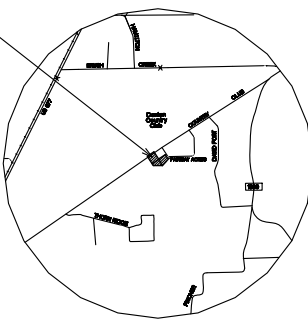
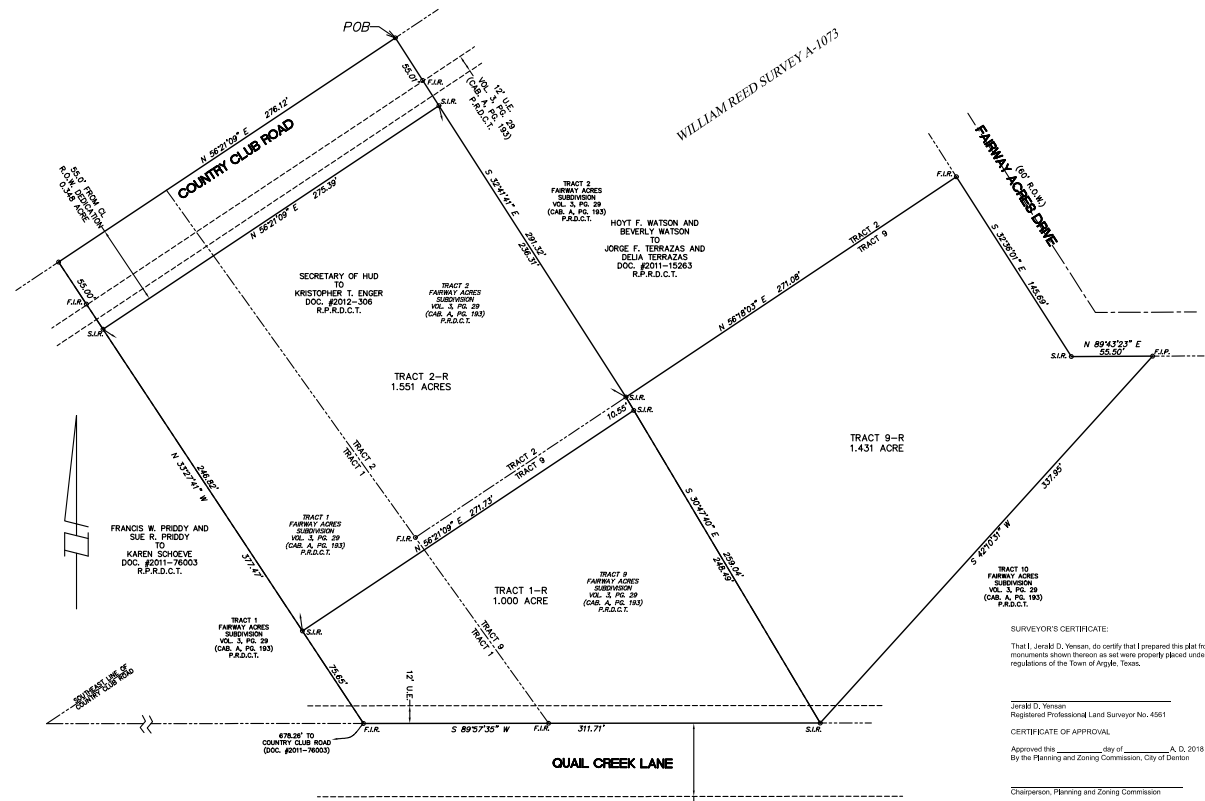


PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



SURVEYOR'S CERTIFICATE:

That I, Jerald D. Venson, do 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 in accordance with the platting rules and regulations of the Town of Angulo, Texas.

Jerald D. Venson
Registered Professional Land Surveyor No. 4561

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, A. D. 2018
By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

City Secretary

NOTES:

- The sole purpose of this plat is to replot two platted lots into three lots.
- 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 30 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.
- Water is provided by Angulo Water Supply Corporation and sewer is provided by OOSF (septic).

NOTES:

- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

LEGEND
BL = BUILDING LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
F.L.R. = FOUND FROM ROAD
S.L.R. = SET FROM ROAD

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF DENTON:

WHEREAS WE, Kristopher T. Enger, William D. Moore and Mary Margaret Moore are the owners of that certain 1/4 tract or parcel of land situated in the William Reed Survey Abstract Number 1073 in the Extrajurisdictional Jurisdiction of the City of Denton, Denton County, Texas, being a part of Tract 1 and a part of Tract 2 and all of Tract 9 of Fairway Acres Subdivision, an addition to Denton County, Texas according to the plat thereon recorded in Volume 3, Page 29, (CAB. A. PG. 193) Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Country Club Road, a public roadway, said point being the northwest corner of that certain tract of land conveyed by deed from Hoyt F. Watson and Beverly Watson to Jorge F. Terrazas and Dalia Terrazas recorded under Document number 2011-19263;

THENCE S 12° 41' 41" E, 291.32 feet with the west line of said Terrazas tract to a capped iron rod marked RPLS 4561 set for corner, said point being the southwest corner of said Terrazas tract;

THENCE N 56° 18' 03" E, 271.08 feet with the south line of said Terrazas tract to an iron rod found for corner in the west line of Fairway Acres Drive, a public roadway having a right-of-way of 60.0 feet;

THENCE S 32° 36' 01" E, 145.69 feet with said west line of said Fairway Acres Drive to a capped iron rod marked 4561 set for corner;

THENCE N 89° 43' 23" E, 55.50 feet with said west line of said Fairway Acres Drive to an iron pipe found for corner, said point being the northwest corner of Tract 10 in said Fairway Acres Subdivision;

THENCE S 42° 10' 31" W, 337.95 feet with the west line of said Tract 10 to a capped iron rod marked 4561 set for corner in the north line of Quail Creek Lane, a roadway lying in a 50.0 foot ingress/egress easement;

THENCE S 89° 57' 36" W, 311.71 feet with said north line of Quail Creek Lane to an iron rod found for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Francis W. Priddy and Sue R. Priddy to Karen Schoeve recorded under Document Number 2011-76003, Real Property Records, Denton County, Texas;

THENCE N 33° 27' 41" W, 377.47 feet with the east line of said Schoeve tract to a point for corner in said Country Club Road;

THENCE N 56° 21' 09" E, 276.12 feet with said Country Club Road to the PLACE OF BEGINNING and containing 4.330 acres of land, of which 0.348 acre is hereby dedicated for public roadway.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as TRACTS 1-R, 2-R AND 9-R FAIRWAY ACRES SUBDIVISION, being a replot of part of Tract 1 and Tract 2 and all of Tract 9, Fairway Acres Subdivision, an addition to Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection purposes and 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 improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and painting, without the necessity at any time of procuring the permission of anyone.

Kristopher T. Enger

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Kristopher T. Enger, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2018

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

WITNESS MY HAND this _____ day of _____, 2018

William D. Moore

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared William D. Moore, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2018

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

WITNESS MY HAND this _____ day of _____, 2018

Mary Margaret Moore

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Mary Margaret Moore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2018

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

FINAL PLAT
LOTS 1-R, 2-R, AND 9-R OF
FAIRWAY ACRES SUBDIVISION
BEING A REPLAT OF PART OF TRACT 1 AND
TRACT 2 AND ALL OF TRACT 9 OF
FAIRWAY ACRES SUBDIVISION
BEING 4.330 ACRES IN THE
WILLIAM REED SURVEY A-1073
ETJ CITY OF DENTON
DENTON COUNTY, TEXAS

4238 L-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
LANDMARK SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 14090400
REVISED: 16 MARCH, 2018
DRAWN BY: BETH L. SCALF, L.S., DATE: 26 NOVEMBER, 2017, JOB NO. 124337

OWNER/DEVELOPER
KRIS ENGER
1102 COUNTRY CLUB RD.
ARGYLE, TX 76266
(214) 784-8552

SURVEYOR
LANDMARK SURVEYORS
4238 L-35 N
DENTON, TEXAS 76207
(940) 382-4016

FR18-0001