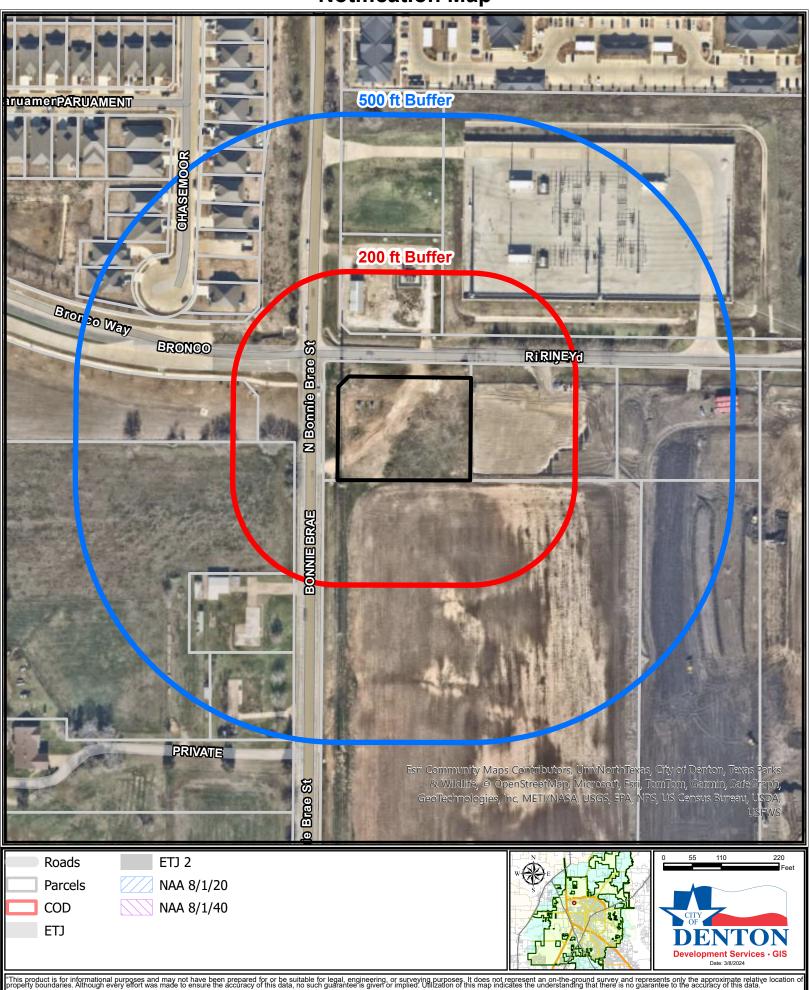
Z23-0008 Notification Map



PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. <u>Z23-0008</u>
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 <u>December 12</u> , , 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 <u>Bonnie Brae and Riney Road</u> . 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 <u>12th</u> day of <u>December</u> , 20 <u>23</u> .
Chris a Baker
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. z23–0008
STATE OF TEXAS COUNTY OF <u>Denton</u> , <u>Texas</u> BEFORE ME, a Notary Public, on this <u>12th</u> day personally appeared <u>Philip A. Baker</u> (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.
ANGELA RICHMOND Notary Public, State of Texas Notary ID#: 12801771-4 My Commission Expires 8-19-2025 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 (10^{th}) 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:
Date/Time submitted: Verified by: Verified by: Delivered to the lity of Denkon Development Services 12.13, 23 by PAPS.

Project no. Z23-0008; Project name: 3310 N. Bonnie Brae Sign is facing Bonnie Brae DENTON Notice of Public Hearing Project Number: **223-0008** Project Name: 3310 BONNIE BRAE 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





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:

Comments:
No comments.

Signature: Physical Address of Property within 200 Feet: Thre is no physical address. The Property

Property is shaded in yellow.

is located at the SEC of Riney Road and bonnie Brae. See attached map. The

 BEARINGS ARE BASED UPON THE GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83. NORTH 3. DISTANCES IN PARENTHESES () ARE DEED CALLS FOR DISTANCE. SITE RINEY ROAD O.190 AC. DEDICATED TO CITY OF DENION—
2020-13851 1/2" R. RND. AS 89"16'25" E 232.71 (VARIABLE WIDTH R.O.W.) S 89'20'15" E 275.79 6" ELECTRIC CONDUIT N 45'36'05" E DESCRIPTION OF PROPERTY SURVEYED SITUATED in the City of Denton, Denton County, Texas, and being a tract of land in the N. H. MEDENHAMER SURVEY, Abstract No. 810, and being a portion of that certain Section 3, Tract Initreen, of the deed to Royzor Investments, Ltd., recorded in Volume 1796, Page 601, of the Denton County and a part of that certain tract conveyed to said Royzor Investments, Ltd., by deed recorded as County Clerk's File No. 2020–13850, and all being described on Sollows: 1/2 IR. FND. WITH "ALLIANCE", CAP (275.7') N 69'20'15" W 275.73" CAPPED 3/8" IRS. [1841] 1 2 gr 3 1 g 1 g 1 g 1 N 00"20"15" E 149.36" THENCE North 0 degrees, 37 minutes, 35 seconds East with sold east line of North Bonnie Brae Street for the west line of said Section 3, Tract Thirteen, 31.8.9 feet to the south corner of that certain portion of said Section 3, Tract Thirteen conveyed to the City of Denton for right-of-way by instrument recorded os Clerk's File No. 2021-90055; TO CITY OF DENTON DOC. NO. 2021-90065 THENCE with said City of Denton right-of-way portion, North 3 degrees, 51 minutes, 05 seconds East, 428.54 feet to an ongle point is said right-of-way portion, North 0 degrees, 20 minutes, 15 seconds East, 149.36 feet to an RPLS 1640 capped 5/8 set of 15 seconds East, 149.36 feet to an RPLS 1640 capped 5/8 set of 15 seconds East, 149.36 feet to an RPLS 1640 capped 5/8 set of 15 seconds East, 149.36 feet to an RPLS 1640 capped 5/8 set of 15 seconds East, 149.36 feet to an RPLS 1640 capped 5/8 set of 15 seconds East, 149.36 feet to an RPLS 1640 capped 5/8 set of 15 seconds East, 1640 capped 5/8 seconds East, 16 42.5' ELECTRIC EASEMENT 2020-13852 499-164 FIRST TRACT REMAINDER VISIBLE IMPROVEMENTS 13.232 AC. N 03'51'05" E 428.54 1 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, 40 BURIED ELEC-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; STREET R.O.W.) TO J. NEWTON RAYZOR 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 499-164 REMAINDER 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; ALSO: TO RAYZOR INVESTMENTS LTD. 1796-601 (SECTION 3, TRACT Thirtee THENCE South 31 degrees, 16 minutes, 55 seconds West with a northwest line of said Denton ISO tract, 84.21 feet to an "RPLS 1840" capped 5/8" rod set for the beginning of a curve whose center bears North 58 degrees, minutes, 05 seconds West, 50.0 feet; BRAE WIDTH R 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 solid curve; 499-164 SECOND TRACT BONNIE (VARIAE 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. BEGIN DESCRIPTION
13.232 ACRE TRACT L = 52.36 R = 50.00 *RPLS 1640 CAP SET. BRS. N88'43'W, 0.28' N 88'43'05" W 549.87' 549 87 TRPLS 1640-2 8 TO CITY OF DENION, TEXAS 7 449.76 448. CONC. BASE 00.19,45 TO CITY OF DENTON, TEXAS REMAINDER ELECTRIC To DHI Communities, Inc., First American Title Insurance Company, Republic Title of Texas: 20' DRAINAGE ESUT. TO THE CITY OF DENITON C.C. BOC. NO. 1993-35031 NACE DITCH N 88'38'10" W 601.44" TRPLS 1640" CAP SET RP/S 1640 CAP This is to certify that this map or plot and the survey on which let is based were made in accordance with the 2021 Minimum Standard Debased Requirements for ALIA/MSPS Land Tills Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, and 4, of Table A thereof. The fieldwork was completed on 1 February, 2021 Z 5 BONNIE BRAE STREET (PER COUNTY D.C.A.D. MAP) 20" RCP.

16" URLUTY SSMT.
10 THE CITY OF DENTON
CC. DOC. NO. 1993–35032
CC. DOC. NO. 1993–35030 MNO. 10194225 G CURTIS SURVEYORS, LLC ALTA/NSPS LAND TITLE SURVEY
MAP OF J. NEWTON RAYZOR 454-659 A TRACT OF LAND IN THE REMAINDER N. H. MEISENHAMER SURVEY TO RAYZOR INVESTMENTS, LTD: 1991-9977 TRACT II ABSTRACT NO. 810, Gerald A. Curtis, RPLS C CURTIS SURVEYORS, LLC TBPEL5 Firm No.10194225 Box 471787 817/334-038 Worth, Texas 76147-1408 CITY OF DENTON, DENTON COUNTY, TEXAS. 5940-B-2