

VICINITY MAP 1" = 2000'

State of Texas §  
County of Denton §

THIS is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 1/30/2017

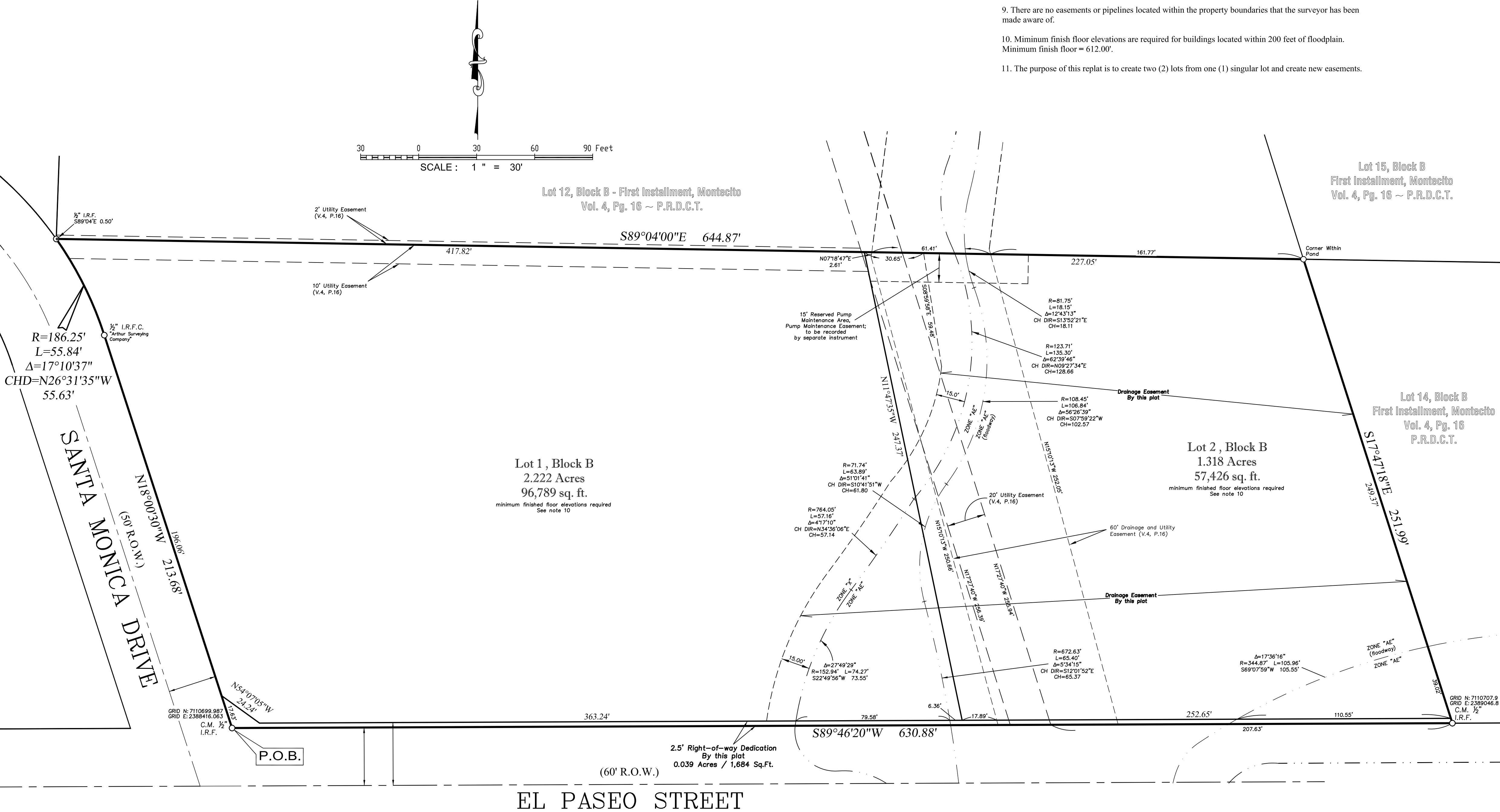
Douglas L. Arthur, R.P.L.S.  
No. 4357

State of Texas §  
County of Denton §

**BEFORE** me, the undersigned authority, on this day personally appeared Douglas L. Arthur, 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

**GIVEN** under my hand and seal of office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas



**OWNER**  
Steven D. and Karen Pena Hale  
3401 Santa Monica Drive  
Denton, TX 76205

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors  
(972) 221-8499 ~ Fax (972) 221-4875  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067 ~ TFRN No: 10063800  
Established 1986  
www.arthursurveying.com

DRAWN BY: JHB DATE: 06/30/2016 SCALE: 1"=20' CHECKED BY: DLA ASC NO.: 1606196

State of Texas §  
County of Denton §

**Owner's Certificate and Dedication**

**WHEREAS** Steven D. Hale and Karen Pena Hale are the owners of a 3.579 acre tract of land situated in the A. Gibson Survey, Abstract Number 498, City of Denton, Denton County, Texas, being all of Lot 13, in Block B, of First Installment, Montecito, an Estate Subdivision, an addition to the City of Denton, Denton County, Texas, according to the plat thereof, as recorded in Volume 4, Page 16, of the Plat Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod found for the southwest corner of the herein described tract, said point being at the intersection of the north line of El Paseo Street with the east line of Santa Monica Drive;

**THENCE** North 18 degrees 00 minutes 30 seconds West, with the east line of said Santa Monica Drive, a distance of 213.68 feet to a ½ inch iron rod with cap stamped "Arthur Surveying Company" found for corner, said point being the beginning of a non-tangent curve to the left, having a radius of 186.25 feet, and whose chord bears North 26 degrees 31 minutes 35 seconds West, a distance of 55.63 feet;

**THENCE** along said curve to the left, with the east line of said Santa Monica Drive, through a central angle of 17 degrees 10 minutes 37 seconds, for an arc distance of 55.84 feet to a point for the common westerly corner of Lots 12 and 13, in said Block B, from which a ½ inch iron rod found bears South 89 degrees 04 minutes 00 seconds East, a distance of 0.50 feet;

**THENCE** South 89 degrees 04 minutes 00 seconds East, with the common line of said Lots 12 and 13, a distance of 644.87 feet to a point for corner within a pond, same being the corner common to Lots 12, 13, 14, and 15, in said Block B;

**THENCE** South 17 degrees 47 minutes 18 seconds East, with the common line of said Lots 13 and 14, a distance of 251.99 feet to a ½ inch iron rod found for corner, said point being the common southerly corner of Lots 13 and 14, also being in the north line of said El Paseo Street;

**THENCE** South 89 degrees 46 minutes 20 seconds West, with the north line of said El Paseo Street, a distance of 630.88 feet to the **POINT OF BEGINNING** and containing 3.579 acres of land, more or less.

**Now, therefore, know all men by these presents:**

**That, Steven D and Karen Pena Hale**, do hereby adopt this plat designated herein as **HALE ADDITION, LOTS 1 and 2, BLOCK B**, an addition to Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights-of-way, are hereby dedicated in fee simple to Denton County for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton.

Steven D. Hale, Owner

Karen Pena Hale, Owner

State of Texas §  
County of Denton §

**BEFORE** me, the undersigned authority, on this day personally appeared Steven D Hale, 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

**GIVEN** under my hand and seal of office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

State of Texas §  
County of Denton §

**BEFORE** me, the undersigned authority, on this day personally appeared Karen Pena Hale, 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

**GIVEN** under my hand and seal of office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

City of Denton  
Planning and Zoning Commission

Planning and Zoning Commission  
Chairperson

Sign and sealed:

City of Denton

Witness my hand on this \_\_\_\_ day of \_\_\_\_\_, 2017.

City Secretary  
City of Denton

CITY OF DENTON PROJECT #FR16-0023  
FOR DENTON COUNTY USE ONLY

**REPLAT**  
**HALE ESTATES**  
**Lots 1 and 2, Block B**  
3.579 acres out of the  
A. Gibson Survey, Abstract No. 498  
being a replat of Lot 13, Block B  
First Installment of Montecito,  
an Estate Subdivision  
City of Denton, Denton County, Texas

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY