

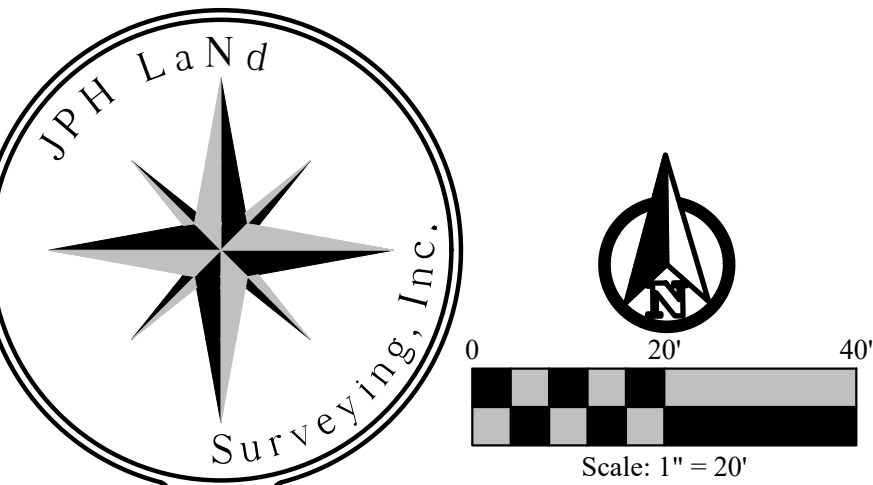
MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS= 1/2" rebar stamped "JPH Land Surveying" set
MNS= Mag nail & washer stamped "JPH Land Surveying" set
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl.TxCS/83,NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TxCS/83,NCZ)

LEGEND OF ABBREVIATIONS
U.S.SyFl. United States Survey Feet
TxCS/83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD88 North American Vertical Datum of 1988
P.R.D.C.T. Plat Records of Denton County, Texas
O.P.R.D.C.T. Official Public Records of Denton County, Texas
D.R.D.C.T. Deed Records of Denton County, Texas
VOL. PG. INSTR. # Volume/Page/Instrument Number
P.O.B. Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way
RPLS # Registered Professional Land Surveyor number

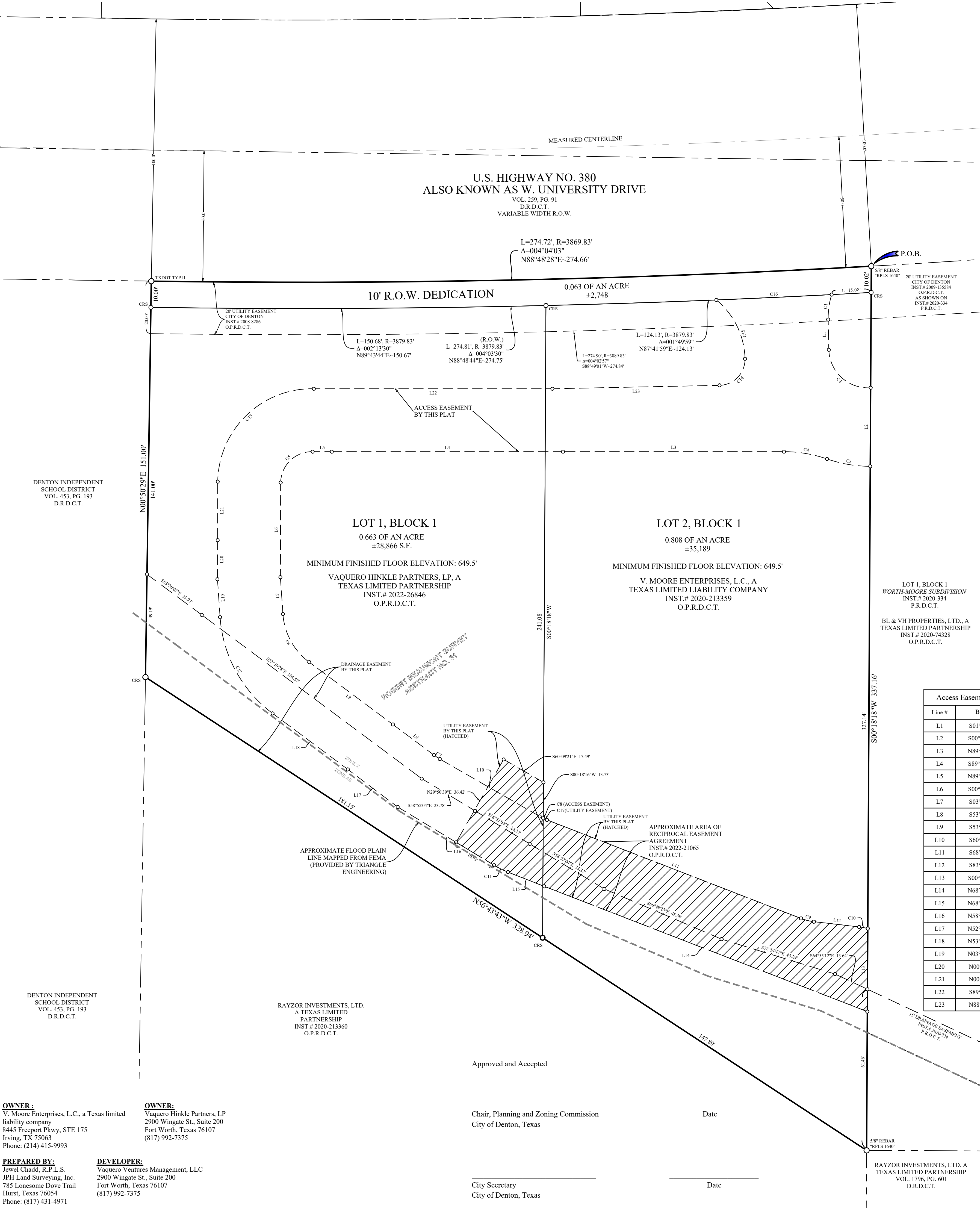
LEGEND OF SYMBOLS
Boundary Line
Adjoints Line
Easement Line
Building Line
Lot Line
Flood Zone

Field: BH, JH & CA
Drafter: ML

- GENERAL PLAT NOTES:**
- The purpose of this plat to create two lots out of a tract of land.
 - This property lies within ZONE(S) X & AE (Non-Shaded) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0360G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
 - This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, G#9 PL-2021-734, effective March 25, 2021, and issued April 14, 2021.
 - Notice – 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 withholding of utilities and building permits.
 - The City of Denton has adopted the National 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 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.
 - No obstruction shall be constructed within any easement area that accommodates any city utilities unless agreed to in writing by all pertinent city utility departments.
 - The developer is responsible for maintaining the level of care set forth by the latest State of Texas and City of Denton adopted National Electrical Safety Code for existing and planned electric utilities in all developments.
 - Developer is not to plant canopy trees that will grow into overhead electric lines. Developer is not to plant landscaping that will block access to DME Facilities. Developer is not to place plants with thorns near DME facilities.
 - All drainage system outlets, whether for closed conduits, culverts, bridges, open channels, or storage facilities, shall provide energy dissipation to protect the receiving drainage element from erosion.
 - Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
 - Property Owners are responsible for the maintenance of the facilities located within the Access Easement.
 - The subject property does not contain any protected trees.
 - Structures, caves and overhangs, fences, storage sheds, decks, pools, landscaping or other aboveground man-made improvements shall not be permitted in drainage easements or floodplains, except as specifically allowed in the Stormwater Design Criteria Manual. This provision includes, but is not limited to areas encompassing floodplain, channels, flumes, natural streams or swales, or any other system used to convey storm water through surface flow, regardless of whether or not there is an easement.
 - Private improvements cannot encroach onto existing public or private easements.
 - The fieldwork was completed on April 20, 2021.



JPH Job/Drawing No. (see below)
2021.022.020 Denton And Hinkle, Denton Co., Tx - Final Plat.dwg
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Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS V. Moore Enterprises, L.C. a Texas limited liability company and Vaquero Hinkle Partners, LP, a Texas limited partnership, are the owners of that certain tract situated in the Robert Beaumont Survey Abstract No. 31, City of Denton, Denton County, Texas, as described in the deeds recorded under Instrument Number 2020-213359 and Instrument Number 2022-26846, respectively, both of the Official Public Records, Denton County, Texas said tract being a portion of the tract described in the deed to *V. Moore Enterprises, L.C., a Texas limited liability company*, as recorded under Instrument Number 2020-213359, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows:

Beginning at a 5/8 inch capped rebar stamped "RPLS 1640" found at the northeast property corner of the said *V. Moore* tract, being the northwest corner of Lot 1, Block 1, Worth-Moore Subdivision, an addition in the City of Denton, Denton County, Texas, according to the plat recorded under Instrument Number 2020-334, Plat Records, Denton County, Texas; being on the monumented south right-of-way line of U.S. Highway No. 380, also known as W. University Drive, being a variable width right-of-way, being described in part in the deed to the State of Texas, as recorded in Volume 259, Page 91, Deed Records, Denton County, Texas, said point of beginning being a point on a curve to the right, having a radius of 3,869.72 feet;

THENCE SOUTH 00° 18' 18" WEST, with the east property line of the *V. Moore* tract, a distance of 337.16 feet to a 5/8 inch capped rebar stamped "RPLS 1640" found for the southeast corner of the *V. Moore* tract;

THENCE NORTH 56° 43' 43" WEST, with the south property line of the *V. Moore* tract, a distance of 328.94 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest property corner of the *V. Moore* tract;

THENCE NORTH 00° 50' 29" EAST, with the west property line of the *V. Moore* tract, a distance of 151.00 feet to a found TXDOT TYP II, said point being a point on curve to the left, having a radius of 3,869.83 feet;

THENCE with the north property line of the *V. Moore* tract, with the said right-of-way line and with the said curve to the left, an arc length of 274.72 feet, across a chord which bears NORTH 88° 48' 28" EAST, a chord length of 274.66 feet returning to the **POINT OF BEGINNING** and enclosing 1.534 acres (±66,803 square feet).

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the ordinances of the City of Denton, Denton County, Texas.

PRELIMINARY - NOT TO BE RECORDED FOR ANY REASON

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
DATE: TBD

Access Easement Line Data Table		
Line #	Bearing	Distance
L1	S01°10'49"E	11.53'
L2	S00°18'18"W	29.96'
L3	N89°59'57"W	84.27'
L4	S89°59'38"W	88.18'
L5	N89°55'38"W	7.29'
L6	S00°08'37"W	36.04'
L7	S03°55'45"E	14.10'
L8	S53°20'07"E	39.78'
L9	S53°19'35"E	19.54'
L10	S60°07'29"E	43.97'
L11	S68°47'41"E	103.96'
L12	S83°21'29"E	17.38'
L13	S00°18'18"W	31.67'
L14	N68°49'00"W	132.18'
L15	N68°32'50"W	14.84'
L16	N58°52'04"W	42.97'
L17	N52°58'48"W	23.81'
L18	N53°20'11"W	35.76'
L19	N03°55'45"W	14.52'
L20	N00°13'00"E	14.89'
L21	N00°05'39"E	22.32'
L22	S89°59'48"E	90.98'
L23	N88°50'20"E	63.75'

Access Easement Curve Data Table				
Curve #	Arc	Radius	Delta	Chord
C1	9.65'	30.00'	018°25'32"	S08°02'22"W 9.61'
C2	24.05'	15.00'	091°52'46"	S47°47'22"E 21.56'
C3	16.78'	50.00'	019°13'56"	N80°18'10"W 16.70'
C4	16.74'	50.00'	019°11'01"	N80°24'20"W 16.66'
C5	18.88'	12.00'	090°08'07"	S45°58'39"W 17.00'
C6	21.59'	25.00'	049°28'14"	S28°39'52"E 20.92'
C7	2.64'	35.00'	004°19'11"	S55°51'29"E 2.64'
C8	3.03'	20.00'	008°40'12"	S64°27'35"E 3.02'
C9	5.08'	20.00'	014°33'48"	S76°04'35"E 5.07'
C10	3.34'	25.00'	007°39'35"	S79°31'41"E 3.34'
C11	5.90'	35.00'	009°39'46"	N63°41'57"W 5.90'
C12	43.12'	50.00'	049°24'26"	N28°37'58"W 41.79'
C13	56.64'	36.00'	090°08'07"	N45°58'39"E 50.98'
C14	15.60'	10.00'	089°23'06"	N43°50'40"E 14.06'
C15	25.71'	30.00'	049°06'32"	N25°59'21"W 24.93'
C16	44.02'	3879.83'	000°39'00"	N87°19'51"E 44.02'
C17	1.52'	20.00'	004°20'35"	S66°37'23"E 1.52'

FINAL PLAT
MOORE ENTERPRISE SUBDIVISION
LOTS 1 & 2, BLOCK 1
SITUATED IN THE
ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31
BEING A 1.534 ACRE TRACT
CITY OF DENTON, DENTON COUNTY, TEXAS

PROJECT NO.: FP22-0009

PREPARED IN MARCH 2022

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT V. Moore Enterprises, L.C. a Texas limited liability company and Vaquero Hinkle Partners, LP, a Texas limited partnership, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as Lots 1 & 2, Block 1, *Moore Enterprise Subdivision*, an addition in the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove or keep removes all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public shall constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

Property owners are responsible for the maintenance of the facilities located within the Access Easement.
Any public utility shall have the right of ingress and egress over the area labeled "Public Access Easement" for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility. Any city services, including, but not limited to the Denton Police Department and the Denton Fire/Rescue Department, shall also have rights of ingress and egress over the area labeled "Public Access Easement" for the purpose of providing city and emergency services.

This plat is hereby adopted by the owner and approved by the City of Denton (called City) subject to the following conditions that shall binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition shall remain open at all time and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement of for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to access the basin restrictor structure and to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise

WITNESS MY HAND this _____, day of _____, 2022.

V. Moore Enterprises, L.C., a Texas limited liability company

By: _____
Worth Williams, Partner Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Worth Williams**, for V. Moore Enterprises, L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/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 _____ day of _____, 2022

WITNESS MY HAND this _____, day of _____, 2022.

By: Vaquero Hinkle Partners, LP, a Texas limited partnership

By: Vaquero Ventures Management, LLC, a Texas limited liability company as general partner of Vaquero Hinkle Partners, LP, a Texas limited partnership

By: W.A. Landreth, Manager of general partner

By: _____
W.A. Landreth, Manager Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **W.A. Landreth**, for Vaquero Hinkle Partners, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/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 _____ day of _____, 2022