

1 DETAIL
NOT TO SCALE

2 DETAIL
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°45'08" W	16.06'
L2	S 89°06'22" E	8.87'
L3	S 89°14'57" E	251.47'
L4	N 89°14'57" W	256.94'
L5	N 89°06'22" W	4.58'
L6	S 00°53'38" W	16.00'
L7	N 00°09'18" E	1.60'
L8	N 00°09'18" E	1.60'
L9	N 00°09'18" E	0.92'
L10	N 00°09'18" E	0.85'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N 89°14'57" W	256.44'
L12	S 02°11'18" E	10.04'
L13	S 00°28'44" W	15.99'
L14	S 40°05'07" E	22.86'
L15	N 00°37'19" E	26.39'
L16	S 60°00'00" W	26.14'
L17	N 44°52'30" E	19.30'
L18	S 74°42'17" E	49.39'
L19	N 43°52'13" W	183.02'
L20	S 00°09'18" W	142.99'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N 89°14'57" W	256.44'
L22	S 02°11'18" E	10.04'
L23	S 00°28'44" W	15.99'
L24	S 40°05'07" E	22.86'
L25	N 00°37'19" E	26.39'
L26	S 60°00'00" W	26.14'
L27	N 44°52'30" E	19.30'
L28	S 74°42'17" E	49.39'
L29	N 43°52'13" W	183.02'
L30	S 00°09'18" W	142.99'

AREA TABLE		
LOT	ACRES	SQUARE FEET
LOT 1	23.263	1,013,339
LOT 2	5.396	235,030
RIGHT-OF-WAY DEDICATION	2.568	111,866
TOTAL	31.227	1,360,235

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°49'53"	225.00'	62.17'	31.28'	N 74°25'28" W	61.97'
C2	045°00'02"	270.00'	212.06'	111.84'	N 22°12'22" W	206.65'
C3	032°24'46"	156.44'	88.50'	45.47'	S 63°17'12" W	87.32'
C4	045°00'00"	330.00'	259.18'	136.69'	S 22°12'22" E	252.57'
C5	045°20'05"	200.00'	158.25'	83.53'	S 22°02'19" E	154.15'
C6	018°24'26"	233.00'	74.85'	37.75'	S 71°26'10" E	74.53'
C7	046°32'58"	338.00'	274.61'	145.39'	S 21°25'53" E	267.12'
C8	002°30'06"	367.50'	16.05'	8.02'	N 5°03'23" E	16.05'
C9	012°00'40"	225.00'	47.17'	23.67'	N 72°30'51" W	47.08'
C10	045°20'05"	192.00'	151.92'	80.19'	S 22°02'19" E	147.99'
C11	012°59'40"	367.50'	83.35'	41.85'	N 6°39'08" E	83.17'
C12	012°59'40"	432.50'	98.09'	49.26'	N 6°39'08" E	97.88'
C13	012°59'40"	432.50'	98.09'	49.26'	N 6°39'08" E	97.88'
C14	012°59'39"	367.50'	83.35'	41.85'	N 6°39'08" E	83.17'
C15	012°59'40"	359.50'	81.53'	40.94'	N 6°39'08" E	81.36'
C16	012°59'40"	440.50'	99.90'	50.17'	N 6°39'08" E	99.69'
C17	012°59'40"	440.50'	99.90'	50.17'	N 6°39'08" E	99.69'
C18	012°59'40"	359.50'	81.53'	40.94'	N 6°39'08" E	81.36'
C19	055°16'55"	67.57'	65.20'	35.39'	S 54°21'37" E	62.70'
C20	011°12'37"	187.43'	36.67'	18.39'	S 89°59'48" E	36.61'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C21	083°09'23"	74.68'	108.39'	66.26'	N 41°13'40" E	99.12'
C22	048°02'09"	246.69'	206.82'	109.92'	N 20°47'44" W	200.81'
C23	002°43'49"	151.96'	1.94'	0.97'	S 16°28'31" E	1.94'
C24	008°23'47"	330.00'	54.12'	27.12'	N 4°24'16" W	54.06'
C25	001°05'57"	225.00'	4.32'	2.16'	N 81°43'02" W	4.32'
C26	001°53'45"	3198.68'	105.84'	52.92'	N 44°40'55" W	105.83'
C27	083°59'34"	73.76'	108.12'	66.40'	N 89°43'30" W	98.70'
C28	022°18'30"	70.71'	27.53'	13.94'	S 34°32'22" W	27.36'
C29	054°49'33"	70.60'	67.55'	36.61'	S 19°12'56" E	65.01'
C30	041°22'48"	91.98'	66.43'	34.74'	N 18°12'06" W	65.00'
C31	007°49'42"	151.96'	20.76'	10.40'	S 4°16'02" E	20.75'

PRELIMINARY PLAT
SINGING OAKS
ADDITION
31.227 ACRES

LOT 1, BLOCK A
LOT 2, BLOCK B
LOCATED IN THE CITY OF DENTON
AND BEING OUT OF THE
M.E.P. & P.R.R.CO. SURVEY, ABSTRACT NO. 927,
DENTON COUNTY, TEXAS
CITY PROJECT NO. PP22-0016
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008000

DRAWN BY VTS/CEB
CHECKED BY LMG
SCALE 1"=100'
DATE JULY 2022
JOB NUMBER 2836-21.489

IMPORTANT NOTICE:
The City of Denton has adopted the National Electrical Safety Code (N.E.S.C.). 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.

SURVEYOR/ENGINEER:
PACHICO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
SINGING OAKS CHURCH OF CHRIST OF DENTON
101 CARDINAL DRIVE
DENTON, TEXAS 76209
PH: (972) 235-3031
CONTACT: STEVE SPECK

LGMONTALEZ-GONZALEZ
MAY 2022-28 2356-21.489 DWG(SURVEY CJD 2018 2356-21.489PPT.DWG

PRELIMINARY PLAT - SINGING OAKS ADDITION

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MKT\WMS-28\236-21-489.DWG(SURVEY CJD 2018\236-21-489.DWG)\SURVEY
L:\GONZALEZ- GONZALEZ
MKT\WMS-28\236-21-489.DWG(SURVEY CJD 2018\236-21-489.DWG)\SURVEY

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Singing Oaks Church of Christ of Denton is the owner of a 31.227 acre tract of land situated in the M.E.P. & P.R.R. Company Survey, Abstract Number 927, Denton County, Texas; said tract being part of that certain tract of land described as "Tract 2" in a Warranty Deed with Vendor's Lien to Singing Oaks Church of Christ of Denton recorded in Instrument Number 2012–141313 of the Official Public Records of Denton County, Texas; said 31.227 acre tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Denton County surface adjustment factor of 1.000150630):

BEGINNING, at a 5/8–inch iron rod with "PACHECO KOCH" stamped cap found in the west right–of–way line of North Loop 288 (a variable width right–of–way); said point being the northeast corner of the said Singing Oaks tract; from which a 1/2–inch iron rod found bears South 88 degrees, 52 minutes East, a distance of 2.7 feet;

THENCE, along the said west line of Loop 288 and the east line of the said Singing Oaks tract the following three (3) calls:

South 00 degrees, 29 minutes, 18 seconds West, a distance of 350.35 to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

South 89 degrees, 09 minutes, 37 seconds East, a distance of 7.00 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

South 00 degrees, 53 minutes, 38 seconds West, a distance of 351.00 feet to a 5/8–inch iron rod with "RPLS 1640" stamped cap found for the southeast corner of the said Singing Oaks tract and the northeast corner of Loma Del Ray Apartment Complex, an addition to the City of Denton, Texas according to a plat recorded in Cabinet A, Page 144 of the Denton County Plat Records;

THENCE, departing the said west line of Loop 288 and along the south line of the said Singing Oaks tract the following four (4) calls:

North 89 degrees, 14 minutes, 57 seconds West, along the north line of said Loma Del Ray Apartment Complex, a distance of 442.08 feet to a point for corner at the northwest corner of the said Loma Del Rey Apartment Complex; said point also being the northeast corner of Lot 33, Block 17 of Singing Oaks, Fifth Section, an addition to the City of Denton, Texas according to the plat recorded in Cabinet K, Page 29 of the said plat records, from which a 1/2–inch iron rod found bears South 40 degrees, 33 minutes East, a distance of 0.2 feet;

North 89 degrees, 17 minutes, 42 seconds West, along the north line of the said Lot 33 and Lots 25 –23, Block 17 of the said Singing Oaks Fifth Section plat, a distance of 438.74 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set at the northwest corner of the said Lot 23 and the northeast corner of Lot 14, Block A of Nevada Court, an addition to the City of Denton, Texas, according to the plat recorded in Cabinet W, Slide 220 of the said Plat Records; from said point a 1/2–inch iron rod found bears South 45 degrees, 44 minutes West, a distance of 0.9 feet;

North 89 degrees, 26 minutes, 37 seconds West, along the north line of said Lot 14, Block A, the north line of Hallum Drive (a 50–foot right–of–way), and the north line of Lots 5 –1, Block B of the said Nevada Court Plat, a distance of 787.64 feet to a "Y" cut in concrete found at the northwest corner of the said Lot 1, Block B; said point also being in the northeast line of Paisley Street (a 50–foot right–of–way); said point being the beginning of a curve to the left;

In a northwest direction along said curve to the left and the said northeast line of Paisley Street, having a central angle of 15 degrees, 49 minutes, 53 seconds, a radius of 225.00 feet, a chord bearing and distance of North 74 degrees, 25 minutes, 28 seconds West, 61.97 feet, an arc distance of 62.17 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set at the end of said curve; said point being at the intersection of the said northeast line of Paisley Street with the east right–of–way line of Mockingbird Lane (a variable width right–of–way) as described in the Public Street and Public Utilities Easement to the City of Denton recorded in Volume 3162, Page, 700, of said Deed Records;

THENCE, South 00 degrees, 45 minutes, 08 seconds West, along the said east line of Mockingbird Lane a distance of 16.06 feet, to a point for corner in the centerline of said Paisley Street;

THENCE, North 89 degrees, 26 minutes, 37 seconds West, along the said centerline of Paisley Street and a Singing Oaks tract and a south line of the said Singing Oaks tract, a distance of 468.19 feet to a point for corner at the southwest corner of the said Singing Oaks tract;

THENCE, North 00 degrees, 32 minutes, 58 seconds East, departing the centerline of Paisley Street, along a west line of Paisley Street, and along the east line of that certain tract of land described in Special Warranty Deed to the City of Denton, Texas recorded in Instrument Number 2014–26445 of said Official Public Records, a distance of 30.00 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for the southwest corner of that certain tract of land described in Warranty Deed to The City of Denton recorded in Volume 3162, Page 705 of said Deed Records;

THENCE, South 89 degrees, 42 minutes, 22 seconds East, along a north line of Paisley Street and the south line of the said The City of Denton tract (Volume 3162, Page 705), a distance of 408.17 feet to a 5/8–inch iron rod with "RPLS 1640" stamped cap found for the southeast corner of the said The City of Denton tract (Volume 3162, Page 705) and being in the west right–of–way line of said Mockingbird Lane; said point also being on a non–tangent curve to the left;

THENCE, in a northwest direction along the said west line of Mockingbird Lane and the east line of the said The City of Denton tract (Volume 3162, Page 705) the following two (2) calls:

In a northwest direction along a curve to the left, having a central angle of 45 degrees, 00 minutes, 02 seconds, a radius of 270.00 feet, a chord bearing and distance of North 22 degrees, 12 minutes, 22 seconds West, 206.65 feet, an arc distance of 212.06 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner the end of said curve to the right;

North 44 degrees, 42 minutes, 22 seconds West, a distance of 352.85 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner, said point being the north corner of the said City of Denton tract (Volume 3162, Page 705); said point also being the beginning of a curve to the right;

THENCE, in a southwest direction along the northwest line of the said City of Denton tract (Volume 3162, Page 705), and said curve to the right, having a central angle of 32 degrees, 24 minutes, 46 seconds, a radius of 156.44 feet, a chord bearing and distance of South 63 degrees, 17 minutes, 12 seconds West, 87.32 feet, an arc distance of 88.50 feet, to a point for corner on the center line of said Mockingbird Lane and at the end of said curve to the right;

THENCE, North 00 degrees, 32 minutes, 58 seconds East, along the centerline of said Mockingbird Lane, a distance of 252.62 feet to a point for corner at the northwest corner of the said Singing Oaks tract;

OWNER’S CERTIFICATE CONTINUED

THENCE, South 89 degrees, 50 minutes, 42 seconds East, at a distance of 32.50 feet passing the southwest corner of Lot 3 Block B, Eden Village Cottage Homes, an addition to the City of Denton, Texas according to the plat recorded in Document Number 2021–353 of the Official Records of Denton County, Texas, continuing along the south line of said Eden Village Cottage Homes and the north line of the said Singing Oaks tract, in all a total distance of 987.04 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

THENCE, departing the said south line of Eden Village Cottage Homes and into, over, and across the said Singing Oaks tract the following five (5) calls:

South 18 degrees, 07 minutes, 39 seconds West, a distance of 28.79 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

South 23 degrees, 12 minutes, 41 seconds East, a distance of 45.72 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

South 35 degrees, 59 minutes, 11 seconds West, a distance of 21.46 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

South 89 degrees, 50 minutes, 42 seconds East, a distance of 406.12 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner;

North 00 degrees, 09 minutes, 18 seconds East, a distance of 86.75 feet to a 5/8–inch iron rod with "PACHECO KOCH" stamped cap set for corner; said point being in the said south line of Eden Village Cottage Homes and the said north line of the Singing Oaks tract;

THENCE, South 89 degrees, 50 minutes, 42 seconds East, along the said south line of Eden Village Cottage Homes and the said north line of the Singing Oaks tract, a distance of 801.50 feet to the POINT OF BEGINNING;

CONTAINING, 1,360,235 square feet or 31.227 acres of land, more or less

SURVEYOR’S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Luis M Gonzalez, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and 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. RELEASED 7/12/22.

Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Luis M. Gonzalez, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

CITY OF DENTON. TEXAS

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2022, by the Planning & Zoning Commission for the for the City of Denton.

SIGNED: _____ ATTEST: _____
Planning & Zoning Chair City Secretary

LIEN HOLDER’S SIGNATURE BLOCK

STATE OF TEXAS
COUNTY OF TAYLOR

KNOW ALL MEN BY THESE PRESENTS

I, _____, Lien Holder of a certain 32.030 acre tract described as "Tract II" of SINGING OAKS CHURCH OF CHRIST OF DENTON, and shown hereon and described in Instrument No. 2012–141313 of the Official Public Records of Denton County, Texas, do hereby consent to the SINGING OAKS ADDITION of said tract as shown hereon; do further hereby join, approve and covenant to all restrictions listed herein; and do hereby dedicate to the City of Denton the streets, alleys, rights–of–way, easements and public places shown hereon for such public purposes as the City of Denton may deem appropriate. This subdivision is to be known as SINGING OAKS ADDITION.

TO CERTIFY WHICH, WITNESS by my hand this day of _____, 2022.

(PRINT NAME)
Independent Bank

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Independent Bank, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission expires on: _____

SURVEYOR/ENGINEER
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235–3031
CONTACT: LUIS M. GONZALEZ

OWNER
SINGING OAKS CHURCH OF CHRIST OF DENTON
101 CARDINAL DRIVE
DENTON, TEXAS 76209
PH: 940–387–4355
CONTACT: STEVE SPECK

OWNER’S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Singing Oaks Church of Christ of Denton does hereby adopt this plat designating the hereon above described property as **SINGING OAKS ADDITION**, an addition to the City of Denton, Texas and does hereby dedicate to the City of Denton in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

By:
Title:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of _____

My commission expires: _____


NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TxDOT surface adjustment factor of 1.000150630.
- 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.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48121C0380G, Community–Panel No. 480194 0380 G, Map Revised: April 18, 2011. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
- All plats, deeds and easements shown hereon are of record in the Official Records of Denton County, Texas.
- 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 offsite property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and does not constitute subsequent approval of the same. The City reserves the right to require additional data or studies to ensure compliance with the City of Denton Subdivision and Land Regulations, Drainage Criteria Manual, and Comprehensive Master Drainage Plan.
- No existing gas, petroleum, or similar common carrier easements or pipelines are located within or on the boundary of the development site.
- The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
- There currently exist a Cross Timbers Upland Habitat Environmentally Sensitive Area. The City of Denton has certain regulations to preserve and protect Environmentally Sensitive Areas. Land disturbances and vegetation removal within these areas are regulated and limited.
- There are 4.01 number of acres of Cross Timbers Upland Habitat onsite that was part of a larger habitat originally greater than 10 acres in size. In accordance with DDC 7.4.8 any future land development would be permitted to disturb up to, but no greater than 50%, or 4.01 acres, of the Cross Timbers Upland Habitat as measured by the current existing canopy."

PRELIMINARY PLAT
SINGING OAKS
ADDITION
31.227 ACRES

LOT 1, BLOCK A
LOT 2, BLOCK B
LOCATED IN THE CITY OF DENTON
AND BEING OUT OF THE
M.E.P.& P.R.R.CO. SURVEY, ABSTRACT NO. 927,
DENTON COUNTY, TEXAS
CITY PROJECT NO. PP22–0016
SHEET 2 OF 2

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235-3031 TX REG. ENGINEERING FIRM F–469 TX REG. SURVEYING FIRM LS–1008000			
DRAWN BY VTS/CEB	CHECKED BY LMG	SCALE NONE	DATE JULY 2022	JOB NUMBER 2836–21.489	

PRELIMINARY PLAT - SINGING OAKS ADDITION