



**GRAPHIC SCALE** 

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS

COUNTY OF DENTON; WHEREAS WE, DATCU, are the owners of that certain lot, tract, or parcel of land situated in the Robert Beaumont Survey Abstract Number 31 in the City of Denton, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 iron rod set for corner in the south line of Lot 1, Block 1 of Rancho Vista Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet S, Page 96, Plat Records, Denton County, Texas, said point being the most easterly northeast corner of Lot 10, Block 1 of Rancho Vista Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded under Document Number 2014-259, Plat Records, Denton County,

THENCE S 89° 09' 54" E, 158.55 feet with said south line of said Lot 1 and with the south line of Lot 2 in said Block 1 of said Rancho Vista Addition to a capped iron rod marked RPLS 4561 set for corner, said point being the northwest corner of the remnant of that certain tract of land conveyed by deed from Margaret G. Porter, Trustee to South Stemmons Property Group Ltd. recorded in Volume 5224, Page 3802, Real Property Records, Denton County, Texas;

THENCE S 00° 19' 20" W, pass at 232.50 feet a capped iron rod marked RPLS 4561 set for north line of Emery Drive, a public roadway having a proposed right-of-way of 70.0 feet, a total distance of 237.50 feet to an iron rod found for corner;

THENCE N 89° 40' 40" W, 160.32 feet to an "X" in concrete for corner;

THENCE N 00° 44' 48" E, pass at 5.00 feet an "X" in concrete for set for said north line of said Emery Drive a total distance of 238,93 feet with the east line of Lot 9. Block 1 of Rancho Vista Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded under Document Number 2011-170, Plat Records, Denton County, Texas and with the east line of said Lot 10 to the PLACE OF BEGINNING and containing 0.872 acre of land, of which 0.019 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 11, BLOCK 1, RANCHO VISTA ADDITION, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Dale E. Kimble

STATE OF TEXAS

COUNTY OF DENTON: This instrument was acknowledged before me on \_\_\_\_ \_, 2016 by Dale E. Kimble

NOTARY PUBLIC STATE OF TEXAS My commission expires

CERTIFICATE OF APPROVAL

\_\_\_ day of \_\_\_ A. D. 2016 By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

City Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the

Jerald D. Yensan

Registered Professional Land Surveyor No. 4561

## NOTES:

- 1. The purpose of this plat is to plat a previously unplatted tract in order permit construction of a commercial
- 2. The City of Denton has adopted the National Electric 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. Any gas, petroleum, or similar common carrier easements located within the boundary of the property are
- 4. Property owner is responsible for maintenance of Access Easement shown on the plat.

E.B. = ELECTRIC BOX
TEL. PED. = TELEPHONE BOX
F.H. = FIRE HYDRANT

S.D.E = STORM DRAIN EASEMENT

LEGEND P.U.E. = PUBLIC UTILITY EASEMENT D.E. = DRAINAGE EASEMENT S.Y.S.L. = SIDE YARD SETBACK LINE B.L. = BUILDING LINE R.Y.S.L. = REAR YARD SETBACK LINE C/W = CONCRETE SIDEWALK $\dot{W}/V = WATER VALVE$ W/M = WATER METERF.I.R. = FOUND IRON RODS.I.R. = SET IRON ROD P.P. = POWER POLE L.P. = LIGHT POLEI.C.V. = IRRIGATION CONTROL VALVE FOC = FIBER OPTIC CABLE
TCB = TRAFFIC CONTROL BOX
C/O = SANITARY SEWER CLEANOUT

LOT 11, BLOCK 1 OF RANCHO VISTA ADDITION BEING 0.872 ACRE IN THE R. BEAUMONT SURVEY A-31 CITY OF DENTON, DENTON COUNTY, TEXAS

> **DENTON, TEXAS 76207** (940) 382-4016 FAX (940) 387-9784

OWNER/DEVELOPER DENTON AREA TEACHERS CREDIT UNION 225 W. MULBERRY ST. DENTON, TX 76202 (940) 387-8585

SURVEYOR LANDMARK SURVEYORS 4238 I-35 N DENTON, TEXAS 76207 (940) 382-4016

FP16-0034

FINAL PLAT

**ANDMARK** SURVEYORS, LLC.

DRAWN BY: BTH SCALE: 1"=20' DATE: 31 AUGUST, 2016