement and drainage easement.
- 3) Building Lines- FRONT - 30' from Property line
SIDE - 6' from Property line
REAR - 15' FROM Property line
- 4) Dwellings - No more than one single family d
- 5) Septic Systems - Individual facilities license occupancy. Lots adjacent to the 100 yr Flood 1 Hunt County Health Department prior to constr
- 6) Development Permit and Septic Systems Per improvements on the property.
- 7) Electric Provider - FEC Electric
Water Provider - BHP W.S.C

OWI
THE PRESERVE AT I
17110 DALLAS PARK
DALLAS, TE
(972) 34

CERTIFICATES OF APPROVAL

APPROVED this _____ day of _____, 2008, by the Commissioners Court of Hunt County, Texas.

County Judge _____ Commissioner _____
 Commissioner _____ Commissioner _____
 Commissioner _____ Health Department _____

Professional Land Surveyor,
 Survey was made on the
 vision, of the above



 ND SURVEYOR

Notary Public, in and for the State of Texas, on this day
 subscribed to the foregoing instrument, and they
 declarations therein expressed, and in the capacity therein

At this the _____ day _____, 2008

as set for all corner unless otherwise

image easement along the front of each
 along all adjoining lot lines.

all dwellings shall located per lot

it County and installed prior to
 require a Plot Plan Approval by the

required prior to construction of any

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT, I, Dean Whitlock, do hereby adopt this plat designating the herein above described property as
 THE PRESERVE AT UNION VALLEY, an addition to Hunt County, Texas and dedicates to the public use
 forever the streets and roads and easements shown hereon any) for the mutual use and accommodation
 of any public utility desiring to use, or using same for the purpose of constructing, maintaining, adding
 to removing any or all their respective systems located therein.

WITNESS MY HAND, this the _____ day of _____, 2008

 Dean Whitlock

STATE OF TEXAS
 COUNTY OF HUNT

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day
 personally appeared the person whose name is subscribed to the foregoing instrument, and they
 acknowledged same for the purposes and considerations therein expressed, and in the capacity therein
 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day _____, 2008

 Notary Public

FINAL PLAT OF THE PRESERVE AT UNION VALLEY AN ADDITION TO HUNT COUNTY, TEXAS 93.501 ACRES WILLIAM MASON SURVEY, ABSTRACT NO. 650

UNION VALLEY, L.P.
 SUITE 222
 5248



DATA LAND SERVICES

LOCATION: FM NO. 35 HUNT, TEXAS
 WILLIAM MASON SURVEY No. 650

15044 Plantation Ridge
 Forney, Texas 75126
 (972) 564-6168
 dataford@cebridge.net

DRAWN BY: JLK	CHECKED BY: JPK
SCALE: 1"=200'	
DATE: 6-8-06	
JOB NUMBER	SHEET
130-06	2 OF 2