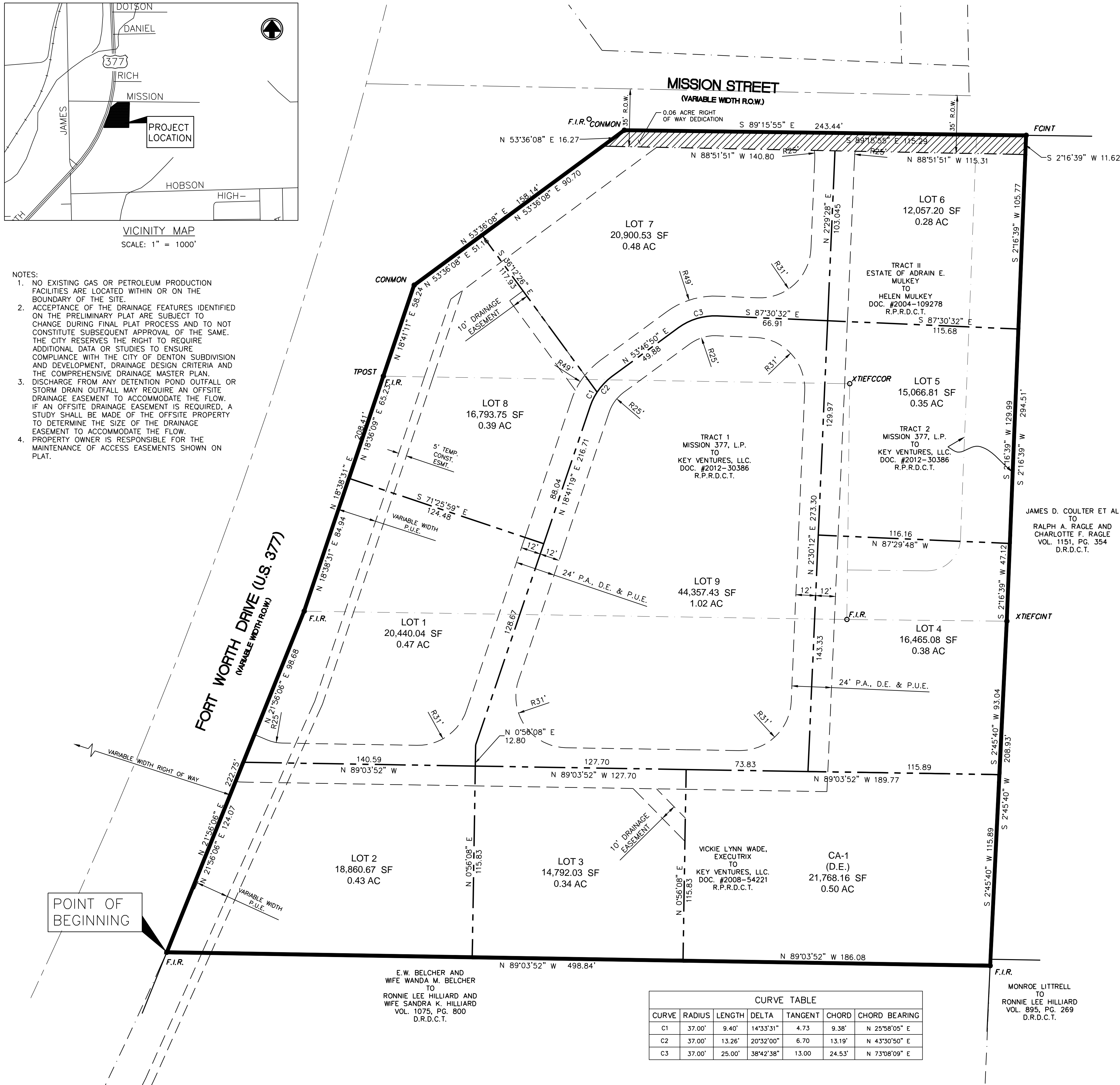
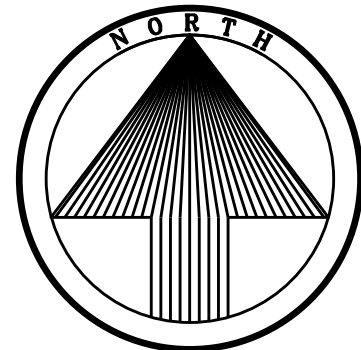


VICINITY MAP
SCALE: 1" = 1000'

- NOTES:
1. NO EXISTING GAS OR PETROLEUM PRODUCTION FACILITIES ARE LOCATED WITHIN OR ON THE BOUNDARY OF THE SITE.
 2. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING FINAL PLAT PROCESS AND TO NOT CONSTITUTE SUBSEQUENT APPROVAL OF THE SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF DENTON SUBDIVISION AND DEVELOPMENT, DRAINAGE DESIGN CRITERIA AND THE COMPREHENSIVE DRAINAGE MASTER PLAN.
 3. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFFSITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
 4. PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ACCESS EASEMENTS SHOWN ON PLAT.



STANDARD ABBREVIATIONS	
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
AC	ACRE
F.I.R.	FOUND IRON ROD
P.A.	PUBLIC ACCESS EASEMENT
SF	SQUARE FOOT
COMMON	CORNER MONUMENT
FCINT	FENCE INTERSECTION
XTIEFCINT	CROSS TIE FENCE INTERSECTION
XTIEFCOR	CROSS TIE FENCE CORNER



SCALE: 1"=30'

LEGEND

	PRELIMINARY PLAT BOUNDARY
	INTERIOR LOT LINE
	PROPOSED EASEMENT
	PROPERTY LINE

DESCRIPTION

STATE OF TEXAS
COUNTY OF DENTON

Key Ventures, Inc., the owners of a called 4.70 acre tract of land and being situated in the WM Daniel Survey, Abstract No 0378A, Denton County, Texas and being more particularly described as follows:

BEGINNING at a Found Iron Rod at the Southwest Corner of said 4.70 acre tract and the Northwest corner of a called 1.019 acre tract described in a deed to Ronnie Lee Hillard, recorded in volume 1075, page 800, Deed Records, Denton County, Texas;

THENCE North 21 degrees 56 minutes 06 seconds East with the west line of said 4.70 acre tract for a distance of 222.75 feet to a iron rod found on the west line of said 4.70 acre tract;

THENCE North 18 Degrees 38 Minutes 31 Seconds East with the west line of said 4.70 acre tract for a distance of 208.41 feet to a corner monument on the west line of said 4.70 acre tract;

THENCE North 53 Degrees 36 Minutes 08 Seconds East with the northwest line of said 4.70 acre tract for a distance of 158.14 feet to a corner monument at the north west corner of said 4.70 acre tract;

THENCE South 89 Degrees 15 Minutes 55 Seconds East with the north line of said 4.70 acre tract for a distance of 243.44 feet to a fence intersection at the northeast corner of said 4.70 acre tract and at the northwest corner of a called 2.94 acre tract described in a deed to Ralph Ragle Jr, recorded in volume 1151, page 354, Deed Records, Denton County, Texas;

THENCE South 02 Degrees 16 Minutes 39 Seconds West with the east line of said 4.70 acre tract for a distance of 294.51 feet to a cross tie fence intersection found on the east line of said 4.70 acre tract and on the west line of said 2.94 acre tract;

THENCE South 02 Degrees 45 Minutes 40 Seconds West with the east line of said 4.70 acre tract for a distance of 208.93 feet to a iron rod at the southeast corner of said 4.70 acre tract and the northeast corner of said 1.019 acre tact;

THENCE North 89 Degrees 03 Minutes 52 Seconds West with the South line of said 4.70 acre tract for a distance of 498.84 feet to the PLACE OF BEGINNING and containing in all 4.70 acres of land.

CALL AT LEAST 48 HOURS BEFORE DIGGING
AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING!
ONE-CALL SYSTEMS OF TEXAS **DIG TESS** **LONE STAR NOTIFICATION** **TEXAS ONE-CALL**
1-800-545-6005 1-800-344-8377 1-800-669-8344 1-800-245-4545
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AS AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES, OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

OWNER:
KEY VENTURES
3100 TRIPLE CROWN CT
DENTON, TX 76210
(940) 566-3239
CONTACT: KENT KEY

SURVEYOR:
LANDMARK SURVEYORS, LLC
4238 I35 NORTH
DENTON, TX 76207
(940) 382-4016
CONTACT: JERRY YENSAN, R.P.L.S.



Planning Communities - Designing the Systems That Serve Them

Planning Communities - Designing the Systems That Serve Them

4401 N. I-35, SUITE 102
DENTON, TEXAS 76207
Phone (940) 380-9453
FAX (940) 380-9431

Texas Board of
Professional Engineers
Registration Number: F-7898

info@ae-grp.com

PRELIMINARY PLAT
FOR
MISSION STREET OFFICES
KEY VENTURES 1 ADDITION
BEING
4.70 ACRES

WM DANIEL SURVEY, ABSTRACT No. 0378A
CITY OF DENTON, DENTON COUNTY, TEXAS
9 COMMERCIAL LOTS
1 COMMON AREA LOT (CA-1)

SUBMITTED: December 13, 2016
REVISED: February 27, 2017

PLAT SHEET 1 OF 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	37.00'	9.40'	14°33'31"	4.73	9.38'
C2	37.00'	13.26'	20°32'00"	6.70	13.19'
C3	37.00'	25.00'	38°42'38"	13.00	24.53'

MONROE LITRELL
TO
RONNIE LEE HILLIARD
VOL. 895, PG. 269
D.R.D.C.T.

E.W. BELCHER AND
WIFE WANDA M. BELCHER
TO
RONNIE LEE HILLIARD AND
WIFE SANDRA K. HILLIARD
VOL. 1075, PG. 800
D.R.D.C.T.

VICKIE LYNN WADE,
EXECUTRIX
TO
KEY VENTURES, LLC.
DOC. #2008-54221
R.P.R.D.C.T.

CA-1
(D.E.)
21,768.16 SF
0.50 AC