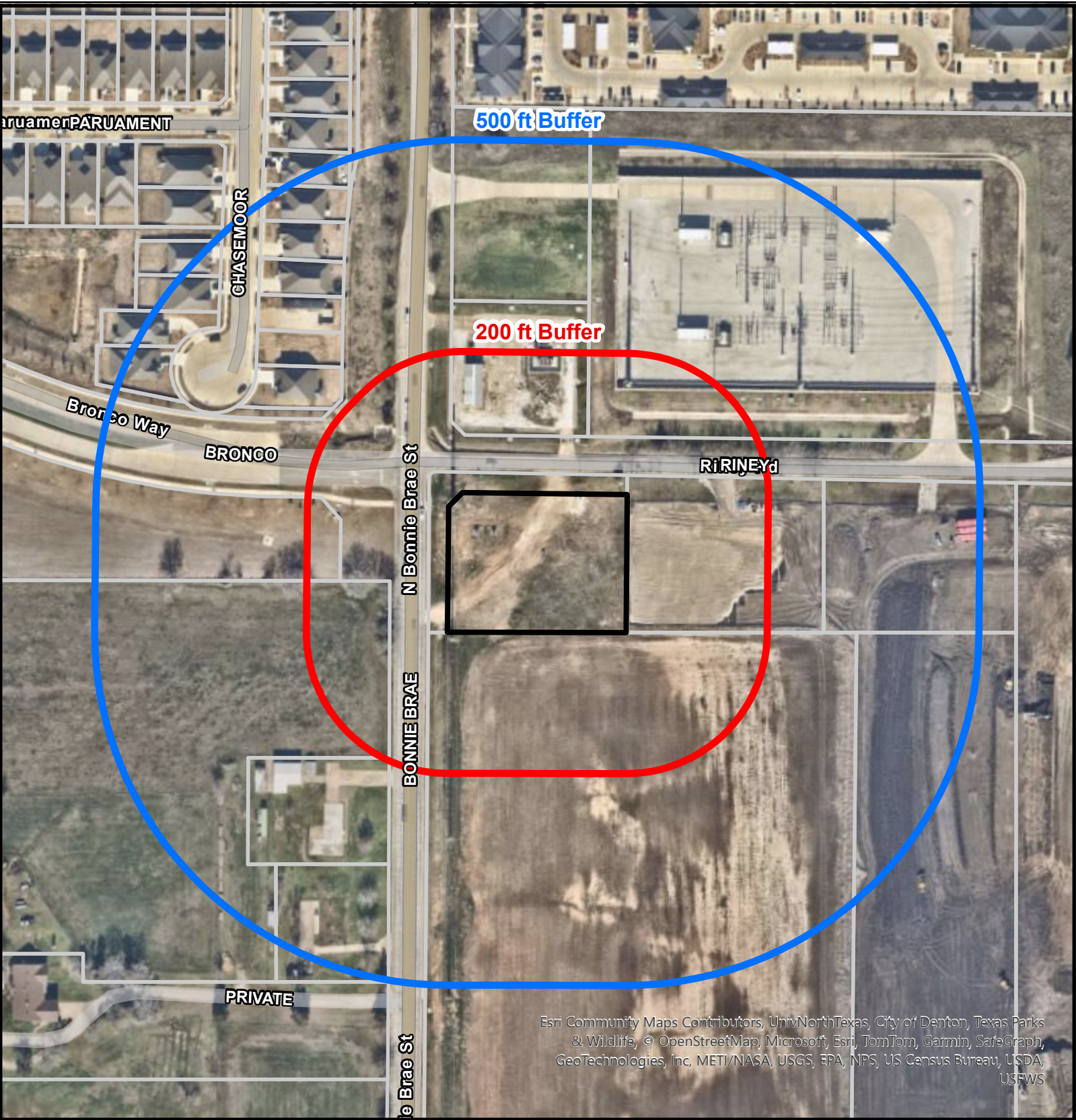


Z23-0008
Notification Map



Esri Community Maps Contributors, UnivNorthTexas, City of Denton, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Roads

Parcels

COD

ETJ

ETJ 2

NAA 8/1/20

NAA 8/1/40

CITY OF DENTON
Development Services • GIS
Date: 3/8/2024

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z23-0008

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, 2023.

Philip A. Baker
Signature of Applicant or Authorized Representative for Project No. Z23-0008

**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. Z23-0008

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, 2023.

Angela Richmond
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 City of Denton Development Services 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**

Request:

For more information:
www.cityofdenton.com/public-meetings

CALL: (940) 349-8541



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



Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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:

Printed Name:

**Philip A. Baker, Vice President of
The Rayzor Company, General
Partner of Rayzor Investments, Ltd.**

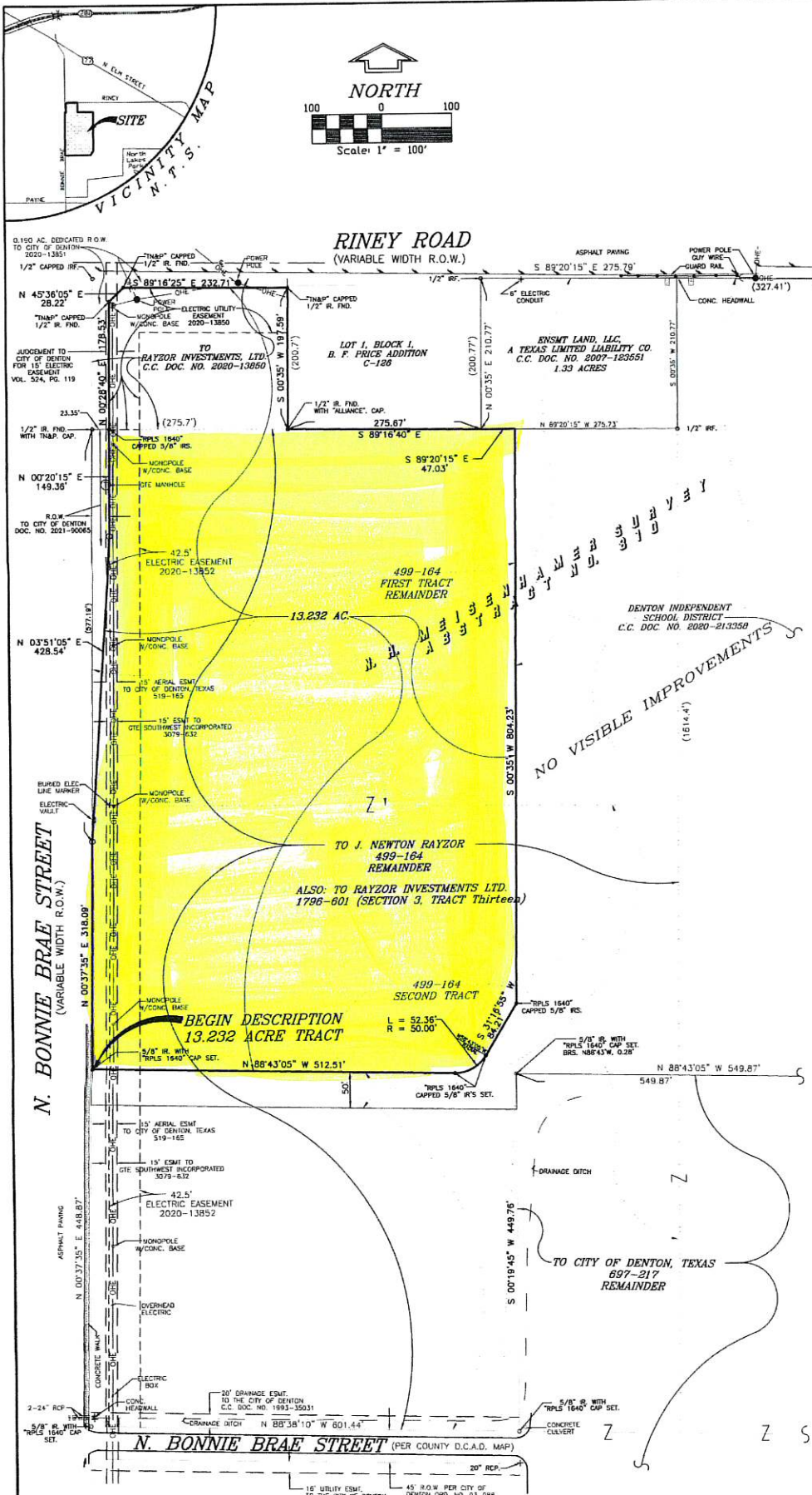
Street Address: 400 W Oak Street Suite 302

City, State and Zip 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.



All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
TBPFLS Firm No. 10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76142-1408

J. NEWTON RAYZOR
454-659
REMAINDER

TO RAYZOR INVESTMENTS, LTD.
1991-8977
TRACT II

ALTA/NSPS LAND TITLE SURVEY
MAP OF

A TRACT OF LAND IN THE
N. H. MEISENHAMER SURVEY
ABSTRACT NO. 810,
CITY OF DENTON, DENTON COUNTY, TEXAS.

G CURTIS SURVEYORS, LLC
Firm No. 10194225

Gerald A. Curtis
Gerald A. Curtis, RPLS
Texas Registration No. 1640

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, and 4, of Table A thereto. The fieldwork was completed on 1 February, 2021.