

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO IS TO CREATE 3 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
- THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NAD83, TEXAS NORTH CENTRAL 4202.
- 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.
- THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.
- 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.
- 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.
- THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- 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.
- 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.
- ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.
- 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.
- 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. HOME BUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
- WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
- WATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON FOR LOT 3; LOTS 1 & 2 WILL BE SERVICED BY PRIVATE WELL.
- FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 08-19-2020 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF 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 48121C0387 H OF SAID MAP.
- 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.
- 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
- THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 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.
- 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.
- 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 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.
- THIS FINAL PLAT DOES NOT VACATE, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

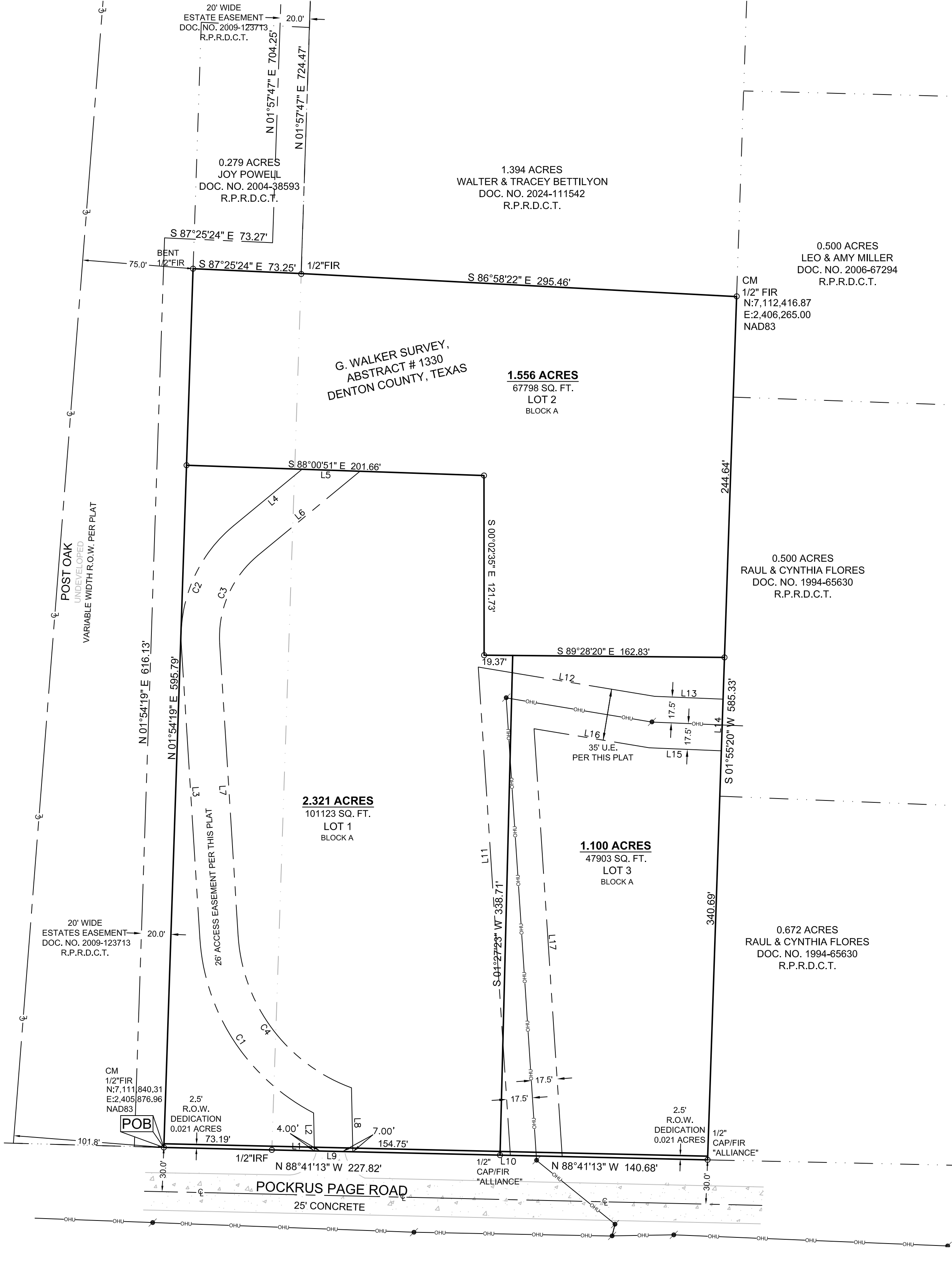
Polyline Report		Tue May 13 10:37:12 2025	
Northing	Easting	Bearing	Distance
7111814.387	2404603.691	N 01°54'19" E	595.785
7112409.843	2404623.500	S 87°25'24" E	73.252
7112406.550	2404696.678	S 86°58'22" E	295.462
7112390.946	2404991.728	S 01°55'20" W	585.333
7111805.942	2404972.095	N 88°41'13" W	140.675
7111809.166	2404831.456	N 88°41'13" W	227.825
7111814.387	2404603.691		
Closure Error Distance> 0.00000			
Total Distance> 1918.333			
Polyline Area: 217746 sq ft, 4.999 acres			



4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940) 382-3446
JOB NUMBER: 130406-04
DRAWN BY: TEP
DATE: 6-2-2025
R.P.L.S.
KENNETH A. ZOLLINGER

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76205
PHONE: 940-382-3446
TBPLS FIRM# 10002100

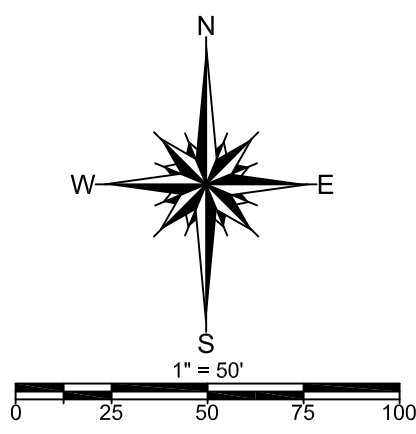
OWNER:
ROBERT & PAIGE SMITH
6287 POCKRUS PAIGE ROAD
DENTON, TEXAS 76208



LINE	BEARING	DISTANCE
L1	S 88°41'13" E	28.95
L2	N 01°12'16" W	25.70
L3	N 03°36'49" W	198.41
L4	N 50°28'19" E	60.17
L5	S 88°00'51" E	39.23
L6	S 50°28'19" W	89.54
L7	S 03°36'49" E	198.41
L8	S 01°12'16" E	43.34
L9	N 88°41'13" W	26.03
L10	S 88°41'13" E	7.01
L11	N 03°45'40" W	331.60
L12	S 80°34'42" E	121.09
L13	S 87°38'20" E	46.45
L14	S 01°55'20" W	35.00
L15	N 87°38'20" W	48.88
L16	N 80°34'42" W	79.10
L17	S 03°45'40" E	290.56

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	143.50	147.60	141.18	S 33°04'52" E	58°56'05"
C2	97.80	92.32	88.93	N 23°25'45" E	54°05'09"
C3	71.80	67.78	65.29	N 23°25'45" E	54°05'09"
C4	117.50	135.80	128.37	N 36°43'27" W	66°13'15"

LEGEND	
	= POWER POLE
	= BOUNDARY LINE
	= ADJOINING PROPERTY
	= OVERHEAD UTILITY LINE
	= EASEMENT LINE
	= CENTERLINE OF ROAD/RAILROAD
	= CONTROLLING MONUMENT
	= RIGHT-OF-WAY
	= FOUND IRON ROD
	= FOUND IRON ROD WITH CAP
	= SET IRON ROD WITH CAP
	= POINT OF BEGINNING
	= PLAT RECORDS
	= DENTON COUNTY, TEXAS
	= REAL PROPERTY RECORDS
	= DENTON COUNTY, TEXAS



OWNER'S CERTIFICATION

WHEREAS ROBERT AND PAIGE SMITH ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE G. WALKER SURVEY, ABSTRACT NUMBER 1330, DENTON COUNTY, TEXAS, AND BEING ALL OF A 1.000 ACRE TRACT I, A PART OF A 4.00 TRACT II OF LANDS CONVEYED TO ROBERT W. SMITH AND PAIGE SMITH BY DEED OF RECORD IN DOCUMENT NUMBER 2000-111539, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO ROBERT AND PAIGE SMITH BY DEED OF RECORD IN DOCUMENT NUMBER 2011-99323 OF SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF POCKRUS PAIGE ROAD MAINTAINING THE SOUTHWEST CORNER OF SAID "TRACT I" AND THE SOUTHEAST CORNER OF VILLAGES OF CARMEL, AN ADDITION IN THE CITY OF DENTON, TEXAS AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2017-426, PLAT RECORDS, DENTON COUNTY, TEXAS:

THENCE NORTH 01 DEGREES 54 MINUTES 19 SECONDS EAST WITH THE WEST LINE OF SAID "TRACT I", A DISTANCE OF 595.79 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID "TRACT I" AND THE SOUTHWEST CORNER OF A 0.279 ACRE TRACT OF LAND CONVEYED TO JOY POWELL BY DEED OF RECORD IN DOCUMENT NUMBER 2004-38593 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 87 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID "TRACT I" AND THE SOUTH LINE OF SAID 0.279 ACRE TRACT, A DISTANCE OF 73.25 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID "TRACT I", THE SOUTHEAST CORNER OF SAID 1.379 ACRE TRACT, AND IN THE WEST LINE OF A 0.500 ACRE TRACT OF LAND CONVEYED TO LEO AND AMY MILLER BY DEED OF RECORD IN DOCUMENT NUMBER 2024-111542 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 86 DEGREES 58 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID "TRACT II" AND THE SOUTH LINE OF SAID 1.379 ACRE TRACT, A DISTANCE OF 295.46 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID "TRACT II", THE SOUTHEAST CORNER OF SAID 1.379 ACRE TRACT, AND IN THE WEST LINE OF A 0.500 ACRE TRACT OF LAND CONVEYED TO LEO AND AMY MILLER BY DEED OF RECORD IN DOCUMENT NUMBER 2006-67294 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 01 DEGREES 55 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID "TRACT II", A DISTANCE OF 585.33 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "ALLIANCE" MAINTAINING THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO ROBERT AND PAIGE SMITH BY DEED OF RECORD 2011-99323 OF SAID REAL PROPERTY RECORDS, THE SOUTHWEST CORNER OF A .0627 ACRE TRACT OF LAND CONVEYED TO RAUL AND CYNTHIA FLORES BY DEED OF RECORD IN DOCUMENT NUMBER 1994-65630 OF SAID REAL PROPERTY RECORDS, AND IN THE NORTH LINE OF SAID POCKRUS PAIGE ROAD;

THENCE NORTH 88 DEGREES 41 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.00 ACRE TRACT AND THE NORTH LINE OF SAID POCKRUS PAIGE ROAD, A DISTANCE OF 140.68 TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE NORTH 88 DEGREES 41 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID "TRACT II" AND "TRACT I" AND THE NORTH LINE OF SAID POCKRUS PAIGE ROAD A DISTANCE OF 227.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 217746 SQUARE FEET OR 4.999 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That PAIGE SMITH, do hereby adopt this Final Plat, designating the hereinabove described property as LOTS 1-3, BLOCK A, WILD HAVEN WOODS ADDITION, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to public use forever all utility easements, drainage easements, and streets as shown hereon. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

PAIGE SMITH _____ DATE _____
EXECUTOR OF THE ESTATE OF ROBERT SMITH, DECEASED

PAIGE SMITH _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **PAIGE SMITH**, EXECUTOR OS THE ESTATE OF ROBERT SMITH, DECEASED, 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 A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE _____

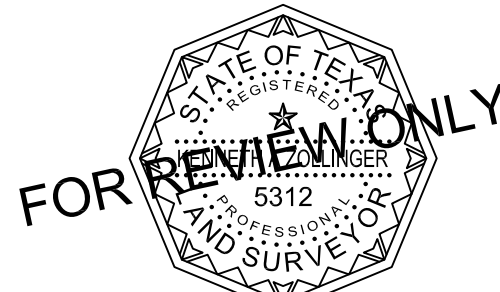
STATE OF TEXAS
COUNTY OF DENTON

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 WILD HAVEN WOODS 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 AND ZONING COMMISSION _____

CITY SECRETARY _____

FP25-0019
FINAL PLAT
LOTS 1-3, BLOCK A
WILD HAVEN WOODS ADDITION
BEING 4.999 ACRES
(0.021 ACRE R.O.W. DEDICATION)
IN THE G. WALKER SURVEY,
ABSTRACT NUMBER 1330,
IN THE CITY OF DENTON,
DENTON COUNTY, TEXAS
6-2-2025

APPROVAL BLOCK: