

LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 NF = NAIL FOUND
 MNF = MAG NAIL FOUND
 600 NF = 600 NAIL FOUND
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	PROPERTY TRACT LINE
---	EASEMENT LINE
---	CENTER LINE
---	OVERHEAD ELECTRICAL LINE
---	GAS WELL SETBACK LINE

LAND ACREAGE TABLE

GROSS AREA = 31.5091 ACRES
PROPOSED RIGHT-OF-WAY AREA = 2.4727 ACRES
NET AREA = 29.0364 ACRES

IMPORTANT NOTICE:

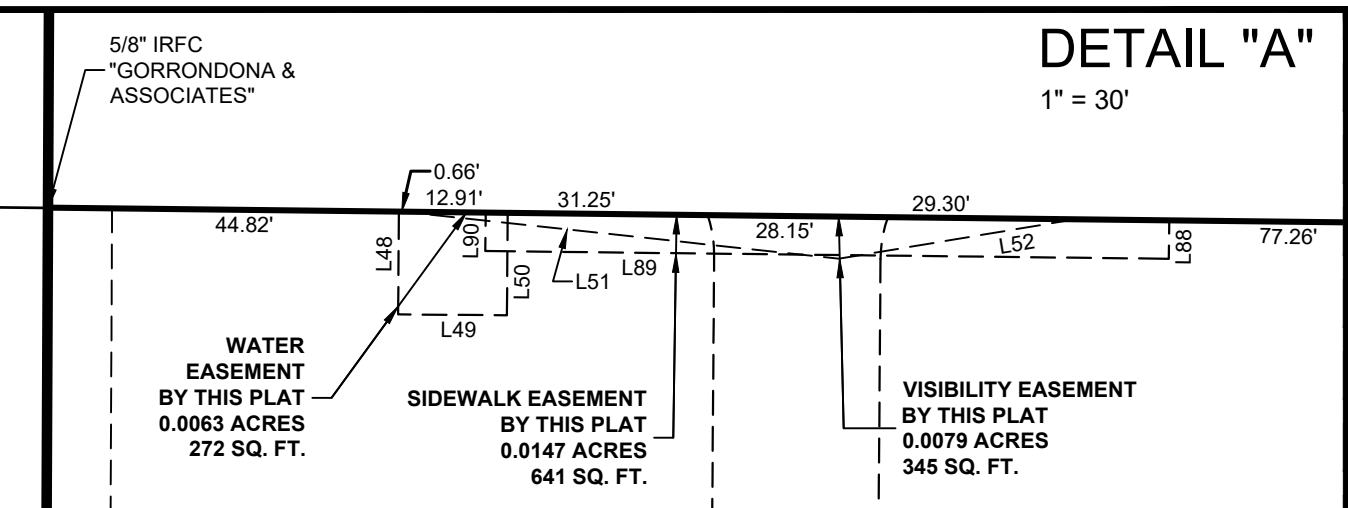
THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

FINAL PLAT
LOT 1, BLOCK 1
JEFFERSON BONNIE BRAE
31.5091 ACRES
NATHAN WADE SURVEY
ABSTRACT NO. 1407
CITY OF DENTON, DENTON
COUNTY, TEXAS
FP 24-0006

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 FIRM # 10194040
 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DMD	JDW	5/15/2024	064446557	1 OF 2



DWG NAME: K:\P\W\ SURVEY\064446557-01 BONNIE BRAE\064446557-01 BONNIE BRAE.FDWG PLOTTED BY: DRUMMOND, DASHAWN 2/15/2024 3:34 PM LAST SAVED: 5/15/2024 3:32 PM

