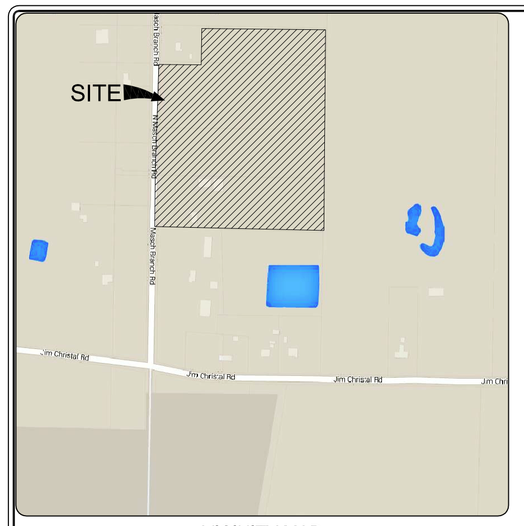


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. 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.

3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 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 230 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 KENT CONKLE WITH 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 JUSTIN DIVINEY WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.

6. 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 FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.

7. THE PURPOSE OF THIS FINAL REPLAT IS TO MODIFY VARIOUS EASEMENTS AND ADD A GAS EASEMENT.

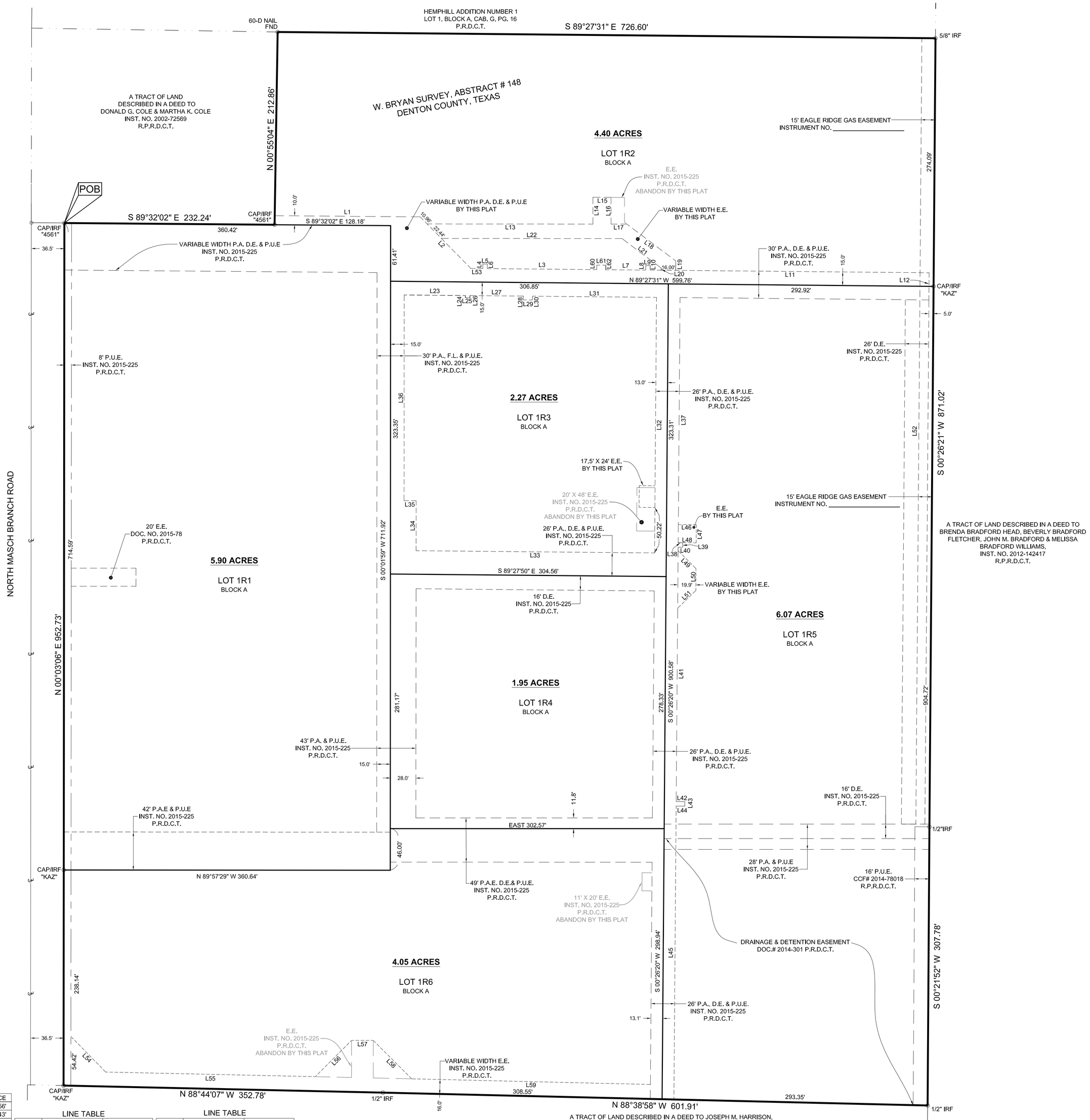
8. CITY'S APPROVAL OF THIS REPLAT PERTAINS TO THE SINGLE LOT SHOWN. WATER AND SEWER LINE EXTENSIONS INTO THIS SINGLE LOT, AND OUTSIDE OF CORRESPONDING EASEMENTS, SHALL BE PRIVATE, BOTH INITIALLY AND ULTIMATELY. PROPERTY OWNER IS ADVISED THAT FUTURE SUBDIVISION OF THIS PROPERTY MAY TRIGGER NEW PUBLIC WATER AND SEWER EXTENSIONS

9. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT KELVIN PRIOR WITH THE WATER DEPARTMENT AT 940-349-7181.

10. 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.

11. THE DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS WITH PRIVATE MAINTENANCE

12. THERE IS EVIDENCE A GAS PIPELINE ON THE SUBJECT PROPERTY.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°32'02" E	160.70'
L2	S 44°27'52" E	79.79'
L3	S 89°27'26" E	120.85'
L4	N 00°32'08" E	5.00'
L5	S 89°27'31" E	10.00'
L6	S 00°32'29" W	5.00'
L7	S 89°27'31" E	44.16'
L8	N 00°32'08" E	5.00'
L9	S 89°28'30" E	5.00'
L10	S 00°32'29" W	5.00'
L11	S 89°27'31" E	308.10'
L12	S 00°26'21" W	30.00'
L13	S 89°56'54" E	183.09'
L14	N 00°03'06" E	29.64'
L15	S 89°27'31" E	20.00'
L16	S 00°03'06" W	29.47'
L17	S 89°56'54" E	17.57'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S 53°01'34" E	67.56'
L19	S 00°25'50" W	10.43'
L20	N 00°25'50" E	2.34'
L21	N 53°01'34" W	54.16'
L22	N 89°56'54" W	199.58'
L23	S 89°27'31" E	67.67'
L24	S 00°29'06" W	2.50'
L25	S 89°27'31" E	5.00'
L26	N 00°29'06" E	2.50'
L27	S 89°27'31" E	59.00'
L28	S 00°32'29" W	4.24'
L29	S 89°28'30" E	10.00'
L30	N 00°32'08" E	4.23'
L31	S 89°27'31" E	137.06'
L32	S 00°26'20" W	282.31'
L33	N 89°27'50" W	263.41'
L34	N 00°03'02" E	55.23'

LINE TABLE

LINE	BEARING	DISTANCE
L35	N 89°56'58" W	13.34'
L36	N 00°01'59" E	227.23'
L37	S 00°26'20" W	270.77'
L38	S 89°33'42" E	5.00'
L39	S 00°26'20" W	5.00'
L40	WEST	5.00'
L41	S 00°26'20" W	280.83'
L42	S 89°33'42" E	9.56'
L43	SOUTH	5.00'
L44	N 89°33'42" W	9.59'
L45	S 00°26'20" W	324.12'
L46	S 89°33'39" E	19.92'
L47	S 00°26'21" W	20.00'
L48	N 89°33'42" W	19.92'

LINE TABLE

LINE	BEARING	DISTANCE
L49	S 44°53'56" E	28.00'
L50	S 00°26'21" W	24.14'
L51	S 45°46'36" W	28.00'
L52	N 00°26'21" E	868.11'
L53	S 89°27'31" E	13.16'
L54	S 44°24'20" E	54.97'
L55	S 88°44'07" E	231.61'
L56	N 44°59'03" E	56.60'
L57	S 89°58'12" E	24.00'
L58	S 45°01'56" E	60.02'
L59	S 88°38'58" E	263.73'
L60	N 00°32'08" E	5.00'
L61	S 89°27'31" E	10.00'
L62	S 00°32'29" W	5.00'

NORTH
1" = 60'
0 30 60 90 120

LEGEND

POB = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
WFCP = WOOD FENCE CORNER POST
R.O.W. = RIGHT-OF-WAY
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRICAL EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
P.A., F.L. & P.U.E. = PUBLIC ACCESS, FIRELANE & PUBLIC UTILITY EASEMENTS

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

OWNER:
DENTON CREEK REALTY, L.P.
2281 NORTH MASCH BRANCH ROAD
SUITE 400
DENTON, TX 76207

ENGINEER:
ALLISON ENGINEERING
4401 N. I-35, SUITE 102
DENTON, TX 76207
PHONE: (940) 380-9453
CONTACT: LEE ALLISON
TBPE FIRM #F-7898

KAZ SURVEYING
www.kazsurveying.com
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 130068-FRP
DRAWN BY: TK
DATE: 9-29-2016
R.P.L.S.
KENNETH A. ZOLLINGER

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DENTON

Being all that certain lot, tract or parcel of land situated in the W. Bryan Survey, Abstract Number 148, in the City of Denton, Denton County, Texas and being all of Lots 1R1 - 1R6, Block A of the Replat of Titus Addition, an addition to the City of Denton, Denton County, Texas as recorded in Document Number 2015-225, Real Property Records of Denton County, Texas; the subject tract being more particularly described as follow:

BEGINNING at a capped iron rod stamped "4561" found for the most Easterly Northeast corner of said Lot 1 and being in the East line of Masch Branch Road and being in the South line of a tract of land described in a deed to Donald G. Cole and Martha K. Cole as recorded in Instrument Number 2002-72569, Real Property Records, Denton County, Texas;

Thence South 89 degrees 32 minutes 02 seconds East with the South line thereof along or near a fence a distance of 232.24 feet to a capped iron rod stamped "4561" found for the Southeast corner of said Cole tract;

Thence North 00 degrees 55 minutes 04 seconds East with the East line thereof a distance of 212.86 feet to a 60-D nail found for the Northeast corner of said Cole tract and being the most Northerly Northwest corner of said Lot 1 and being in the South line of Lot 1, Block A of Hemphill Addition Number 1, an addition to the City of Denton, Denton County, Texas as recorded in Cabinet G, Page 16 of the Plat Records of Denton County, Texas;

Thence South 89 degrees 27 minutes 31 seconds East with the South line thereof, along or near a fence a distance of 726.60 feet to a 5/8" iron rod found for the Northeast corner of said Lot 1, Block A of Titus Addition and the Southeast corner of said Hemphill Addition Number 1, and being In the West line of a tract of land described in a deed to Brenda Bradford Head, Beverly Bradford Fletcher, John M. Bradford and Melissa Bradford Williams as recorded in Instrument Number 2012-142417, Real Property Records of Denton County, Texas;

Thence South 00 degrees 26 minutes 21 seconds West with the West line thereof, along or near a fence, passing a capped iron rod stamped "4561" found at 415.58 feet and continuing along said course a total distance of 871.02 feet to a 1/2" iron rod found in the West line of said Bradford tract;

Thence South 00 degrees 21 minutes 52 seconds West with the West line thereof a distance of 307.78 feet to a 1/2 Inch iron rod found for the Southeast corner of said Lot 1, Block A Titus Addition, and being the Northeast corner of a tract of land described in a deed to M. Harrison, III and Doa D. Harrison as recorded in Instrument Number 2002-160805, Real Property Records of Denton County, Texas;

Thence North 88 degrees 38 minutes 58 seconds West with the North line thereof, a distance of 601.91 feet to a 1/2 Inch iron rod found;

Thence North 88 degrees 44 minutes 07 seconds West with the North line thereof, a distance of 352.78 feet to a capped 1/2" iron rod found at the Northwest corner of said Harrison tract and being the Southwest corner of said Lot 1, Block A Titus Addition and being in the East line of said road;

Thence North 00 degrees 03 minutes 08 seconds East with the East line thereof a distance of 952.77 feet to the PLACE OF BEGINNING and enclosing 24.64 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DENTON CREEK REALTY, L.P., DOES HEREBY ADOPT THIS FINAL REPLAT, DESIGNATING HEREIN DESCRIBED PROPERTY, TITUS ADDITION, AN ADDITION IN THE CITY OF DENTON, DENTON COUNTY, 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.

DENTON CREEK REALTY, L.P. (AGENT)

BY:_____
DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 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 _____.

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 WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.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 _____.

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

_____ DAY OF _____, 2016.

_____
CHAIRPERSON, PLANNING & ZONING COMMISSION

_____
CITY SECRETARY

CITY OF DENTON PROJECT NUMBER
FR16-0022

FINAL REPLAT
LOTS 1R1 - 1R6, BLOCK A
TITUS ADDITION

BEING 24.64 ACRES IN THE
W. BRYAN SURVEY, ABSTRACT # 148,
IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING A REPLAT OF TITUS ADDITION AS RECORDED IN DOCUMENT NUMBER 2015-225 R.P.R.D.C.T.