



**Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
December 1, 2016
9:00 A.M.**

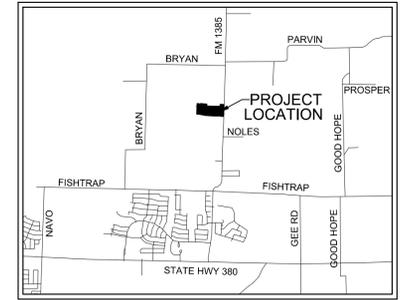
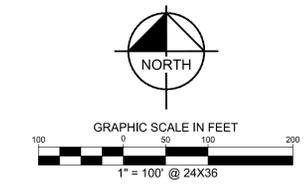


The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.**
- II. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**
 - Arrow Brooke Phase 2B – Preliminary Plat
(106 Residential Lots, 5 HOA Lots – 22.969 Acres) Commissioner Precinct 1
- III. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:**
 - Denton Northwest Estates, Unit 1, Plat 3 – Replat
(Lot 5, Block J – 3.2 Acres) Commissioner Precinct 1
- IV. Consider, discuss, approve and/or take any appropriate action on variance requests:**
 - None
- V. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:**
 - None
- VI. Adjournment.**

Notes :

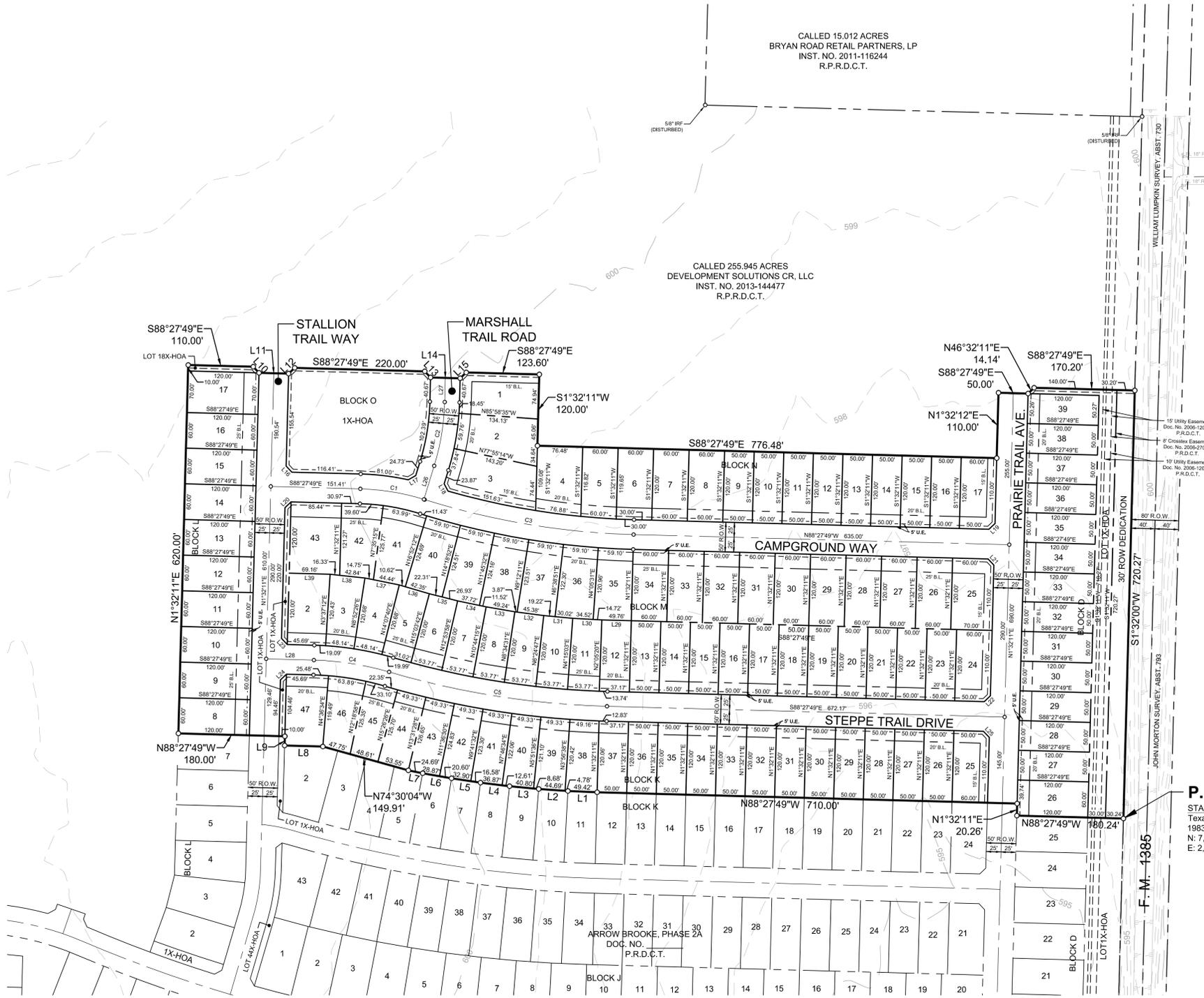
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- See Sheet 2 for complete notes.



VICINITY MAP
N.T.S.

LEGEND

P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U/E	UTILITY EASEMENT
SWE	SIDEWALK EASEMENT



LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N87°33'19"W	49.42	L21	N43°27'49"W	14.14'
L2	N86°03'50"W	49.48	L22	N46°32'11"E	14.14'
L3	N84°33'50"W	49.48	L23	N43°27'49"W	14.14'
L4	N83°03'51"W	49.48	L24	N46°32'11"E	14.14'
L5	N81°33'51"W	49.48	L25	S43°27'49"E	14.14'
L6	N80°03'51"W	49.48	L26	N17°10'50"E	59.01'
L7	N78°34'45"W	24.69	L27	N01°32'11"E	40.67'
L8	N88°27'49"W	64.75'	L28	N89°27'49"W	80.69'
L9	N01°32'11"E	15.54'	L29	N88°23'38"W	49.76'
L10	S43°27'49"E	14.14'	L30	N86°49'48"W	49.24'
L11	S88°27'49"E	50.00'	L31	N84°40'05"W	49.24'
L12	N46°32'11"E	14.14'	L32	N82°30'21"W	49.24'
L13	S43°27'49"E	14.14'	L33	N80°20'37"W	49.24'
L14	S88°27'49"E	50.00'	L34	N78°10'53"W	49.24'
L15	N46°32'11"E	14.14'	L35	N76°01'10"W	49.24'
L16	S43°27'49"E	14.14'	L36	N73°47'51"W	52.98'
L17	N60°10'41"E	14.66'	L37	N78°29'57"W	59.19'
L18	S28°22'23"E	14.01'	L38	N83°59'48"W	59.18'
L19	S46°32'11"W	14.14'	L39	N88°27'49"W	69.16'
L20	N46°32'11"E	14.14'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°49'41"	400.00'	110.50'	N80°32'59"W	110.15'
C2	15°38'39"	400.00'	109.22'	N09°21'30"E	108.88'
C3	15°49'41"	1300.00'	359.13'	S80°32'59"E	357.99'
C4	14°46'21"	500.00'	128.92'	N81°04'39"W	128.56'
C5	14°46'22"	1450.00'	373.86'	S81°04'39"E	372.82'

P.O.B.
STATE PLANE COORDINATES:
Texas Coordinate System of
1983, North Central Zone 4202
N: 7,140,808.18
E: 2,459,614.18

DATE OF PREPARATION: 10/17/2016
DATE REVISED:

PRELIMINARY PLAT
**ARROW BROOKE
PHASE 2B**

22.969 ACRES

BLOCK D LOTS 1X-HOA, 26-39; BLOCK K LOTS 1X-HOA, 25-47;
BLOCK L LOTS 8-17, 18X-HOA; BLOCK M LOTS 1X-HOA, 2-43;
BLOCK N LOTS 1-17; BLOCK O LOTS 1X-HOA

106 RESIDENTIAL LOTS
5 HOMEOWNER'S ASSOCIATION (HOA) LOTS

WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
DENTON COUNTY, TEXAS

Bearing system for this survey is based upon NAD 83-Texas North Central Zone. Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999853696.

OWNER:
Development Solutions, CR, LLC
12400 Colt Road, Suite 850
Dallas, Texas 75251
Phone: 972-404-8500
Contact : Stephen Davis

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Craig Malan, P.E.

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JTC	KHA	10/17/2016	069309014	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

BEING a tract of land situated in the William Lumpkin Survey, Abstract No. 730, Denton County, Texas, and being a portion of a called 255.945 acre tract of land described in a Special Warranty Deed to Development Solutions CR, LLC, as recorded Document No. 2013-144477 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap found for the northeast corner of Arrow Brooke, Phase 2A, according to the Final Plat thereof recorded in Document No. _____ of the Plat Records of Denton County, Texas, being on the westerly right-of-way line of F.M. 1385, a variable width right-of-way and the easterly line of said 255.945 acre tract;

THENCE departing the westerly right-of-way line of said F.M. 1385, along the northerly line of said Arrow Brooke, Phase 2A, the following courses:

THENCE North 88°27'49" West, a distance of 180.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 1°32'11" East, a distance of 20.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°27'49" West, a distance of 710.00 feet to 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 87°33'19" West, a distance of 49.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 86°03'50" West, a distance of 49.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 84°33'50" West, a distance of 49.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 83°03'51" West, a distance of 49.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 81°33'51" West, a distance of 49.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 80°03'51" West, a distance of 49.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 78°34'45" West, a distance of 24.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 74°30'04" West, a distance of 149.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°27'49" West, a distance of 64.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 1°32'11" East, a distance of 15.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°27'49" West, a distance of 180.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said Arrow Brooke, Phase 2A, and crossing aforesaid 255.945 acre tract, the following courses:

THENCE North 1°32'11" East, a distance of 620.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 110.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 43°27'49" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 46°32'11" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 220.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 43°27'49" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 46°32'11" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 123.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 1°32'11" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 776.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 1°32'12" East, a distance of 110.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 48°32'11" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°27'49" East, a distance of 170.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly right-of-way line of aforesaid F.M. 1385 and the easterly line of said 255.9454 acre tract;

THENCE South 1°32'00" West, along the westerly right-of-way line of said F.M. 1385 and the easterly line of said 255.945 acre tract, a distance of 720.27 feet to the POINT OF BEGINNING and containing 22.969 acres (1,000,549 square feet) of land, more or less.

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999853696.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DEVELOPMENT SOLUTIONS CR, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as ARROWBROOKE, PHASE 2B, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Fresh Water Supply District No. 10 (DCFWS10), the exclusive use forever of the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCFWS10 us forever, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of DCFWS10 and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities being subordinate to the DCFWS10 use thereof. Any public utility give the right by the DCFWS10 to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interferes with the construction, maintenance, or efficiency of its respective system on any of these easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or hereby bind myself, my successors and assigns to forever warrant and defend, all and singular, the above described streets, alleys, easements and rights unto the addition against every person whomsoever lawfully comes claiming the same or any part thereof. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all the platting ordinances, rules and regulations of the County of Denton.

Witness, my hand this the _____ day of _____, 20__.

DEVELOPMENT SOLUTIONS CR, LLC

BY: _____

PHILLIP W. DUNCAN ATTORNEY-IN-FACT

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, 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 _____, 20__.

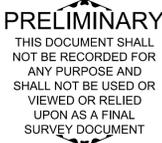
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of Denton County, Texas.



Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the 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 of _____, 20__.

Notary Public, State of Texas

Notes :

- 1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. FLOOD STATEMENT: According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, as revised by Letter of Map Revision Case No. 14-06-0032P, effective date August 25, 2014, this property is located within Non-shaded Zone X, 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.
3. Water service to be provided by Denton County Fresh Water Supply District No. 10.
4. Utility Providers: Electric & Gas Service: CoServ 7701 S. Stemmons Fwy, Corinth, TX 75065 Phone: 1-800-274-4014 Suddenlink Communications 26772 US Hwy 380, Suite E Aubrey, TX 76227 Phone: (888)-592-3861 Telephone Service: Suddenlink Communications 26772 US Hwy 380, Suite E Aubrey, TX 76227 Phone: (888)-592-3861
5. Sanitary sewer to be handled by facilities approved by the Texas Commission on Environmental Quality.
6. Proposed site is outside the extra territorial jurisdiction of any surrounding municipality.
7. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of Denton County Fresh Water Supply District No. 10 and approval of this plat does not constitute acceptance of same for maintenance purposes by Denton County.
8. All utilities and drainage structures are located in the right-of-way except as shown.
9. All utility easements and rights-of-way shown hereon are hereby dedicated by this plat for the exclusive use of Denton County Fresh Water Supply District No. 10, unless otherwise noted.
10. Lot 1X Block D, Lot 1X Block K, Lot 1X Block M, Lot 1X Block O, and Lot 1X Block L shall be dedicated to the Home Owners Association.
11. The Home Owners Association shall be responsible for the maintenance of landscaping in HOA lots.

UTILITY COMPANY APPROVAL

Form for utility company approval with fields for Electric, Gas, and Telephone companies, including CoServ and Suddenlink Communications.

REVIEWED and APPROVED on _____, 2016.

Denton County Fresh Water District No. 10

REVIEWED and APPROVED on _____, 2016.

County Judge, Denton County, Texas

DATE OF PREPARATION: 10/17/2016 DATE REVISED:

PRELIMINARY PLAT ARROW BROOKE PHASE 2B

22.969 ACRES

BLOCK D LOTS 1X-HOA, 26-39; BLOCK K LOTS 1X-HOA, 25-47; BLOCK L LOTS 8-17, 18X-HOA; BLOCK M LOTS 1X-HOA, 2-43; BLOCK N LOTS 1-17; BLOCK O LOTS 1X-HOA

106 RESIDENTIAL LOTS 5 HOMEOWNER'S ASSOCIATION (HOA) LOTS

WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730 DENTON COUNTY, TEXAS

Project information table including Owner (Development Solutions, CR, LLC), Applicant (Kimley-Horn and Associates, Inc.), Scale (N/A), Drawn by (JTC), Checked by (KHA), Date (10/17/2016), Project No. (069309014), and Sheet No. (2 OF 2).



VICINITY MAP
NOT TO SCALE

GENERAL PLAT NOTES:

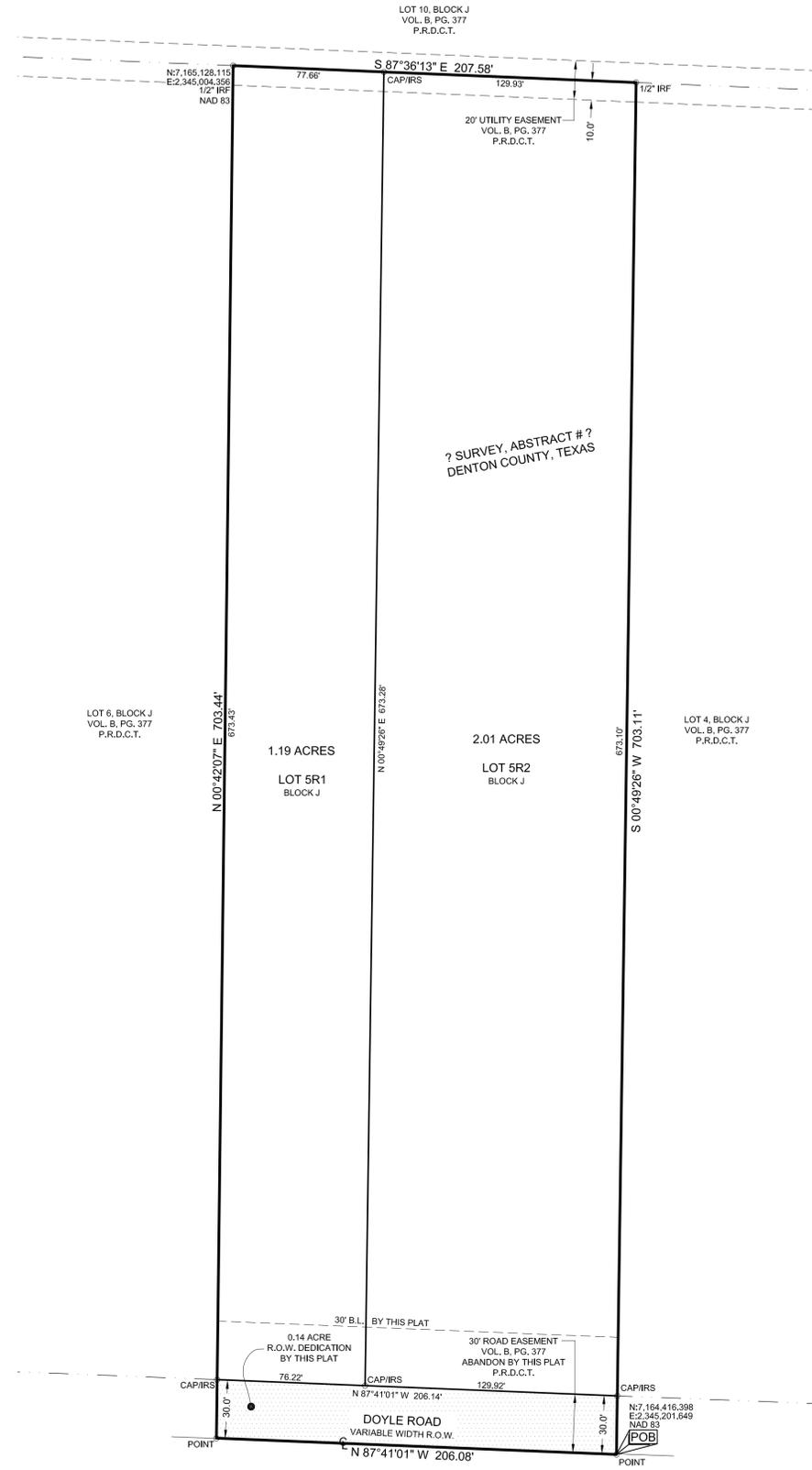
1. WATER SERVICE TO BE PROVIDED BY: AQUA 762 W. LANCASTER AVE. BRYN MAWR, PA 19010 (877) 987-2782
2. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. TELEPHONE SERVICE TO BE PROVIDED BY: EMBARQ 5020 RIVERSIDE DRIVE, IRVING, TX. 75039 972-501-0194
4. ELECTRIC SERVICE TO BE PROVIDED BY: COSERV ELECTRIC 7701 SOUTH STEMMONS CORINTH, TX 76210; 800-274-4014
5. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 185 G OF SAID MAP.

6. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 RESIDENTIAL LOTS FROM A PREVIOUSLY PLATTED LOT.

7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

IMPROVEMENT STATEMENT:

1. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
2. 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.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
4. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
6. 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 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
7. 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."
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.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; Antonio Pina & Isabel Pina are the owners of all that certain tract or parcel of land situated in the M. Ruiz Survey, Abstract Number 1065, Denton County, Texas, and being a called 3.34 acre tract described in a Deed from Margaret A. Bosch to Antonio Pina & Isabel Pina, as recorded in Instrument Number 2004-76854, Real Property Records, Denton County, Texas, and being all of Lot 5, Block J, Denton Northwest Estates, Unit 1, Plat 3, an Addition to Denton County as recorded in Volume B, Page 377 of said County, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5, and being the Southwest corner of Lot 4 and being in Doyle Road;

THENCE along said Doyle Road, North 87 degrees 41 minutes 01 seconds West, 206.08 feet to the Southwest corner of said Lot 5 and the Southeast corner of Lot 6;

THENCE along the common line of said Lots 5 and 6, North 00 degrees 42 minutes 07 seconds East, 703.44 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 5 and the Northeast corner of said Lot 6;

THENCE South 87 degrees 36 minutes 13 seconds East, 207.58 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 5 and the Northwest corner of said Lot 4;

THENCE along the common line of said Lots 4 and 5, South 00 degrees 49 minutes 26 seconds West, 703.11 feet to the PLACE OF BEGINNING and containing 3.34 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT THE PROPERTY OWNERS, ANTONIO PINA & ISABEL PINA, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DENTON NORTHWEST ESTATES, UNIT 1, PLAT 3, AN ADDITION IN DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ANTONIO PINA _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO PINA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

ISABEL PINA _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISABEL PINA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH A CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.

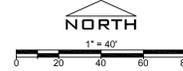
PLAT IS APPROVED BY COMMISSIONER'S COURT, DENTON COUNTY, TEXAS THIS _____ DAY OF _____, 2016.

BY: _____ DATE _____
COUNTY JUDGE

REPLAT PLAT OF
LOT 5, BLOCK J OF
DENTON NORTHWEST ESTATES, UNIT 1, PLAT 3
INTO TWO LOTS BECOMING
LOTS 5R1 & 5R2, BLOCK J
DENTON NORTHWEST ESTATES,
UNIT 1, PLAT 3
BEING 3.34 ACRES, OUT OF THE M. RUIZ SURVEY,
ABSTRACT NO. 1065,
DENTON COUNTY, TEXAS

LEGEND

- NAD 83 = NORTH AMERICAN DATUM 1983
- POB = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- P.R.D.C.T. = REAL PROPERTY RECORD DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- ☉ = CENTERLINE OF ROAD



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
ANTONIO PINA & ISABEL PINA
8002 DOYLE ROAD
SANGER, TEXAS 76266
PHONE: (940) 753-5160

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 160266-RP
DRAWN BY: TK
DATE: 11-9-2016
R.P.L.S.
KENNETH A. ZOLLINGER