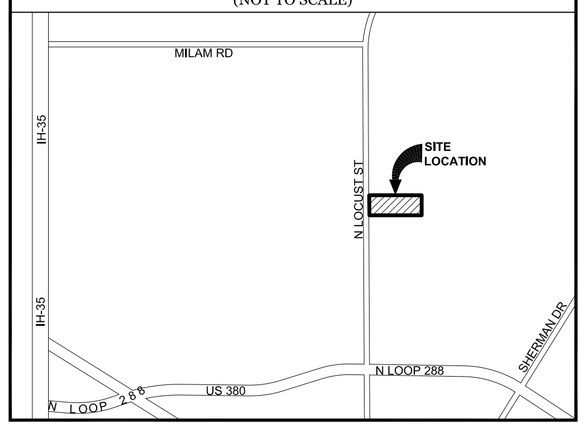
VICINITY MAP
(NOT TO SCALE)



N

1" = 40'
0 20 40

GENERAL NOTES

1.) The purpose of this replat is to create two lots of records from a recorded lot.

2.) This property is located in **"Non-shaded Zone X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0220G. The location of the Flood Zone is approximate, no vertical datum was collect at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

3.) Coordinates shown based on Western Data Systems RTK Network, Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983, 2011 adjustment, no scale and no projection.

4.) 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.

5.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

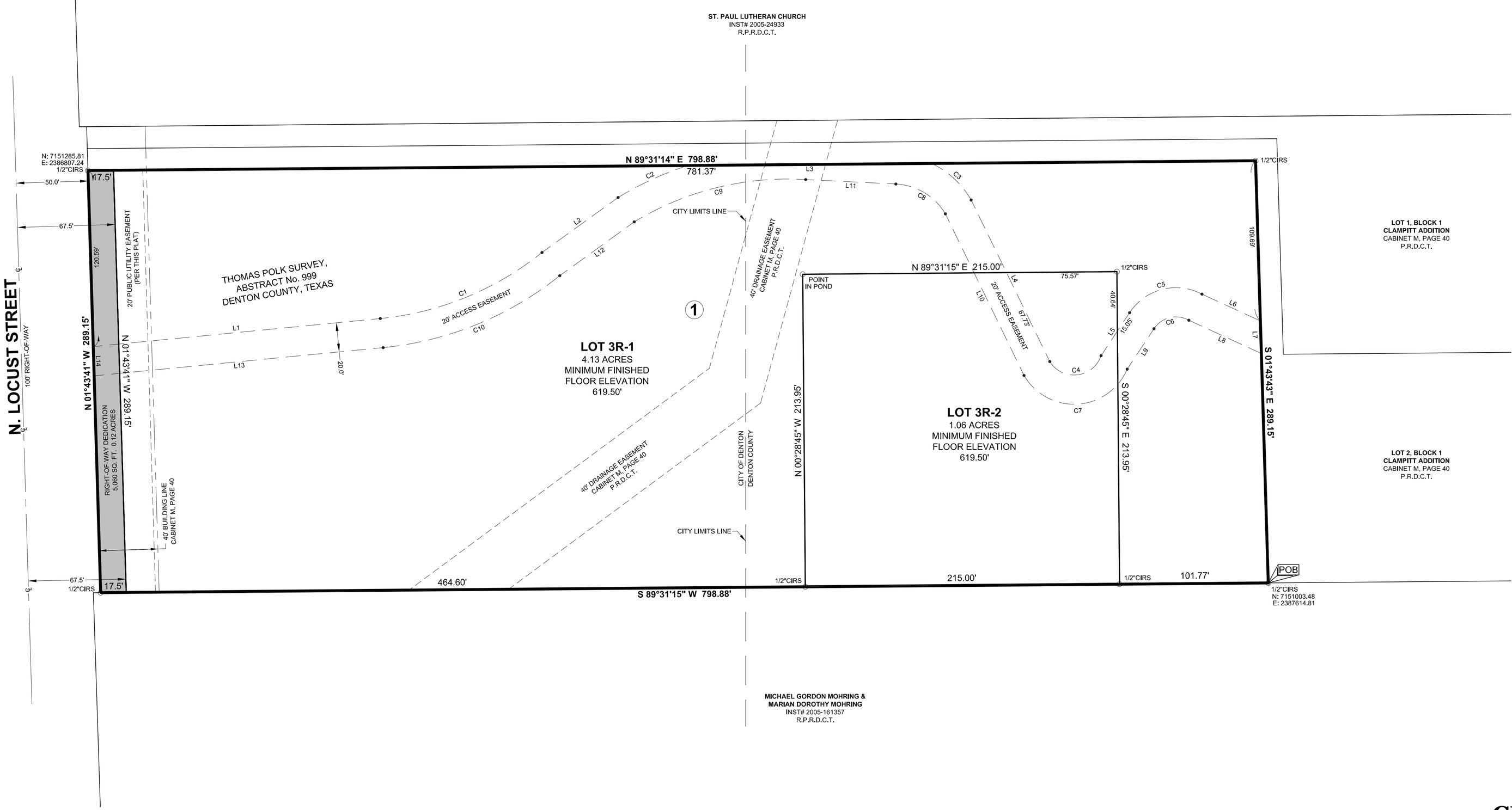
6.) The City of Denton has adopted the National Electric Safety Code the ("CODE"). The code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas.

7.) The property owner is responsible for the maintenance of the Access Easement shown on the plat. There is an agreement for water well usage and maintenance between property owners as recorded in Document Number 2018-_____Real Property Records, Denton County, Texas

8.) This re-plat does not remove or amend any covenants or restrictions.

9.) No gas, petroleum, or similar common carrier easements were provided to surveyor and were not found to affect the property shown.

10.) Water is provided by an on site water well & sewer is provided by on site septic.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **DONNA RANEY & VICKIE EWELL,** are the owners of all that certain tract of land situated in the Thomas Polk Survey, Abstract Number 999, Denton County, Texas, being all of Lot 3, Block 1, Clampitt Addition, an addition to the City of Denton, according to the plat recorded in Cabinet M, Page 40, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "Eagle Surveying" set for the southeast corner of Lot 3 and the southwest corner of Lot 2, Block 1 of said Clampitt Addition, said point lies in the north boundary line of a tract of land described in a deed to Michael Gordon Mohring & Marian Dorothy Mohring, according to the deed recorded in Instrument Number 2005-161357, Real Property Records of Denton County, Texas;

Thence South 89°31'15" West with the south boundary line of Lot 3 and the common north boundary line of said Mohring tract, a distance of 798.88 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" set for the southwest corner of Lot 3, said point lies in the east right-of-way line of N. Locust Street (100' R.O.W.);

Thence North 01°43'41" West with the west boundary line of Lot 3 and the east right-of-way line of N. Locust Street, a distance of 289.15 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" set for the northwest corner of Lot 3;

Thence North 89°31'14" East with the north boundary line of Lot 3, a distance of 798.88 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" set for the northeast corner of Lot 3;

Thence South 01°43'43" East with the east boundary line of Lot 3 and the common west boundary line of an aforementioned Lot 2, a distance of 289.15 feet to the **POINT OF BEGINNING**, enclosing 5.30 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DONNA RANEY & VICKIE EWELL,** does hereby adopt this plat, designating herein described property as **CLAMPITT ADDITION, LOTS 3R-1 & 3R-2, BLOCK 1,** an addition to the City of Denton, Denton County, Texas, and the Extra Territorial Jurisdiction of the City of Denton, Denton County, Texas and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

OWNER: **DONNA RANEY**

BY: _____ _____
Donna Raney (Owner) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **DONNA RANEY,** 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 _____, 2018.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

OWNER: **VICKIE EWELL**

BY: _____ _____
Vickie Ewell (Owner) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **VICKIE EWELL,** 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 _____, 2018.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, Ernest Woorster, 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 "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY REASON

Ernest Woorster, R.P.L.S. # 6509 _____
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Ernest Woorster,** 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 _____, 2018.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

SURVEYOR
Eagle Surveying, LLC
Contact: Chris Frazier
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNERS
Donna Raney & Vickie Ewell
7808 N. Locust Street
Denton, TX 76207
(940) 312-2825

Project	1712.028
Date	4/23/2018
Drafter	JDC/CF

EAGLE SURVEYING
EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

LEGEND

POB = POINT OF BEGINNING
DOC# = DOCUMENT NUMBER
INST# = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
R.O.W. = RIGHT-OF-WAY
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
= RIGHT-OF-WAY DEDICATION

LINE	BEARING	DISTANCE
L1	N 84°24'53" E	197.34'
L2	N 54°08'07" E	64.23'
L3	N 89°31'14" E	166.86'
L4	S 25°55'52" E	122.96'
L5	N 33°32'29" E	35.29'
L6	S 65°22'45" E	43.98'
L7	S 01°43'43" E	22.32'
L8	N 65°22'45" W	54.59'
L9	S 33°32'29" W	33.22'
L10	N 25°55'52" W	123.06'
L11	N 87°11'16" W	61.75'
L12	S 54°08'07" W	62.92'
L13	S 84°24'53" W	198.69'
L14	N 01°43'41" W	20.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.21'	208.53'	33°18'15"	N 67°45'45" E	119.52'
C2	52.57'	221.95'	13°34'17"	N 65°19'00" E	52.45'
C3	37.44'	61.80'	34°42'37"	S 47°14'09" E	36.87'
C4	44.14'	19.54'	129°27'23"	N 83°26'00" E	35.34'
C5	56.09'	37.89'	84°48'36"	N 75°37'02" E	51.11'
C6	27.01'	17.89'	86°30'33"	S 76°19'01" W	24.52'
C7	87.49'	39.54'	126°47'25"	S 86°31'20" W	70.70'
C8	41.19'	41.80'	56°27'14"	N 58°57'39" W	39.54'
C9	122.67'	201.95'	34°48'17"	S 76°08'45" W	120.80'
C10	132.30'	228.53'	33°10'08"	S 67°49'49" W	130.46'

CERTIFICATE OF APPROVAL

APPROVED by the City of Denton Planning & Zoning Commission on the

_____ day of _____, 2018.

_____
Chairman, Planning & Zoning Commission

_____
City Secretary, City of Denton

City Project No. ***FR17-0029***

REPLAT
CLAMPITT ADDITION
LOTS 3R-1 & 3R-2, BLOCK 1

A REPLAT OF LOT 3, BLOCK 1, CLAMPITT ADDITION,
RECORDED IN CABINET M, PAGE 40, P.R.D.C.T.
AND BEING 5.30 ACRES OF LAND SITUATED IN THE
THOMAS POLK SURVEY, ABSTRACT No. 999,
AN ADDITION TO THE CITY OF DENTON, HAVING A PORTION
WITHIN THE CITY OF DENTON CORPORATE LIMITS
AND A PORTION WITHIN THE CITY OF DENTON
EXTRA TERRITORIAL JURISDICTION
DENTON COUNTY, TEXAS