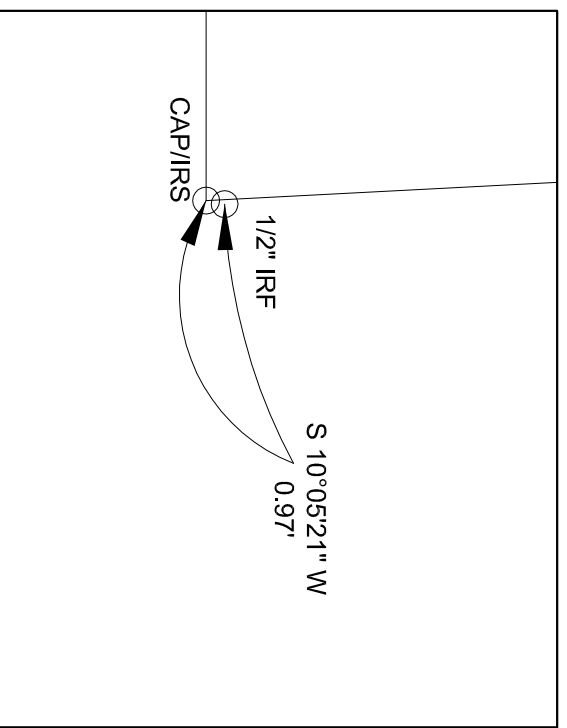


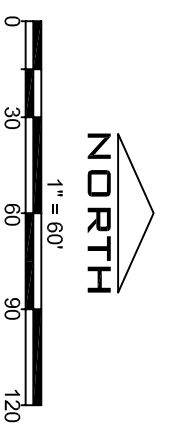
VICINITY MAP
1" = 1,000'

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL 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 30 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 OFFICIAL WITH SPECIFIC QUESTIONS.
3. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 370 G OF SAID MAP.
4. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT THE WATER DEPARTMENT AT (940) 349-7181.
5. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT THE UTILITY DIVISION WITH THE WASTEWATER DEPARTMENT AT (940) 349-9489.
6. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM A PREVIOUSLY PLATTED LOTS.
7. 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 FINISHED FLOOR ELEVATION OF THE MINIMUM FLOOR ELEVATION BEING STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.
8. THERE IS NO VISIBLE EVIDENCE OF A GAS PIPELINE AT THE TIME OF THIS SURVEY.
9. NO TREES ARE ALLOWED IN UTILITY EASEMENTS.



DETAIL
1" = 10'



LEGEND

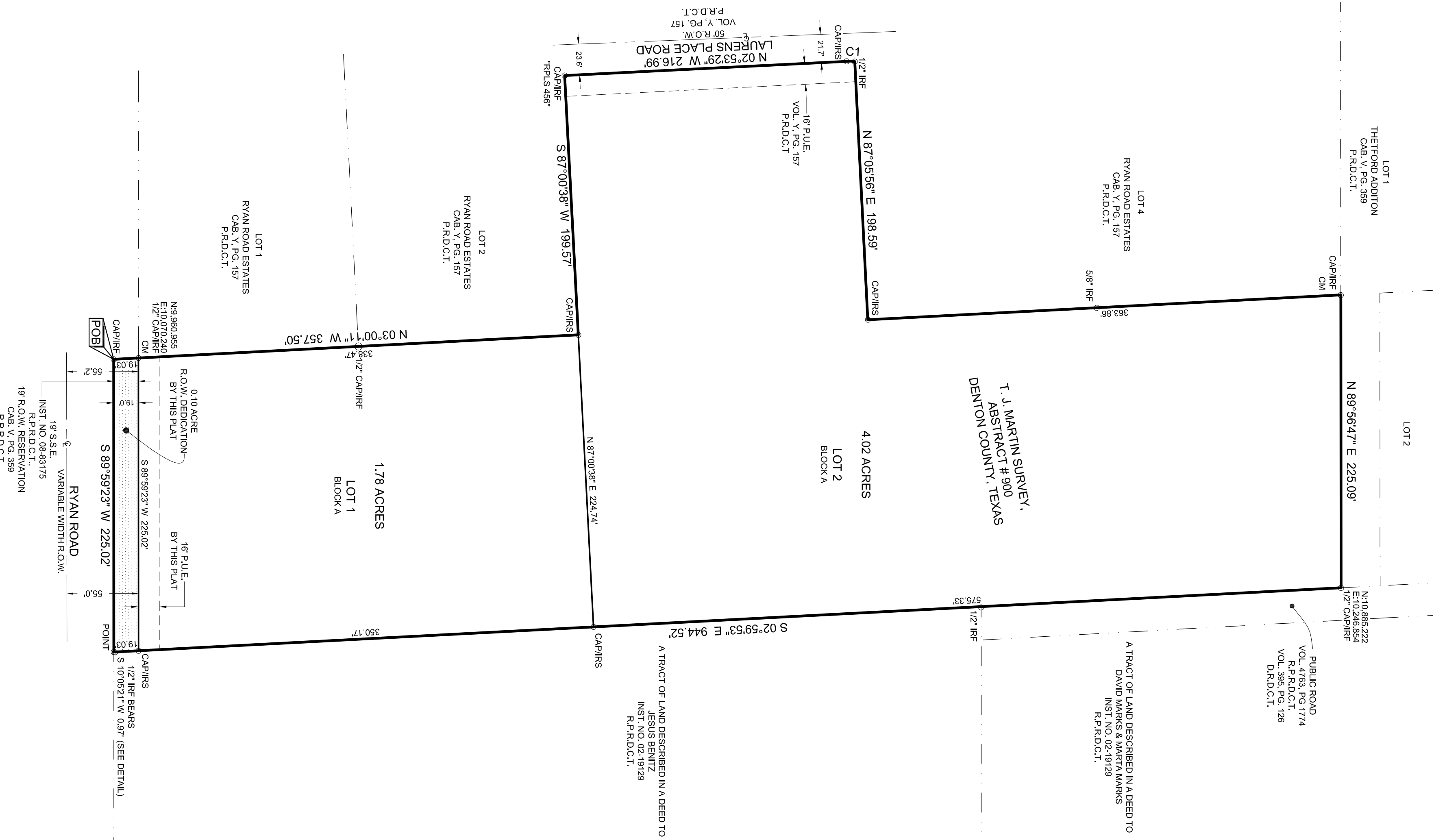
ROW = RIGHT OF WAY
P.U.E. = UTILITY EASEMENT
POB = POINT OF BEGINNING
COM = CONTROLLING MONUMENT
C.M. = CORNER
P.G. = PAGE
S.S.E. = SURVEY SEVER EASEMENT
C.A.P. = CAPED IRON ROD
R.P.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
R.P.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
C = R.O.W. CENTERLINE

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
CONTACT: (940) 382-3446
TBP'S FROM #1002010

OWNER:
SKG VENTURES, LTD.
8030 REMMET AVE. # 11
DENTON, TX 76220
PHONE: (214) 786-9820

OWNER:
PATRICK MEAGHER
3813 LAURENS PLACE ROAD
DENTON, TX 76220
PHONE: (214) 797-0050

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	20.00'	6.23'	6.21'	N 02°08'13" E 17°51'10"



APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS
DAY OF _____, 2016.

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

OWNERS CERTIFICATE

WHEREAS: SKG VENTURES, LTD and PATRICK MEAGHER, are the owners of all that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being all of Lot 3, Theiford Addition, an addition to the City of Denton, Denton County, Texas according to the plat recorded in Cabinet V, Page 359, Plat Records, Denton County, Texas and being described in deed to SKG Ventures, LTD, recorded in 2010-042555, Real Property Records, Denton County, Texas and also being all of Lot 3, Ryan Road Estates, an addition to the City of Denton, Denton County, Texas according to the plat recorded in Cabinet V, Page 157, Plat Records, Denton County, Texas and being described in deed to Patrick Meagher and Constance Meagher recorded in instrument number 2010-58920, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod found at the Southwest corner of said Lot 3, Theiford Addition and also being in the North line of Ryan Road;

THENCE North 03 degrees 00 minutes 11 seconds West, 357.54 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of said Lot 3, Ryan Road Estates;

THENCE North 87 degrees 00 minutes 38 seconds West, 199.57 feet to a capped iron rod found at the Southwest corner of said Lot 3, Ryan Road Estates and being in the East line of Lauren's Place Road;

THENCE along said East line, North 02 degrees 53 minutes 29 seconds West, 216.99 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the right whose long chord bears, North 02 degrees 08 minutes 13 seconds East, 6.21 feet;

THENCE continuing along said East line and along said curve whose radius is 20.00 feet and an arc length of 6.23 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 3, Ryan Road Estates;

THENCE North 87 degrees 05 minutes 56 seconds East, 198.59 feet to a capped iron rod set stamped "KAZ" at the Northeast corner of said Lot 3, Ryan Road Estates;

THENCE North 03 degrees 00 minutes 11 seconds West, 363.86 feet to a capped iron rod found at the Northwest corner of said Lot 3, Theiford Addition;

THENCE North 89 degrees 56 minutes 47 seconds East, 225.09 feet to a capped iron rod found at the Northeast corner of said Lot 3, Theiford Addition;

THENCE South 02 degrees 59 minutes 53 seconds East, 944.52 feet to a capped iron rod set stamped "KAZ" for the Southeast corner of said Lot 3, Theiford Addition, whence a 1/2 inch iron rod found bears, South 10 degrees 05 minutes 21 seconds West, 0.97 feet, also being in the North line of the aforementioned Ryan Road;

THENCE along said North line, South 89 degrees 59 minutes 23 seconds West, 225.02 feet to the PLACE OF BEGINNING and containing 5.89 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SKG VENTURES, LTD and PATRICK MEAGHER DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HADDAD ADDITION, AN ADDITION IN THE CITY OF DENTON, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SKG VENTURES, LTD

BY: SAM HADDAD DATE _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAM HADDAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____

BY: PATRICK MEAGHER DATE _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATRICK MEAGHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, L.S. # 5312 DATE _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

CITY OF DENTON PROJECT NUMBER
FRI6-0013

REPLAT
LOTS 1 & 2, BLOCK A
HADDAD ADDITION
BEING 5.89 ACRES IN THE T. J. MARTIN SURVEY,
ABSTRACT NUMBER 900, BEING A REPLAT OF LOT
3, RYAN ROAD ESTATES ADDITION, CAB. V, PG.
157, AND LOT 3, THEIFORD ADDITION,
CAB. V, PG. 359, P.R.D.C.T.,
IN DENTON COUNTY, TEXAS

