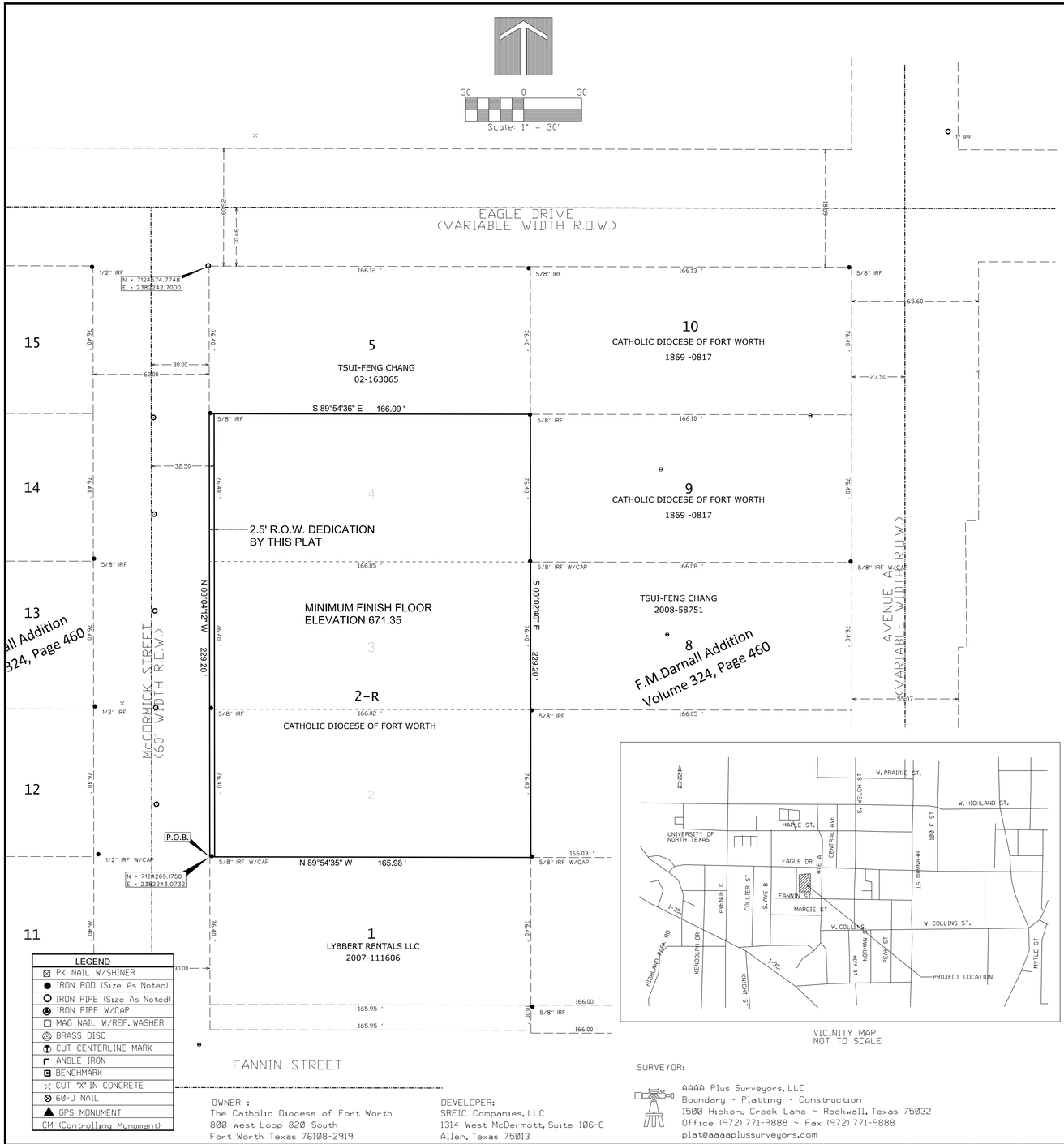

LEGEND
PK NAIL W/SHINER
IRON ROD (Size As Noted)
IRON PIPE (Size As Noted)
IRON PIPE W/CAP
MAG NAIL W/REF. WASHER
BRASS DISC
CUT CENTERLINE MARK
ANGLE IRON
BENCHMARK
CUT "X" IN CONCRETE
60-D NAIL
GPS MONUMENT
CM (Controlling Monument)

VICINITY MAP
NOT TO SCALE

OWNER :
The Catholic Diocese of Fort Worth
800 West Loop 820 South
Fort Worth Texas 76108-2919

DEVELOPER:
SREIC Companies, LLC
1314 West McDermott, Suite 106-C
Allen, Texas 75013

SURVEYOR:
AAAA Plus Surveyors, LLC
Boundary ~ Platting ~ Construction
1500 Hickory Creek Lane ~ Rockwall, Texas 75032
Office (972) 771-9888 ~ Fax (972) 771-9888
plat@aaaaplussurveyors.com

WHEREAS, The Catholic Diocese of Fort Worth, is the owner of a tract of land located in the E. Puchalski Survey, Abstract No. 996, Denton County, Texas, being all of Lots 2, 3, and 4 of the F.M. Darnall Addition to the City of Denton, to the plat recorded in Volume 324, Page 460, Deed Records of Denton County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEGINNING at a south west corner of Lot 2, being the northwest comer of Lot 1 of said addition, same being the southwest corner of herein described tract, and on the east line of McCormick Street (called a 60-foot right-of-way), from which a 5/8-inch iron rod with cap found bears North 71°55'59" East, a distance of 1.09 feet;

THENCE North 00°04'12" West, along the west line of Lots 2, 3 and 4 and along the east line of said street, a distance of 229.20 feet to the northwest comer of said Lot 4, being the southwest comer of Lot 5 of said addition, same being the northwest corner of this tract, from which a 5/8-inch iron rod with cap found bears North 61°57'03" East, a distance of 0.63 feet;

THENCE South 89°54'36" East, the common line of said Lots 4 and 5, a distance of 166.09 feet to the common comer of said Lots 4, 5, 9 and 10, from which a 5/8-inch iron rod found bears South 45°28'39" West, a distance of 0.34 feet;

THENCE South 00°02'40" East, along the east line of said Lots 2, 3 and 4 and the west line of Lots 7, 8 and 9, a distance of 229.20 feet to the southeast corner of said Lot 2, being the northeast corner of Lot 1 of said addition, same being the southeast comer of this tract, from which a 5/8-inch iron rod with cap found bears North 53°42'21" East, a distance of 0.73 feet;

THENCE North 89°54'35" West, the common line of said Lots 1 and 2, a distance of 165.98 feet to the POINT OF BEGINNING and containing 0.87 acres or 38055 square feet more or less.

BASIS OF BEARING:
All bearings and coordinates shown are ground coordinates based on the Texas Coordinate System of 1983 (NAD 83 HARN), North Central Zone 4202, and can be converted to grid coordinates by dividing by a combined scale factor of 1.000000019 at a grid point where the northing coordinate is 7124348.474 and the eastern coordinate is 2382197.828

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That the Catholic Diocese of Fort Worth, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as " Lot 2-R, F.M. DARNALL ADDITION ", an addition to the City of Denton, and do hereby dedicate to the Public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness our hands at Denton, Texas, this _____ day of _____, 2016.
Owner(s)

_____
The Catholic Diocese of Fort Worth

STATE OF TEXAS §
DENTON COUNTY

§
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, WILKENS A. ENGMANN, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the Texas Board of Professional Land Surveying and the Platting Rules and Regulations of the City of Denton Planning and Zoning Commission.

_____
Registered Professional Surveyor No. 5629

STATE OF TEXAS §
COUNTY OF Denton §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

CITY OF DENTON BENCHMARKS

Notes:

1. Purpose Statement: This Revised Plat is prepared to combine three residential lots (Lots 2, 3 & 4) into Lot 2R for a proposed Pastoral Center owned by the Catholic Diocese of Fort Worth.

2. No known existing gas, petroleum, or similar common carrier easements are located on or adjacent to the property.

3. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on City of Denton datum or N.G.S. 1988 datum.

4. The subject property lies within Zone X (unshaded) as shown on FEMA's Flood Insurance Rate Map No. 48121C0360G. Unshaded Zone X are areas determined to be outside 0.2% Annual Chance Flood Plain.

5. Bearings appearing herein are based on GPS determined Texas Coordinate System, North Central Texas Zone

6. Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact Justin Diviney with the Wastewater Department at 940-349-8489.

7. Taps made to existing waterlines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7181.

8. 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 CENTER LINE 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.

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Denton, Texas

_____ _____
Chairperson, Planning and Zoning Commission Date

_____ _____
City Secretary

FINAL

REPLAT
Lot 2-R
F.M. DARNALL ADDITION

BEING A REPLAT OF LOTS 2 THROUGH 4 F.M. DARNALL ADDITION

An addition to the City of Denton, Denton County, Texas,
According to the plat recorded in Volume 324, Page 460 of the Deeds Records
Of Denton County, Texas and being 0.87 acres of land located
E. Puchalski Survey, Abstract No. 996
An addition to the City of Denton, Denton County, Texas

CITY PLAN FILE NO. _____
JUNE, 2016

This Plat filed in Cabinet _____, Slide _____,
Date _____

SHEET 1 of 1

City Project Number: FR16-0024

AAAA PLUS SURVEYORS, LLC
1500 HICKORY CREEK LN. ROCKWALL, TEXAS 75032
OFFICE (972) 771-9888 FAX (972) 771-9888
plat@aaaaplussurveyors.com

DATE : 06/04/2016
SCALE : 1"=30'
CHECKED BY: WAE
DRAFTED BY: WAE

REVISIONS	DATE	BY

PREPARED FOR:
The Catholic Diocese of Fort Worth
800 West Loop 820 South
Fort Worth Texas 76108-2919

REPLAT
Lot 2-R
F.M. DARNALL ADDITION

SHEET
1
OF
1