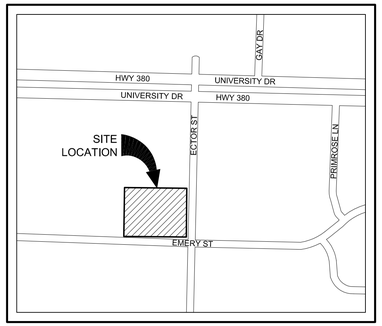
VICINITY MAP
NOT TO SCALE



GENERAL PLAT NOTES

1. All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.

2. This property is located in **"Non-shaded Zone X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0360G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

3. The purpose of this replat is to create two commercial lots from one lot of record.

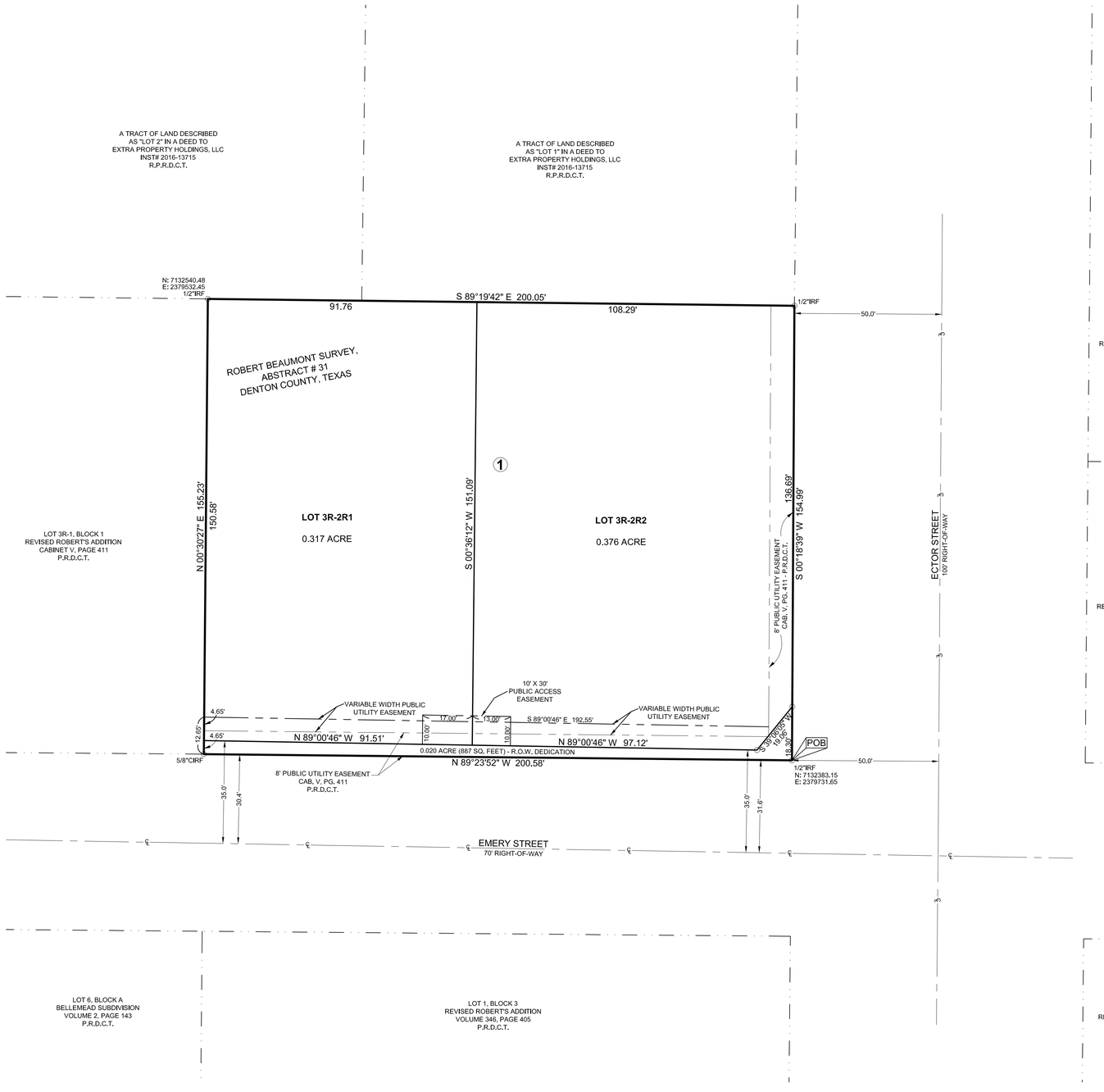
4. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

5. There are no gas well drilling and production sites located within 1,000 feet of this property.

6. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on the City of Denton datum or N.G.S. 1983 datum.

7. 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 transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas.

8. Property owner is responsible for the maintenance of Access Easements shown on the plat.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SCOTT TALBOT, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Robert Beaumont Survey, Abstract Number 31, Denton County, Texas, being all of Lot 3R-2, Block 1 of Revised Robert's Addition, an addition to the City of Denton, according to the plat thereof recorded in Cabinet V, Page 411 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said Lot 3R-2, and being at the Northwest intersection of Ector Street (100' R.O.W.) and Emery Street (60' R.O.W.);

Thence North 89°23'52" West with the North Right-of-Way line of said Emery Street for a distance of 200.58 feet to a 5/8" capped iron rod found for the Southwest corner of said Lot, and being the Southeast corner of Lot 3R-1, Block 1 of said Revised Robert's Addition, said point lies in the North Right-of-Way line of said Street;

Thence North 00°30'27" East with the common line of Lots 3R-1 and 3R-2 for a distance of 155.23 feet to a 1/2" iron rod found for the Northwest corner of said Lot 3R-2, and being the Northeast corner of said Lot 3R-1, said point lies in the the South boundary line of a tract of land described in a deed as "Lot 2" to Extra Property Holdings, LLC according to the deed thereof recorded in Instrument Number 2016-13715 of the Real Property Records of Denton County, Texas;

Thence South 89°19'42" East with the North boundary line of said Lot 3R-2 for a distance of 200.05 feet to a 1/2" iron rod found for the Northeast corner of said Lot 3R-2, and being the Southeast corner of a tract of land described in a deed as "Lot 1" to Extra Property Holdings, LLC according to the deed thereof recorded in Instrument Number 2016-13715 of the Real Property Records of Denton County, Texas, said point lies in the West Right-of-Way line of aforementioned Ector Street;

Thence South 00°18'39" West with the West Right-of-Way line of said Ector Street for a distance of 154.99 feet to the POINT OF BEGINNING and there terminating, enclosing 0.71 of an acre of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SCOTT TALBOT, LLC**, DOES HEREBY ADOPT THIS REPLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS **REVISED ROBERT'S ADDITION**, AN ADDITION TO 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.

OWNER: **SCOTT TALBOT, LLC**

BY: _____ _____
SCOTT TALBOT — DATE
OWNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT TALBOT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 _____, 2017.

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS

MY COMMISSION EXPIRES ON _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

THAT I, **ERNEST WOORSTER**, 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 1/2" IRON RODS CAPPED "EAGLE SURVEYING" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE CURRENT PROVISIONS OF THE TEXAS ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF DENTON,DENTON COUNTY, TEXAS.

_____ _____
ERNEST WOORSTER R.P.L.S. # 6509 — DATE

STATE OF TEXAS
REGISTERED
ERNEST WOORSTER
6509
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ERNEST WOORSTER**, 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 _____ 2017.

_____
JOHN COX, NOTARY PUBLIC, TARRANT COUNTY, TEXAS

MY COMMISSION EXPIRES ON JULY 11, 2020.

JOHN COX
PUBLIC NOTARY, STATE OF TEXAS
ID# 13073409-9
MY COMM. EXPIRES JULY 11, 2020

APPROVED BY THE CITY OF DENTON PLANNING & ZONING COMMISSION ON THIS _____DAY OF _____, 2017.

_____
PLANNING & ZONING, CHAIRPERSON

_____
CITY SECRETARY

LEGEND

①	= BLOCK	R.O.W.	= RIGHT-OF-WAY
IRF	= IRON ROD FOUND	℄	= CENTERLINE OF ROAD
CIRF	= CAPPED IRON ROD FOUND		= EASEMENT LINE
POB	= POINT OF BEGINNING		= LINE ADJOINER

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER
GREG EDWARDS
ENGINEERING, INC.
1621 AMANDA COURT
PONDER, TX 76259
940.482.2907

OWNER
SCOTT TALBOT, LLC
5170 BURGER ROAD
AUBREY, TX 76227
940.387.8763

JOB #: 16-08-27 RP
DATE: 2/14/2017
DRAWN BY: JDC

EAGLE SURVEYING
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

CITY PROJECT NUMBER
FR16-0028

REPLAT
REVISED ROBERT'S ADDITION
LOTS 3R-2R1 & 3R-2R2, BLOCK 1

BEING A REPLAT OF LOT 3R-2, BLOCK 1 OF REVISED ROBERT'S ADDITION, RECORDED IN CABINET V, PAGE 411 - P.R.D.C.T. AND BEING 0.71 ACRE OF LAND SITUATED IN THE ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS