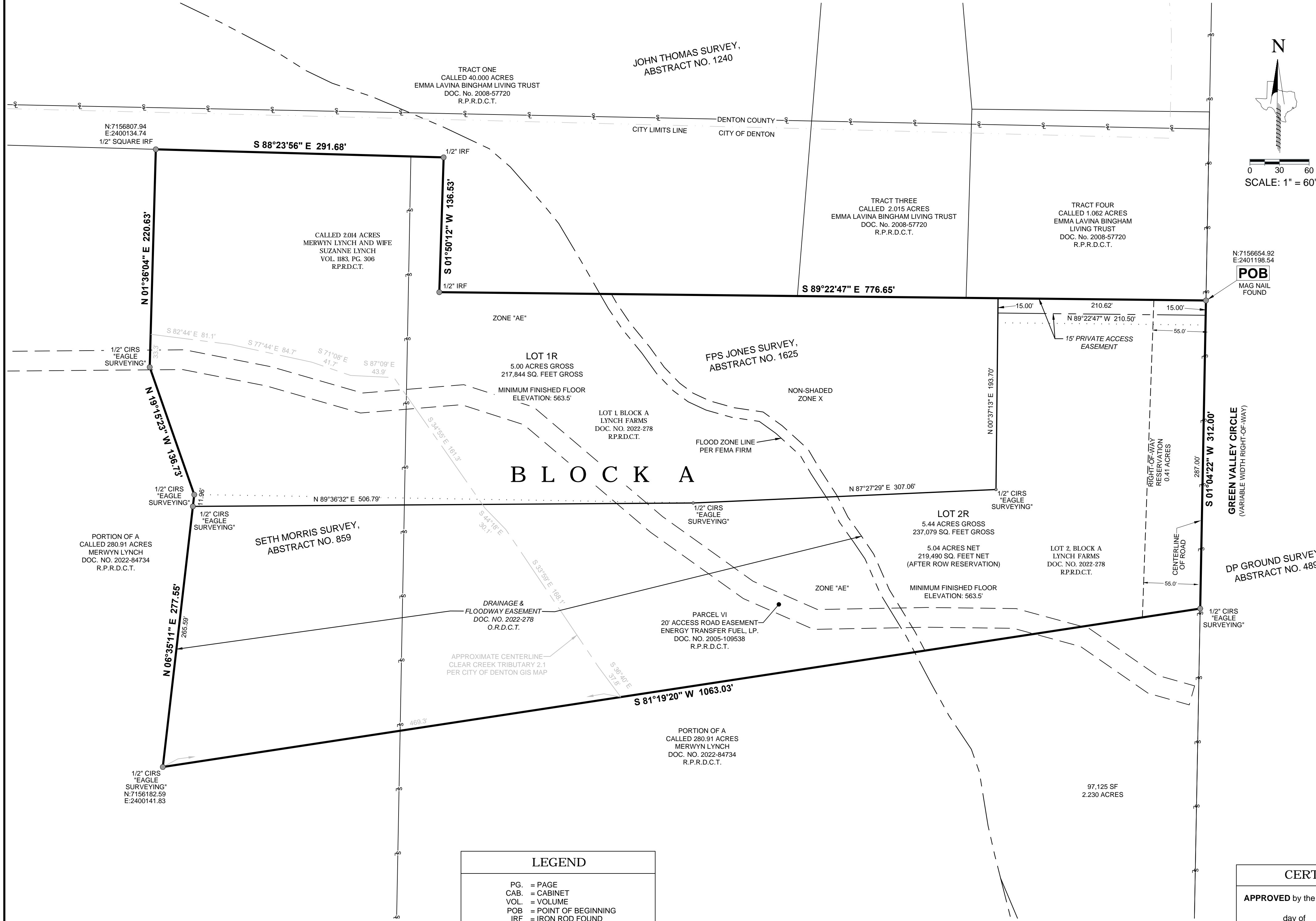


GENERAL NOTES

- The purpose of this plat is to adjust lot lines between two existing lots and add an access easement.
- This property is located in "Non-Shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0240G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011, Texas North Central Zone 4202).
- 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.
- 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 37.5 feet on either side of the centerline of transmission lines. In some instances, the code requires greater clearances. Building permits will not be issues for structures within these clearance areas. Contact the building official with specific questions.
- Private improvements cannot encroach onto existing public or private easements. On site sewage facilities shall not be located inside publicly dedicated easements.
- There is a total of 211.1 inches dbh of protected trees to be preserved on the site. Future land disturbing activity shall not impact and/or damage trees marked for preservation on the accompanying Preservation Plan.No permits for construction activity shall be issued for this property until the required tree protection measures per Section 7.7.4.D of the Development Code of the City of Denton are in place. Preserved trees are located on:
Lot 2R, Block A - 18 inches of heritage trees
Lot 2R, Block A - 46.2 inches of quality trees
Lot 2R, Block A - 146.9 inches of secondary trees
- Minimum Finished Floor Elevations shown hereon are determined from Base Flood Elevations provided by the City of Denton GIS map. Prior to construction, it is recommended to have Minimum Finished Floor Elevations confirmed by a Professional Engineer.
- Water service to be provided by Bolivar Water Supply Corporation. Sanitary Sewer to be handled by private On Site Sewage Facilities.
- The City of Denton has the right, but no the obligation, to maintain and construct drainage facilities if, in the city's sole opinion, the maintenance entity is no properly maintaining the stream or drainage way.



Project	1806.013-11	 <div>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</div>
Date	02/24/2023	
Drafter	TAR/EN	

OWNER
Merwyn Lynch
Suzanne Lynch
5437 Green Valley Circle
Aubrey, TX 76201
(940) 391-1648

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

LEGEND	
PG.	= PAGE
CAB.	= CABINET
VOL.	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	= BOUNDARY LINE
---	= ORIGINAL LOT/TRACT LINE
---	= ADJOINING PROPERTY LINE
---	= EASEMENT LINE
---	= CENTERLINE OF ROAD
---	= SURVEY/ABSTRACT LINE

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **MERWYN LYNCH**, and **SUZANNE LYNCH** are the owners of a 10.44 acre tract of land out of the Seth Morris Survey, Abstract Number 859 and the FPS Jones Survey, Abstract Number 1625, situated in the City of Denton, Denton County, Texas, being all of Lots 1-2, Block A, Lynch Farms, an addition to the the City of Denton, Denton County, Texas according to the plat recorded in Document Number 2022-278 of the Real Property Records of Denton County, Texas, being all of a called 2.014 acre tract of land conveyed to Merwyn Lynch and Suzanne Lynch by warranty deed of record in Volume 1183, Page 306 of the Real Property Records of Denton County, Texas, being all of a called 1.387 acre tract of land conveyed by Warranty Deed of record in Volume 1702, Page 175 of said Real Property Records, a portion of a called 280.91 acre tract of land conveyed to Merwyn Lynch by Correction Warranty Deed of Reformation of record in Document Number 2022-84734 of said Real Property Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a MAG nail found in Green Valley Circle, being the Southeast corner of a called Tract Four - 1.062 acre tract of land conveyed to Emma Lavina Bingham Living Trust by deed of record in Document Number 2008-57720 of said Real Property Records, being the common Northeast corner of said Lot 1;

THENCE, S01°04'22"W, along said Green Valley Circle, being the common East lines of said Lots 1-2, a distance of 312.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said Lot 2;

THENCE, S81°19'20"W, along the south line of said Lot 2, a distance of 1063.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner of said Lot 2;

THENCE, N06°35'11"E, along the west line of said Lot 2, a distance of 277.55 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said Lot 2 and the southwest corner of said Lot 1;

THENCE, along the west line of said Lot 2, the following two (2) courses and distances:
1. N19°15'23"W, a distance of 136.73 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N01°36'04"E, a distance of 220.63 feet to a 1/2 square iron rod found in the South line of a called Tract One - 40.000 acre tract of land conveyed to Emma Lavina Bingham Living Trust by said deed of record in Document Number 2008-57720, being the northwest corner of Lot 1;

THENCE, along the South line of said Tract One, the South line of a called Tract Three - 2.015 acre tract of land conveyed to Emma Lavina Bingham Living Trust by said deed of record in Document Number 2008-57720, and the South line of said Tract 4, being the common North line of said Lot 1, the following three (3) courses and distances:

- S88°23'56"E, a distance of 291.68 feet to a 1/2" iron rod found
- S01°50'12"W, a distance of 136.53 feet to a 1/2" iron rod found;
- S89°22'47"E, a distance of 776.65 feet to the **POINT OF BEGINNING** and containing an area of 10.44 Acres, or (454,922 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MERWYN LYNCH**, and **SUZANNE LYNCH**, do hereby adopt this plat, designating herein described property as **LYNCH FARMS, LOTS 1R & 2R, BLOCK A**, an addition to the City of Denton, Denton County, Texas, and doherby dedicate, in fee simple, to public use forever all right-of-way reservations thereon shown for the purpose and consideration therein expressed. No structures, fences, or trees shall be constructed or placed upon, over, or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Denton's use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone

OWNER: **MERWYN LYNCH**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MERWYN LYNCH**, 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 _____, 2023.

Notary Public in and for the State of Texas

OWNER: **SUZANNE LYNCH**

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **SUZANNE LYNCH**, 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 _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. #6402

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 2023

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of Denton Planning and Zoning Commission on this

_____ day of _____, 2023.

Chairperson _____

ATTEST:

City Secretary _____

FINAL PLAT
LYNCH FARMS
LOTS 1R-2R, BLOCK A

BEING A REPLAT OF LOTS 1 & 2, BLOCK A LYNCH FARMS AS RECORDED IN DOCUMENT NO. 2022-278, P.R.D.C.T.
BEING 10.44 ACRES OF LAND OUT OF THE SETH MORRIS SURVEY, ABSTRACT NO. 859 AND THE FPS JONES SURVEY, ABSTRACT NO. 1625 CITY OF DENTON, DENTON COUNTY, TEXAS

PREPARED ON: FEBRUARY 23, 2023

CITY PROJECT NO: FR23-0004