

**FINAL PLAT  
OLD NORTH PARK  
PHASE III  
9.338 ACRES**

54 BUILDABLE RESIDENTIAL LOTS & 6 HOA LOTS  
WESLEY POGUE SURVEY, ABSTRACT NO. 1012  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT # FP16-0022

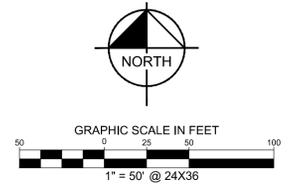
- GENERAL NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999852457.
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
  - All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.
  - Taps made to existing waterlines or relocation of fire hydrant shall be done by the City of Denton at the Contractor's expense. Contact Kent Conkle with the Water Department at 940-349-7167.
  - Taps made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact Drew Huffman with the Wastewater Department at 940-349-8489.
  - Flood Statement: According to Map No. 48121C0380G, 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, this property is located in Zone (X)unshaded) and is not within a special flood hazard area. 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.
  - 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 30 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.  
  
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.
  - Lots CA-2, CA-3, & CA-4, Block E, Lot CA-1, Block D, and Lots CA-1 & CA-2, Block C, are to be owned and maintained by the HOA.

**LEGEND**

P.O.B.	POINT OF BEGINNING
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
XF	X CUT FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	5/8" IRON ROD SET W/ "KHA" CAP
HOA	HOMEOWNER'S ASSOCIATION
AE	ACCESS EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
WME	WALL MAINTENANCE EASEMENT
EE	ELECTRIC EASEMENT
◆	STREET NAME CHANGE

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S45°52'05"W	14.14'
L2	S45°52'05"W	14.14'
L3	N45°52'05"E	14.14'
L4	N44°07'55"W	14.14'
L5	N66°01'32"E	30.01'
L6	N44°07'55"W	14.14'
L7	S45°52'05"W	18.78'



**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	BUILDING LINE

DWG NAME: F:\P\PLAT\_SURVEY\068506713\POGUE SURVEY\068506713.DWG PLOT DATE: 11/20/17 8:31 AM LAST SAVED: 11/20/17 11:13 AM

**OWNERS CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS OLD NORTH/MISTY WOOD, LLC, is the rightful owner of all of that tract of land situated in the Wesley Pogue Survey, Abstract No. 1012, City of Denton, Denton County, Texas, being a portion of a called 16.035 acre tract of land described in the deed to Old North/Misty Wood, LLC, recorded in Document No. 2015-51221, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southwest corner of said 16.035 acre tract, on the easterly line of Block J, Nottingham Woods, an Addition to the City of Denton, according to the plat thereof recorded in Volume 2, Page 118, Plat Records, Denton County, Texas, common with the northwest corner of a called 0.205 acre tract of land described in Deed without Warranty to Christ the Servant Lutheran Church, recorded in Volume 4740, Page 906, said Deed Records, from which a 5/8 inch iron rod found for witness bears: North 88°58' East, 5.2 feet;

THENCE North 0°20'17" East, along the westerly line of said 16.035 acre tract and the easterly line of said Nottingham Woods, a distance of 194.93 feet to an iron rod set for the westemmost southwest corner of Lot CA-1, Block E, Old North Park Phase II-A, an Addition to the City of Denton, according to the plat thereof recorded in Document No. 2016-2110, said Plat Records, from which a 5/8 inch iron rod found for witness bears: South 3°58' West, 1.0 feet;

THENCE departing the westerly line of said 16.035 acre tract and the easterly line of said Nottingham Woods and along the southerly line of said Old North Park Phase II-A the following courses and distances:

1. South 89°07'55" East, a distance of 66.43 feet to an iron rod set for corner;
2. North 0°52'05" East, a distance of 123.42 feet to an iron rod set for corner;
3. South 89°07'55" East, a distance of 181.73 feet to an iron rod set for corner;
4. North 0°52'05" East, a distance of 71.32 feet to an iron rod set for corner;
5. South 89°09'18" East, a distance of 883.29 feet to an iron rod set for the northwest corner of Lot 1, Block E, said Old North Park Phase II-A;
6. South 0°50'42" West, a distance of 80.11 feet to an iron rod set for the southwest corner of said Lot 1, same being on the northerly right-of-way line of Chebi Lane (50 foot right-of-way, Document No. 2016-2110, said Plat Records);
7. North 89°06'47" West, along said northerly right-of-way, a distance of 30.71 feet to an iron rod set for corner;
8. South 0°52'05" West, crossing said Chebi Lane, a distance of 240.00 feet to an iron rod set for corner on the southerly right-of-way line of Paxton Way (50 foot right-of-way, Document No. 2016-2110, said Plat Records);
9. South 89°07'55" East, along said southerly right-of-way, a distance of 11.95 feet to an iron rod set for the northwest corner of Lot 27, Block C, said Old North Park Phase II-A;
10. South 0°52'05" West, a distance of 70.74 feet to an iron rod set for the southwest corner of said Lot 27, same being on the southerly line of said 16.035 acre tract and the northerly line of a called 14.22 acre tract of land described in Warranty Deed to Ralph L. Mason Trust, recorded in Volume 5036, Page 3823, said Deed Records;

THENCE North 89°05'22" West, along the southerly line of said 16.035 acre tract and the northerly line of said Mason Trust tract, the northerly line of a called 1.88 acre tract, described in Cash Warranty Deed to Ralph L. Mason Trust, recorded in Volume 5040, Page 1273, said Deed Records, the northerly line of a called 3 acre tract, described in Warranty Deed to the Board of American Missions of the Lutheran Church in America, recorded in Volume 656, Page 396, said Deed Records, and the northerly line of the aforementioned 0.205 acre tract, a distance of 1110.92 feet to the POINT OF BEGINNING and containing 9.338 acres (406,756 sq. ft.) of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OLD NORTH/MISTY WOOD, LLC, does hereby adopt this plat designating the herein described property as OLD NORTH PARK, PHASE II-A, 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.

**Drainage and Detention Easements**

This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: OLD NORTH/MISTY WOOD, LLC,  
a Texas limited liability company

By: Bob Shelton Enterprises, LTD.,  
a Texas limited partnership,  
its Manager

By: Bob Shelton Enterprises Management Company, LLC,  
a Texas limited liability company,  
its General Partner

By: \_\_\_\_\_  
Robert B. Shelton, President

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Robert B. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the President of Bob Shelton Enterprises Management Company, LLC, a Texas limited liability company, general partner of Bob Shelton Enterprises, Ltd., a Texas limited partnership, manager of Old North/Misty Wood, LLC, a Texas limited liability company, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, State of \_\_\_\_\_

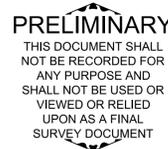
My Commission Expires: \_\_\_\_\_

**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 the City of Denton, 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

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**FINAL PLAT  
OLD NORTH PARK  
PHASE III  
9.338 ACRES**

54 BUILDABLE RESIDENTIAL LOTS & 6 HOA LOTS

WESLEY POGUE SURVEY, ABSTRACT NO. 1012  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT # FP16-0022

<b>SURVEYOR:</b>	Kimley»Horn		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
	Scale 1" = 50'	Drawn by JMH	Checked by KHA	Date NOV, 2017	Project No. 069306717	Sheet No. 2 OF 2

**OWNER / DEVELOPER:**  
OLD NORTH/MISTY WOOD, LLC  
2308 Ranch House Dr.  
Denton, TX 76210  
PH: 940-536-1151  
CONTACT: Bob Shelton

DWG NAME: KCFPL\_SURVEY069306717 OLD NORTH PARK PHASE III FINAL PLAT.DWG PLOTTED BY: GUMAWAN, SYLVIANA 1/23/2017 9:35 AM LAST SAVED: 1/26/2017 11:13 AM