

GENERAL NOTES:

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

I FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD IS USURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY UMBER 480194 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 UTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN PANEL 360 G OF SAID MAP.

3. 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.

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 PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 LOT FROM PREVIOUSLY UNPLATTED TRACT.

7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID 2009 TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

9. 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.

11. THERE WAS NO VISIBLE EVIDENCE OF A GAS PIPELINE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY. PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE THE PUBLIC ACCESS EASEMENT. ON THE

CAP/IRF "KHA" N:7,132,390.476 E:2,378,886.061 D.R.D.C. VARIABLE WIDTH D.E. 16' U.E. INSTRUMENT # 2011-91215 --INSTRUMENT # 2010-23942 D.R.D.C.T. N 00°31'45" E 213.71' D.R.D.C.T. - 35.0' 207.79 24.0' ⊕ C1 _⇔√ک L1 3LE WIDTH D.E. 2634, PG. 126 .R.D.C.T. L5 ROBERT BEAUMONT SURVEY, ABSTRACT # 31 DENTON COUNTY, TEXAS LOT 3 NDON PROPERTIES SUBDIVISION CAB. J, PG. 29 P.R.D.C.T. ABLE WIDTH P.A.E BY THIS PLAT 149.97' EMERY STREET 1.42 ACRES .00 09 M ..9t.1€.00 STQ 30' D.E. INSTRUMENT # 2011-91215 D.R.D.C.T 16'X16' P.U.E. BY THIS PLAT L13 24.0' - 35.0' 153.73' 2 00°30'56" W 161.54' POB 1/2" IRF E:2,379,236.076 N:7,132,387.805

C1	CURVE							
20.00'	RADIUS							
2.61'	ARC LENGTH							
2.61'	CHORD LENGTH	CURVE TABLE	·	 BEL	LEM	EAD	DRI	₩E ³
N 03°52'19" E	CHORD BEARING							
7°29'25"	DELTA ANGI							

L11	L10	L9	L 8	L7	L6	L5	L4	L3	L2	L1	LINE	
	N 89°29'04" W	S 00°30'56" W	S 89°29'04" E	N 00°30'56" E	N 89°52'26" W	S 00°07'34" W	S 89°52'26" E	N 00°31'45" E	N 89°52'26" W	N 00°07'34" E	BEARING	LINE TABLE
	13.50'	24.00'	53.50'	115.72'	30.17'	86.04'	54.68'	24.00'	22.34'	56.93'	DISTANCE	

OWNER'S CERTIFICATION

WHEREAS; EAGLE FARMS, INC., is the owner of all that certain tract of land situated in the R. BEAUMONT SURVEY, Abstract Number 31, City of Denton, Denton County, Texas, and being a part of a called 3.712 acre tract of land described in a deed from Gary H. Kirchoff to Eagle Farms, Inc. as recorded in County Clerk's file number 98-23944, Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found for the Southeast corner of said 3.712 acre tract, and in the North line of Emery Street;

ce of 350.02

THENCE North 89 Degrees 33 Minutes 46 Seconds West with the North line thereof and the South line of said 3.712 acre tract, a distance to a capped ½" iron rod found for the Southwest corner thereof;

THENCE North 00 Degrees 31 Minutes 45 Seconds East with the West line of said 3.712 acre tract, passing at a distance of 5.00 feet the Southeast corner of Lot 6, Block 1 of Rancho Vista Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof, recorded in Instrument number 2015-61, of the Plat Records of Denton County, Texas, and continuing for a total distance of 213.71 feet to a capped ½" iron rod set for Northeast corner of herein described tract, and at the Southwest corner of Lot 3 of McClendon Properties Subdivision, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof, recorded in Cabinet J, Page 29, of the Plat Records of Denton County, Texas;

THENCE South 89 Degrees 12 Minutes 30 Seconds East with the South line of said Lot 3, a distance of 149.97 feet to a capped ½" iron rod set for the most Northerly Northeast corner of herein described tract, at the Southeast corner of said Lot 3, and in the West line of Lot 2 of said addition;

THENCE South 00 Degrees 31 minutes 45 Seconds West with the West line thereof, a distance of 50.00 feet to a capped ½" iron rod set for the Southwest corner of said Lot 2;

THENCE South 89 Degrees 12 Minutes 30 Seconds East with the South line of said Lot 2, a distance of 200.02 feet to a capped ½" iron rod set for the most Easterly Northeast corner of herein described tract, at the Southeast corner of said Lot 2, and in the East line of said 3.712 acre tract;

THENCE South 00 Degrees 30 Minutes 56 Seconds West with the East line thereof, a distance 161.54 feet to the PLACE OF BEGINNING and containing 1.48 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE FARMS, INC., DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, EAGLE FARMS ADDITION, AN ADDITION IN THE CITY OF DENTON, 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.

STATE OF TEXAS
COUNTY OF DENTON EAGLE FARMS, INC. DATE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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. WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF

MY COMMISSION EXPIRES ON

I, KENNETH A. ZOLLINGER, REGSTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY WADE 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, DENTAL ZOUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

HILLCREST STREET

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. DAY OF

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS

2017

NOTARY PUBLIC, DENTON COUNTY, TEXAS MY COMMISSION EXPIRES

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 090579-FP
DRAWN BY: TK
DATE: 1-25-2017
R.P.L.S.

EAGLE FARMS ADDITION LOT 1, BLOCK A

FINAL PLAT

CITY OF DENTON PROJECT NUMBER FP16-0036

P.A.E. = PUBLIC ACCESS EASEMENT
POB = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
CAP/IRF = CAPPED IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
CCF = COUNTY CLERK FILE

NORTH

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

CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TX 76021 PHONE: (817) 458-8996 TBPE FIRM #F-14199

CITY SECRETARY

CHAIRPERSON, PLANNING & ZONING COMMISSION

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

DAY

SURVEYING www.kazsurveving.com G

KENNETH A. ZOLLINGER

BEING 1.48 ACRES IN THE ROBERT BEAUMONT SURVEY, ABSTRACT NUMBER 31, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS