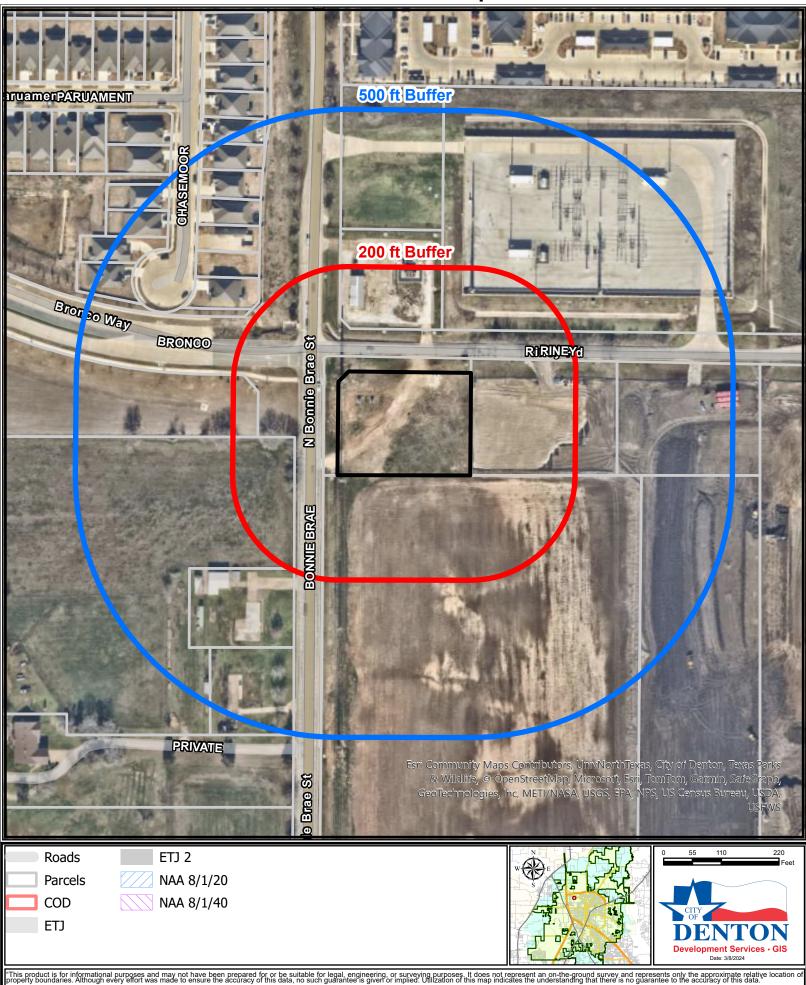
Z23-0008 Notification Map



PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. 223-0008

Date of Planning and Zoning Commission Meeting:

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property

subject to Project Name/Number 3310 N. Bonnie Brae; Z23-0008

located at 3310 N Bonnie Brae, Denton, tX

Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.

Posting of said signs was accomplished on **December 12**, , 2023 . Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)of-way along Bonnie Brae and Riney Road . Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body.

I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

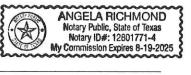
Executed this the 12th day of December , 20 23 .

Signature of Applicant or Authorized Representative for Project No. <u>Z23-0008</u>

Philip A. Baker, Vice President of The Rayzor Company, General Partner Of Rayzor Investments, Ltd. Printed Name of Applicant or Authorized Representative for Project No. <u>Z23–0008</u>

STATE OF TEXAS COUNTY OF _____ Denton, Texas BEFORE ME, a Notary Public, on this 12th day personally appeared Philip A. Baker ____ (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 12th day of December . 20 23

roden Kichmond Notary Signature



(seal)

PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the Wednesday Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____ Delivered to the lity of Denton Development Service 12.13.23 by PAB.

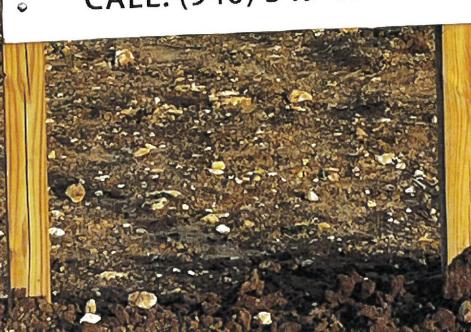
Project no. Z23-0008; Project name: 3310 N. Bonnie Brae Sign is facing Bonnie Brae

Notice of Public Hearing Project Number: **Z23-0008** Project Name: **3310 BONNIE BRAE**

DENTON

Request:

For more information: www.cityofdenton.com/public-meetings CALL: (940) 349-8541



Project no. Z23-0008; Project name: 3310 N. Bonnie Brae Sign is facing Riney Road



Notice of Public Hearing Project Number: **Z23-0008** Project Name: **3310 BONNIE-BRAE**

Request:

For more information: www.cityofdenton.com/public-meetings CALL: (940) 349-8541



Response Form Project Number Z23-0008 Bonnie Brae Rezoning PF to R7

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services Attn: Angie Manglaris, Project Manager 401 N. Elm St. Denton, TX 76201

You may also email to angie.manglaris@cityofdenton.com or call (940) 349-8381. Please note any responses are subject to public information requests including the information provided below.

Project Number: Z23-0008

Meeting Date: March 20, 2024

Please circle one:

□ In favor of request

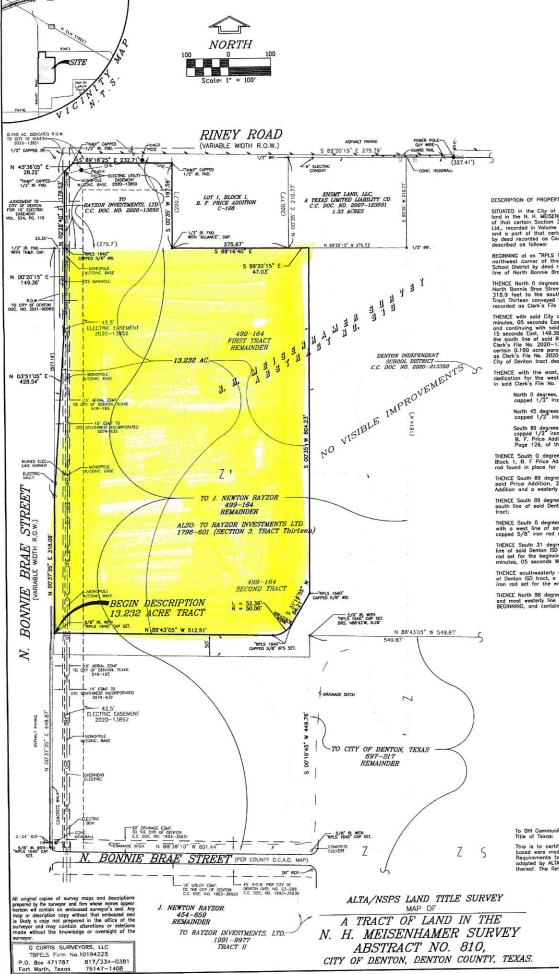
□ Opposed to request

Comments:

No comments.

Signature: 🛛	Chig asaken Thilip A. Baker, Vice President of	
Printed Name:	Thilip A. Baker, Vice President of The Rayzor Company, General Pertner of Rayzor Investments, Ltd.	
Street Address: _	400 W Oak Street Suite 302	
City, State and Zi	ip Code: Denton, TX 76201	
Phone Number:	940-387-8711	
Email Address:	pabaker@rayzorco.com	

Physical Address of Property within 200 Feet: ______Thre__is__no__physical__address. _____The Property is located at the SEC of Riney Road and bonnie Brae. See attached map. The Property is shaded in yellow.



NOTES: 1 THE SUBJECT PROPERTY BY SCALED LOCATION LIES WITHIN ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 2X ANNUAL CHANCE FLOODPLAN AS DEPICTED BY FLOOD INSURANCE RATE MAP NO. 48121CO360G, REVISED APRIL 18, 2011. NOTES

2. BEARINGS ARE BASED UPON THE GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD B3.

3. DISTANCES IN PARENTHESES () ARE DEED CALLS FOR DISTANCE.

DESCRIPTION OF PROPERTY SURVEYED

SITUATED in the City of Denton, Denton County, Texas, and being a tract of Iand in the N. H. MEDSHHAMER SURVEY, Abstract No. 310, and being a portion of that certain Saction 3, Tract Thirteen, of the deat to Royzon have Mecords, Ltd, recorded in Volume 1796, Poge 601, of the Del Royzor investments. Ltd., procreded recorded as County Clerk's File No. 2020-13850, and all being described on Glowar.

BEGINNING at an "RPLS 1640" capped 5/8" iron rod set for the most we northwest corner of that certain tract conveyad to the Denton Indepe School District by deed recorded as Clerk's Fiel No. 2020-213358, in the line of North Bonnie Bras Street (variable width right-of-way at this ndent

THENCE North 0 degrees, 37 minutes, 35 seconds East with sold east line of North Bonnie Brae Street for the west line of sold Section 3, Tract Thirteen, 318.9 feet to the south corner of that certain portion of sold Section 3, Tract Thirteen conveyed to the City of Denton for right-of-wey by instrument recorded as Clerk's File No. 2021-90065;

THENCE with soid City of Denton right-of-way portion, North 3 degrees, 51 minutes, 05 seconds test, 428.54 feet to an angle point in soid right-of-way, and continuing with soid right-of-way portion. North 0 degrees, 20 minutes, 15 seconds test, 143.36 feet to an TRPLS 1640 coupled 5/8 and the south line of soid Rayor investments tractacoupyed solutions are control in Clerk's File No. 2020-1650 deficient for right-of-way by instrument recorded as Clerk's File No. 2020-16551, soid point being the northeest corner of soid Clerk's File No. 2020-16551, soid point being the northeest corner of soid Clerk's File No. 2020-16551, soid point being the northeest corner of soid Clerk's File No. 2021-90065;

THENCE with the east, southeast, and south lines of said right-dedication for the west, northwest, and north lines of said tract du in said Clerk's File No. 2020-13850, the following courses and distan way

North 0 degrees, 28 minutes, 40 seconds East, 178.53 feet to a "TN&P capped 1/2" iron rod found in place for an angle point;

North 45 degrees, 36 minutes, 05 seconds East, 28.22 feet to a "TN&P capped 1/2" iron rod found in place for an angle point; and,

South 89 degrees, 16 minutes, 25 seconds East, 232.71 feet to a "TN&P" copped 1/2" iron rod found in place in the west line of Lot 1, Black 1, B.F. Price Addition as shown on plat thread recorded in Cabinet C, Page 126, of the Denton County Plat Records;

THENCE South 0 degrees. 35 minutes West with the west line of sold Lot 1, Block 1, B. F Price Addition, 197.59 feet to an "Alliance" copped 1/2 iron rod found in place for the southwest corner of sold Price Addition;

THENCE South 89 degrees, 16 minutes, 40 seconds East with the south line of said Price Addition, 275.67 feet to the southeast corner of said Price Addition and a westerly southwest corner of said Denton ISD tract;

THENCE South 89 degrees, 20 minutes, 15 seconds East with the most northerly south line of said Denton ISD tract, 47.03 feet to an "L" corner in said ISD

THENCE South 0 degrees, 35 minutes West across said Section 3, Tract Thirteen with a west line of said Denton ISD tract, 804.23 feet to an "RPLS 1640" capped 5/8" iron rad set for an angle point in said west line;

THENCE South 31 degrees, 16 minutes, 55 seconds West with a northwest line of solid Denton ISD tract, 84.21 feet to an "RPLS 1540" copped 5/8" rod set for the beginning of a curve whose center bears North 58 degrees, minutes, 05 seconds West, 50.0 feet; iron 43

THENCE southwesterly with sold curve continuing with sold northwesterly line of Denton ISD tract, a distance of 52,36 feet to an "RPLS 1640" capped 5/8" iron rad set for the end of sold curve;

THENCE North 88 degrees, 43 minutes, 05 seconds West with the most northerly and most westerly line of said Denton ISD tract, 512.51 feet to the PLACE OF BEGINNING, and containing 13.232 acres.

To DHI Communities, Inc., First American Title Insurance Company, Republic Title of Texas:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/MSP Land Title Surveys, jointly satblished and adopted by ALTA and NSPS, and includes items 1, 3, and 4, of fable A thereal. The fieldwork was completed on 1 February. 2021.

G CURTIS SURVEYORS, LLC Gerald A. Curtis, RPLS horr Texas Registration No. 1640