



LEGEND

CIRF.....Found 5/8" Capped Iron Rod Marked "PELETON"
CIRF(G).....Found 1/2" Capped Iron Rod Marked "GOODWIN AND MARSHALL"
DRDCT.....Deed Records, Denton County, Texas
IRS.....Found 5/8" Capped Iron Rod Marked "BHB INC"
PRDCT.....Plat Records, Denton County, Texas

— Plat Boundary
— Lot Line
- - - - - Public Access, Drainage & Utility Easement
- - - - - Utility Easement
- - - - - Drainage Easement
- - - - - Denton Municipal Electric Easement
- - - - - Street Centerline

GENERAL NOTES

- The purpose of this plat is to create a two lot commercial subdivision.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are in S. Survey feet displayed in surface values.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First American Title Insurance Company, g.f. no. 1002-408296-RTT, effective date of January 27, 2025, 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.
- All known gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- 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:
 - 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
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - 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.
- There was no observed evidence of any protected trees on the subject property at the time of the survey.
- Wastewater utility service will be provided by City of Denton.
- Water utility service will be provided by the City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- 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 outside the 0.2% annual chance flood (500-year)" as shown on Panel 48121C0365G, Revised April 11, 2011 of said Map.
- Vertical datum used for the minimum finished floor elevations is NAVD88 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.
- 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.
- Two water-related habitats totaling 0.31 acres were identified on the subject property and mitigated for in accordance with ordinance AESA24-0003c on Mitigation Area property identified on FP25-0013.
- Please refer to LRC25-0004 for all easements by separate instrument.
- All property corners are 5/8 inch capped iron rod marked "BHB INC" set unless otherwise noted.
- The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- The surveyor, as required by State Law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and roadway locations and minimum finished floor elevations placed on this survey.
- Mitigation activities will occur at property ID: 67452

CERTIFICATE OF APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of **Lot 7 and 13, Block 1, Landmark 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 20 ____.

Chair, Planning & Zoning Commission

City Secretary

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. Buildings permits will not be issued for structures within these clearance area. Contact the building with specific questions.

OWNER:
HR JV, LP
Hillwood Pkwy, Suite 300
Fort Worth, TX 76177
817-224-6357

SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate, Suite 500 Grapevine, TX 76061
rlee@bhbine.com • 817.251.8550 • bhbine.com
TBPELS Firm #44, #10011302

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS HR JV, LP is the owner of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, Denton County, Texas, and being a portion of a tract of land described in deed to HR JV, L.P., as recorded in Document Number 2023-390, Deed Records, Denton County, Texas (DRDCT) and being more particularly described by metes and bounds as follows (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central (4202) NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.):

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,096,902.69, Easting: 2,363,300.54 in the common line between the said HR JV, L.P. tract and the north right-of-way line of Robson Ranch Road (a variable width right-of-way) from which a found 3-inch metal post for a re-entrant corner in the said HR JV, L.P. tract, same being an ell corner in the said north right-of-way line bears South 89°53'45" West, a distance of 42.33 feet;

THENCE departing the said common line and over and across the said HR JV, L.P. tract the following courses and distances:

North 00°06'11" West, a distance of 82.16 feet to an IRS;

along a curve to the left having a central angle of 46°22'57", a radius of 175.00 feet, an arc length of 141.67 feet and a chord which bears North 23°17'39" West, a distance of 137.83 feet to an IRS;

along a curve to the right having a central angle of 46°23'17", a radius of 150.00 feet, an arc length of 121.44 feet and a chord which bears North 23°17'29" West, a distance of 118.15 feet to an IRS;

North 00°05'50" West, a distance of 966.00 feet to an IRS from which a found 5/8-inch capped iron rod marked "PELETON" (CIRF) for the northwest corner of the said HR JV, L.P. tract, same being an ell corner in the said north right-of-way line bears South 89°53'45" West, a distance of 1647.60 feet;

East, a distance of 602.71 feet to an IRS;

South 84°04'39" East, a distance of 417.29 feet to an IRS;

South 60°53'36" East, a distance of 39.99 feet to an IRS having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,098,123.26, Easting: 2,364,250.08;

along a curve to the left having a 02°14'31", a radius of 18,000.00 feet, an arc length of 704.29 feet and a chord which bears South 30°52'24" West, a distance of 704.25 feet;

South 29°45'09" West, a distance of 210.30 feet to an IRS;

along a curve to the left having a central angle of 44°59'32", a radius of 200.00 feet, an arc length of 157.05 feet and a chord which bears South 52°14'55" West, a distance of 153.05 feet to an IRS;

South 00°06'11" East, a distance of 334.36 feet to an IRS in the said common line between the said HR JV, L.P. tract and the said north right-of-way line of Robson Ranch Road from which a found 1/2-inch capped iron rod marked "GOODWIN AND MARSHALL" for a re-entrant corner in the said HR JV, L.P. tract, same being an ell corner in the said north right-of-way line bears North 89°53'45" East, a distance of 84.46 feet;

THENCE with the said common line the following courses and distances:

South 89°53'45" West, a distance of 205.88 feet to a CIRF;

South 00°06'15" East, a distance of 5.00 feet to a CIRF;

South 89°53'45" West, a distance of 157.67 feet to **POINT OF BEGINNING** and containing 883,601 square feet or 20.285 acre of land more or less.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, acting herein by and through its duly authorized agent, does hereby adopt this plat designating the herein above described property as **LOT 7 AND 13, BLOCK 1, LANDMARK 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.

HR JV, L.P.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, on this day personally appeared _____ 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 (for corporations add: "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 on the ____ day of _____, 2025.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATE

I, Robert A. Lee, 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."

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.

Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 5956
Release Date: 04-16-2025

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: April 16, 2025

FINAL PLAT

LOTS 7 AND 13, BLOCK 1

LANDMARK ADDITION

BEING A 20.285 ACRE TRACT SITUATED IN THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994

CITY OF DENTON, DENTON COUNTY, TEXAS

APRIL 2025

FP25-0013