



NOW, therefore, know all men by these presents:

That, _____, being the sole owner do hereby adopt this plat designated herein as Oak Vista, an addition to the City of Denton, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, and right-of-ways, are hereby dedicated in fee simple to the utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire, and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts 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 system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat, approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton.

WITNESS MY HAND at Denton, Denton County, Texas, this the _____ day of _____, 2023.

Owner: Linken Real Estate, LP

By: _____

(Authorized Representative)

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared

_____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, State of Texas

Benchmarks

Reference Benchmark:

City of Denton GPS Monument 2010 – Set rebar w/cap flush located on the West side of Trinity Road, on a retaining wall. From Hwy 380, go South 1.8 miles. From Hwy 426, go North 0.85 miles. 0.1 miles North of Old Trinity Church. Elev.=588.74'

Benchmarks Set:

TBM #1 – Box cut on top of curb located at the center of an inlet on the North curb line of Duchess Drive 100' West of the centerline of Trailhead Lane. Elev.=594.76'

TBM #2 – Box cut on top of curb located at the center of an inlet on the North curb line of Duchess Drive 65' West of the centerline of South Mockingbird Lane. Elev.=591.65'

This is to Certify that I, _____, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "_____", Irons that are damaged, disturbed, or not so marked are not original

This preliminary plat shall not be filed for any purpose.

_____ R.P.L.S.
Texas Registration No. _____

The subject property is not graphically depicted in the 100-year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Denton County, Texas and Incorporated areas, Map No. 48121C0380 G revised April 18, 2011. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Linken Real Estate, LP., is the sole owner of the 21.802 acres, (949,674 sq. ft.), of land located in the M. Yoacham Survey, Abstract No. 1442, Denton County, Texas, being the tract of land described in the deed to Linken Real Estate, LP. recorded in Instrument No. 2010–16100, and 2012–133042 Deed Records, Denton County, Texas. Said 21.802 acres of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100, being the southwest corner of Lot 1, Block A, Majestic on McKinney, an addition to the City of Denton, Denton County, Texas, recorded in County Clerk's Instrument No. 2016–2050, Deed Records, Denton County, Texas and in an east line of a tract of land described in the deed to Terrano Realty, Inc., recorded in County Clerk's Instrument No. 2017–4412, Deed Records, Denton County, Texas;

THENCE S88°16'01"E, along the north line of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100 and the south line of said Lot 1, a distance of 720.50 feet to a 1"iron pipe found at the northeast corner of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100, being the northwest corner of said Linken Real Estate, LP tract recorded in Instrument No. 2012–133042, the southeast corner of said Lot 1, and the southwest corner of Lot 1, Block 1, McKinney Baptist Church Addition, an addition to the City of Denton, Denton County, Texas, recorded in Cabinet F, Slide 208, Plat Records, Denton County, Texas;

THENCE along the north, east, and south lines of said Linken Real Estate, LP tract recorded in Instrument No. 2012–133042 as follows:

S88°11'01"E, along the south line of said McKinney Baptist Church Addition, a distance of 571.36 feet to a 1/2" iron rod found at the southeast corner of said McKinney Baptist Church Addition;

S88°15'41"E, along the south line of the remainder of a tract of land described in the deed to Gracepointe Church of Denton, Inc., recorded in County Clerk's Instrument No. 2012–24817, Deed Records, Denton County, Texas, a distance of 203.74 feet to a 60d nail found at the northeast corner of said Linken Real Estate, LP tract recorded in Instrument No. 2012–133042;

S01°02'31"W, a distance of 338.43 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE S88°11'40"E, a distance of 124.35 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE N45°23'18"E, a distance of 19.33 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE N01°07'55"W, a distance of 14.15 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE N88°52'05"E, a distance of 69.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE S01°07'55"E, a distance of 93.96 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set in the west line of Lot 2, Block A, Knollwood Villas, an addition to the City of Denton, Denton County, Texas, recorded in Cabinet U, Slide 902, Plat Records, Denton County, Texas from which a 5/8" iron rod stamped "RPLS 5199" found at an angle point in the west line of said Lot 2 bears N44°22'34"E 160.93 feet;

THENCE S44°22'34"W, along the west line of said Lot 2, a distance of 10.09 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the north corner of a right-of-way dedication shown on said plat of Knollwood Villas and at the most northerly northeast corner of a right-of-way dedication recorded in Volume 5167, Page 3076, Deed Records, Denton County, Texas;

THENCE S88°58'03"W, along the north line said right-of-way dedication recorded in Volume 5167, Page 3076, a distance of 59.93 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said right-of-way dedication recorded in Volume 5167, Page 3076;

THENCE S01°07'55"E, along the west line of said right-of-way dedication recorded in Volume 5167, Page 3076, a distance of 114.94 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northeast corner of Lot 7, Block B, said Longhorn Cove;

THENCE S89°11'25"W, along the north line of said Longhorn Cove, a distance of 147.45 feet to a 1/2" iron rod found at the southeast corner of said Linken Real Estate, LP tract recorded in Instrument No. 2012–133042, being in the north line of Longhorn Cove, an addition to the City of Denton, Denton County, Texas, recorded in County Clerk's Instrument No. 2009–186, Deed Records, Denton County, Texas;

THENCE S89°11'25"W, along the north line of said Longhorn Cove, a distance of 779.47 feet to a 1/2" iron rod found at the southwest corner of said Linken Real Estate, LP tract recorded in Instrument No. 2012–133042, being the northwest corner of said Longhorn Cove, and in the east line of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100;

THENCE S01°47'46"W, along the east line of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100 and the west line of said Longhorn Cove, a distance of 305.53 feet to a point;

THENCE N89°37'43"W, a distance of 218.81 feet to a point;

THENCE N20°01'05"W, a distance of 174.05 feet to a point;

THENCE N42°19'43"W, a distance of 46.00 feet to a point;

THENCE N53°43'34"W, a distance of 171.09 feet to a point;

THENCE N64°08'02"W, a distance of 64.08 feet to a point;

THENCE N60°36'17"W, a distance of 29.82 feet to a point;

THENCE N55°14'32"W, a distance of 55.04 feet to a point;

THENCE N28°59'15"W, a distance of 44.70 feet to a point;

THENCE N07°46'34"W, a distance of 37.22 feet to a point;

THENCE N88°43'09"W, a distance of 103.30 feet to a point in the west line of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100 and in an east line of said Terrano Realty, Inc. tract;

THENCE N01°16'51"E, along the west line of said Linken Real Estate, LP tract recorded in Instrument No. 2010–16100 and an east line of said Terrano Realty, Inc. tract, a distance of 442.59 feet to the point of beginning, containing 21.802 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOTE:

1. LOT OWNERS MUST BE NOTIFIED BY THE SELLING AGENT/DEVELOPER THAT TREES RECEIVING PRESERVATION EXIST ON THEIR LOT.
2. THERE IS A TOTAL OF 2,265 INCHES DBH OF PROTECTED TREES ON THE SITE. FUTURE LAND DISTURBING ACTIVITIES SHALL NOT IMPACT AND/OR DAMAGE TREES MARKED FOR PRESERVATION ON THE ACCOMPANY PRESERVATION PLAN. NO PERMIT FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURE PER SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE. PRESERVED TREES ARE LOCATED ON:

PRESERVED TREES ARE LOCATED:		
LOT	BLOCK	BREAST HEIGHT (DBH) (IN)
1A	A	144
1	A	103
2	A	24
3	A	45
4	A	24
5	A	20
6	A	58
7	A	19
8	A	25
23	A	10
26	A	248
28	A	30
29	A	40
1	B	101
2	B	74
3	B	138
4	B	88
5	B	28
6	B	108
7	B	140
8	B	176
13	C	622
	TOTAL	2265

Line Table		
Line #	Length	Direction
L1	105.21'	N00° 47' 49.14"W
L2	81.02'	S01° 46' 41.59"W
L4	6.83'	N36° 06' 17.84"E
L5	14.14'	N46° 46' 41.59"E
L6	14.14'	N43° 13' 18.41"W
L7	18.77'	N21° 57' 18.78"E
L8	17.45'	N62° 31' 37.87"E
L9	17.45'	S58° 58' 14.69"E
L10	17.45'	S27° 28' 22.13"E
L11	17.45'	N03° 58' 55.97"E
L12	17.45'	S54° 31' 11.46"E
L13	13.95'	N01° 24' 53.27"W
L14	14.14'	S43° 13' 18.41"E
L15	14.14'	N46° 46' 41.59"E
L16	14.14'	N43° 13' 18.41"W
L17	14.14'	S46° 46' 41.59"W
L18	15.24'	N82° 36' 28.00"E
L19	69.06'	S21° 28' 47.66"E
L20	90.44'	S60° 11' 56.95"W
L22	3.86'	S88° 12' 12.94"E

Line Table		
Line #	Length	Direction
L23	55.97'	N00° 47' 49.14"W
L24	30.82'	S52° 04' 59.04"W
L25	46.66'	N01° 46' 41.59"E
L26	47.24'	N01° 46' 41.59"E
L28	13.32'	N88° 13' 18.41"W
L29	29.12'	N01° 46' 41.59"E
L30	21.74'	S44° 40' 28.10"E

Line Table		
Line #	Length	Direction
L121	124.53'	N02° 34' 16.79"E
L122	107.20'	N01° 36' 34.23"W
L123	37.22'	N08° 54' 53.74"W
L124	67.11'	N19° 01' 08.10"W
L125	80.38'	N16° 19' 18.74"W
L126	34.99'	N08° 04' 27.03"W
L127	85.23'	S35° 40' 14.42"E
L128	57.21'	N25° 13' 02.61"W

TABLE FOR C/L CREEK.

CITY NOTES:

1. 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 THE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
2. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE EXPENSE OF THE CONTRACTOR EXPENSE.
3. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE EXPENSE OF THE CONTRACTOR EXPENSE.
4. TEMPORARY ENTRY FOR CITY INSPECTORS FOR THE PURPOSE OF INSPECTING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ALLOWED.
5. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
6. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRED ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.

Line Table		
Line #	Length	Direction
L200	80.00'	S88° 16' 01.00"E
L201	228.94'	S01° 03' 51.00"W
L202	105.20'	S15° 53' 44.93"E
L203	72.19'	S13° 44' 23.93"E
L204	69.90'	S25° 27' 59.93"E
L205	69.90'	S44° 12' 15.93"E
L206	69.90'	S62° 13' 44.93"E
L207	69.90'	S61° 16' 18.93"E
L208	69.90'	S51° 49' 26.93"E
L209	69.90'	S42° 22' 35.93"E
L210	69.90'	S32° 55' 43.93"E
L211	69.90'	S23° 34' 00.93"E
L212	264.86'	S21° 10' 32.58"E
L213	86.42'	N88° 56' 56.58"W
L214	242.22'	N21° 10' 32.58"W
L215	33.19'	N20° 48' 09.09"W
L216	49.89'	N30° 24' 19.09"W
L217	52.40'	N42° 13' 59.09"W
L218	50.67'	N53° 38' 49.09"W
L219	52.64'	N61° 41' 02.09"W

TABLE FOR EX DRAINAGE EASEMENT.

Line Table		
Line #	Length	Direction
L220	48.84'	N68° 56' 18.09"W
L221	46.30'	N65° 52' 48.09"W
L222	49.05'	N54° 51' 57.09"W
L223	49.56'	N43° 28' 27.09"W
L224	35.23'	N33° 40' 55.09"W
L225	42.25'	N24° 12' 03.09"W
L226	36.96'	N12° 01' 14.09"W
L227	51.01'	N04° 04' 23.09"W
L228	60.51'	N09° 46' 54.09"W
L229	45.40'	N26° 30' 00.09"W
L230	44.27'	N25° 17' 16.09"W
L231	255.46'	N01° 16' 51.23"E

TABLE FOR EX DRAINAGE EASEMENT.

SHEET 2 OF 2

PROJECT NO. PP 22–0028

**Preliminary Plat
of Oak Vista Addition
Lots 1 thru 32, Block A, Lots 1 thru 9, Block B,
and Lots 1 thru 26, Block C
Being 64 Residential Lots at Zoning R6,
2 Open Space Lots being
Being Lot 26 Block A, and Lot 13 Block C,
and 2 Common Area Lots being Lot 1A Block A, and Lot 9 Block B
Being 21.802 Acres, (949,674 sq.ft.) of Land Located in the
M. Yoacham Survey
Abstract No. 2010–16100, and 2012–133042
City of Denton
Denton County, Texas**
Prepared March 20, 2023.