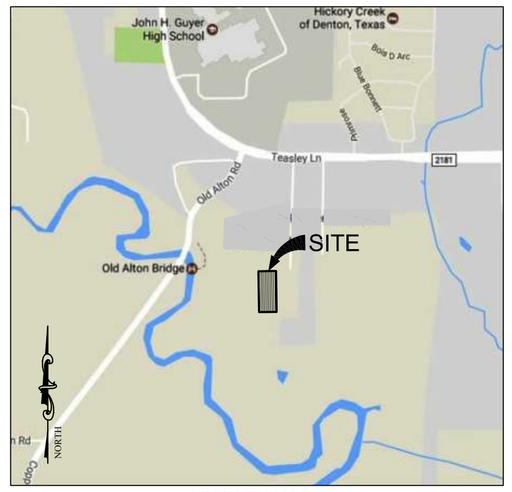


VICINITY MAP
NOT TO SCALE

GENERAL PLAT NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. NOTE: 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 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.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 INDICATES, AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; WITH BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 390 G OF SAID MAP.

4. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 COMMERCIAL LOT FROM 1 TRACT.

5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

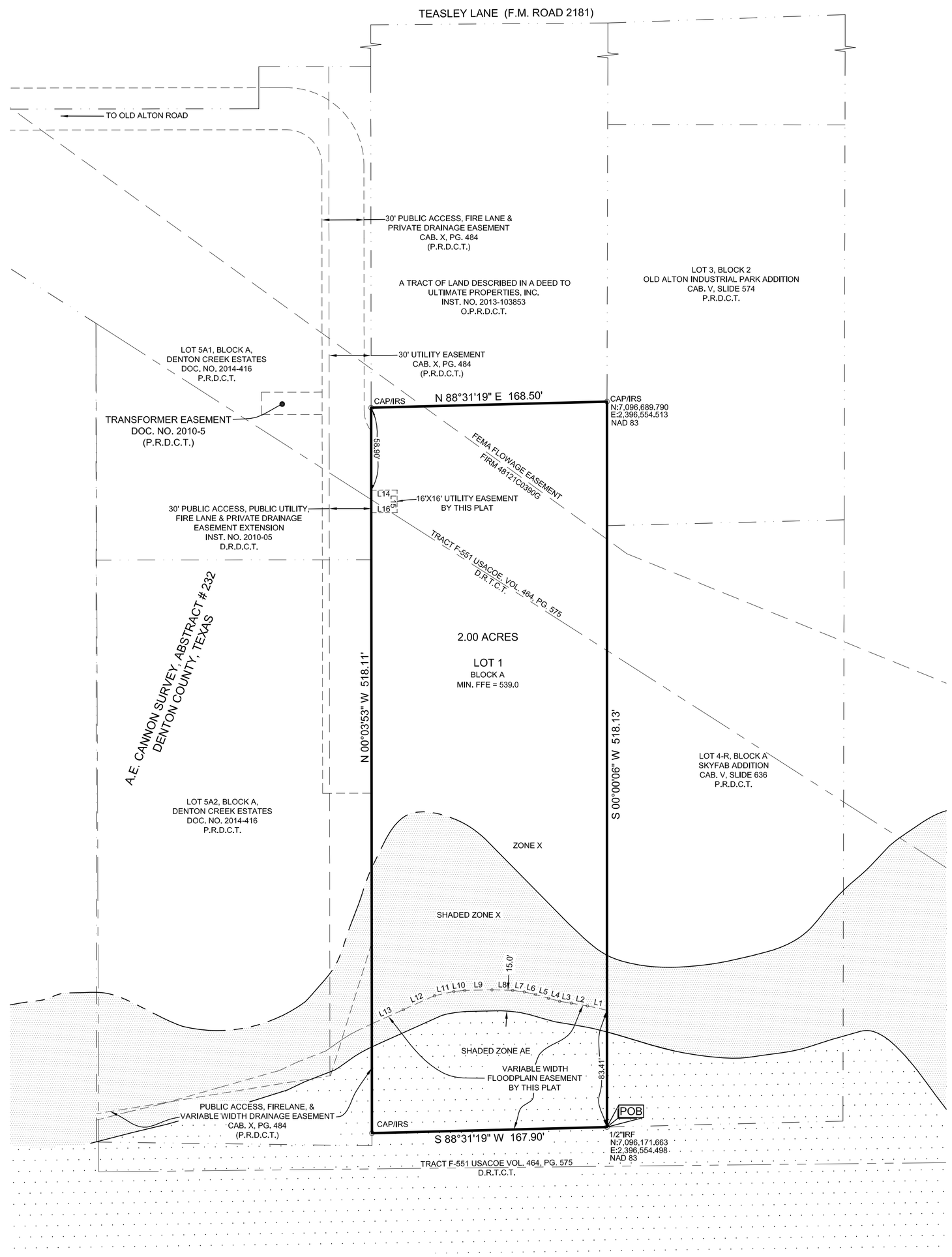
6. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT KENT CONKLE WITH THE WATER DEPARTMENT AT (940) 349-7167.

7. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT DREW HUFFMAN WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.

8. SUBJECT PROPERTY IS NOT GOVERNED BY HOA COVENANTS AND RESTRICTIONS AND IS THEREFORE NOT BOUND TO DECLARE ANY RESTRICTIVE COVENANTS THAT PERTAIN TO GAS WELLS.

9. THERE IS NO VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

10. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON CURRENT FEMA DATA. THE MINIMUM FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°20'48" W	14.29'
L2	N 80°33'43" W	11.66'
L3	N 80°45'37" W	8.47'
L4	N 74°44'59" W	8.26'
L5	N 73°30'42" W	9.60'
L6	N 77°31'07" W	8.28'
L7	N 82°07'36" W	8.37'
L8	N 88°43'18" W	14.79'
L9	S 88°55'40" W	19.48'
L10	S 84°13'34" W	7.79'
L11	S 77°55'21" W	14.11'
L12	S 65°47'27" W	24.43'
L13	S 65°46'17" W	24.66'
L14	N 89°56'07" E	18.45'
L15	S 00°03'53" E	15.90'
L16	S 89°56'07" W	18.45'

LEGEND

USACOE = UNITED STATES ARMY CORPS OF ENGINEERS
ETJ = EXTRATERRITORIAL JURISDICTION
NAD 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
IRS = IRON ROD SET
IRF = IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
VOL. = VOLUME
PG. = PAGE
DOC. NO. = DOCUMENT NUMBER
———℄——— = CENTERLINE OF ROAD

NORTH
1" = 50'
0 25 50 75 100

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
ALLCOL INVESTMENTS, LLC
501 COUNTRY CLUB ROAD
ARGYLE, TEXAS 76266
PHONE: (214) 914-3807

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; ALLCOL INVESTMENTS, LLC are the owners of all that certain tract or parcel of land situated in the A.E. Cannon Survey, Abstract No. 232, City of Denton, Denton County, Texas and being a part of a called 5.664 acre tract of land described in a deed from Pleasant Valley Investments, LLC to Allcol Investments, LLC, as recorded in Instrument Number 2012-134287 of Real Property Records, in said County and subject tract being more particularly described as follows;

BEGINNING at the Southeast corner of the herein described tract at a ½" iron rod found for the Southwest corner of Lot 4-R, Block A of Skyfab addition, an addition to the City of Denton, recorded by the Replat thereof in Cabinet V, Page 636, Plat Records in said County and the North line of United States of America Tract F-551, for the Southeast corner of said 5.664 acre tract;

THENCE South 89 degrees 19 minutes 21 seconds West with the South line thereof and the North line of said U.S.A. tract a distance of 167.90 feet to a capped iron rod set on the East line of a called 14.34 acre tract of land described in a deed to Mar Properties, LTD, as recorded in Volume 5314, Page 5395, of Real Property Records and the Southwest corner of said 5.664 acre tract;

THENCE North 00 degrees 44 minutes 09 seconds East with the West line thereof and the east line of said 14.34 acre tract a distance of 518.11 feet to a capped iron rod set for the northwest corner of the herein described tract;

THENCE North 89 degrees 19 minutes 21 seconds East leaving the West line of said 5.664 acre tract a distance of 168.50 feet to a capped iron rod set on the East line thereof and the West line of Lot 3, Block 2, of Old Alton Industrial Park, as recorded by a Plat thereof in Cabinet V, Page 574, Plat Records;

THENCE South 00 degrees 48 minutes 08 seconds West with the west line thereof and the East line of said 5.664 acre tract passing the southwest corner of said lot 2, and the northwest corner of said lot 4-R and continuing on a total distance of 518.13 feet to PLACE OF BEGINNING enclosing 2.00 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ALLCOL INVESTMENTS, LLC DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A, MEYER TIME ADDITION, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION CITY OF DENTON, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ALLCOL INVESTMENTS, LLC

_____
LARRY MEYER, PRESIDENT DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY MEYER, 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 _____, 2017.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, 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 A CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

_____ DAY OF _____, 2017.

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

CITY OF DENTON PROJECT NUMBER
FP17-0006

KAZ SURVEYING
www.kazsurveying.com

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	060976-MP
DRAWN BY:	TK, MMF
DATE:	7-6-2017
R.P.L.S.	KENNETH A. ZOLLINGER

FINAL PLAT
LOT 1, BLOCK A
MYER TIME ADDITION

BEING 2.00 ACRES, OUT OF THE A.E. CANNON SURVEY, ABSTRACT NUMBER 232, IN THE EXTRATERRITORIAL JURISDICTION CITY OF DENTON, DENTON COUNTY, TEXAS