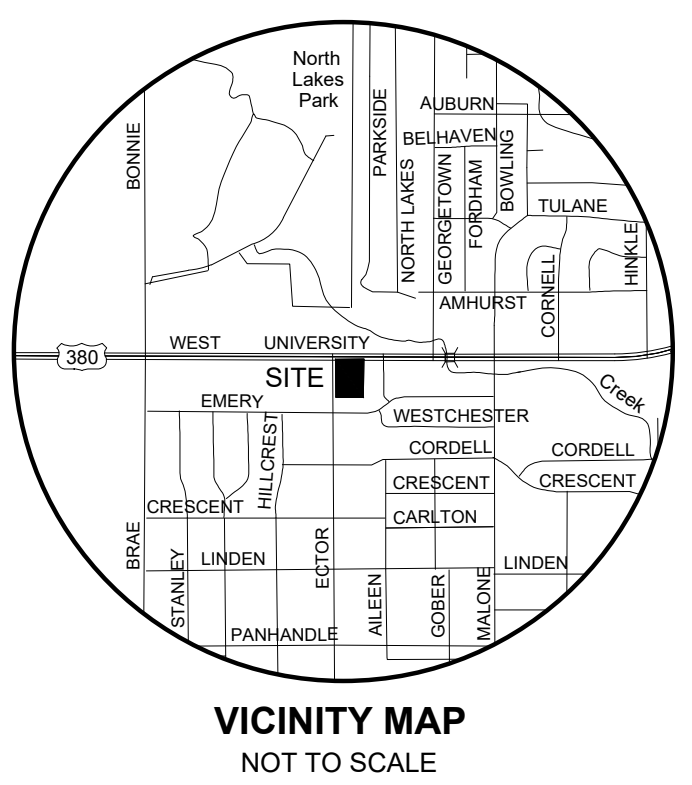
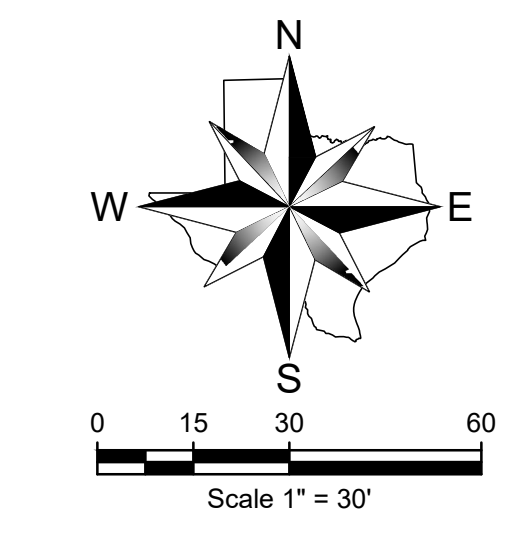


ABBREVIATION LEGEND

CIRS 1/2" iron rod wired cap stamped "W.A.I. 5714" set
 CIRF iron rod w/cap found
 CC # County Clerk's Instrument No.
 SQ. FT. square feet
 IRF Iron rod found
 PKF PK nail found
 Symbols not used; see labels.



- GENERAL NOTES:**
- The purpose of the plat is to combine three (3) existing lots to create one (1) lot for new development, and add easements and right-of-way necessary for the new development.
 - Elevations used for delineating contour lines are based upon NAVD 1988 datum.
 - The bearings and grid coordinates shown on this plat are based on [provide basis of bearings].
 - This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by, g.f. no., effective date _____. The surveyor has not abstracted the above property.
 - This plat lies wholly within the City Limits of Denton (or) the ETJ of the City of Denton, and Denton County.
 - 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.
 - 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.
 - There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
 - 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.
 - 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:
 - 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
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
 - 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.
 - Encroachment of private improvements into public easements shall not be permitted.
 - 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.
 - Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of 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 non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
 - Wastewater utility service will be provided by City of Denton.
 - Master note N/A
 - Master note N/A
 - Water utility service will be provided by City of Denton.
 - All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
 - Flood Statement: 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 the 0.2% annual chance flood (500-year)" as shown on Panel 0360 G of said map.
 - Vertical datum used for the minimum finished floor elevations is NAVD83 and is the same as the datum used to establish 100-year base flood elevations.
 - The Minimum Finish Floor (Slab) Elevation shall be ____ feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
 - Master note N/A
 - Master note N/A
 - Master note N/A
 - This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
 - 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.
 - For Non-Residential Subdivisions governed by Property Owners' Association and/or containing shared parking areas, access drives, or other common areas, consult with City of Denton to determine appropriate wording regarding maintenance responsibilities.
 - Master note N/A
 - Master note N/A
 - Master note N/A
 - Master note N/A
 - Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 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.
 - All lake/detention tracts, easements, open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners' association, or other perpetual private entity. Homeowners' associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
 - This property is located within the boundaries of the Denton Municipal Airport Overlay District and is subject to the Denton Municipal Airport Overlay District standards in Section 4.5 of the Development Code of the City of Denton.
 - Master note N/A
 - Master note N/A
 - This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
 - Master note N/A
 - Master note N/A
 - Master note N/A
 - Property owners are responsible for the maintenance of the facilities located within the access easement(s).
 - [Propose note for review by the City of Denton detailing what type of access is proposed by access easement(s) and who may benefit from it]
 - All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N51°43'32"E	29.48'
L2	S89°38'51"E	26.88'
L3	N89°38'51"W	13.51'
L4	N89°09'49"W	26.68'
L5	S00°50'11"W	10.00'
L6	S89°38'51"E	13.75'
L7	N89°38'51"W	13.80'
L8	N00°14'18"E	5.46'
L9	N89°09'49"W	104.66'
L10	S89°09'49"E	35.85'
L11	S82°10'08"W	36.21'
L12	S86°10'52"E	104.86'
L13	N89°09'49"W	14.91'
L14	S89°45'42"E	2.00'
L15	N89°45'42"W	2.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	9°54'05"	20.00'	3.46'	3.45'	S27°22'36"W
C2	112°04'26"	8.00'	15.65'	13.27'	S33°36'39"E
C3	90°00'00"	10.00'	15.71'	14.14'	S45°21°09"W
C4	90°00'00"	10.00'	15.71'	14.14'	S44°38'51"E
C5	90°00'00"	10.00'	15.71'	14.14'	S45°21°09"W
C6	44°53'09"	60.00'	47.00'	45.81'	N22°47'43"E
C7	45°00'01"	60.00'	47.12'	45.92'	N67°44'17"E
C8	15°41'37"	60.00'	16.43'	16.38'	S81°54'54"E
C9	15°41'37"	35.00'	9.59'	9.56'	N81°54'54"W
C10	49°15'51"	60.00'	51.59'	50.01'	S65°07'46"E
C11	8°35'33"	35.00'	5.25'	5.24'	N44°47'39"W
C12	23°30'59"	60.00'	24.63'	24.45'	N52°15'19"W
C13	49°15'51"	35.00'	30.09'	29.18'	S65°07'45"E
C14	15°41'37"	35.00'	9.59'	9.56'	S81°54'54"E
C15	15°41'37"	60.00'	16.43'	16.38'	N81°54'54"W
C16	44°53'09"	35.00'	27.42'	26.72'	N22°47'43"E
C17	34°13'10"	35.00'	20.90'	20.59'	N16°45'24"W
C18	33°09'03"	65.00'	37.61'	37.09'	S17°17'27"E
C19	29°56'55"	20.00'	10.45'	10.34'	N15°44'12"W

FLOOD NOTE:

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C 0360G, dated April 18, 2011, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

FINAL PLAT
HOME ZONE DENTON
 LOT 1R, BLOCK A
 BEING 2.407 ACRES OUT OF THE R. BEAUMONT SURVEY, ABSTRACT NO. 31, AND BEING A REPLAT OF A PART OF LOT 1, AND ALL OF LOTS 2 & 3, BLOCK 2, REVISED ROBERTS ADDITION AS RECORDED IN VOLUME 346, PAGE 405, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY PROJECT NO. FP24-0038

BOUNDARY LINES
 --- ADJOINERS
 --- EASEMENTS BY THIS PLAT
 --- EXISTING EASEMENTS
 --- EXISTING LOT LINES
 --- OVERHEAD ELECTRIC LINES
 --- OVERHEAD DISTRIBUTION LINE CLEARANCE
 --- OVERHEAD TRANSMISSION LINE CLEARANCE

OWNER:
 JBA Denton LLC
 2401 W. Marshall Dr.
 Grand Prairie, Texas 75051

SURVEYOR/WINKELMANN:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 pH# (972) 490-7090
 l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 PHONE: (972) 490-7090
 FAX: (972) 490-7099
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R. BEAUMONT SURVEY, ABSTRACT NO. 31
 CITY OF DENTON
 DENTON COUNTY, TEXAS
 JBA DENTON LLC
 2401 W. MARSHALL DR.
 GRAND PRAIRIE, TEXAS 75051

FINAL PLAT
HOME ZONE DENTON
 LOT 1R, BLOCK A

Date: 11.01.24
 Scale: 1" = 30'
 File: 90405.00-FPLT
 Project No.: 90405.00

SHEET 1 OF 2

G:\90405\SURVEY\Plats\90405.00-FPLT.dwg

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, We, JBA Denton LLC, are the sole owner of a tract of land situated in the R. BEAUMONT SURVEY, ABSTRACT NO. 31, in the City of Denton, Denton County, Texas, being the remainder of Lot 1 and all of Lots 2 and 3, Block 2, Revised Roberts Addition, an addition to the City of Denton, Denton County, Texas, according to the Dedication, Field Notes and Plat thereof recorded in Volume 346, Page 405, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the North line of said Lot 1, Block 2, and the South right-of-way of U. S. Highway 380 [W. University Drive], a variable width right-of-way, said point being the Northeast corner of a tract of land described in deed to the State of Texas as recorded in Volume 4344, Page 1242, Official Public Records, Denton County, Texas, at the Northeast end of a corner clip at the intersection of the South right-of-way of said U.S. 380 with the East right-of-way of Ector Street, a 100-foot right-of-way;

THENCE South 89 degrees 09 minutes 49 seconds East, along the South right-of-way of said U.S. 380 and the North line of said Lot 1, Block 2, a distance of 271.90 feet to a 1/2-inch iron rod with plastic cap stamped "JPH LANDS" found for the Northeast corner of said Lot 1, Block 2, and the Northwest corner of Westchester Park Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 136, Official Public Records, Denton County, Texas;

THENCE South 00 degrees 14 minutes 26 seconds West, departing the South right-of-way of said U.S. 380, along the East line of said Lots 1, 2, and 3, Block 2, a distance of 355.78 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 3, Block 2, and the Northeast corner of Lot 4, Block 2, of said Revised Roberts Addition, said point being on the West line of Lot 1, Block A, of said Westchester Addition;

THENCE North 89 degrees 20 minutes 55 seconds West, departing the West line of said Lot 1, Block A, along the South line of said Lot 3, Block 2, and the North line of said Lot 4, Block 2, a distance of 294.94 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 3, Block 2, and the Northwest corner of said Lot 4, Block 2, on the East right-of-way of said Ector Street;

THENCE North 00 degrees 14 minutes 18 seconds East, along the East right-of-way of said Ector Street and the West line of said Lot 1, 2, and 3, Block 2, a distance of 338.14 feet to a 1/2-inch iron rod with plastic cap stamped "JPH LANDS" found for the Southwest corner of said State of Texas tract and said corner clip;

THENCE North 51 degrees 43 minutes 32 seconds East, along said State of Texas tract and said corner clip, a distance of 29.48 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.407 acres or 104,861 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 19th day of October, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JBA Denton LLC, does hereby adopt this final plat. Designating the herein described property as **HOME ZONE DENTON**, an Addition in the City of Denton, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements, and right(s)-of way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand at Northlake, Texas, this the _____ day of _____, 2024.

JBA DENTON LLC

By: _____
Jason Adams

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason Adams, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Dated this _____ day of _____, 2024.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVAL BY THE PLANNING & ZONING COMMISSION

Date

Chair, P&Z Commission

City Secretary, City of Denton

FINAL PLAT
HOME ZONE DENTON
LOT 1R, BLOCK A
BEING 2.407 ACRES OUT OF THE R. BEAUMONT SURVEY, ABSTRACT NO. 31, AND BEING A REPLAT OF A PART OF LOT 1, AND ALL OF LOTS 2 & 3, BLOCK 2, REVISED ROBERTS ADDITION AS RECORDED IN VOLUME 346, PAGE 405, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT NO. FP24-0038

Date : 11.01.24
Scale : N/A
File : 90405.00-FPLT
Project No. : 90405.00

SHEET
2
OF
2

R. BEAUMONT SURVEY, ABSTRACT NO. 31
CITY OF DENTON
DENTON COUNTY, TEXAS
JBA DENTON LLC
2401 W. MARSHALL DR.
GRAND PRAIRIE, TEXAS 75051

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1711 W. UNIVERSITY DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Survey No. 100860800 Expires 03/31/2024
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