

NOTES:

BUILDING SETBACKS ARE DETERMINED BY ZONING.

SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT APPROVED BY THE CITY IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (35.21.4). 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 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 MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON OR N.G.S. 1983 DATUM.

BASIS OF BEARINGS: GPS OBSERVATIONS PERFORMED AT TIME OF SURVEY AND PROCESSED THROUGH THE OPUS WEB SITE PROVIDED BY NGS. GRID BEARING, NORTH TEXAS ZONE, NAD83. COORDINATES ARE BASED ON SPC NAD83, NTX ZONE 4202.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0360G, DATED APRIL 18, 2011 AND ZONE AE AS SHOWN ON LETTER OF MAP REVISION, CASE NO. 13-06-226P, EFFECTIVE DATE JANUARY 9, 2014. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM UNPLATTED LAND.

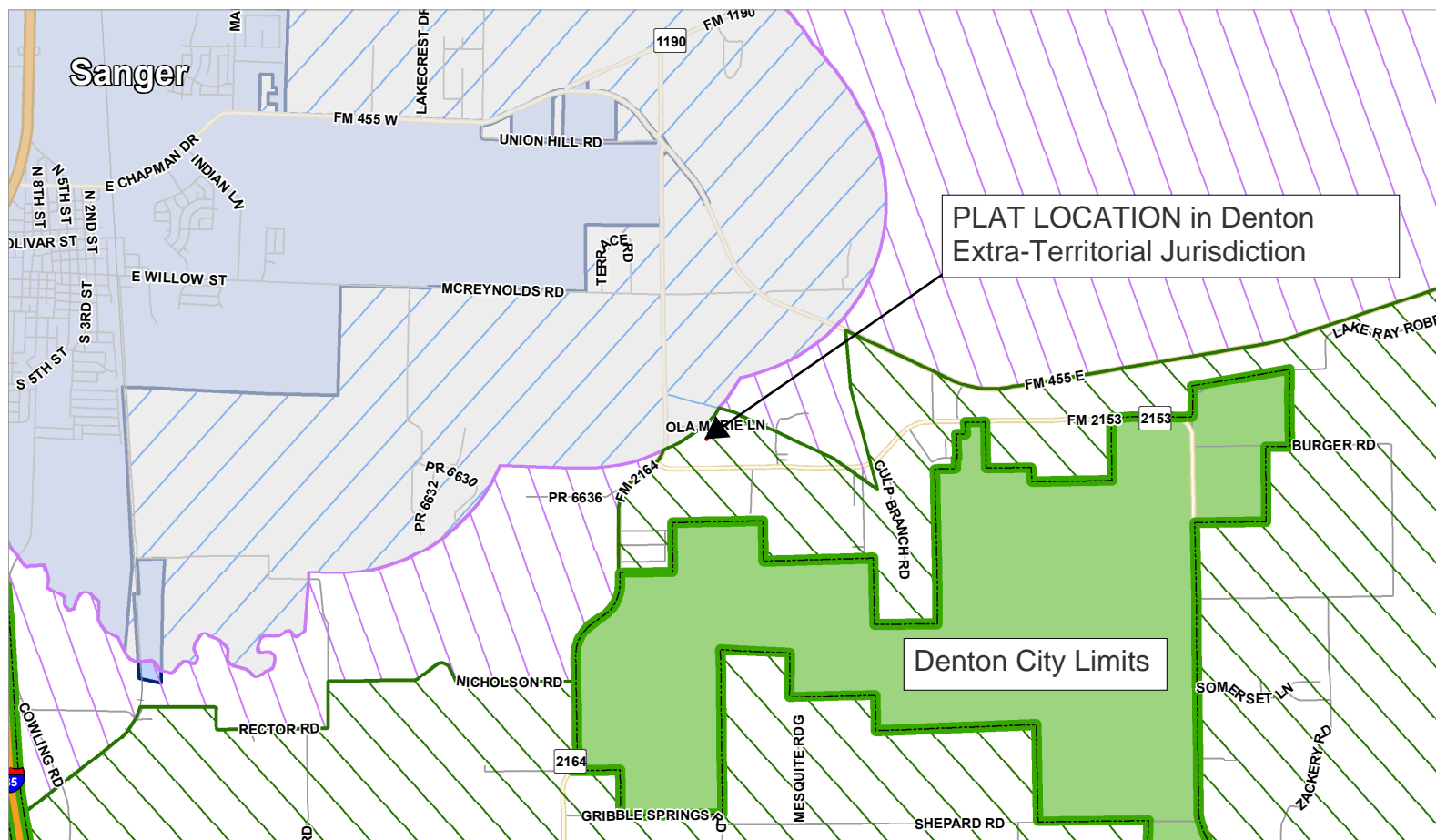
PRIVATE IMPROVEMENT CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS. PRIVATE EASEMENT DEDICATIONS SHOULD BE REMOVED FROM PLAT. IF PRIVATE IMPROVEMENTS ARE ENCROACHING ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS, REMOVE IMPROVEMENTS.

ONSITE SEWAGE FACILITIES SHALL NOT BE LOCATED INSIDE PUBLICLY DEDICATED EASEMENTS.

INFORMATIONAL LEGAL NOTE: COD STANDARD DRAINAGE COMMENT/STATEMENT: RIGHTS OF COUNTY/CITY, The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public right of way, if the Association fails to maintain the Common Areas to a standard acceptable to the county or city, the County or City may give the association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.

WATER SERVICES WILL BE PROVIDED BY A WELL FOR WHICH A PERMIT THROUGH DENTON COUNTY WILL BE REQUIRED.

THE PROPOSED LOT MEETS THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. FINAL APPROVAL OF AN ON-SITE SEWER FACILITY IS SUBJECT TO REVIEW AND APPROVAL BY DENTON COUNTY.



Approximate City Limit Map
Not to Scale

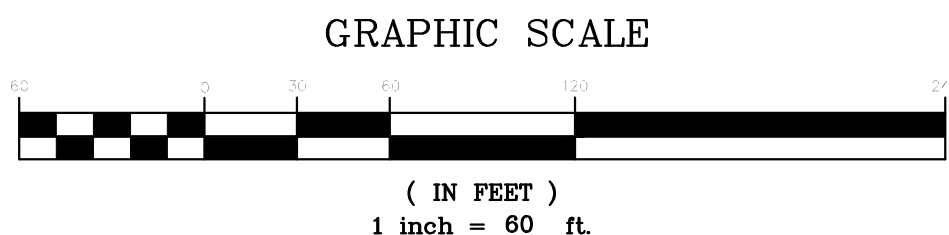
LEGEND	
	POWER POLE
	GUY LINE
	OVERHEAD ELECTRIC
	EXISTING EASEMENT
	ADJOINER LINE
	BOUNDARY LINE
	POINT OF BEGINNING
	VERIZON LEASE LIMIT
	CENTERLINE OF ROAD
	PROPOSED UTILITY EASEMENT
	FENCE LINE
	MAG NAIL SET
	IRON ROD SET
	IRON ROD FOUND

PREPARED BY: CW



Webb Surveying, Inc. Land Surveyors
3401 Cutler Road Phone: (972) 599-2300
Suite 139 599-2300
Plano, TX 75023 Fax: (972) 599-2302
mail@webbsurveying.com

OWNERS:
John Bowling
Diana Bowling
12154 FM 2153
Sanger, TX 76266
940-367-2626



REVISIONS:	BY:	DATE:
FIX MARKUPS PER CLIENT	GLH	03/07/24

FINAL PLAT
LOT 1, BLOCK 1
BOWLING ADDITION
7.024 ACRE TRACT OR 305,955.07 Sq. Ft.,
CARMEL MANCHACA SURVEY,
ABSTRACT 790, DENTON COUNTY, TEXAS
PREPARATION DATE: NOVEMBER 27, 2023

OWNER'S CERTIFICATE

Being that certain lot, tract or parcel of land situated in the Carmel Manchaca Survey, Abstract 790, Denton County, Texas, being all that certain 7.024 acre tract of land conveyed by deed from Mary N. Arrington to John M. Bowling and wife, Duana C. Bowling, recorded in Volume 1438, Page 206, Real Property Records, Denton County, Texas, and more particularly described as follows:

Beginning at an iron rod found for corner in the north line of Farm to Market Road No. 2153, a public roadway having a right of way of 90.0 feet, said point being the southwest corner of said Bowling Tract; Thence N 01°00'37" W a distance of 861.99 feet with a fence and with the west line of said Bowling Tract to an iron rod found for corner; Thence N 88°24'27" E a distance of 355.28 feet with a fence to an iron rod found for the Northeast corner; Thence S 00°50'26" E a distance of 866.70 feet with a fence to an iron rod found for corner in said North line of said road; Thence S 89°10'03" W a distance of 352.69 feet with a fence and with said north line of said road to the point of beginning, said tract containing 7.024 acres of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT We, John and Diana Bowling, owner, does hereby adopt this plat designating the hereinbefore described property as Lot 1, Block 1, Bowling Addition, an addition to the City of Denton Extra-Territorial Jurisdiction, Denton County, Texas, and does hereby dedicate to the public use forever all streets, right-of-ways, alleys, and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency or its respective systems on any of those easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations of the City of Denton, Texas.

John Bowling

Diana Bowling

STATE OF TEXAS}
COUNTY OF DENTON}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURTIS R. WEBB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

I, KURTIS R. WEBB, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND. THE MONUMENTS SHOWN HEREON WERE FOUND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

KURTIS R. WEBB
RPLS #4125

STATE OF TEXAS}
COUNTY OF DENTON}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURTIS R. WEBB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

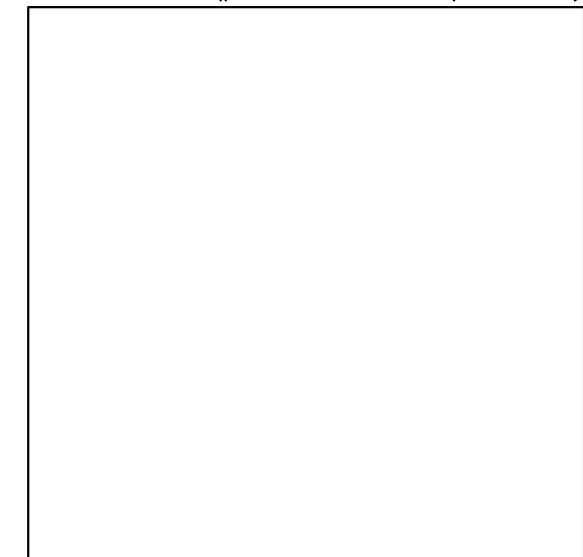
CERTIFICATE OF APPROVAL

Approved ON the _____ day of _____ by the Planning and Zoning Commission of the City of Denton, Texas.

City Secretary

Planning and Zoning
Commission Chairperson

CITY PROJECT# FP24-0005. (FCP 2.2)



SHEET 1 OF 1