

VICINITY MAP  
N.T.S.

| LEGEND       |   |
|--------------|---|
| IRF          | IRON ROD FOUND                              |
| CIRF         | CAPPED IRON ROD FOUND                       |
| POB          | POINT OF BEGINNING                          |
| CIRS         | 1/2" CAPPED IRON ROD SET                    |
| O.R.D.C.T.   | OFFICIAL RECORDS, DENTON COUNTY, TEXAS      |
| P.R.D.C.T.   | PLAT RECORDS, DENTON COUNTY, TEXAS          |
| R.P.R.D.C.T. | REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS |
| D.R.D.C.T.   | DEED RECORDS, DENTON COUNTY, TEXAS          |
|              | EX. CENTER LINE                             |
|              | 24' FIRE LANE EASEMENT                      |
|              | LOT CORNER                                  |
|              | R.O.W. DEDICATION                           |
|              | PROPERTY BOUNDARY                           |
|              | ADJOINER PROPERTIES                         |
|              | EXISTING OVERHEAD ELECTRIC                  |

LEGAL DESCRIPTION

Being a 0.27 acre tract of land out of the E. Puchalski Survey, Abstract Number 996 situated in the City of Denton, Denton County, Texas, being all of that certain tract of land conveyed to William A. Carter and Netla L. Watson by General Warranty Deed of record in Document Number 2004-11731 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Bryan Street (50' right-of-way) , being the Northeast corner of Lot 2, Block A of Tesha Lynn Beaty Addition, a subdivision of record in Cabinet P, Page 41 of the Plat Records of Denton County, Texas, also being the Southeast corner of said Carter and Watson tract, from which a 1/2 inch iron rod with red plastic cap stamped "ALLIANCE" found at the Southeast corner of said Lot 2 bears S00°01'36"W, a distance of 115.00 feet;

THENCE, N89°50'41"W, leaving the West right-of-way line of Bryan Street, along the South line of said Carter and Watson tract, being in part, the common North line of said Lot 2 and in part, the common North line of Lot 1 of said Block A of Tesha Lynn Beaty Addition, a distance of 175.00 feet to 1/2 inch iron rod with plastic cap stamped "KERN" found at the most Southerly Southeast corner of Lot 1, Block A of Park 7 Addition, a subdivision of record in Document Number 2019-86 of said Plat Records, being the Northeast corner of that certain tract of land conveyed to Janis Luker Clifton by deed of record in Volume 595, Page 193 of the Deed Records of Denton County, Texas, also being the Northwest corner of said Lot 1, Block A of Tesha Lynn Beaty Addition, also being the Southwest corner of said Carter and Watson tract;

THENCE, N00°28'20"W, along the irregular East line of said Lot 1, Block A of Park 7 Addition, being the common West line of said Carter and Watson tract, a distance of 66.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of a called 0.268 acre tract of land conveyed to Sajo's Partners LLC by deed of record in Document Number 2009-101504 of said Official Public Records, being the Northwest corner of said Cater and Watson tract;

THENCE, S89°50'39"E, leaving the irregular East line of said Lot 1, Block A of Park 7 Addition, along the South line of said 0.268 acre tract, being the common North line of said Carter and Watson Tract, a distance of 175.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Bryan Street, being the Southeast corner of said 0.268 acre tract, also being the Northeast corner of said Carter and Watson tract, from which a 1/2 inch iron rod found at the Northeast corner of said 0.268 acre tract bears N00°11'11"W, a distance of 68.57 feet, also from which, a bent 1 inch iron rod found bears S86°20'21"E, a distance of 0.91 feet;

THENCE, S00°11'11"E, along the West right-of-way line of Bryan Street, being the common East line of said Carter and Watson tract, a distance of 66.00 feet to the POINT OF BEGINNING and containing an area of 0.27 Acres, or (11,561 Square Feet) of land, more or less.

NOTE : THE SITE WILL BE SERVED THROUGH CITY OF DENTON WATER/SEWER.

FINAL PLAT  
PROJECT NO. FP 25-0008  
**THE BOARDWALK ON  
BRYAN**  
LOT 121  
BLOCK A  
0.265 ACRES, 11,561 SF  
SITUATED IN THE  
A0996A E. PUCHALSKI SURVEY  
TRACT 121,122  
ABSTRACT NO. 996  
DENTON COUNTY, TEXAS

MARCH 2025

**PLAT PURPOSE:**  
The purpose of this plat is to create a single lot for three single family duplex units.

**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 37.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES . BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCES AREAS. CONTACT THE BUILDING OFFICE WITH SPECIFIC QUESTIONS.

**OWNER:**  
2609 DOUGLAS, LLC  
CONTACT: WANDA MEANS  
PHONE: 214-801-2394  
12531 PALMER DR.  
FORT WORTH, TX 76179

**CCM ENGINEERING  
ENGINEER/SURVEYOR  
CRYSTAL ROBERTSON**  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-6633  
TBPE FIRM # 605  
TBSL FIRM # 10194794

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Crystal Robertson, 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.

FOR REVIEW ONLY

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.

Crystal Robertson  
Registered professional land Surveyor No. 5447

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared CRYSTAL ROBERTSON, 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 \_\_\_\_\_, 2025.

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 2609 DOUGLAS LLC, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the herein above described property as THE BOARDWALK ON BRYAN, 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY: 2609 DOUGLAS, LLC.

By: \_\_\_\_\_ Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of 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 THE BOARDWALK ON BRYAN 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.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

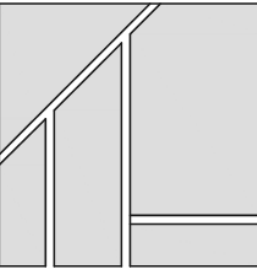
CITY SECRETARY

NOTES:

- 1.) The purpose of this plat is to create a single lot for three single family duplex units.
- 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 State Planes, NCZ.
- 4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by. g.f. no.. effective date 3/17/25 The surveyor has not abstracted the above property.
- 5.) This plat lies wholly within the City Limits of Denton and Denton County.
- 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; 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.) There was no observed evidence of any protected trees on the subject property at the time of the survey.
- 14.) For all lots within the City limits, unless approved by City of Denton as being beyond the distance to which extension of sewer service is required: Wastewater utility service will be provided by City of Denton.
- 15.) This Site will be served through City of Denton water and sanitary sewer.
- 16.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- 17.) A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4 must be met prior to the release of any permits.
- 18.) I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective date 4-18-2011 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 flood (500-year)" as shown on Panel 48121C0360G of said map.

OWNER:

2609 DOUGLAS LLC  
CONTACT: WANDA MEANS  
PHONE: 214-801-2394  
12531 PALMER DR.  
FORT WORTH, TX 76179



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