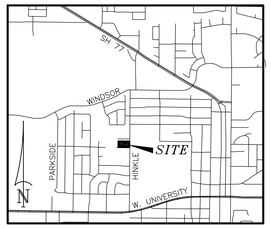


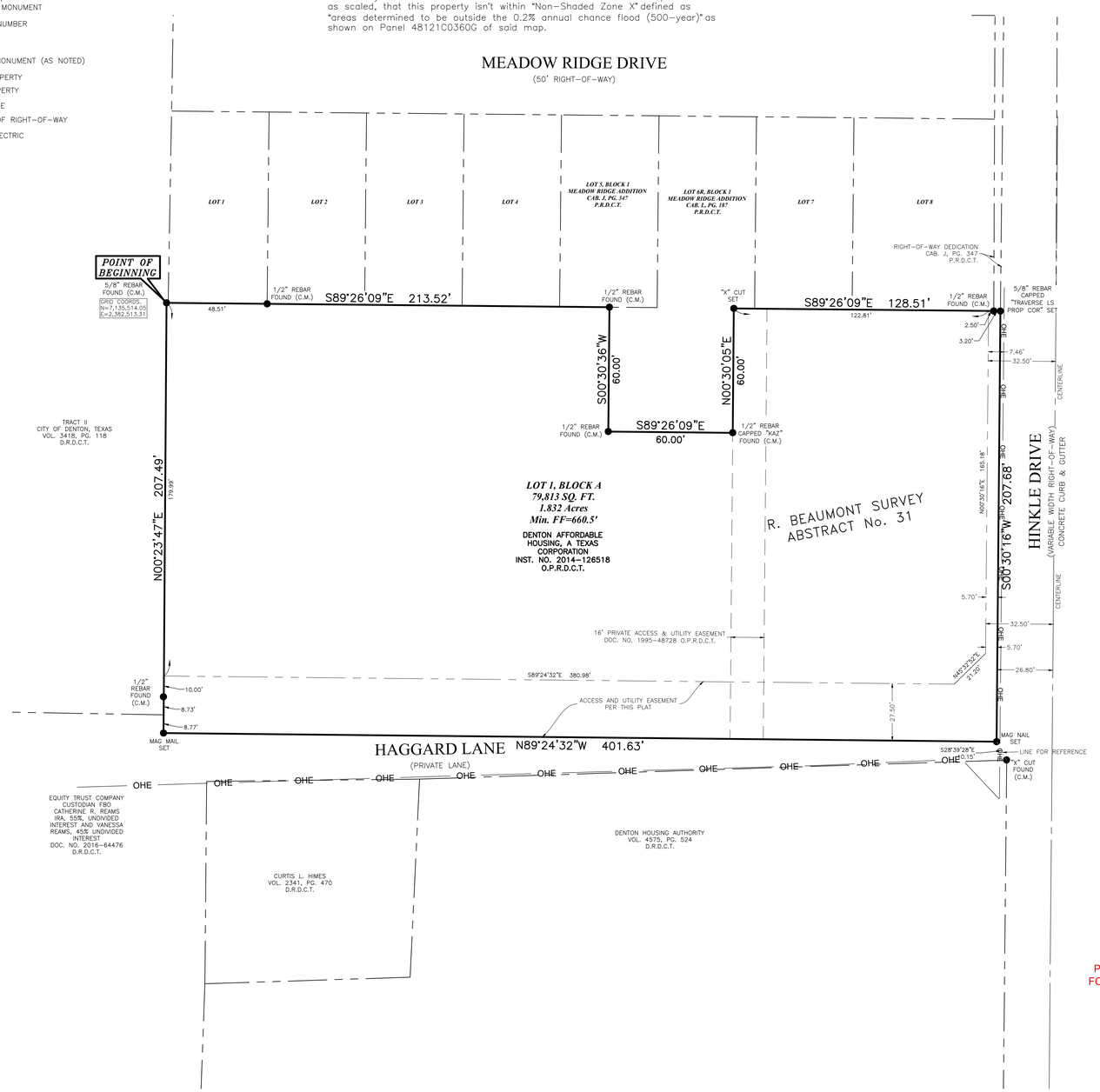
VICINITY MAP
NOT TO SCALE

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORD, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
●	FOUND/SET MONUMENT (AS NOTED)
———	SUBJECT PROPERTY
— — —	OFFSITE PROPERTY
— — —	EASEMENT LINE
— – —	CENTERLINE OF RIGHT-OF-WAY
OHE	OVERHEAD ELECTRIC

FLOOD NOTES

I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 48121 effective date 4-18-2011 and that map indicates as scaled, that this property isn't 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.



N

GRAPHIC SCALE
0 15 30 60
1"=30'

GENERAL NOTES

1. The purpose of this plat is to create one recorded lot out of a tract of land.
3. The Bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared without the benefit of a title commitment.
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. 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 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 houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes from and along streets on which homes side before building permits will be finaled.
15. Wastewater utility service will be provided by City of Denton.
18. Water utility service will be provided by the City of Denton.
20. 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 of the 0.2% annual chance flood (500-yea) as shown on Panel 48121C0360G of said map.
21. Vertical Datum used for the minimum finished floor elevations is NAD83 and is the same as the datum used to establish 100-year base flood elevations.
22. The Minimum Finish Floor (Slab) Elevation shall be 660.5 feet, one foot above top of curb, 1.5 feet above natural ground, 30 inches above Base Flood Elevation of North Paean Creek or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B 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.
29. Driveway requirements for the locations, widths and offset from and 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.
30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
33. 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 centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission in some instances, the code requires greater clearances. Building permits will not be issued for structures within there clearance areas. Contact the building official with specific questions.
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Denton Affordable Housing, A Texas Corporation are the owners of a 1.832 acre tract of land situated in the R. Beaumont Survey, Abstract Number 31, Denton County, Texas, being all of a tract of land described to Denton Affordable Housing, a Texas Corporation by deed recorded in Instrument Number 2014-126518, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northwest corner of hereindescribed tract, same being a point on the east line of a tract of land referenced as "Tract II" described to the City of Denton, Texas by deed recorded in Volume 3418, Page 118, Deed Records, Denton County, Texas;

THENCE South 89 degrees 26 minutes 09 seconds East, departing an east line of said City of Denton tract, with the south line of Lot 1, Block 1 of Meadow Ridge Addition, an addition to the City of Denton, as recorded in Cabinet J, Page 347, Plat Records, Denton County, Texas, passing at a distance of 48.51 feet a 1/2 inch rebar found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2 of said Meadow Ridge Addition, continuing with the south line of said Block 1, a total distance of 213.52 feet to a 1/2 inch rebar fond for the westernmost northwest corner of Lot 6R, Block 1 of Meadow Ridge Addition, an addition to the City of Denton, as recorded in Cabinet L, Page 187, Plat Records, Denton County, Texas;

THENCE South 00 degrees 30 minutes 36 seconds West, with the westernmost line of said Lot 6R, a distance of 60.00 feet to a 1/2 inch rebar found for the southwesternmost corner of said Lot 6R;

THENCE South 89 degrees 26 minutes 09 seconds East, with the south line of said Lot 6R, a distance of 60.00 feet to a 1/2 inch rebar capped "KAZ" found for the southeasternmost corner of said Lot 6R;

THENCE North 00 degrees 30 minutes 05 seconds East, with the southeasternmost line of said Lot 6R, a distance of 60.00 feet to an "X" Cut set for corner;

THENCE South 89 degrees 26 minutes 09 seconds East, with a south line of said Lot 6R, continuing with the south line of said Block 1, passing a 1/2 inch rebar found for the southeast corner of Lot 8, Block 1 of said first referenced Meadow Ridge Addition, a distance of 125.31 feet and continuing a total distance of 128.51 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner on the west right-of-way line of Hinkle Drive (Variable Width right-of-way);

THENCE South 00 degrees 30 minutes 16 seconds West, with the west right-of-way line of said Hinkle Drive, a distance of 207.68 feet to a Mag Nail set at the intersection of the west right-of-way line of said Hinkle Drive and the north right-of-way line of Haggard Lane (Private Drive);

THENCE North 89 degrees 24 minutes 32 seconds West, with the north line of said Haggard Lane, a distance of 401.63 feet to a mag nail set in said Haggard Lane;

THENCE North 00 degrees 23 minutes 47 seconds East, departing said Haggard Lane, passing the southeast corner of said Tract II, continuing with the east line of said Tract II, a total distance of 207.49 feet to the POINT OF BEGINNING and containing 79,813 square feet or 1.832 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Denton Affordable Housing, A Texas Corporation, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **Lot 1, Block A, Affordable Estates**, 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.

OWNER: _____ DATE:_____

BY: _____

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration 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 _____ 20_____.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

_____
Notary Public in and for the State of Texas

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

OWNER/DEVELOPER
Contact: Carrie Baugus
Denton Affordable Housing Corporation
211 Second Street
Denton, Texas 76201
carrie@dentonaffordablehousing.com

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321 e: grayson@traverselandsurveying.com
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2026-06-15 Project No.: TR-191-23

FINAL PLAT
LOT 1, BLOCK A AFFORDABLE ESTATES
BEING 1.832 ACRES
OUT OF THE R. BEAUMONT SURVEY,
ABSTRACT NO. 31 CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NUMBER: FP26-0012

1 OF 1

Z:\PROJECTS\2023\TR-191-23 - 2403 Hinkle Drive - Denton\DWG\TR-191-23 - 2403 Hinkle Drive - Denton - PLAT