

NOTES:

1. The purpose of this plat is to create one lot and dedicate easements.
2. There are no known gas or pipeline easements within the bounds of the surveyed property, other than those shown hereon.
3. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 surface coordinate values, and can be adjusted to the grid with a scale factor of 1.00012.
4. 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.
5. 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, Drainage Design Criteria and Comprehensive Master Drainage Plan.
6. Lots shall have a minimum elevation for the buildable area (including parking areas) of the lot of one (1) foot above the one hundred (100) year base flood elevation, or as directed by the City Engineer.
7. Any livable structure, including the garage shall have a finished floor elevation shall be no less than 30 inches above the one hundred (100) year base flood elevation. (The BFE for the site is not fully developed and therefore, the 30-inch minimum above BFE is required.)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS RTS & M, LLC, is the owner of a tract of land situated in the in the John Cheek Survey, Abstract No. 324, City of Denton, Denton County, Texas and being part of those certain tracts of land designated as "First Tract" and "Second Tract" in the Special Warranty Deed to RTS & M, LLC, recorded in Document No. 2013-124666, Official Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of Northstar Road (a 65-foot public right-of-way) as dedicated by the final plat of Elan Spencer, Lot 1, Block 1, an addition to the City of Denton, Denton County, Texas, recorded Document No. 2020-377, Plat Records, Denton County, Texas, and the northwest corner of Lot 1, Block 1, Elan Spencer - Phase 2, an addition to the City of Denton, Denton County, Texas recorded in Document No. 2022-20, Plat Records, Denton County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northwest corner of said Elan Spencer, bears North 0°16'33" West, a distance of 878.90 feet;

THENCE South 00°16'33" East, along the west line of said Elan Spencer - Phase 2, a distance of 562.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the POINT OF BEGINNING;

THENCE South 00°16'33" East continuing along the west line of said Elan Spencer - Phase 2, a distance of 383.98 feet passing a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Elan Spencer - Phase 2, continuing over and across said "First Tract" in all a total distance of 701.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°43'27" West, over and across said "First Tract" and "Second Tract", a distance of 892.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the common line of said "Second Tract" and Lot 2, Block 1, Brinker Road Addition, an addition to the City of Denton, Texas according to the plat thereof recorded in Document No. 2019-149, Plat Records, Denton County, Texas, from which a 2-inch iron pipe found for the southwest corner of said "Second Tract" bears South 0°56'25" East, a distance of 310.10 feet;

THENCE North 00°56'25" West, with said common line, passing at a distance of 320.70 feet the northeast corner of said Lot 2, Block 1, same being the southeast corner of Lot 1A-1, Block 1, Wal-Mart Addition, an addition to the City of Denton, Texas according to the plat thereof recorded in Document No. 2017-414, Plat Records, Denton County, Texas, continuing with the common line of said "Second Tract" and Lot 1A-1, Block 1, in all a total distance of 701.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°43'27" East, over and across said "First Tract" and "Second Tract", a distance of 901.00 feet to the POINT OF BEGINNING and containing a computed area of 628,751 square feet or 14.4341 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RTS & M, LLC, does hereby adopt this plat designating the herein described property as SUMMERWELL DENTON IIB, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs, or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

The drainage easement that contains the regional detention pond will be reserved for the conveyance of drainage or floodwaters, and shall remain open at all times and maintained by the owner in a safe and sanitary condition. The city will not be responsible for the maintenance and operation of said lots or easements, or for any damage to private property or person that results from conditions in the lots or easements, or for the control of erosion. No obstructions to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence or any other structure within the drainage easement for the regional detention pond, as herein above defined, unless approved by the city. The owner shall keep the drainage easement for the regional detention pond clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The city shall have the right of ingress and egress to inspect and supervise maintenance by the owner, or to optionally alleviate any undesirable conditions that may occur. The city shall have the right, but not the obligation, to enter upon the lot or drainage easement for the regional detention pond to remove any obstruction to the flow of water, after giving the owner written notice of such obstruction, upon failure of the owner to remove such obstruction. The city shall be reimbursed by the owner for reasonable costs for labor, materials, and equipment in each such instance.

WITNESS MY HAND, this _____ day of _____, 2022.

BY: RTS & M, LLC,
a Texas Limited Liability Company

By: _____
Signature _____

By: _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

APPROVED BY THE PLANNING DIRECTOR

ON THIS THE _____ DAY OF _____, 2022

PLANNING DIRECTOR

CITY SECRETARY

I David J. De Weirdt, 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 the City of Denton, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David J. De Weirdt July 12, 2022
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared David J. De Weirdt, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public, State of Texas

CITY PROJECT NUMBER: CV22-0001
FIRST SUBMITTAL PRELIMINARY PLAT

Kimley » Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP / MSM	DJD	JULY 2022	067771693	2 OF 2

OWNER / APPLICANT:					
RTS & M, LLC 5956 SHERRY LANE, SUITE 2000 DALLAS, TEXAS 75225 CONTACT: JOE DOYE PHONE: 214-244-0040 EMAIL: joedoye@bcglobal.net					
ENGINEER / SURVEYOR:					
KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 ENGINEER: JAMIE PLOETZNER, P.E. PHONE: 972-770-1300 EMAIL: jamie.ploetzner@kimley-horn.com SURVEYOR: DAVID J. DE WEIRDT, R.P.L.S. PHONE: 972-770-1300 EMAIL: dave.deweirdt@kimley-horn.com					