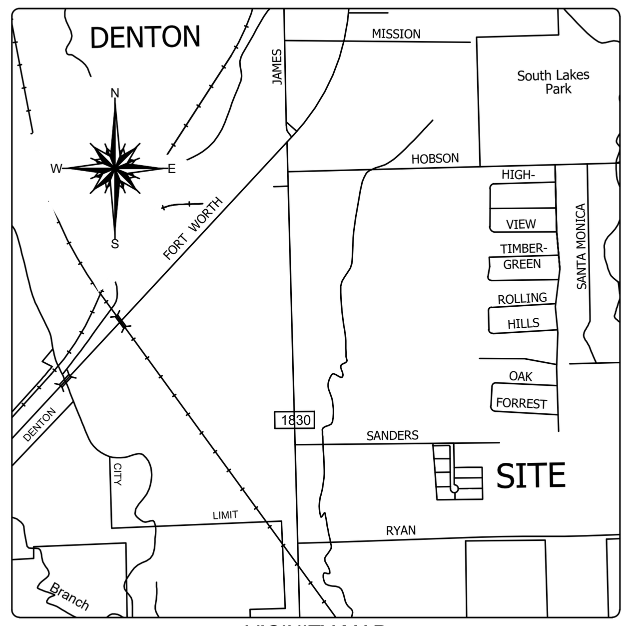
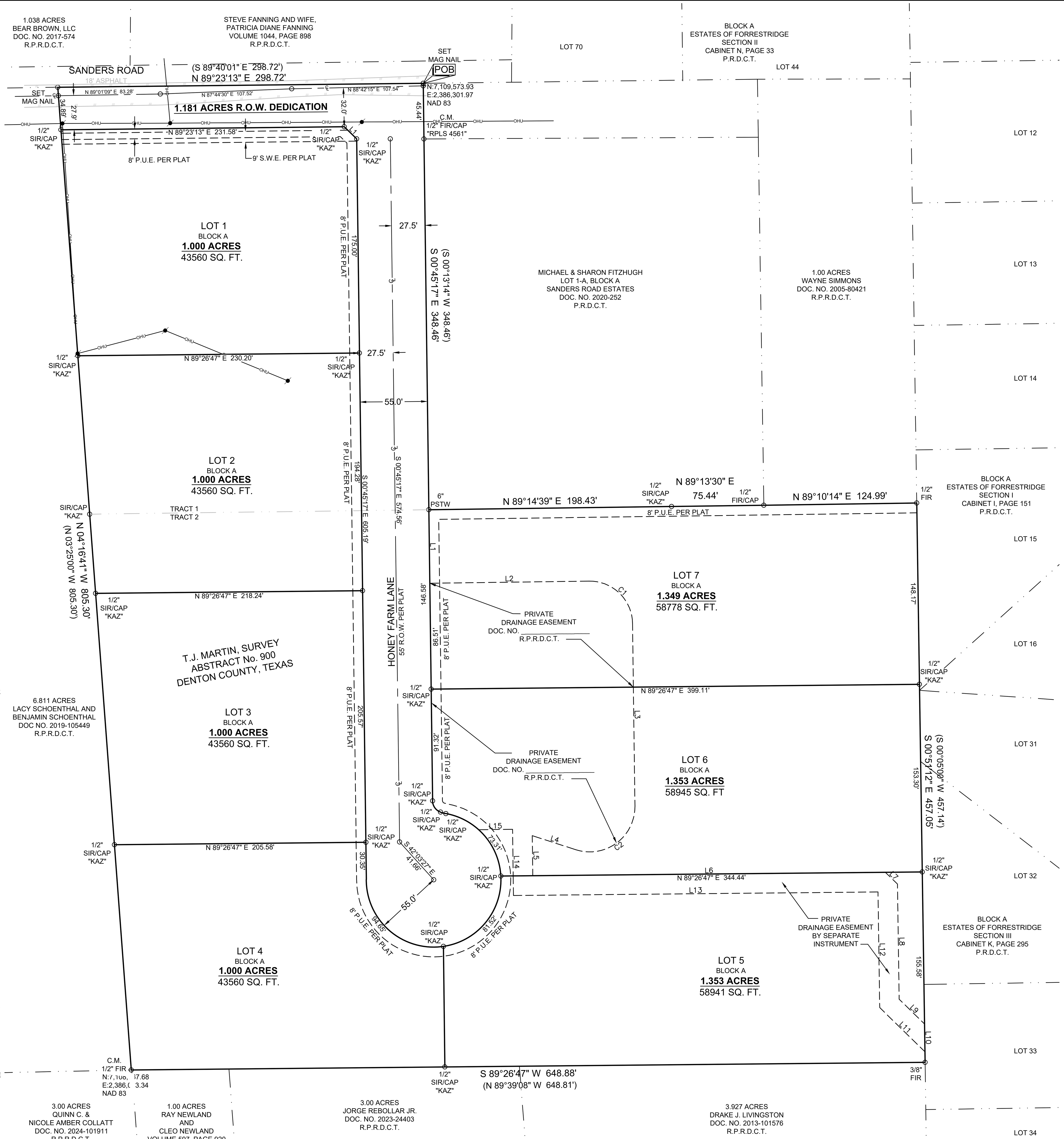


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO IS TO CREATE 7 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.
2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
3. THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NAD83, TEXAS NORTH CENTRAL 4202.
4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT, NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.
6. 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/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.
8. THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
10. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:
   A) THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS
   B) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
   C) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON.
11. MAINTENANCE OF ALL PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES ONSITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF DENTON SHALL HAVE NO RESPONSIBILITY TO MAINTAIN SUCH FACILITIES.
12. ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.
13. A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
17. ONSITE SEWAGE FACILITIES ARE PROHIBITED TO ENCROACH INTO PUBLIC EASEMENTS.
18. WATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.
19. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
20. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "**NON-SHADED ZONE X**" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON PANEL 370 G OF SAID MAP.
21. VERTICAL DATUM USED FOR THE MINIMUM FINISHED FLOOR ELEVATIONS IS NAVD 1988 AND IS THE SAME AS THE DATUM USED TO ESTABLISH 100-YEAR BASE FLOOD ELEVATIONS.
22. THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT
25. 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 PRIVATE DRAINAGE 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 P*RIVATE DRAINAGE 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 P*RIVATE DRAINAGE 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. 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 FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE P*RIVATE DRAINAGE 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.
26. THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
27. AS REQUIRED BY SECTION 8.2.5B OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
29. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO SECTION 7.8.9 OF THE DEVELOPMENT CODE AND IN THE RELEVANT SECTION OF THE TRANSPORTATION CRITERIA MANUAL OF THE CITY OF DENTON.
30. STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE PLANTED WITHIN 10 FEET OF EITHER SIDE OF SIDE LOT LINES.
33. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITH 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.
34. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 8.3.6.J OF THE DEVELOPMENT CODE OF THE CITY OF DENTON.
39. THIS FINAL PLAT DOES NOT VACATE, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
42. LOTS 5-7 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT PER THE SWFMA RECORDED UNDER DOCUMENT NUMBER ____________________________________.
44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

NOTE: THE PROPOSED LOTS MEET THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. A PERMIT FOR AN ON-SITE SEWER FACILITY HAS BEEN REVIEWED AND APPROVED BY THE CITY OF DENTON WASTEWATER DEPARTMENT.

OWNER'S CERTIFICATION

WHEREAS HONEY FARM ESTATES LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.J. MARTIN SURVEY, ABSTRACT NUMBER 900, DENTON COUNTY, TEXAS AND BEING ALL OF A 2.31 ACRE TRACT ONE, ALL OF A 6.93 ACRE TRACT 2 OF LANDS, TOGETHER WITH A 50' INGRESS AND EGRESS EASEMENTS KNOWN AS TRACT 3 OF LANDS CONVEYED TO HONEY FARM ESTATES LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2022-105335, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PREVIOUSLY SET MAG NAIL FOR THE NORTHEAST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SANDERS ROAD;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAIT TRACT 1, PASSING EN ROUTE A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "4561" MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SANDERS ROAD ESTATES, AN ADDITION IN THE CITY OF DENTON AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2020-252, PLAT RECORDS, DENTON COUNTY, TEXAS, AT A DISTANCE OF 45.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 348.46 FEET TO A 6 INCH WOODEN FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID TRACT 2;

THENCE NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 198.43 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ";

THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 75.44 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATE SAND THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO WAYNE SIMMONS BY DEED OF RECORD IN DOCUMENT NUMBER 2005-80421 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE NORTHEAST CORNER OF SAID TRACT 2, THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE WEST LINE OF LOT 15, BLOCK A, ESTATES OF FORREST RIDGE, SECTION ONE, AN ADDITION IN THE CITY OF DENTON, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET I, PAGE 151 OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID ESTATES FORREST RIDGE ADDITION, A DISTANCE OF 457.05 FEET TO A 3/8 INCH IRON ROD MAINTAINING THE SOUTHEAST CORNER OF SAID TRACT 2, THE NORTHEAST CORNER OF A 3.927 ACRE TRACT OF LAND CONVEYED TO DRAKE J. LIVINGSTON BY DEED OF RECORD IN DOCUMENT NUMBER 2013-101576 OF SAID REAL PROPERTY RECORDS AND IN THE WEST LINE OF LOT 33, BLOCK A, ESTATES OF FORREST RIDGE, SECTION THREE, AS SHOWN BY PLAT OF RECORD IN CABINET K, PAGE 295 OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID 3.927 ACRE TRACT, A DISTANCE OF 648.88 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID TRACT 2, THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO RAY AND CLEO NEWLAND BY DEED OF RECORD IN VOLUME 597, PAGE 920 OF SAID REAL PROPERTY RECORDS, THE NORTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO QUINN AND NICOL AMBER COLLATT BY DEED OF RECORD IN DOCUMENT NUMBER 2024-101911 OF SAID REAL PROPERTY RECORDS, AND THE SOUTHEAST CORNER OF A 6.811 ACRE TRACT OF LAND CONVEYED TO LACY AND BENJAMIN SCHOENTHAL BY DEED OF RECORD IN DOCUMENT NUMBER 2019-105449 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 04 DEGREES 16 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 6.811 ACRE TRACT, PASSING EN ROUTE A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, AT A DISTANCE OF 455.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 805.30 FEET TO A PREVIOUSLY SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SAID SANDERS ROAD;

THENCE NORTH 89 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 1, ALONG SAID SANDERS ROAD, A DISTANCE OF 298.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 402,350 SQUARE FEET OR 9.237 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HONEY FARMS ESTATES LLC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HONEY FARM ESTATES ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, 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.

OWNER: HONEY FARMS ESTATES LLC.

BY: ______________________________ ____________
NATHAN TUNE DATE
OWNER HONEY FARMS ESTATES LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **NATHAN TUNE**, 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 THE OFFICE THIS ____________ DAY OF ______________________________, 20__.

____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____________________.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

"I, KENNETH ZOLLINGER, 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."
KENNETH ZOLLING, R.P.L.S. 4-1-2026
TEXAS REGISTRATION NO.10002100

STATE OF TEXAS · REGISTERED · KENNETH A ZOLLINGER · 5312 · PROFESSIONAL · LAND SURVEYOR

____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 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 THE OFFICE THIS __________ DAY OF ________________, 20__.

____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____________________.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HONEY FARM ESTATES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _______DAY OF ______________________, 20____.

____
CHAIR, PLANNING AND ZONING COMMISSION

____
CITY SECRETARY

LEGEND

- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENT LINE
- = BUILDING LINE
- = CENTER LINE ROAD
- = OVERHEAD UTILITY LINE
- = POWER POLE
- R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
- P.A. & U.E. = PRIVATE ACCESS & UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- CM = CONTROLLING MONUMENT
- FIR = FOUND IRON ROD
- SIR/CAP = SET IRON ROD W/CAP
- POB = POINT OF BEGINNING
- S.W.E. = SIDEWALK EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- ( ) = PLAT/DEED CALLS

LINE	BEARING	DISTANCE
L1	S 00°45'17" E	60.07'
L2	N 89°14'43" E	130.27'
L3	S 00°45'17" E	149.26'
L4	N 72°05'16" W	37.38'
L5	S 00°45'17" E	32.75'
L6	N 89°26'47" E	288.25'
L7	S 45°42'12" E	13.75'
L8	S 00°51'12" E	94.12'
L9	S 45°42'12" E	28.95'
L10	S 00°51'12" E	22.69'
L11	N 45°42'12" W	51.63'
L12	N 00°51'12" W	94.50'
L13	S 89°26'47" W	297.98'
L14	N 00°45'17" W	54.10'
L15	S 89°14'43" W	27.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	54.98'	49.50'	N 45°45'17" W	90°00'00"
C2	37.00'	70.17'	60.12'	N 53°34'43" E	108°40'01"

Closure Report Tue Oct 15 14:56:13 2024

Northing	Easting	Bearing	Distance
7108626.722	2390976.450	S 00°45'17" E	348.460
7108278.293	2390981.041	N 89°14'39" E	198.429
7108280.910	2391179.452	N 89°13'30" E	75.437
7108281.930	2391254.882	N 89°10'14" E	124.992
7108283.740	2391379.861	S 00°51'12" E	457.052
7107826.739	2391386.668	S 89°26'47" W	648.879
7107820.470	2390737.819	N 04°16'41" W	805.300
7108623.526	2390677.747	N 89°23'13" E	298.720
7108626.722	2390976.450		

Closure Error Distance> 0.00000
Total Distance> 2957.269
Polyline Area: 402350 sq ft, 9.237 acres

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAIENSVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
HONEY FARM ESTATES LLC
3201 CARMEL STREET
DENTON, TEXAS 76205
CONTACT: NATHAN TUNE (214) 578-3361

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W E
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1" = 50'
0 25 50 75 100

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940) 382-3446
JOB NUMBER: 220373-02
DRAWN BY: TEP
DATE: 8-21-2025
R.P.L.S.
KENNETH A. ZOLLINGER

FP26-0011
FINAL PLAT
HONEY FARM ESTATES ADDITION
LOTS 1-7, BLOCK A
BEING 9.237 ACRES
(1.181 ACRES RIGHT-OF-WAY DEDICATION)
IN THE T.J. MARTIN SURVEY,
ABSTRACT NUMBER 900,
CITY OF DENTON,
DENTON COUNTY, TEXAS
(7 RESIDENTIAL LOTS)