



LINE	BEARING	DIST
L1	S43°49'04"W	21.02'
L2	N76°35'40"W	22.10'
L3	N88°39'37"E	18.14'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	40.52'	30.00'	77°23'12"	N52°05'56"E	37.51'
C2	53.73'	30.00'	102°36'48"	N37°54°04"W	46.83'
C3	53.73'	30.00'	102°36'48"	S37°54°04"E	46.83'
C4	40.52'	30.00'	77°23'12"	S52°05'56"W	37.51'

* L E G E N D *	
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
PP	POWER POLE
PPLP	POWER POLE W/ LIGHT POLE
PPT	POWER POLE W/ TRANSFORMER
---	PROPOSED EASEMENT LINE
---	EXISTING BOUNDARY LINE
---	SUBJECT TRACT BOUNDARY LINE
---	EXISTING SUBJECT TRACT BOUNDARY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	ROAD CENTERLINE
---	BOUNDARY SETBACK LINE
---	OVERHEAD ELECTRIC

* NOTES *

1. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF DENTON THROUGH EXISTING PUBLIC WATER AND SEWER LINES LOCATED IN JOHNSON STREET.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**PRELIMINARY PLAT
LOT 1, BLOCK 1
COTTAGES AT DENTON
ADDITION**

A SUBDIVISION OF 1.807 ACRES
OUT OF THE ALEXANDER HILL SURVEY
ABSTRACT No. 623, CITY OF DENTON
DENTON COUNTY, TEXAS

**DATE OF PREPARATION:
FEBRUARY 28, 2023
PP23-XXXX**

PREPARED BY

WIA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER / DEVELOPER
HAVEN AT DENTON, LLC
1118 JOHNSON STREET
DENTON, TEXAS 76205
CONTACT: RICHARD OWEN
EMAIL: ROWEN@ASCENDANTDEVCO.COM
PH: (713) 600-9393

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: PETER K. CHRISTENSEN, P.E.
 EMAIL: PETERC@WIERASSOCIATES.COM
 PH: (817) 467-7700
 FAX: (817) 467-7713

OWNER'S CERTIFICATE

BEING A TRACT OF LAND LOCATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NUMBER 623, DENTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO HAVEN AT DENTON, LLC, RECORDED IN DOCUMENT NUMBER 2019-110503, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "ARTHUR" IN THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF SAID HAVEN AT DENTON TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BERDY TJANDRAMULIA, RECORDED IN VOLUME 4985, PAGE 2726, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°12'28" W, ALONG THE SOUTH LINE OF SAID HAVEN AT DENTON TRACT AND THE NORTH LINE OF SAID BERDY TJANDRAMULIA TRACT, A DISTANCE OF 275.07 FEET TO A 5/8 IRON ROD FOUND WITH A CAP STAMPED "ADAMS SURVEY" IN THE EAST LINE OF LOT 1, BLOCK 1, HAVEN AT DAUGHTERTY, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2020-129, O.R.D.C.T., SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THE SAID BERDY TJANDRAMULIA TRACT AND THE SOUTHWEST CORNER OF SAID HAVEN AT DENTON TRACT;

THENCE N 13°19'05" E, ALONG THE WEST LINE OF SAID HAVEN AT DENTON TRACT AND THE EAST LINE OF SAID LOT 1, AT A DISTANCE OF 186.41 FEET, PASSING A 1/2 INCH IRON ROD FOUND, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 230.33 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KBRE INVESTMENTS, LLC, RECORDED IN DOCUMENT NUMBER 2021-85445, O.R.D.C.T. AND ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1;

THENCE N 13°31'55" E, CONTINUING ALONG THE WEST LINE OF SAID HAVEN AT DENTON TRACT AND THE EAST LINE OF SAID KBRE INVESTMENTS TRACT, A DISTANCE OF 83.13 FEET TO 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARTHA GARCIA, RECORDED IN DOCUMENT NUMBER 2017-93046, O.R.D.C.T. AND ALSO BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID HAVEN AT DENTON TRACT;

THENCE S 87°56'19" E, ALONG THE SOUTH LINE OF SAID MARTHA GARCIA TRACT AND A NORTH LINE OF SAID HAVEN AT DENTON TRACT, A DISTANCE OF 74.32 FEET TO A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "DJUR", BEING AN ELL CORNER OF SAID HAVEN AT DENTON TRACT AND THE SOUTHEAST CORNER OF THE SAID MARTHA GARCIA TRACT;

THENCE N 02°47'41" W, ALONG THE EAST LINE OF SAID MARTHA GARCIA TRACT AND A WEST LINE OF SAID HAVEN AT DENTON TRACT, A DISTANCE OF 58.88 FEET TO A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "DJUR", BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID HAVEN AT DENTON TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JUAN JACINTO & MARINA JACINTO, RECORDED IN DOCUMENT NUMBER 2006-43332, O.R.D.C.T.;

THENCE S 89°02'53" E, ALONG THE NORTH LINE OF SAID HAVEN AT DENTON TRACT AND THE SOUTH LINE OF SAID JUAN JACINTO & MARINA JACINTO TRACT, AT A DISTANCE OF 43.64 FEET, PASSING A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "KAZ", BEING THE SOUTHEAST CORNER OF THE SAID JUAN JACINTO & MARINA JACINTO TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO EDITH OROZCO, RECORDED IN DOCUMENT NUMBER 2020-177544, O.R.D.C.T., CONTINUING ALONG THE NORTH LINE OF SAID HAVEN AT DENTON TRACT AND THE SOUTH LINE OF SAID OROZCO TRACT IN ALL FOR A TOTAL DISTANCE OF 120.42 FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID HAVEN AT DENTON TRACT, IN THE WEST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET AND FROM WHICH A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "DJUR" BEARS S 87°43'05"W, 16.27 FEET;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET AND THE EAST LINE OF SAID HAVEN AT DENTON TRACT AS FOLLOWED:

- (1) S 01°56'50" E, A DISTANCE OF 137.40 FEET TO A 1/2 INCH IRON ROD FOUND;
- (2) S 02°00'31" E, A DISTANCE OF 156.84 FEET TO A 5/8 INCH IRON ROD FOUND;
- (3) S 00°28'29" E, A DISTANCE OF 68.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.807 ACRES (78,730 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, HAVEN AT DENTON LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, COTTAGES AT DENTON ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES, HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR ANY PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION OF ANYONE.

WITNESS MY HAND AT DENTON, DENTON COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____.

HAVEN AT DENTON, LLC

OWNER

TITLE: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN _____ AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER 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 OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON February 28, 2023. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

GREGG A. E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5798

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN _____ AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGG A. E. MADSEN, KNOWN TO ME TO BE THE PERSON AND OFFICER 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 OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

NOTES:

- IMPORTANT NOTICE: 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.
- THIS PLAT DOES NOT REMOVE OR AMEND ANY COVENANTS OR RESTRICTIONS.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT.
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48121C0360G, MAP REVISED APRIL 18, 2011, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOT 1, BLOCK 1, COTTAGES AT DENTON ADDITION IS 660.50 FEET. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON NAVD 1988 DATUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- A TOTAL OF 100 "DIAMETER BREAST HEIGHT" (DBH) INCHES ARE BEING PRESERVED ON LOT 1, LIMITING ANY FUTURE UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREE(S) SHOWN AS PRESERVED.
- THE CITY OF DENTON WILL PROVIDE WATER AND SEWER SERVICES TO THE PROPERTY.
- THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, STORMWATER DESIGN CRITERIA MANUAL AND COMPREHENSIVE MASTER DRAINAGE PLAN. (BEP)
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE, DETENTION & ACCESS EASEMENTS. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE & DETENTION EASEMENTS CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF DENTON AND COUNTY OF DENTON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. SAID DRAINAGE & DETENTION EASEMENTS, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, ARE SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF DENTON AND COUNTY OF DENTON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF DENTON AND COUNTY OF DENTON WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE & DETENTION EASEMENTS AND PROPERTIES.

PRELIMINARY PLAT
LOT 1, BLOCK 1
COTTAGES AT DENTON
ADDITION

A SUBDIVISION OF 1.807 ACRES
OUT OF THE ALEXANDER HILL SURVEY
ABSTRACT No. 623, CITY OF DENTON
DENTON COUNTY, TEXAS

DATE OF PREPARATION:
FEBRUARY 28, 2023
PP23-XXXX

OWNER / DEVELOPER
HAVEN AT DENTON, LLC
1118 JOHNSON STREET
DENTON, TEXAS 76205
CONTACT: RICHARD OWEN
EMAIL: ROWEN@ASCENDANTDEVCO.COM
PH: (713) 600-9393

ENGINEER / SURVEYOR
WER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PETER K. CHRISTENSEN, P.E.
EMAIL: PETERC@WERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
W&A WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900