



VICINITY MAP  
SCALE 1" = 2,000'

**GENERAL NOTES:**

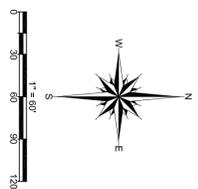
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED KAZZ UNLESS OTHERWISE NOTED.
2. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. THE CODE REQUIRES GREATER CLEARANCES FOR STRUCTURES WITHIN THESE CLEARANCE AREAS CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
3. FLOOD STATEMENT: HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 AND DENTON COUNTY, COMMUNITY NUMBER 480714, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN AN SHED ZONE 2 (X-FREQUENT AS FLOODS) DENTON COUNTY. THE FLOOD ELEVATION SHOWN ON THIS MAP IS 600.9697' AS SHOWN ON PANEL 385 G OF SAND MAP.
4. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE ONE PLATTED LOT INTO 2 RESIDENTIAL LOTS.
5. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED FOR THE UNFINISHED FLOORS. FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL, RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.
6. THERE IS NO VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
7. SUBJECT PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT SHOWN HEREON.
8. 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.
9. NO GAS WELL DRILLING AND PRODUCTION SITES ARE LOCATED WITHIN A 1,000 FEET OF THE SUBJECT PROPERTY.
10. LOTS 1R AND 2R ARE SERVICED BY ONSITE WATER WELL AND SEPTIC.

LINE	BEARINGS	DISTANCE
L1	N 05°15'53" E	169.89
L2	S 05°15'53" W	176.07

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	11,359.16'	394.95'	394.94'	N 82°01'55" E	1132.17'

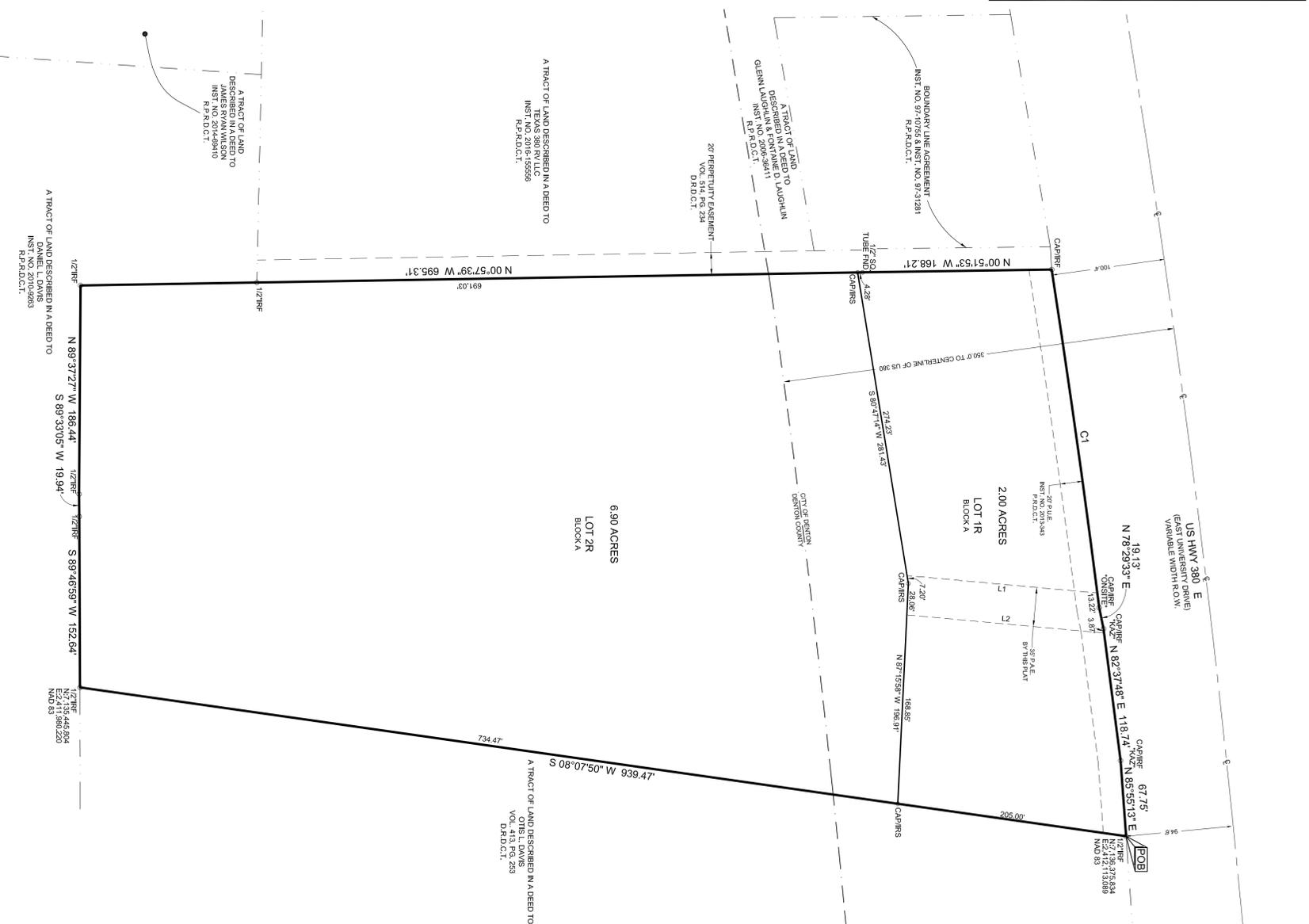
**LEGEND**

PALE = PUBLIC ACCESS EASEMENT  
 PULE = PUBLIC UTILITY EASEMENT  
 NAD 83 = NORTH AMERICAN DATUM 1983  
 KAZZ SURVEYING, INC.  
 1720 WESTMINSTER STREET  
 DENTON, TEXAS 76208-1402  
 PHONE: (940) 382-3446  
 INST. NO. = INSTRUMENT NUMBER



**SURVEYOR:**  
 KAZZ SURVEYING, INC.  
 1720 WESTMINSTER STREET  
 DENTON, TEXAS 76208-1402  
 PHONE: (940) 382-3446  
 TBPLS FRM #10022100

**OWNER:**  
 GLENN LAUGHLIN & FONTAINE D. LAUGHLIN  
 5118 E UNIVERSITY DRIVE  
 DENTON, TX 76208-1402  
 PHONE: (940) 387-9215



6.90 ACRES  
 LOT 1R  
 BLOCK A

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS  
 DAY OF \_\_\_\_\_, 2017.  
 CHAIRPERSON, PLANNING & ZONING COMMISSION  
 CITY SECRETARY

**OWNERS CERTIFICATION**  
 STATE OF TEXAS  
 DENTON COUNTY  
 WHEREAS, TEXAS 380 RV, LLC, GLENN A. LAUGHLIN AND FONTAINE D. LAUGHLIN are the owners of all that certain lot, tract or parcel of land lying and being situated in the City of Denton, Denton County, Texas and being all of Lot 1, Block A, Texas 380 RV Addition, an addition to the City of Denton, Denton County, Texas according to the plat recorded in Instrument Number 2013-243, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows:  
 BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said Lot 1 and also being in the South line of U.S. Highway 380;  
 THENCE South 08 degrees 07 minutes 50 seconds West, 939.47 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 1;  
 THENCE South 89 degrees 46 minutes 59 seconds West, 152.64 feet to a 1/2 inch iron rod found;  
 THENCE South 89 degrees 33 minutes 05 seconds West, 19.94 feet to a 1/2 inch iron rod found;  
 THENCE North 89 degrees 37 minutes 27 seconds West, 186.44 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1;  
 THENCE North 00 degrees 57 minutes 59 seconds West, passing a 1/2 inch iron rod found at the Southeast corner of a called a 13.16 acre tract of land described in deed to Texas 380 RV, LLC recorded in Instrument number 2016-155566, Real Property Records, Denton County, Texas, continuing in all a total distance of 695.31 feet to a 1/2 inch square tube found;  
 THENCE continuing along said common line, North 00 degrees 51 minutes 53 seconds West, 168.21 feet to a capped iron rod found at the most Easterly, Northeast corner of said Lot 1 and being in the South line of said U.S. Highway 380;  
 THENCE along said South line and along a curve to the right whose long chord bears, North 82 degrees 01 minutes 55 seconds East, 304.94 feet and whose radius is 11,359.16 feet and an arc length of 304.95 feet to a capped iron rod found;  
 THENCE continuing along said South line, North 78 degrees 29 minutes 33 seconds East, 19.13 feet to a capped iron rod found;  
 THENCE continuing along said South line, North 82 degrees 57 minutes 48 seconds East, 118.74 feet to a capped iron rod found;  
 THENCE continuing along said South line, North 85 degrees 55 minutes 13 seconds East, 67.75 feet to the PLACE OF BEGINNING and containing 6.90 acres of land more or less.

**OWNERS DEDICATION**

KNOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 THAT TEXAS 380 RV, LLC, GLENN A. LAUGHLIN AND FONTAINE D. LAUGHLIN, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS TEXAS 380 RV ADDITION, AN ADDITION IN THE CITY OF DENTON, DENTON COUNTY, TEXAS. FURTHER (OWNERS) HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS OF THE PROPERTY DIRECTLY AFFECTED BY THIS REPLAT, AND DO 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.

GLENN A. LAUGHLIN DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GLENN A. LAUGHLIN, 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.  
 WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, COUNTY OF DENTON  
 MY COMMISSION EXPIRES ON \_\_\_\_\_

FONTAINE D. LAUGHLIN DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FONTAINE D. LAUGHLIN, 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.  
 WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, COUNTY OF DENTON  
 MY COMMISSION EXPIRES ON \_\_\_\_\_

GLENN A. LAUGHLIN DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GLENN A. LAUGHLIN, 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.  
 WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, COUNTY OF DENTON  
 MY COMMISSION EXPIRES ON \_\_\_\_\_

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 CAPPED 1/2" IRON RODS STAMPED KAZZ UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 9312 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC, DENTON COUNTY, TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_\_



**CERTIFICATE OF SURVEYOR**

CITY OF DENTON PROJECT NUMBER  
 FR17-0013



**REPLAT**  
**LOTS 1R & 2R, BLOCK A**  
**TEXAS 380 RV ADDITION**  
 BEING 6.90 ACRES OUT OF THE M. FORREST SURVEY,  
 ABSTRACT NUMBER 417, BEING A REPLAT OF LOT 1,  
 BLOCK A, TEXAS 380 RV ADDITION IN THE  
 CITY AND COUNTY OF DENTON, TEXAS