

VICINITY MAP
1" = 1,000'

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- NOTE: 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 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 OFFICIAL WITH SPECIFIC QUESTIONS.
- FLOOD STATEMENT: 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 360 G OF SAID MAP.
- TAPS MADE TO EXISTING WATERLINES 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.
- TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT JUSTIN DIVINEY WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE ONE LOT FROM A PREVIOUSLY UNPLATTED TRACT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW, IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
- ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.

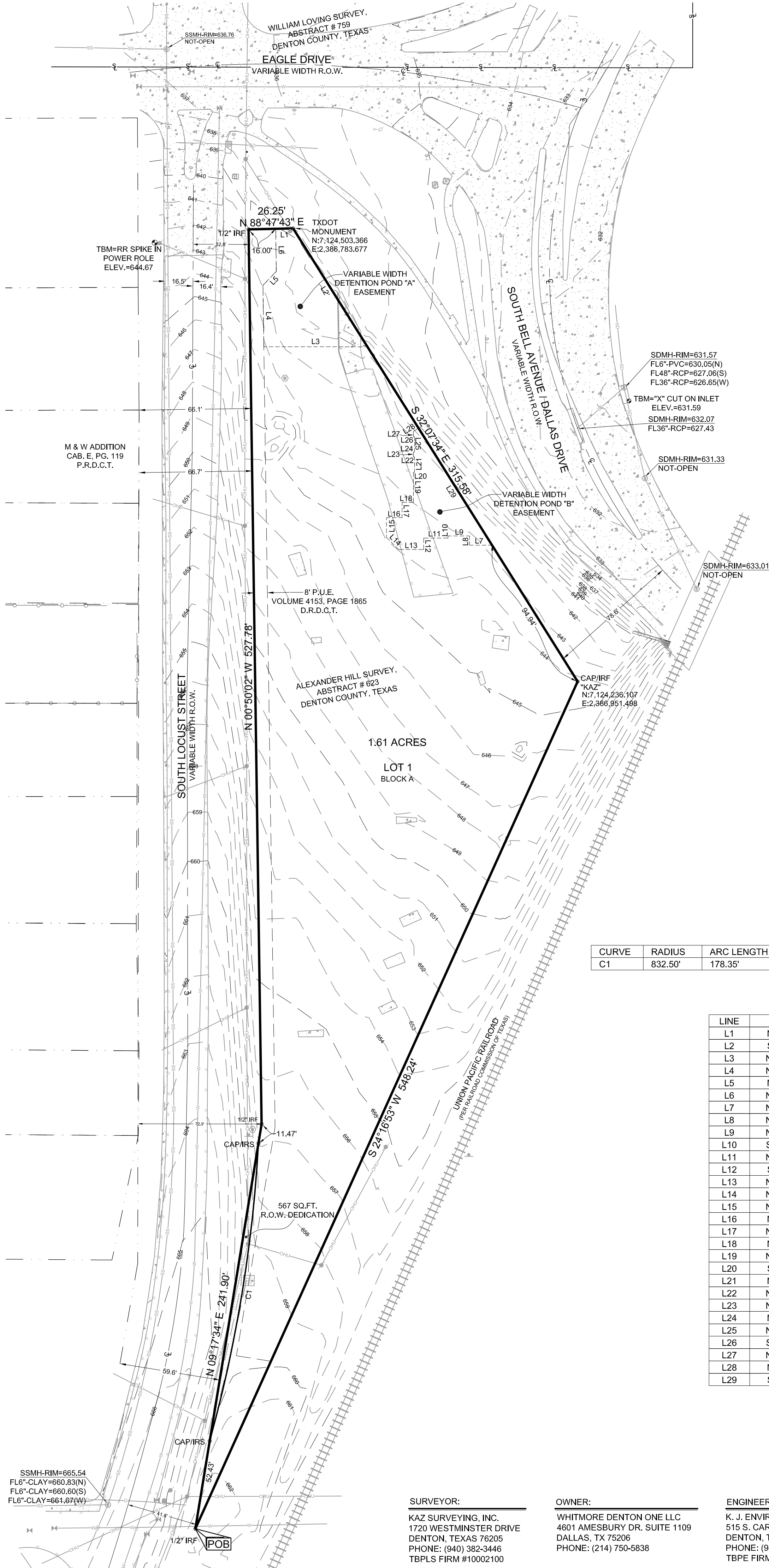
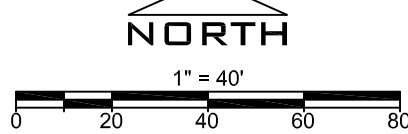
LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CAPIRF = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.U.E. = PUBLIC UTILITY EASEMENT

☐ = TRAFFIC SIGNAL BOX
⊕ = ELECTRIC RISER
⊖ = BURIED VAULT
⚡ = GAS PIPELINE SIGN
⚡ = BENCHMARK
⚡ = WATER VALVE
⚡ = WATER VALVE
⚡ = WATER METER
⚡ = FIRE HYDRANT
⚡ = POWER POLE
⊕ = TELCO RISER
⊖ = STORM DRAIN MANHOLE
⊖ = SANITARY SEWER MANHOLE

— = R.O.W. CENTERLINE
— = SURVEY LINE
— = ASPHALT ROAD
— = GAS LINE
— = SANITARY SEWER LINE
— = WATER LINE
— = STORM DRAIN LINE
— = OVERHEAD UTILITY

— = CONCRETE



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	832.50'	178.35'	178.01'	S 09°17'34" W	12°16'28"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°47'43" E	10.25'
L2	S 32°04'01" E	82.37'
L3	N 90°00'00" W	60.97'
L4	N 00°49'30" W	36.33'
L5	N 44°10'30" E	11.31'
L6	N 00°49'30" W	25.15'
L7	N 90°00'00" W	13.25'
L8	N 00°00'00" W	5.50'
L9	N 90°00'00" W	12.75'
L10	S 00°00'15" W	1.27'
L11	N 90°00'00" W	14.33'
L12	S 00°00'00" E	6.73'
L13	N 90°00'00" W	14.79'
L14	N 45°00'00" W	10.08'
L15	N 00°00'00" W	11.62'
L16	N 90°00'00" E	9.20'
L17	N 00°00'00" W	9.00'
L18	N 90°00'00" E	6.68'
L19	N 00°00'01" W	17.79'
L20	S 89°59'58" E	0.67'
L21	N 00°00'02" E	9.13'
L22	N 90°00'00" W	0.67'
L23	N 00°00'01" W	2.75'
L24	N 90°00'00" E	0.67'
L25	N 00°00'02" W	9.13'
L26	S 89°59'58" W	0.67'
L27	N 00°00'10" W	3.12'
L28	N 57°52'26" E	3.56'
L29	S 32°07'34" E	81.55'

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
WHITMORE DENTON ONE LLC
4601 AMESBURY DR. SUITE 1109
DALLAS, TX 75206
PHONE: (214) 750-5838

ENGINEER:
K. J. ENVIRONMENTAL
515 S. CARROLL BLVD.
DENTON, TEXAS 76201
PHONE: (940) 387-0805
TBPE FIRM # 12214



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 150225-PP
DRAWN BY: TK
DATE: 8-16-2016
R.P.L.S.
KENNETH A. ZOLLINGER

PRELIMINARY PLAT
EAGLE HEIGHTS ADDITION

BEING 1.63 ACRES IN THE ALEXANDER
HILL SURVEY, ABSTRACT NUMBER 623,
IN THE CITY OF DENTON,
DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
DENTON COUNTY

WHEREAS; Whitmore Denton One, LLC is the owner of all that certain tract of land situated in the Alexander Hill Survey, Abstract Number 623, City of Denton, Denton County, Texas and being all of that called 1.63 acre tract described in the deed to Whitmore Denton One, LLC as recorded in Document Number 2016-22592, Real Property Records of Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the West right-of-way of Texas & Pacific Railroad and the East line of South Locust Street for the South corner of said 1.63 acre tract;

THENCE North 09 degrees 17 minutes 34 seconds East, along said East line, 241.90 feet to a 1/2" iron rod found for an angle;

THENCE North 00 degrees 50 minutes 02 seconds West, continuing along said East line, 527.78 feet to a 1/2" iron rod found in the apparent South line of Dallas Drive for the Northwest corner of said 1.63 acre tract;

THENCE North 88 degrees 47 minutes 43 seconds East, along said South line, 26.25 feet to a TXDOT monument found for the Northeast corner of said 1.63 acre tract, also being in the Southwest line of said Dallas Drive;

THENCE South 32 degrees 07 minutes 34 seconds East, along said Southwest line, 315.58 feet to a capped iron rod stamped "KAZ" set in the West right-of-way of said Railroad for the East corner of said 1.63 acre tract, from which a 1/2" iron rod found bears South 32 degrees 10 minutes 21 seconds East, 2.25 feet;

THENCE South 24 degrees 16 minutes 53 seconds West, along said West line, 548.24 feet to the PLACE OF BEGINNING and containing 1.63 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WHITMORE DENTON ONE LLC DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS EAGLE HEIGHTS 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.

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

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

CITY OF DENTON PROJECT NUMBER
PP16-0012