

VICINITY MAP

SCALE 1"= 2000'

NOTES:

1. BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY PANEL NUMBER 481210380G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
3. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT JUSTIN DIVINEY WITH WASTEWATER DEPARTMENT AT 940-349-8489
4. PURPOSE OF THIS PLAT IS TO CREATE 43 LOTS FOR RESIDENTIAL USE AND ONE OPEN SPACE/TO BE DEDICATED TO THE CITY OF DENTON.
5. TAPS MADE TO EXISTING WATER LINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT KENT CONKLE WITH THE WATER DEPARTMENT AT 940-349-7167
6. THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. AND, THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE
7. RECORD SEARCH AND TITLE COMMITMENT PROVIDED TO SURVEYOR HAVE NOT IDENTIFIED ANY EASEMENTS OR PIPELINES OTHER THAN THOSE INDICATED ON THIS PLAT.

IMPORTANT NOTICE

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC SAFETY CODE (THE "CODE"). 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 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 CODE OFFICIAL WITH SPECIFIC REQUESTS.

SUCH CLEARANCE PROVISIONS SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION WHEN REAL PROPERTY IS DEVELOPED OR ALTERED. SUCH CLEARANCE AREAS SHALL BE RECORDED BY THE PROPERTY DEVELOPER OR BY THE RECORD OWNER ON SUBDIVISION PLATS, OR SHALL BE EVIDENCED BY WRITTEN INSTRUMENT, DULY RECORDED, IN THE PUBLIC RECORDS OF DENTON COUNTY, TEXAS. UNOBSTRUCTED AND ADEQUATE SPACE SHALL BE PROVIDED FOR ALL CLEARANCE AREAS IN SUCH A WAY THAT WILL ALLOW THE INGRESS AND EGRESS FOR UTILITY RELATED PERSONNEL AND EQUIPMENT TO PERFORM OPERATIONS, MAINTENANCE AND REPLACEMENT OF ELECTRIC SUPPLY AND COMMERCIAL LINES. MAINTENANCE OF CLEARANCE AREAS AND/OR EASEMENTS ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF DENTON.

APPROVED THIS _____ DAY OF _____, 2016, BY THE
PLANNING AND ZONING COMMISSION FOR THE CITY OF DENTON.

CHAIRPERSON

CITY SECRETARY

LEGEND

CM = CONTROLLING MONUMENT
FIP = FOUND IRON PIN
SP = SET IRON PIN
C = CENTERLINE
FENCE = — x —
POWER POLE = — x —
FIRE HYDRANT = — x —
WATER VALVE = — x —
CONCRETE = — x —
GAS LINE = — G —
WATER LINE = — W —
SEWER LINE = — S —
POWER LINE = — E —
DEED CALLS = ()

CALL AT LEAST 48 HOURS BEFORE DIGGING

AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING!
ONE-CALL SYSTEMS OF TEXAS DIS TESS LONE STAR NOTIFICATION TEXAS ONE-CALL
1-800-945-6005 1-800-344-8377 1-800-669-8344 1-800-245-6545

A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AS AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES, OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

TEXAS STATE PLANE COORDINATES NORTH CENTRAL ZONE

A N 7130426.1
E 2392349.7
B N 7130416.4
E 2391175.5

DATE	REVISIONS
08/03/16	REVISED LOTS
05/24/16	REVISIONS PER CITY OF DENTON COMMENTS

DWN.	JRH	SCALE
		1"=60'
CKD.	BGS	DATE
BY:		03/15/16



Metroplex
Surveying, Inc.

940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

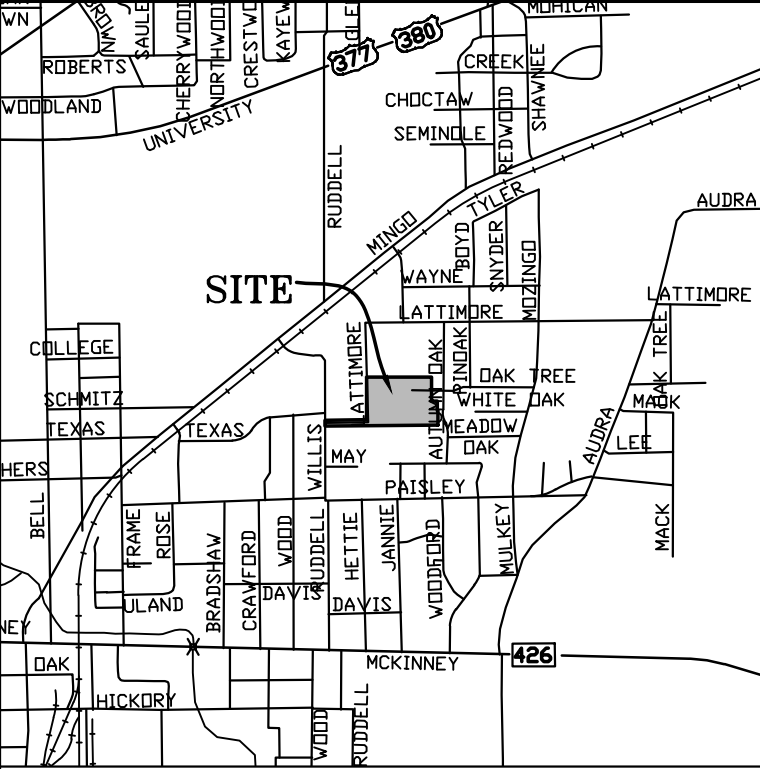
SURVEYOR
BRAD G. SHELTON
223 W. HICKORY
DENTON, TEXAS 76201
PH 940-387-0506
FAX 940-565-0436

OWNER
MARGARET LOVETTE
5029 OAK BEND CIR.
DENTON, TEXAS 76208
PH 940-595-3031

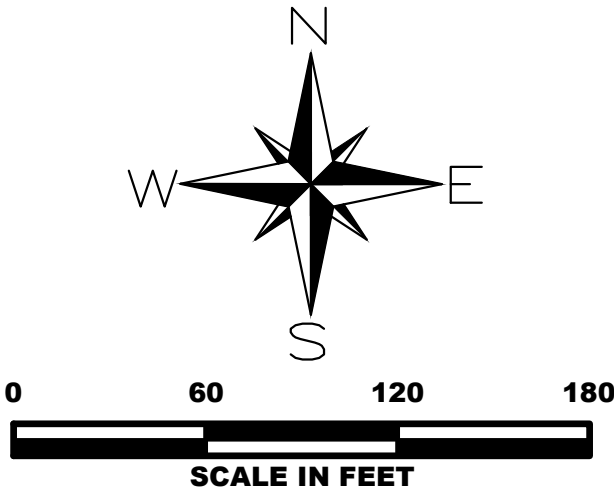
ENGINEER
LEE ALLISON
ALLISON ENGINEERING
4401 N. I-35, STE. 102
DENTON, TEXAS 76207
PH 940-380-9453
FAX 940-380-9431

FIRM NO. 10023300

SHEET	1
OF	2
JOB No.	37502



VICINITY MAP
SCALE 1"= 2000'



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APPROVED THIS _____ DAY OF _____, 2016, BY THE
PLANNING AND ZONING COMMISSION FOR THE CITY OF DENTON.

CHAIRPERSON

CITY SECRETARY

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS I, MARGARET LOVETTE, AM THE OWNER OF A CALLED 8.796 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. BROCK SURVEY, ABSTRACT NUMBER 55, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT DESCRIBED IN A DEED TO MARGARET LOVETTE, COUNTY CLERK'S FILE NUMBER 00-R0088631, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON PIN FOUND AT THE NORTHERN MOST NORTHEAST CORNER OF SAID LOVETTE TRACT AND THE NORTHWEST CORNER OF LOT 12, BLOCK 11, MEADOW OAKS, 2ND SECTION, RECORDED IN CABINET J, PAGE 111, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE SOUTH LINE OF A TRACT DESCRIBED IN A DEED RABON E. SANDERS, ET UX, RECORDED IN VOLUME 541, PAGE 154, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS WEST WITH AN EAST LINE OF SAID LOVETTE TRACT, A DISTANCE OF 150.49 FEET TO A 1/2 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID LOVETTE TRACT AND THE NORTHWEST CORNER OF LOT 20, BLOCK 4, MEADOW OAKS, FIRST SECTION, RECORDED IN CABINET U, PAGE 843, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 4, MEADOW OAKS, FIRST SECTION, (CAB. U, PG.843);

THENCE SOUTH 89 DEGREES 52 MINUTES 48 SECONDS EAST WITH THE SOUTH LINE OF SAID LOT 20, BLOCK 4, OF SAID MEADOW OAKS, FIRST SECTION, (CAB. U, PG.843), A DISTANCE OF 60.13 FEET TO A 3/8 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID LOVETTE TRACT AND THE SOUTHWEST CORNER OF LOT 21, BLOCK 4, MEADOW OAKS, FIRST SECTION (CAB. U, PG.843);

THENCE SOUTH 00 DEGREES 06 MINUTES 24 SECONDS EAST WITH AN EAST LINE OF SAID LOVETTE TRACT, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID LOVETTE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, MEADOW OAKS, FIRST SECTION, RECORDED IN CABINET A, PAGE 148, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 53 MINUTES 36 SECONDS EAST WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 4, MEADOW OAKS, FIRST SECTION (CAB. A, PG. 148), A DISTANCE OF 5.60 FEET TO A 1/2 INCH IRON PIN FOUND ON THE SOUTH LINE OF SAID LOT 1, BLOCK 4, MEADOW OAKS, FIRST SECTION (CAB. A, PG. 148);

THENCE SOUTH 00 DEGREES 04 MINUTES 56 SECONDS EAST WITH AN EAST LINE OF SAID LOVETTE TRACT, A DISTANCE OF 150.28 FEET TO THE SOUTHERN MOST SOUTHEAST CORNER OF SAID LOVETTE TRACT AND THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, MEADOW OAKS, FIRST SECTION (CAB. A, PG. 148);

THENCE SOUTH 89 DEGREES 31 MINUTES 35 SECONDS WEST WITH THE SOUTH LINE OF SAID LOVETTE TRACT, A DISTANCE OF 1174.18 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET AT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID LOVETTE TRACT ON THE EAST LINE OF RUDELL STREET;

THENCE NORTH 00 DEGREES 49 MINUTES 05 SECONDS WEST WITH A WEST LINE OF SAID LOVETTE TRACT AND A WEST LINE OF RUDELL STREET, A DISTANCE OF 61.05 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET AT A NORTHWEST CORNER OF SAID LOVETTE TRACT ON THE EAST LINE OF RUDELL STREET;

THENCE NORTH 89 DEGREES 18 MINUTES 56 SECONDS EAST WITH A NORTH LINE OF SAID LOVETTE TRACT, A DISTANCE OF 432.40 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" SET AT AN INNER ELL CORNER OF SAID LOVETTE TRACT;

THENCE NORTH 00 DEGREES 13 MINUTES 09 SECONDS EAST WITH A WEST LINE OF SAID LOVETTE TRACT, A DISTANCE OF 443.40 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHERN MOST NORTHWEST CORNER OF SAID LOVETTE TRACT AND THE SOUTHWEST CORNER OF SAID SANDERS TRACT;

THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST WITH THE NORTHERN MOST NORTH LINE OF SAID LOVETTE TRACT AND THE SOUTH LINE OF SAID SANDERS TRACT, A DISTANCE OF 675.66 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 8.796 ACRES OF LAND.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT I, MARGARET LOVETTE, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-17, BLOCK A, LOTS 1-18, BLOCK B, LOTS 1-8, BLOCK C & LOT 1, BLOCK D, MEADOW OAKS SUBDIVISION, PHASE 4, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

MARGARET LOVETTE DATE

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, MARGARET LOVETTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY
_____ 2016.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRAD G. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE IRON RODS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, TEXAS

BRAD G. SHELTON
R.P.L.S. NO. 5452

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.

**FINAL PLAT
OF
LOTS 1-17, BLOCK A,
LOTS 1-18, BLOCK B,
LOTS 1-8, BLOCK C &
LOT 1, BLOCK D (OPEN SPACE,
TO BE DEDICATED TO CITY OF
DENTON)
MEADOW OAKS
SUBDIVISION, PHASE 4
BEING 8.796 ACRES IN THE
J. BROCK SURVEY,
ABSTRACT No. 55
CITY OF DENTON,
DENTON COUNTY, TEXAS
PROJECT NUMBER FP16-0018**

FIRM NO. 10023300

			DWN.	JRH	SCALE NA
05/24/16	REVISED LOTS	JRH	CKD.	BGS	DATE 03/15/16
05/24/16	REVISIONS PER CITY OF DENTON COMMENTS	RLG	BY:		
DATE	REVISIONS				



**Metroplex
Surveying, Inc.**
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

SURVEYOR
BRAD G. SHELTON
223 W. HICKORY
DENTON, TEXAS 76201
PH 940-387-0506
FAX 940-565-0436

OWNER
MARGARET LOVETTE
5029 OAK BEND CIR
DENTON, TEXAS 76208
PH 940-595-3031

ENGINEER
LEE ALLISON
ALLISON ENGINEERING
4401 N. I-35, STE. 102
DENTON, TEXAS 76207
PH 940-380-0453
FAX 940-380-9431

SHEET

OF

2

JOB No.

37502