

STANDARD NOTES

- 1.) THE PURPOSE OF THIS REPLAT IS TO DEDICATE EASEMENTS.
- 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 THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).
- 4.) THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, C.F. NO. TT-131-90013/210079, EFFECTIVE DATE MAY 02, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5.) THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON, DENTON COUNTY, TEXAS
- 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 JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND
 - 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 THE 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 7.8.70 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 NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR ADJACENT TO COMMERCIAL BUILDINGS. DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.
- 15.) WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.
- 16.) SANITARY SEWER SERVICE WILL BE PROVIDED BY A SEWER MAIN EXTENSION FROM THE SOUTHEAST AS SHOWN IN CITY PROJECT NUMBER CEP23-0070.
- 17.) MASTER NOTE N/A
- 18.) WATER UTILITY SERVICE WILL BE PROVIDED BY THE 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 FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 48074, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN THE SHADED ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 48121C0220G OF SAID MAP.
- 21.) SINCE LOT 1R IS LOCATED WITHIN THE 200 FT PERMIT BUFFER, ANY HABITABLE STRUCTURE SHALL HAVE A FINISHED FLOOR ELEVATION OF AT LEAST 18 INCHES ABOVE THE 100-YEAR BASE FLOOD ELEVATION BASED ON FULLY DEVELOPED CONDITIONS. CONSEQUENTLY, NO CONSTRUCTION IS ALLOWED UNTIL THIS FINISHED FLOOR ELEVATION IS ESTABLISHED. ALSO, ELEVATION CERTIFICATE IS NEEDED FOR ANY BUILDING WITHIN THE 200 FT PERMIT BUFFER.
- 22.) MASTER NOTE N/A
- 23.) MASTER NOTE N/A
- 24.) HAISLER ADDITION LIES WITHIN SHADED ZONE MAP X, MAP NUMBER 48121C0220G, DATED 4-18-2011, AS PER FLOOD INSURANCE RATE.

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 DETENTION AND 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 DETENTION AND 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 DETENTION AND 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 WITHIN 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 DETENTION AND 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.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	500.00'	22°00'46"	192.10'	S77°52'52"E	190.92'
C2	180.00'	36°15'43"	113.92'	N37°58'54"E	112.03'
C3	172.00'	35°00'00"	105.07'	N73°36'45"E	103.44'
C4	1000.00'	4°51'02"	84.66'	N86°56'14"W	84.63'
C5	1000.00'	2°11'04"	38.13'	N85°36'15"W	38.12'
C6	179.98'	6°07'52"	19.26'	N04°10'40"E	19.25'
C7	29.51'	79°22'29"	40.88'	N32°38'54"W	37.69'
C8	480.00'	17°31'25"	146.80'	N80°07'32"W	146.23'
C9	152.50'	14°45'08"	39.26'	S48°44'11"W	39.16'
C10	48.00'	41°53'28"	35.09'	N80°22'12"W	34.32'
C11	22.00'	52°03'52"	19.99'	S85°27'24"E	19.31'
C12	979.00'	5°36'44"	95.89'	N65°42'18"E	95.86'
C13	979.00'	6°12'04"	105.96'	N59°12'47"E	105.90'
C14	64.00'	35°00'27"	39.10'	S73°36'59"W	38.50'
C15	14.00'	42°36'41"	10.41'	N67°34'54"W	10.17'
C16	14.00'	47°23'19"	11.58'	N22°34'54"W	11.25'
C17	1129.00'	2°11'04"	43.04'	N85°36'15"W	43.04'
C18	64.00'	75°00'00"	83.78'	S49°11'48"E	77.92'
C19	22.00'	52°06'00"	20.00'	N37°44'47"W	19.32'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C20	48.00'	12°30'05"4"	103.06'	S02°17'21"E	84.37'
C21	152.50'	6°00'54"	16.01'	N38°21'11"E	16.00'
C22	40.00'	184°22'19"	128.72'	S28°23'22"W	79.94'
C23	30.00'	52°03'52"	27.26'	S85°27'24"E	26.33'
C24	987.00'	12°23'54"	213.58'	N62°18'43"E	213.16'
C25	56.00'	35°00'27"	34.22'	S73°36'59"W	33.69'
C26	6.00'	42°36'41"	4.46'	N67°34'54"W	4.36'
C27	6.00'	47°23'19"	4.96'	N22°34'54"W	4.82'
C28	1137.00'	2°11'04"	43.35'	N85°36'15"W	43.35'
C29	56.00'	10°10'48"	9.95'	S81°36'23"E	9.94'
C30	56.00'	56°37'32"	55.34'	S40°00'34"E	53.12'
C31	30.00'	52°06'00"	27.28'	N37°44'47"W	26.35'
C32	144.58'	7°00'11"	17.67'	N71°09'23"E	17.66'
C33	59.50'	4°57'25"	5.15'	N47°07'01"E	5.15'
C34	144.50'	35°00'00"	88.27'	N67°34'54"W	86.90'
C35	972.72'	2°46'13"	47.03'	N87°58'38"W	47.03'
C36	972.89'	2°04'44"	35.30'	N85°33'06"W	35.30'
C37	20.00'	87°48'33"	30.65'	N42°47'31"W	27.74'

STANDARD NOTES

- 26.) THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 27.) AS REQUIRED BY SECTION 8.2.58 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 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.
- 28.) MASTER NOTE N/A
- 29.) MASTER NOTE N/A
- 30.) MASTER NOTE N/A
- 31.) MASTER NOTE N/A
- 32.) MASTER NOTE N/A
- 33.) IMPORTANT NOTICE:

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 PROPERTY OWNER.
- 35.) MASTER NOTE N/A
- 36.) MASTER NOTE N/A
- 37.) MASTER NOTE N/A
- 38.) MASTER NOTE N/A
- 39.) THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- 40.) MASTER NOTE N/A
- 41.) MASTER NOTE N/A
- 42.) PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE PUBLIC ACCESS EASEMENT(S).

43.) PUBLIC ACCESS EASEMENTS ARE GRANTED TO THE GENERAL PUBLIC AND PROPERTY OWNER WITHIN THIS DEVELOPMENT FOR THE RIGHT OF ACCESS ACROSS PROPERTY BOUNDARIES. THE PUBLIC ACCESS EASEMENT GRANTS PROPERTY OWNERS WITHIN THE DEVELOPMENT THE ABILITY TO CONSTRUCT, ACCESS, AND MAINTAIN SHARED FACILITIES WITHIN THESE EASEMENTS.

44.) ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

45.) SHADED ZONE "X" BUILDING F.F.E. THE MINIMUM BUILDING FINISHED FLOOR ELEVATION(S) NOTED EXCEED THE MINIMUM FINISHED FLOOR ELEVATION(S) AS REQUIRED PER THE SHADED ZONE "X" DESIGNATION ON THE PROPERTY. THE MINIMUM BUILDING FINISHED FLOOR ELEVATIONS FOR THIS DEVELOPMENT ARE BASED ON DETENTION/RETENTION POND 100-YR WATER SURFACE & SPILLWAY ELEVATIONS AS ESTABLISHED IN THE APPROVED CEP25-0012 CONSTRUCTION DRAWINGS.

46.) THE 20' PUBLIC ACCESS EASEMENT(P.A.E.) ALONG THE EASTERN PROPERTY LINE IS FOR PEDESTRIAN ACCESS ONLY AND SHALL NOT BE USED FOR VEHICULAR TRAFFIC. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE TRAIL IMPROVEMENTS WITHIN THE 20' EASEMENT.

SURVEYOR'S NOTES

NOTE "A" - REF CEP25-0012 GRADING & DRAINAGE PLANS FOR MINIMUM BUILDING FINISHED FLOOR ELEVATIONS. MINIMUM FINISHED FLOORS ADJACENT TO DRAINAGE SYSTEM DISCHARGING INTO SOUTHWEST REGIONAL POND SHALL BE THE 676.30'.

NOTE "B" - REF CEP25-0012 GRADING & DRAINAGE PLANS FOR MINIMUM BUILDING FINISHED FLOOR ELEVATIONS. MINIMUM FINISHED FLOORS ADJACENT TO DRAINAGE SYSTEM DISCHARGING INTO SOUTHEAST REGIONAL POND SHALL BE THE 672.50'.

NOTE "C" - WITHIN THE 200-FOOT FLOODPLAIN BUFFER, FLOODPLAIN, OR FLOODWAY, ANY STRUCTURE SHALL HAVE AN ELEVATION CERTIFICATE.

PLAT PREPARED BY

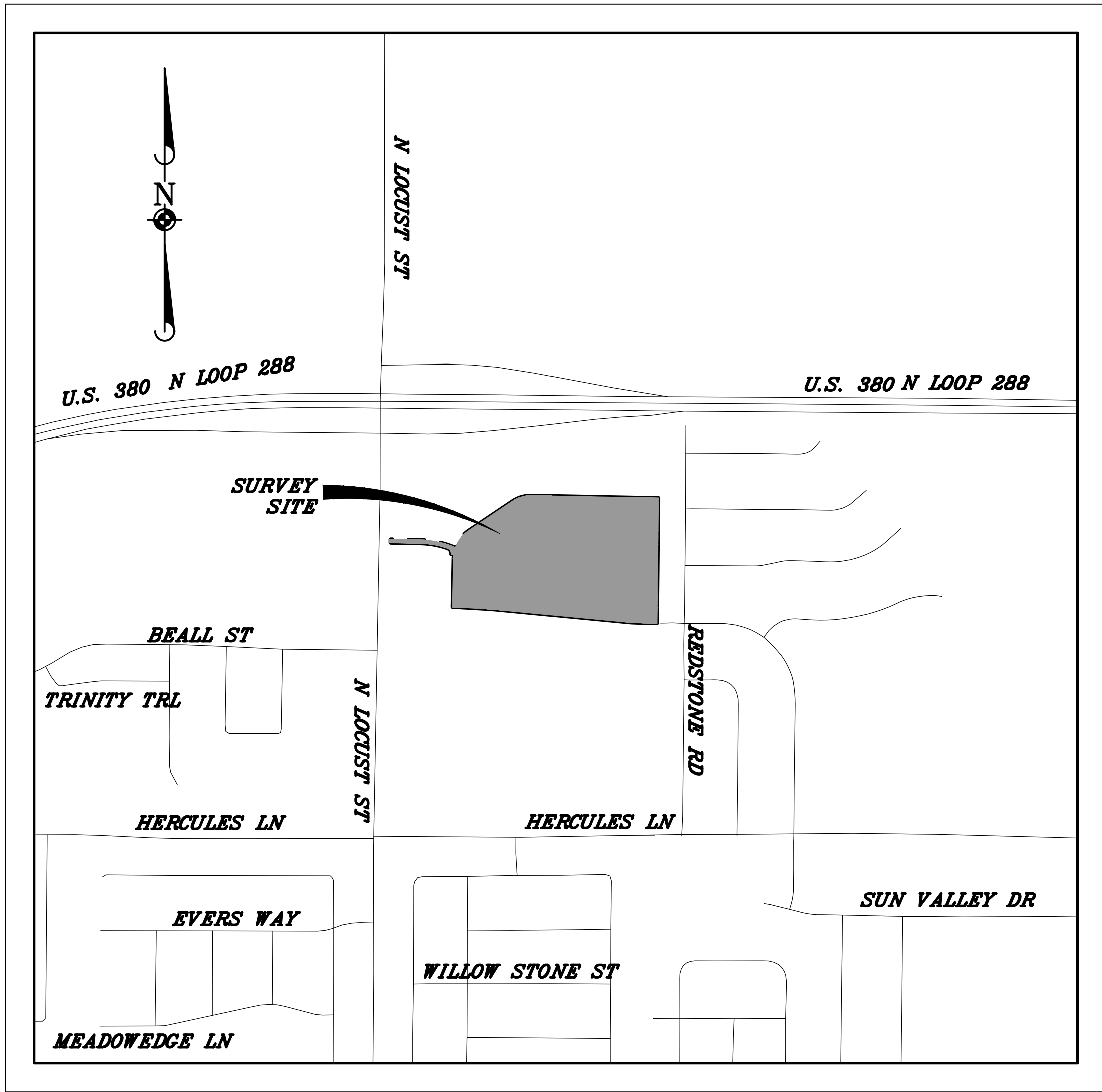
MANHARD CONSULTING
8144 WALNUT HILL LN, STE 750
DALLAS, TX 75231
(972) 722-4204
ATT: JEREMY DEAL (SURVEYOR)
ATT: BRIAN BRIDGEWATER (ENGINEER)

PROPERTY OWNER

LANDMARK AT DENTON LLC
21500 BISCAYNE RD, STE 402
AVENTURA, FL 33180

VICINITY MAP

1"=500'



SHADED ZONE "X" BUILDING F.F.E. NOTE

THE MINIMUM BUILDING FINISHED FLOOR ELEVATION(S) NOTED EXCEED THE MINIMUM FINISHED FLOOR ELEVATION(S) AS REQUIRED PER THE SHADED ZONE "X" DESIGNATION ON THE PROPERTY. THE MINIMUM BUILDING FINISHED FLOOR ELEVATIONS FOR THIS DEVELOPMENT ARE BASED ON DETENTION/RETENTION POND 100-YR WATER SURFACE & SPILLWAY ELEVATIONS AS ESTABLISHED IN THE APPROVED CEP23-0070 CONSTRUCTION DRAWINGS.

PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAISLER ADDITION 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 2025.

CHAIR, PLANNING & ZONING COMMISSION

CITY SECRETARY

SURVEYOR'S CERTIFICATION

I, JEREMY LUKE DEAL, 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 138.57, THE STATE OF TEXAS, TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE.

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.

JEREMY LUKE DEAL, R.P.L.S. DATE

TEXAS REGISTRATION NO. 5696

STATE OF TEXAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMY LUKE DEAL, 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 ____ OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

BEING A 14.367 ACRE TRACT OF LAND SITUATED IN THE T. TOBY SURVEY, ABSTRACT NUMBER 1288, DENTON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, HAISLER ADDITION, AN ADDITION TO THE CITY OF DENTON, AS RECORDED IN DOCUMENT NUMBER 2025-129, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE NORTHWEST CORNER OF SAID CALLED 36.515 ACRE TRACT, THE SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF N. LOCUST STREET, A PUBLIC 90' RIGHT-OF-WAY;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 36.515 ACRE TRACT THE FOLLOWING CALLS:
SOUTH 88 DEGREES 53 MINUTES 15 SECONDS EAST, 150.13 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE RIGHT;

192.10 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A DELTA OF 22 DEGREES 00 MINUTES 46 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 52 MINUTES 52 SECONDS EAST, 190.92 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE RIGHT;

113.92 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A DELTA OF 36 DEGREES 15 MINUTES 43 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 37 DEGREES 58 MINUTES 54 SECONDS EAST, 112.03 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

NORTH 58 DEGREES 06 MINUTES 45 SECONDS EAST, 274.35 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" TO THE BEGINNING OF A CURVE TO THE RIGHT;

105.07 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, A DELTA OF 35 DEGREES 00 MINUTES 00 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 73 DEGREES 36 MINUTES 45 SECONDS EAST, 103.44 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

SOUTH 88 DEGREES 52 MINUTES 44 SECONDS EAST, 660.26 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE NORTHEAST CORNER OF SAID CALLED 36.515 ACRE TRACT;

THENCE SOUTH 00 DEGREES 38 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 36.515 ACRE TRACT, 653.17 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

THENCE DEPARTING SAID EAST LINE AND OVER AND ACROSS SAID CALLED 36.515 ACRE TRACT THE FOLLOWING CALLS:

NORTH 89 DEGREES 21 MINUTES 45 SECONDS WEST, 79.72 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE RIGHT;

84.66 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A DELTA OF 04 DEGREES 51 MINUTES 02 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 86 DEGREES 56 MINUTES 14 SECONDS WEST, 84.63 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

NORTH 84 DEGREES 30 MINUTES 43 SECONDS WEST, 685.14 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE LEFT;

38.13 FEET, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A DELTA OF 02 DEGREES 11 MINUTES 04 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 85 DEGREES 36 MINUTES 15 SECONDS WEST, 38.12 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

NORTH 88 DEGREES 41 MINUTES 48 SECONDS WEST, 180.45 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" IN THE WEST LINE OF SAID CALLED 36.515 ACRE TRACT;

THENCE NORTH 01 DEGREES 06 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 36.515 ACRE TRACT, 253.76 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE RIGHT;

19.26 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 179.98 FEET, A DELTA OF 06 DEGREES 07 MINUTES 52 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 04 DEGREES 10 MINUTES 40 SECONDS EAST, 19.25 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

THENCE CONTINUING ALONG THE WEST LINE OF SAID CALLED 36.515 ACRE TRACT THE FOLLOWING CALLS:

NORTH 82 DEGREES 45 MINUTES 25 SECONDS WEST, 13.50 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE LEFT;

40.88 FEET, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 29.51 FEET, A DELTA OF 79 DEGREES 22 MINUTES 29 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 82 DEGREES 36 MINUTES 54 SECONDS WEST, 37.69 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" AT THE BEGINNING OF A CURVE TO THE LEFT;

146.80 FEET, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A DELTA OF 17 DEGREES 31 MINUTES 25 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 80 DEGREES 07 MINUTES 32 SECONDS WEST, 146.23 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING";

NORTH 88 DEGREES 53 MINUTES 15 SECONDS WEST, 150.13 FEET TO A YELLOW CAPPED 5/8" IRON ROD FOUND STAMPED "MANHARD CONSULTING" IN THE EAST RIGHT-OF-WAY LINE OF SAID N. LOCUST STREET;

THENCE NORTH 01 DEGREES 06 MINUTES 45 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 625,815 SQUARE FEET OR 14.367 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LANDMARK AT DENTON, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HAISLER 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, ALL 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 AND FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES 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: LANDMARK AT DENTON, LLC

JULIA BAYTLER

DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIA BAYTLER, REPRESENTATIVE OF LANDMARK AT DENTON, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE 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 ____ OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

REPLAT

LOT 1R, BLOCK 1 HAISLER ADDITION

BEING A REPLAT OF LOTS 1, BLOCK 1, HAISLER ADDITION, AND ADDITION TO THE CITY OF DENTON AS RECORDED IN DOC. NO. 2025-129, P.R.D.C.T.

THOMAS TOBY SURVEY, ABSTRACT NO. 1288
CITY OF DENTON, DENTON COUNTY, TEXAS
14.367 ACRES (625,815 SQ.FT.)

FP25-0023

HAISLER ADDITION PLAT

T. TOBY SURVEY, ABSTRACT NO. 1288

CITY OF DENTON, DENTON COUNTY, TX

REV.	COMMENTS	BY	DATE