

November 4, 2024

To: City of Denton, Texas
401 N. Elm St.
Denton, Texas 76201
Ph. 940-349-8600

Re: Project Narrative

Property Location:

The property is located at 504 Fulton St., 1117 W. Congress St., & 1113 W. Congress St., Denton, Texas 76201. This property is located within the City of Denton city limits.

Acreage:

The total acreage of this plat is 0.945 acres.

Existing Usage:

Residential (Currently Zone R3-Residential)

Proposed Usage:

Residential (No zoning change requested)
(3 Residential Lots)

Scope of Project and reason for variance request:

The purpose of this project is to revise the lot lines of Lot 3, Block 4, 5, and a portion of Lot 6, Block 4 of High School Addition to create 3 revised lots. The existing plat was recorded on January 9th, 1917 and much of the block was sold in portions, which are out of conformance with the City of Denton's requirements today.

The reason we are requesting this variance is because the portion of Lot 6 that is under my client's ownership is less than the minimum 60 feet-wide road frontage requirement for re-platting the property. There is no way to widen this property, as the adjoining properties on either side are owned by other parties.

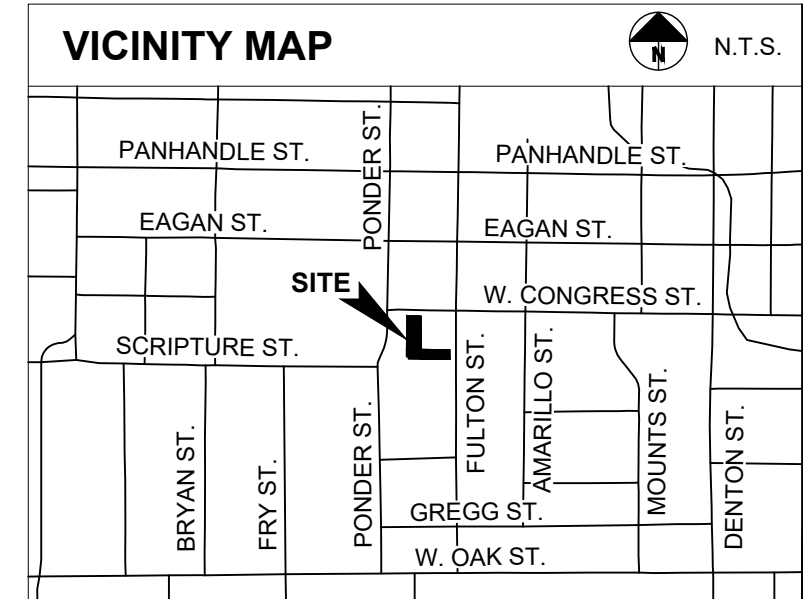
We respectfully request that you approve this variance, as granting this variance will, to the best of our ability, bring the majority of this block to conformance with the current standards.

Thank you,
Michael L. Black, RPLS #6854 (Tx) PLS #1982 (Ok)



Filed For Record Jan 9, 1917 at 1 oclock P.M. and RECORDED Feb 13, 1917 at 11 oclock A.M.
zRoy Mays Clerk Co Court Denton Co Texas.

By R. Joe Rogers Deputy



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ADJOINER LINE
	PROPOSED LOT LINE
	MONUMENT FOUND AS NOTED
	1/2" IRON ROD W/ "TRINITY 6854" CAP SET
	CRS 1/2" IRON ROD W/ "TRINITY 6854" CAP SET
	IRON ROD FOUND
	IRON ROD W/ A CAP FOUND
	POINT OF BEGINNING
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS	
O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS	
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS	

GENERAL NOTES :

- The bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- All corners are 1/2" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The purpose of this replat is to revise Lots 3, 4, 5, & a portion of Lot 6, Block 4 into 3 lots.
- 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. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
- NOTICE: 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.
- Water and Sewer service will be provided through the City of Denton water/sewer.
- Private improvements cannot encroach onto existing public easements.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0360G for Denton County, Texas and incorporated areas, dated April 18, 2011 this property is located within:
 Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
 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.

REPLAT
HIGHSCHOOL ADDITION,
LOTS 3R, 4R, AND 5R, BLOCK 4
0.945 ACRES
 3 RESIDENTIAL LOTS
 BEING A REPLAT OF LOT 3-5, AND A PORTION OF LOT 6,
 BLOCK 4 OF HIGH SCHOOL ADDITION
 VOLUME 151, PAGE 2, D.R.D.C.T.
 R. BEAUMONT SURVEY, ABSTRACT NO. 31,
 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY OF DENTON PROJECT NO. AFP24-0011

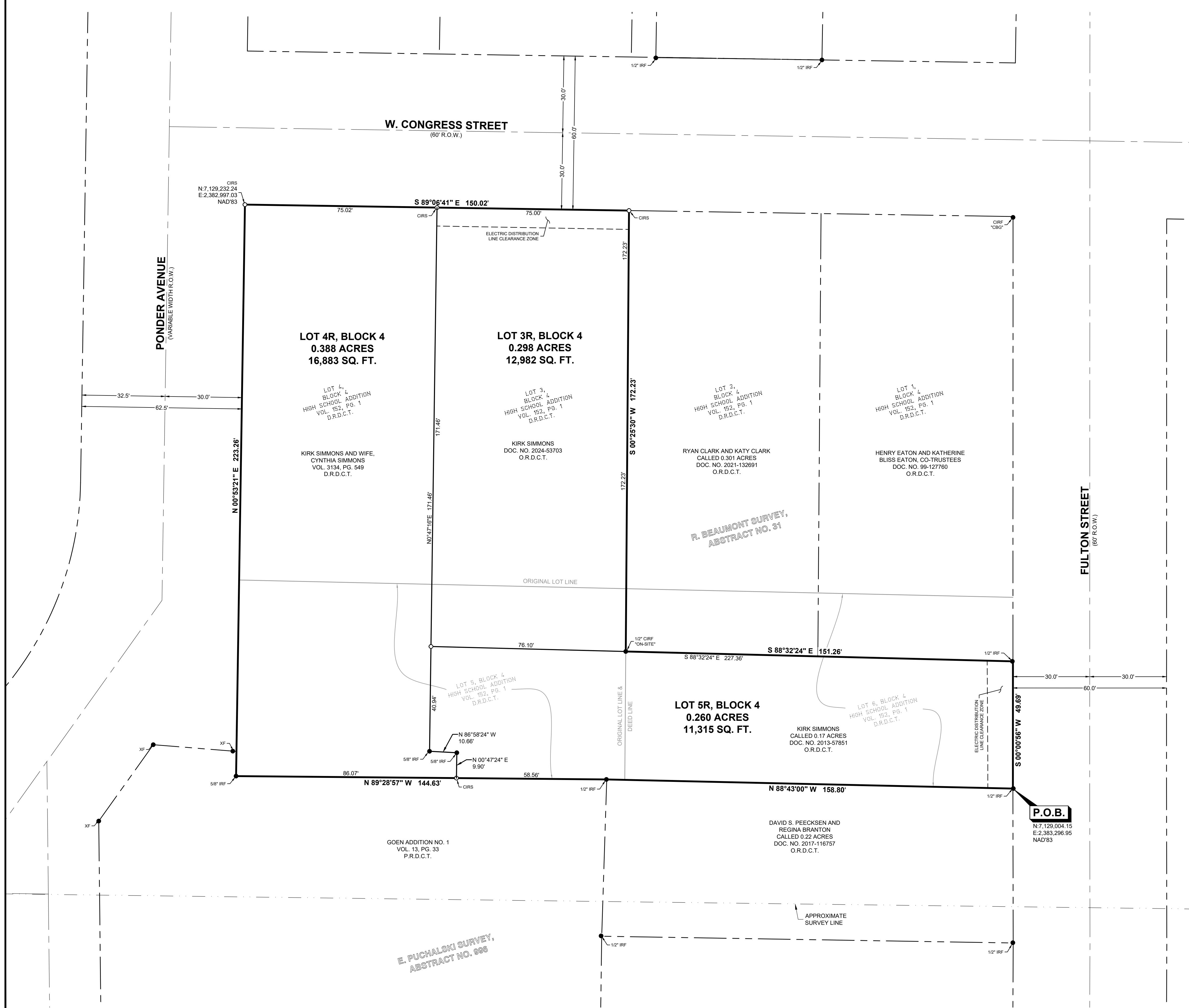


4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	10/31/2024	2024-083	1 OF 2

OWNER:
 Kirk Simmons
 1117 W. Congress St.
 Denton, Texas 76201
 Ph. 940-390-1818
 Email: gksimmons57@gmail.com
 Contact: Kirk Simmons

SURVEYOR:
 Trinity Land Surveying, LLC
 4401 N. Interstate 35, Unit 202
 Denton, TX 76207
 Ph: (940) 293-3180
 Email: mblack@trinity-surveying.com
 Contact: Michael Black, RPLS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Kirk Simmons, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the R. Beaumont Survey, Abstract No. 31, in the City of Denton, Denton County, Texas and being all of Lots 3 through 5, and a portion of Lot 6, Block 4 of High School Addition, an addition to the City of Denton, according to the Plat thereof recorded in Volume 152, Page 1 of the Deed Records of said county, and being all of a tract of land described in a General Warranty Deed to Kirk Simmons, as recorded in Document No. 2024-53703 of the Official Records of said county, all of a called 0.17 acre tract of land described in a General Warranty Deed to Kirk Simmons, as recorded in Document No. 2013-57851 of said Official Records, and all of a tract of land described in a Warranty Deed to G. Kirk Simmons and wife, Cynthia Simmons, as recorded in Volume 3134, Page 549 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the westerly right-of-way line of Fulton Street, a 60 feet-wide right-of-way, for the occupied southeast corner of said Lot 6, the southeast corner of said 0.17 acre tract, and the northeast corner of a called 0.22 acre tract described in a Warranty Deed to David S. Peecksen and Regina Branton, as recorded in Document No. 2017-116757 of said Official Records;

THENCE North 88°43'00" West, leaving said westerly right-of-way line and partly with the occupied south line of said Lot 6, and continuing with the occupied south line of said Lot 5 for a total distance of 158.80 feet to a 1/2 inch iron rod found for the northwest corner of said 0.22 acre tract, the northeast corner of Goen Addition No. 1, an addition to the City of Denton, according to the Plat thereof recorded in Cabinet J, Page 334 (formerly Volume 13, Page 33) of the Plat Records of said county, and for an angle point in the occupied south line of said Lot 5;

THENCE North 89°28'57" West, continuing with the occupied south line of said Lot 5 and with the north line of said Goen Addition No. 1, a distance of 144.63 feet to a 5/8 inch iron rod found for the occupied southwest corner of said Lot 5 and an inner "L" corner of said Goen Addition No. 1;

THENCE North 00°53'21" East, partially with an east line of said Goen Addition and partially with the easterly right-of-way line of Ponder Avenue, a variable width right-of-way, a distance of 223.26 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set at the intersection of the easterly right-of-way line of said Ponder Avenue with the southerly right-of-way line of W. Congress Street, a 60 feet-wide right-of-way, for the northwest corner of the aforementioned Lot 4;

THENCE South 89°06'41" East, with the southerly line of said W. Congress Street, a distance of 150.02 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the northeast corner of the aforementioned Lot 3, same being the northeast corner of the aforementioned Document No. 2024-53703 and the northwest corner of a called 0.301 acre tract described in a General Warranty Deed to Ryan Clark and Katy Clark, as recorded in Document No. 2021-132691 of said Official Records;

THENCE South 00°25'30" West, with the common line of said Document No. 2024-53703 and said Clark tract, and partially with the easterly line of said Lot 3, a distance of 172.23 feet to a 1/2 inch iron rod with a cap, stamped "ON-SITE", found for the southwest corner of said Clark tract and the northwest corner of the aforementioned 0.17 acre tract;

THENCE South 88°32'24" East, with the north line of said 0.17 acre tract, partially with the south line of said Clark tract, and partially with the south line of a tract of land described in a Deed to Henry Eaton and Katherine Bliss Eaton, as recorded in Document No. 99-R0127760 of the Deed Records of said county, a distance of 151.26 feet to a 1/2 inch iron rod found on the westerly right-of-way line the aforementioned Fulton Street;

THENCE South 00°00'56" West, with said westerly right-of-way line, a distance of 49.69 feet to the **POINT OF BEGINNING** and containing 41,180 square Feet or 0.945 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kirk Simmons, do/does hereby adopt this replat designating the hereinabove described property as **LOTS 3R, 4R, AND 5R, BLOCK 4, HIGH SCHOOL ADDITION**, being a replat of Lots 3-5, and a portion of Lot 6 of High School Addition, an addition to the City of Denton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

BY: _____
Kirk Simmons Date
Owner

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Kirk Simmons, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

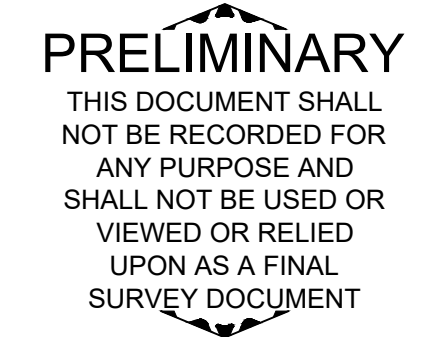
Notary Public, State of Texas
My Commission Expires _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

Michael L. Black
Registered Professional Land Surveyor No. 6854



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Black, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public, State of Texas
My Commission Expires _____

REPLAT
HIGHSCHOOL ADDITION,
LOTS 3R, 4R, AND 5R, BLOCK 4
0.945 ACRES
3 RESIDENTIAL LOTS
BEING A REPLAT OF LOT 3-5, AND A PORTION OF LOT 6,
BLOCK 4 OF HIGH SCHOOL ADDITION
VOLUME 151, PAGE 2, D.R.D.C.T.
R. BEAUMONT SURVEY, ABSTRACT NO. 31,
CITY OF DENTON, DENTON COUNTY, TEXAS

CITY OF DENTON PROJECT NO. AFP24-0011



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	MLB	TLS	10/31/2024	2024-083	2 OF 2

OWNER:
Kirk Simmons
1117 W. Congress St.
Denton, Texas 76201
Ph. 940-390-1818
Email: gksimmons57@gmail.com
Contact: Kirk Simmons

SURVEYOR:
Trinity Land Surveying, LLC
4401 N. Interstate 35, Unit 202
Denton, TX 76207
Ph: (940) 293-3180
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS

Administrative Approval – Minor Replat
This is to certify that this plat is a minor replat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of Subchapter 8 of the Development Code of the City of Denton. The City of Denton has approved and authorizes the recording of this plat this day of _____, 20__.

Director of Development Services

City Secretary