

* VICINITY MAP *
(NOT TO SCALE)

- * LEGEND ***
- | | | | |
|--------------|---|------------|------------------------------------|
| CIRF | IRON ROD FOUND WITH CAP | P.R.D.C.T. | PLAT RECORDS, DENTON COUNTY, TEXAS |
| CIRS | 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET | (B.T.P.) | BY THIS PLAT |
| IRF | IRON ROD FOUND | ⊕ | CENTERLINE |
| XCS | "X" CUT IN CONCRETE SET | (B.T.P.) | OVERHEAD ELECTRIC |
| (CM) | CONTROLLING MONUMENT | L = 5.00' | ARC LENGTH OF 5.00' |
| CAB. | CABINET | ESMT. | REPEATED DIMENSION |
| VOL. | VOLUME | --- | NEW R.O.W. LINE |
| PG. | PAGE | --- | EXISTING R.O.W. LINE |
| D.C.C.I. NO. | DENTON COUNTY CLERK'S INSTRUMENT NUMBER | --- | ADJOINER PROPERTY LINE |
| D.R.D.C.T. | DEED RECORDS, DENTON COUNTY, TEXAS | --- | EASEMENTS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS | --- | NEW LOT LINES |
| | | --- | PROPERTY LINE |

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°12'31"E	13.96'
L2	S44°43'00"E	21.39'
L3	N45°17'00"E	21.03'
L4	N89°23'28"W	334.86'
L5	S88°50'23"E	318.81'
L7	S00°12'31"E	404.89'
L8	S00°12'29"E	810.46'
L9	S26°55'02"W	280.58'
L10	S12°05'12"E	128.40'
L11	S00°37'55"W	39.90'
L12	N89°05'52"E	113.37'
L13	N26°55'02"E	201.11'
L14	N00°12'31"W	392.83'
L15	N00°54'08"W	1,169.96'
L16	S00°54'08"E	1,169.86'
L17	N00°00'30"W	546.99'
L18	N89°59'30"E	7.99'
L19	S00°31'47"E	40.00'
L20	S89°59'30"W	77.63'
L21	N00°12'29"W	138.19'
L22	N89°47'31"E	35.75'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	327.50'	127.26'	S11°20'26"E	126.46'
C2	30.00'	47.13'	N45°00'06"E	42.43'
C3	127.50'	38.60'	N81°07'11"E	38.45'
C4	152.50'	23.23'	N85°25'44"E	23.20'

EASEMENT NOTES

DIMENSIONS SHOWN ON EASEMENTS THAT ARE NOT BEING CREATED BY THIS PLAT ARE FOR REFERENCE PURPOSES ONLY.

EASEMENTS DENOTED WITH " " ARE A DIRECT OFFSET OF THE ADJOINING LINE.

BLOCK A AREA TABLE	
LOT	SQ. FT.
8	9,786
9	9,209
10	8,632
11	8,027
12	7,479
13	6,903
14	6,326
15	5,750

OWNER:

B.J.H. JOHNSON PROPERTIES, LTD.
921 AMBER LANE
OAK POINT, TX 75068
(972) 523-6167
ATTN: JAY JOHNSON

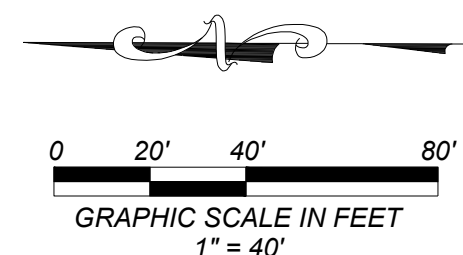
BLOCK B AREA TABLE			
LOT	SQ. FT.	LOT	SQ. FT.
5R	6,914	14	6,000
6	6,315	15	6,000
7	6,085	16	6,000
8	6,000	17	6,000
9	6,000	18	6,000
10	6,000	19	6,000
11	6,000	20	6,000
12	7,800	21	6,000
13	6,000	22	7,282

ENGINEER

FORESITE GROUP
1999 BRYAN ST. SUITE 890
DALLAS, TX 75201
(214) 293-7123
ATTN: SEAN FAULKER, P.E.



SURVEYOR:



THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JANUARY 16, 2024

AUDRA OAKS, PHASE 2B

BEING A PLAT OF A 10.5489 ACRE TRACT OF LAND LOCATED IN THE MEMPHIS, EL PASO & PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 1473, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 10.5489 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 13.481 ACRE TRACT OF LAND CONVEYED TO B.J.H. JOHNSON PROPERTIES, LTD. BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2017-131336, O.P.R.D.C.T., AND BEING ALL OF LOT 5, BLOCK B, AUDRA OAKS PHASE 2A, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2020-332, O.P.R.D.C.T.

26 SINGLE FAMILY LOTS ~ 1 PARK DEDICATION
10.5489 ACRES
JANUARY ~ 2024

NOTE: SEE SHEET 2 OF 2 FOR
OWNER'S DEDICATION, OWNER'S
CERTIFICATE, GENERAL NOTES,
& SURVEYOR'S STATEMENT

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS B.J.H. JOHNSON PROPERTIES, LTD. is the sole owner of a 10.5489 acre tract of land located in the Memphis, El Paso & Pacific Railroad Company Survey, Abstract No. 1473, City of Denton, Denton County, Texas, said 10.5489 acre tract of land being a portion of a called 13.481 acre tract of land conveyed to B.J.H. JOHNSON PROPERTIES, LTD., by deed thereof filed for record in Denton County Clerk's Instrument No. 2017-131336, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 10.5489 acre tract of land also being all of LOT 5, BLOCK B, AUDRA OAKS PHASE 2A, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2020-332, O.P.R.D.C.T., said 10.5489 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "METROPLEX" found (Controlling Monument) at an interior corner in a northeast property line of the said 13.481 acre tract, same being the southwest block corner of Block C, Audra Oaks, Phase I, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet X, Page 841, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE South 89°27'51" East, along a north property line of the said 13.481 acre tract, and along the south block line of said Block C, a distance of 94.56 feet to a 5/8 inch box iron found at the most easterly northeast property corner of the said 13.481 acre tract, same being the southeast lot corner of Lot 4, of said Block C, and being northwest block corner of Block B, Bellaire Heights, Phase 5, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet H, Page 295, P.R.D.C.T.;

THENCE South 00°01'28" East, along the most easterly property line of the said 13.481 acre tract and along the west block line of said Block B, a distance of 234.60 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

THENCE South 00°26'26" West, continuing along the said property line and the said block line, at a distance of 50.00 feet passing the southwest lot corner of Lot 41B, of said Block B, same being the northwest lot corner of Lot 42, Block B, Bellaire Heights Phase Five, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Page 284, P.R.T.C.T., and continuing along the said property line and along the west lot line of said Lot 42 and Lot 43 of said Block B, Bellaire Heights, Phase Five (Cabinet D, Page 284), in all a total distance of 238.43 feet to an iron rod set at the southeast property corner of the said 13.481 acre tract, same being on the north block line of Block A, Williamsburg Square, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet Q, Page 224, P.R.T.C.T.;

THENCE North 89°39'33" West, along the south property line of the said 13.481 acre tract and along the said north block line of Block A, a distance of 97.25 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as a Spooner rod found) at the southeast corner of Block A, of said Audra Oaks, Phase 2A;

THENCE North 13°11'43" West, departing the said property line, over and across the said 13.481 acre tract, and along the east block line of said Block A, Audra Oaks, Phase 2A, a distance of 361.84 feet to a Spooner rod found at the northeast corner of said Block A;

THENCE South 89°47'29" West, along the north line of said Block A, at a distance of 201.48 feet passing the intersection of the said block line with the east right-of-way line of Oak Valley Road (being a 55 feet wide public right-of-way, a portion of said right-of-way being dedicated by the said plat of Audra Oaks, Phase 2A), and continuing along the north right-of-way line of said Oak Valley, in all a total distance of 256.48 feet to a Spooner rod found at the intersection of the said north right-of-way line with the west right-of-way line of said Oak Valley;

THENCE South 00°12'31" East, along the said west right-of-way line, a distance of 13.96 feet to a Spooner rod found at the beginning of a curve to the left having a radius of 327.50 feet;

THENCE continuing along the said right-of-way line, along said curve to the left, an arc length of 73.70 feet passing the northeast lot corner of the said Lot 5, Block B, Audra Oaks Phase 2A, and continuing along the said right-of-way line, in all a total arc length of 127.26 feet, and across a chord which bears South 11°20'26" East, a chord length of 126.46 feet to a Spooner rod found at the southeast lot corner of said Lot 5, same being the northeast corner of Lot 4, Block B, of said Audra Oaks Phase 2A;

THENCE South 89°47'29" West, along the common lot line of said Lots 4 and 5, a distance of 144.42 feet to a Spooner rod found at the southwest lot corner of said Lot 5, same being on the east block line of Block B, Audra Pointe, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2021-114, O.P.R.D.C.T.;

THENCE North 00°12'31" West, along west lot line of said Lot 5 and along the said east block line of Block B, Audra Pointe, at a distance of 51.00 feet passing a Spooner rod found at the northwest lot corner of said Lot 5, and continuing along the west property line of the said 13.481 acre tract at a distance of 397.18 feet passing a northeast corner of said Block B, same being the southeast lot corner of Lot 1, Block A, Garay Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2015-424, O.P.R.D.C.T., and continuing along the said west property line and along the east lot line of said Lot 1, at a distance of 930.15 feet passing a 1/2 inch iron rod with an illegible cap found at the northeast lot corner of said Lot 1, same being the southeast corner of a right-of-way dedication shown on said plat of Garay Addition, and continuing along the west property line of the said 13.481 acre tract and along the east line of the said right-of-way dedication, in all a total distance of 961.49 feet to an "X" cut in concrete set at the northwest property corner of the said 13.481 acre tract, said "X" cut being on the approximate centerline of Audra Lane (being a variable width public right-of-way);

THENCE South 89°22'05" East, along the north property line of the said 13.481 acre tract, a distance of 466.42 feet to an "X" cut in concrete set at the most northerly northeast property corner of the said 13.481 acre tract, same being the northwest corner of a right-of-way dedication shown on the aforementioned plat of Audra Oaks, Phase I;

THENCE South 00°00'30" East, along the most northerly northeast property line of the said 13.481 acre tract and along the west line of the said right-of-way dedication, at a distance of 32.50 feet passing a 1/2 inch iron rod found at the southwest corner of the said right-of-way dedication, same being the northwest corner of Block C, of said Audra Oaks, Phase 1, and continuing along the said property line and along the west block line of said Block C, in all a total distance of 695.89 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 10.5489 acres (459,510 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, I, Jay Johnson, a duly authorized agent for B.J.H. JOHNSON PROPERTIES, LTD. hereby certify that Premier Denton Public Facility Corporation, is the owner of Audra Oaks, Phase 2B, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.

B.J.H. PROPERTIES, LTD.

Jay Johnson Date

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared JAY JOHNSON, 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 purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings and distances shown hereon are referenced to NAD83, Texas North Central Zone (4202), scaled from grid to surface a N: 7,132,199.13 and E: 2,396,139.09, using a combined scale factor of 1.0001479898, derived from GPS RTK observations using the North Texas VRS Network (maintained by AllTerra Central, Inc.).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48121C0380 G, map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a copy of a current Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 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.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-sote property to determine the size of the drainage easement to accommodate flow.
- The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor data shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
- The City of Denton has adopted the National Electric Safety Code (The "Code"). The code general prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued of structures within these clearance areas. Contact the Building Official with specific questions. Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded in the Public Records of Denton County, Texas. Unobstructed and adequate space shall be provided for all clearance areas in such way that will allow the ingress and egress for utility-related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas 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 the City of Denton.
- Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.
- The City of Denton has adopted the National Electrical Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the center line of overhead transmission lines. In some instances, the Code requires greater clearances. Building Permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- Lot 16, Block A dedicated to the City of Denton as Park Land Dedication Lot.

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Denton.

Surveyed on the ground during the month of May, 2018.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JANUARY 16, 2024

There is a total of 753 inches of dbh of protected trees to be preserved on the site. Future land disturbing activity shall not impact and/or damage trees marked for Preservation on the accompanying Preservation Plan. No permits for construction activity shall be issued for this property until the required tree protection measures per Section 7.7.4.D of the Development Code of the City of Denton are in place. Preserved trees are located on:

TREE TABLE		
LOT	BLOCK	INCHES
8	A	31
16	A	330
14	B	18
15	B	24
16	B	86
17	B	14
18	B	30
19	B	16
20	B	116
21	B	12
22	B	76

* CERTIFICATE OF APPROVAL *

Approved this the _____ day of _____, 2024 by the Planning and Zoning Commission of the City of Denton, Texas.

Chairperson

City Secretary

CITY OF DENTON
PROJECT NO. FP24 _____
FINAL PLAT

AUDRA OAKS, PHASE 2B

BEING A PLAT OF A 10.5489 ACRE TRACT OF LAND LOCATED IN THE MEMPHIS, EL PASO & PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 1473, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 10.5489 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 13.481 ACRE TRACT OF LAND CONVEYED TO B.J.H. JOHNSON PROPERTIES, LTD. BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2017-131336, O.P.R.D.C.T., AND BEING ALL OF LOT 5, BLOCK B, AUDRA OAKS PHASE 2A, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2020-332, O.P.R.D.C.T.

26 SINGLE FAMILY LOTS ~ 1 PARK DEDICATION
10.5489 ACRES
JANUARY ~ 2024

SHEET 2 OF 2

SURVEYOR:



OWNER:

B.J.H. JOHNSON PROPERTIES, LTD.
921 AMBER LANE
OAK POINT, TX 75068
(972) 523-6167
ATTN: JAY JOHNSON

ENGINEER

FORESITE GROUP
1999 BRYAN ST. SUITE 890
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ATTN: SEAN FAULKER, P.E.