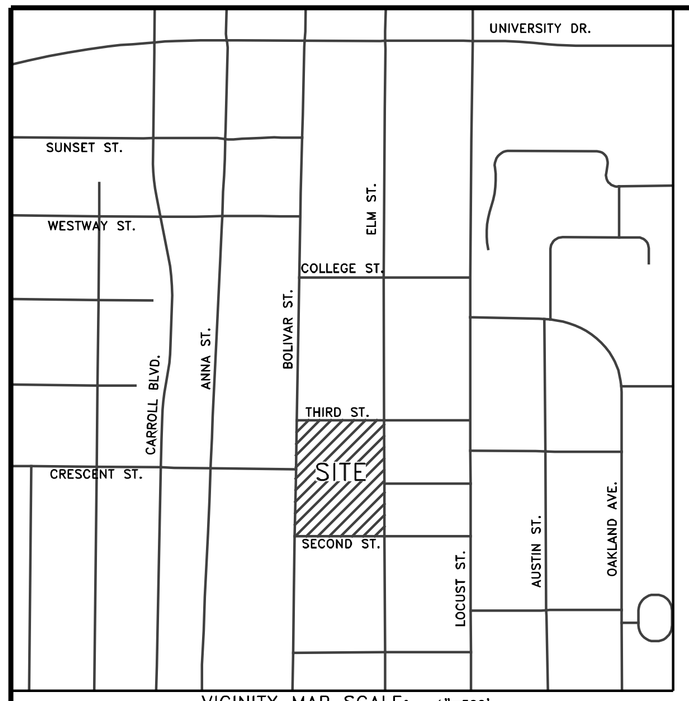
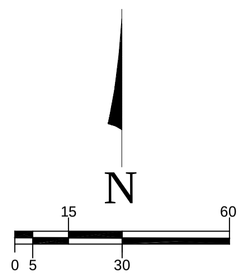


VICINITY MAP SCALE: 1"=500'



* BEARINGS BASED ON: *
TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)
ESTABLISHED BY GPS TIES TO GEODETIC CONTROL
REFERENCE FRAME: NAD83 (2011) EPOCH 2010

NOTES:

1. AT THE TIME OF THIS PLAT, NO GAS, PETROLEUM OR SIMILAR PIPELINES OR EASEMENTS WERE VISIBLE, EXCEPT AS SHOWN HEREON.

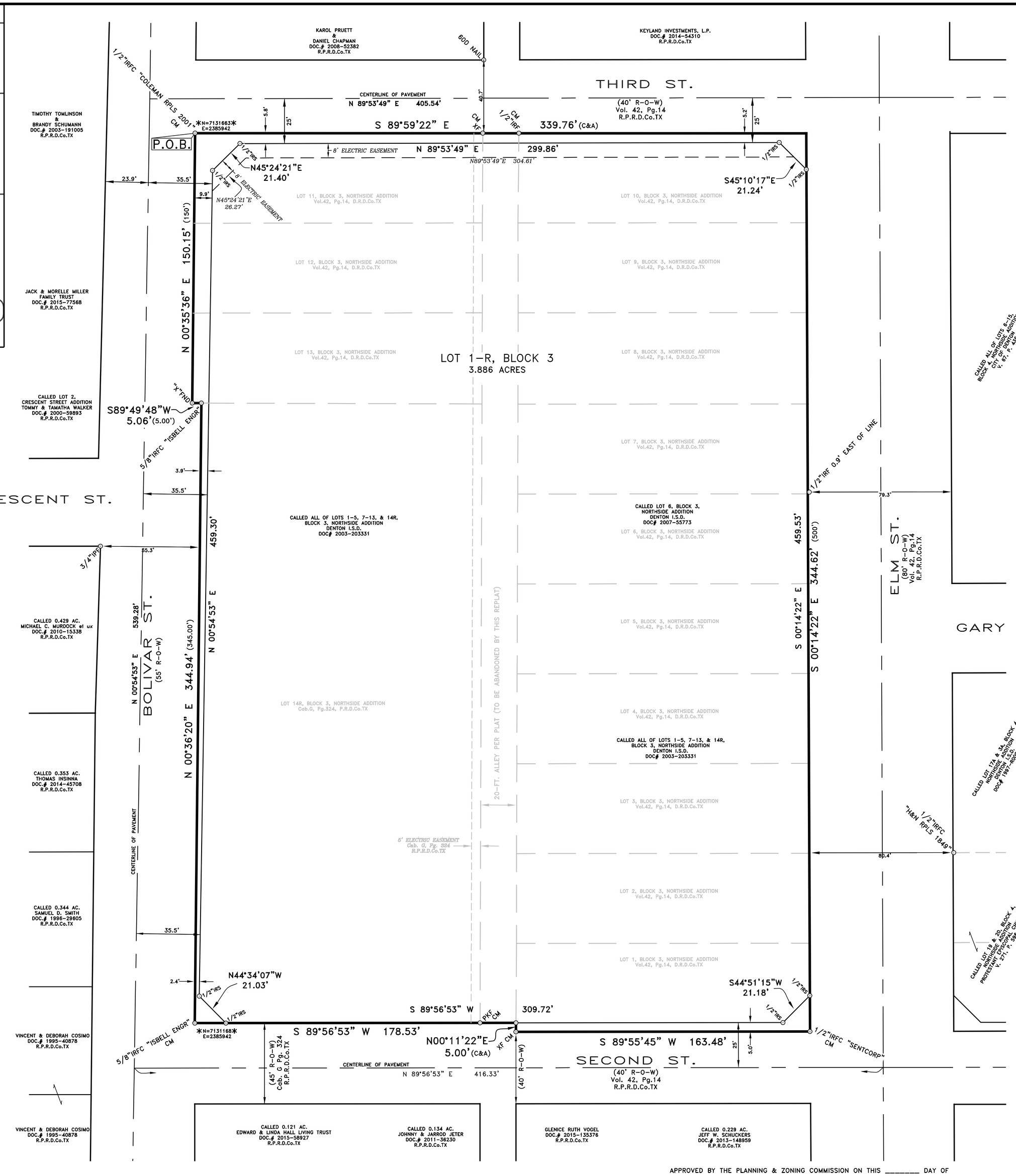
2. THE PURPOSE OF THIS REPLAT IS TO COMBINE EXISTING LOTS AND ABANDON A 20-FT. ALLEY.

3. CENTERLINES OF STREETS SHOWN HEREON ARE NOT THE CENTER OF MONUMENTED RIGHTS-OF-WAY. CENTERLINES SHOWN HEREON ARE THE CENTER OF PAVEMENT PER CITY OF DENTON ENGINEERING REQUIREMENTS. PRE-EXISTING RIGHT-OF-WAY BOUNDARY IS BASED ON PREVIOUS SUBDIVISION PLATS. NEW RIGHT-OF-WAY IS BASED ON CITY OF DENTON REQUIRED DISTANCES FROM CENTER OF PAVEMENT.

4. IMPORTANT NOTICE – 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.

LEGEND

( )	DEED CALLS
CM	CONTROLLING MONUMENT
FCP	FENCE CORNER POST
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRS	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
———	BOUNDARY LINE
——— ———	BUILDING LINE
– – – – – –	EASEMENT LINE
——— . . . ———	PROPERTY LINE



DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, DENTON INDEPENDENT SCHOOL DISTRICT, is the owner of all that certain tract of land situated in the BBB&CRR Co. Survey Abstract Number 185, City of Denton, Denton County, Texas and being: all of Lots 1 through 13, Block 3, Northside Addition as shown by the plat thereof recorded in Volume 42, Page 14 of the Deed Records of Denton County, Texas and all of Lot 14R, Block 3, Northside Addition as shown by the Replat thereof recorded in Cabinet G, Page 324 of the Plat Records of Denton County, Texas and all of a 20-Ft. Alley in Block 3 of the said Northside Addition; the subject tract being more particularly described as follows with Bearings relative to Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Northwest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Northwest corner of the said Lot 11, Block 3 and the intersection of the East right-of-way line of Bolivar Street with the South right-of-way line of Third Street;

THENCE South 89 Degrees 59 minutes 22 Seconds East with the North line of Lot 11 passing at a distance of 159.95 feet a "X" in concrete found at the Northeast corner thereof and the Northwest corner of the 20-Ft. Alley and passing at a distance of 180.01 feet a 1/2 inch iron rod found at the Northeast corner of the alley and the Northwest corner of the said Lot 10, Block 3 and continuing along the same course, in all, a total distance of 339.76 feet to an "X" set in a concrete sidewalk for the Northeast corner thereof and the intersection of the South right-of-way line of Third Street with the West right-of-way line of Elm Street;

THENCE South 00 Degrees 14 Minutes 22 Seconds East with the East line of Block 3 a distance of 499.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "SENTCORP" found at the Southeast corner thereof and the intersection of the West right-of-way line of Elm Street with the North right-of-way line of Seconds Street;

THENCE South 89 Degrees 55 Minutes 45 Seconds West with the South line of the said Lot 1, Block 3 a distance of 163.48 feet to a "X" in concrete found at the Southwest corner thereof in the East line of the said 20-Ft. Alley;

THENCE North 00 Degrees 11 Minutes 22 Seconds East with the West line of Lot 1 a distance of 5.00 feet to an "X" set in concrete;

THENCE North 89 Degrees 56 Minutes 53 Seconds West across the said alley passing at a distance of 19.97 feet a "PK" nail found at the Southwest corner thereof and the Southeast corner of the said Lot 14R and continuing along the same course, in all, a total distance of 158.55 feet to a 5/8 inch iron rod with a plastic cap stamped "ISBELL ENGINEERING" found at the Southwest corner thereof and the intersection of the North right-of-way Second Street with the East right-of-way line of Bolivar Street;

THENCE North 00 Degrees 36 Minutes 20 Seconds East with the West line of Lot 14R a distance of 344.94 feet to a 5/8 inch iron rod with a plastic cap stamped "ISBELL ENGINEERING" found at the Northwest corner thereof in the South line of the said Lot 13, Block 3;

THENCE South 89 Degrees 49 Minutes 48 Seconds West with the South line of Lot 13 a distance of 5.06 feet to a "X" in concrete found at the Southwest corner thereof;

THENCE North 00 Degrees 35 Minutes 36 Seconds East with the West line of Lot 13, 12 and 11 a distance of 150.15 feet to the PLACE OF BEGINNING and enclosing 3.880 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT, GLEN MARTIN does hereby adopt this plat designating the herein described property as D.I.S.D. PROFESSIONAL DEVELOPMENT CENTER ADDITION in the City of Denton, Texas and does hereby dedicate to the public use forever the street rights-of-way and public easements shown hereon.

_____
GLEN MARTIN
DENTON INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared GLEN MARTIN, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

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

_____
Notary Public in the State of Texas

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

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Wm. M. Coleman, R.P.L.S. 4001 — DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M. COLEMAN, RPLS 4001 DURING MARCH, 2016. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED

FINAL REPLAT FR16-0004
LOT 1-R, BLOCK 3, D.I.S.D. PROFESSIONAL DEVELOPMENT CENTER ADDITION
BEING A REPLAT OF LOTS 1-13 AND 14-R, BLOCK 3, NORTHSIDE ADDITION
AND BEING 3.880 ACRES LOCATED IN
THE BBB&CRR CO SY. A-185
CITY OF DENTON,
DENTON COUNTY TEXAS

DATE:
02-23-16
REVISIONS:
06-01-16/comments

Coleman & Assoc. Land Surveying
P.O. BOX 686 DENTON, TEXAS 76202
PH(940)565-8225, FAX (940)565-8800,
WWW.COLEMANLANDSURVEYING.COM
REGISTRATION # 10095100

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REPLAT
OWNER
D.I.S.D.
1307 LOCUST ST.
DENTON, TEXAS

D.I.S.D. PROFESSIONAL DEVELOPMENT CENTER ADDITION
BEING A REPLAT OF LOTS 1-13 & 14R, BLOCK 3, NORTHSIDE ADDITION
CITY OF DENTON
DENTON COUNTY, TEXAS

JOB NUMBER
16-2027

DRAWN: MGD
CHECKED: WMC

SCALE
1" = 30'

ORIGINAL PAPER SIZE = 24"x36"

01
OF
01