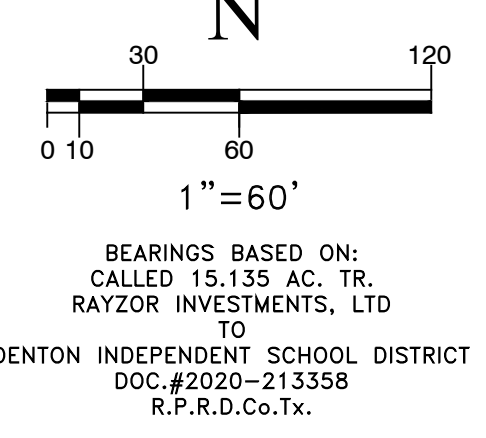


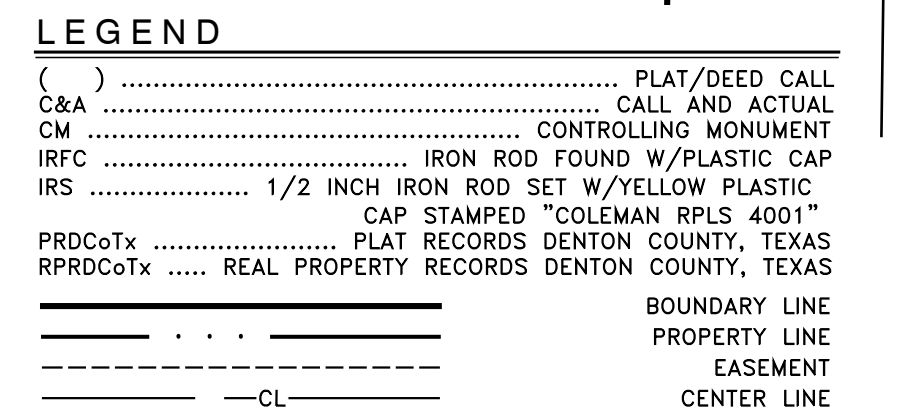
EASEMENT TABLE:

E1=S00°59'52\"/>
E2=S89°00'09\"/>
E3=N0°59'52\"/>
E4=S88°33'42\"/>
E5=S01°24'52\"/>
E6=S88°33'42\"/>
E7=N01°24'52\"/>
E8=S00°22'22\"/>
E9=S44°25'58\"/>
E10=N44°25'58\"/>

**LOT 1, BLOCK A
 14.699 ACRES
 (640,290 SQ. FT.)**



- NOTES:**
- AT THE TIME OF THIS PLAT, NO GAS, PETROLEUM OR SIMILAR PIPELINES OR EASEMENTS WERE VISIBLE, EXCEPT AS SHOWN HEREON.
 - THE PURPOSE OF THIS FINAL PLAT IS TO FACILITATE THE DEVELOPMENT OF AN ELEMENTARY SCHOOL SITE LOCATED ON THE SOUTH SIDE OF RINEY ROAD BETWEEN BONNIE BRAE STREET AND HARDWAY LANE. THE PRELIMINARY PLAT (PROJECT NUMBER PP23-0001) WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 24, 2023.
 - 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. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
 - THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE DENTON COUNTY, TEXAS, MAP NUMBER 48121C02406 EFFECTIVE DATE OF APRIL 18, 2011 INDICATES THAT ALL OF THIS PROPERTY AS SHOWN HEREON IS WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
 - SITE WILL BE SERVED BY CITY OF DENTON WATER AND SEWER.
 - THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE 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 TIMES 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 OR 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 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.
 - GAS WELL NOTIFICATION DISCLOSURE: THIS PROPERTY IS WITHIN 1,000 FEET OF A NATURAL GAS DRILLING AND PRODUCTION SITE AS SHOWN HEREON. ADDITIONAL WELLS MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE.
 - THERE ARE NO TREES ON SITE.
 - THE PROPOSED RIGHT-OF-WAY OF BONNIE BRAE, AS SHOWN HEREON, IS FROM THE CONSTRUCTION PLANS OF BONNIE BRAE STREET, PHASE 6B PREPARED BY RPS ENGINEERING AND DATED 12-11-2020.



OWNER: DENTON INDEPENDENT SCHOOL DISTRICT
 1307 N. LOCUST ST.
 DENTON, TEXAS 76201
 940-369-0000

ENGINEER: RLK ENGINEERING
 111 W. MAIN ST.
 ALLEN, TEXAS 75013
 972-359-1733

SURVEYOR/PREPARER: COLEMAN & ASSOC. LAND SURVEYING
 725 S. LOCUST ST.
 DENTON, TEXAS 76201
 940-565-8215

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 2023.

CHAIR _____

CITY SECRETARY _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Wm. M. Coleman, R.P.L.S. 4001

DEDICATION
 STATE OF TEXAS
 COUNTY OF DENTON

WHEREAS, DENTON INDEPENDENT SCHOOL DISTRICT, is the owner of all that certain tract of land situated in the N. H. Meisenheimer Survey, Abstract Number 810, City of Denton, Denton County, Texas and being all of the called 15.135 acre tract described in deed from Rayzor Investments, LLC to Denton Independent School District recorded in Document Number 2020-213358 of the Real Property Records of Denton County, Texas and more particularly described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a 1/2 inch smooth iron rod found in the South line of Riney Road for the Northeast corner of said 15.135 acre tract and the Northwest corner of a called 0.412 acre tract described in the deed to Lupe R. Gonzales and Mary G. Gonzales recorded in Volume 4340, Page 1539, of said Real Property Records;

THENCE South 00 degrees 55 minutes 16 seconds West (bearing, basis) with the East line of said 15.135 acre tract a distance of 1,116.07 feet to a 1/2 inch iron rod found at the Southeast corner thereof in the north line of the City of Denton North Lakes Park, said corner being a northeast corner of that certain tract conveyed to the City of Denton by instrument recorded in Volume 697, Page 217, of said Deed Records;

THENCE Westwarily with the common line between the North Lakes Park and the 15.135 acre tract the following three calls:

- North 88 degrees 43 minutes 09 seconds West a distance of 549.87 feet to a 1/2 inch iron rod found;
- South 00 degrees 32 minutes 03 seconds West a distance of 50.02 feet from which a 5/8 inch iron rod found bears North 83 Degrees 55 Minutes West a distance of 2.2 feet;
- North 88 degrees 43 minutes 17 seconds West a distance of 589.09 feet to the Westwarily Southwest corner of the 15.135 acre tract in the east right-of-way line of North Bonnie Brae Street (variable width right-of-way);

THENCE North 00 degrees 36 minutes 25 seconds East with the West line of the 15.135 acre tract and East right-of-way line of North Bonnie Brae Street a distance of 50.00 feet to a 5/8 inch iron rod with a plastic cap stamped "RPLS 1640" found at the Westwarily Northwest corner of the 15.135 acre tract;

THENCE South 88 degrees 43 minutes 17 seconds East with the North line of the 15.135 acre tract a distance of 512.65 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a radius of 50.00 feet;

THENCE Easterly with the West line of the 15.135 acre tract along the said curve, an arc length of 52.59 feet (chord bearing North 61 degrees 22 minutes 04 seconds East a distance of 50.20 feet) to a 5/8 inch iron rod found at the end of the said curve;

THENCE North 31 degrees 16 minutes 25 seconds East continuing with the West line of the 15.135 acre tract a distance of 84.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (hereinafter referred to as 1/2IRS);

THENCE North 00 degrees 34 minutes 30 seconds East continuing with the West line of the 15.135 acre tract a distance of 804.38 feet to a 1/2IRS for a reentrant corner thereafter;

THENCE North 89 degrees 15 minutes 06 seconds West continuing with West line of the 15.123 acre tract a distance of 47.13 feet to a 1/2 inch iron rod found at the Southeast corner of Lot 1, Block 1, B. F. Price Addition, as shown by the plat thereof recorded in Cabinet C, Page 126 of the Plat Records of Denton County, Texas;

THENCE North 00 degrees 36 minutes 45 seconds East with the common line between the 15.135 acre tract and the said Lot 1, Block 1, B. F. Price Addition, passing at a distance of 200.70 feet a 1/2 inch iron rod found at the Northeast corner thereof and continuing with the West line of the 15.135 acre tract, in all, a total distance of 210.70 to Northwest corner thereof in the south line of Riney road;

THENCE South 89 degrees 20 minutes 12 seconds East along the South line of Riney Road with the North line of 15.135 acre tract a distance of 275.79 feet to an "X" in concrete found at an angle point therein;

THENCE South 88 degrees 49 minutes 04 seconds East continuing along the South line of Riney Road with the North line of 15.135 acre tract a distance 327.34 feet to the PLACE OF BEGINNING, and containing 15.135 acres of land (659,280 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT, DENTON INDEPENDENT SCHOOL DISTRICT do hereby adopt this plat designating the herein described property as LOT 1, BLOCK A, RINEY ROAD ELEMENTARY SCHOOL ADDITION, an addition in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever the street rights-of-way, public easements and other land rights shown hereon so as to create no conflicts or issues for staff or other public interests.

Denton Independent School District _____ Date _____

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared DENTON INDEPENDENT SCHOOL DISTRICT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

Notary Public in the State of Texas

PREPARED 05-31-23
 FINAL PLAT FP23-0016
 LOT 1, BLOCK A,
 RINEY ROAD ELEMENTARY SCHOOL ADDITION
 AND BEING 15.135 ACRES (659,280 SQ. FT.)
 LOCATED IN
 THE N. MEISENHEIMER SY. A-810
 CITY OF DENTON,
 DENTON COUNTY TEXAS