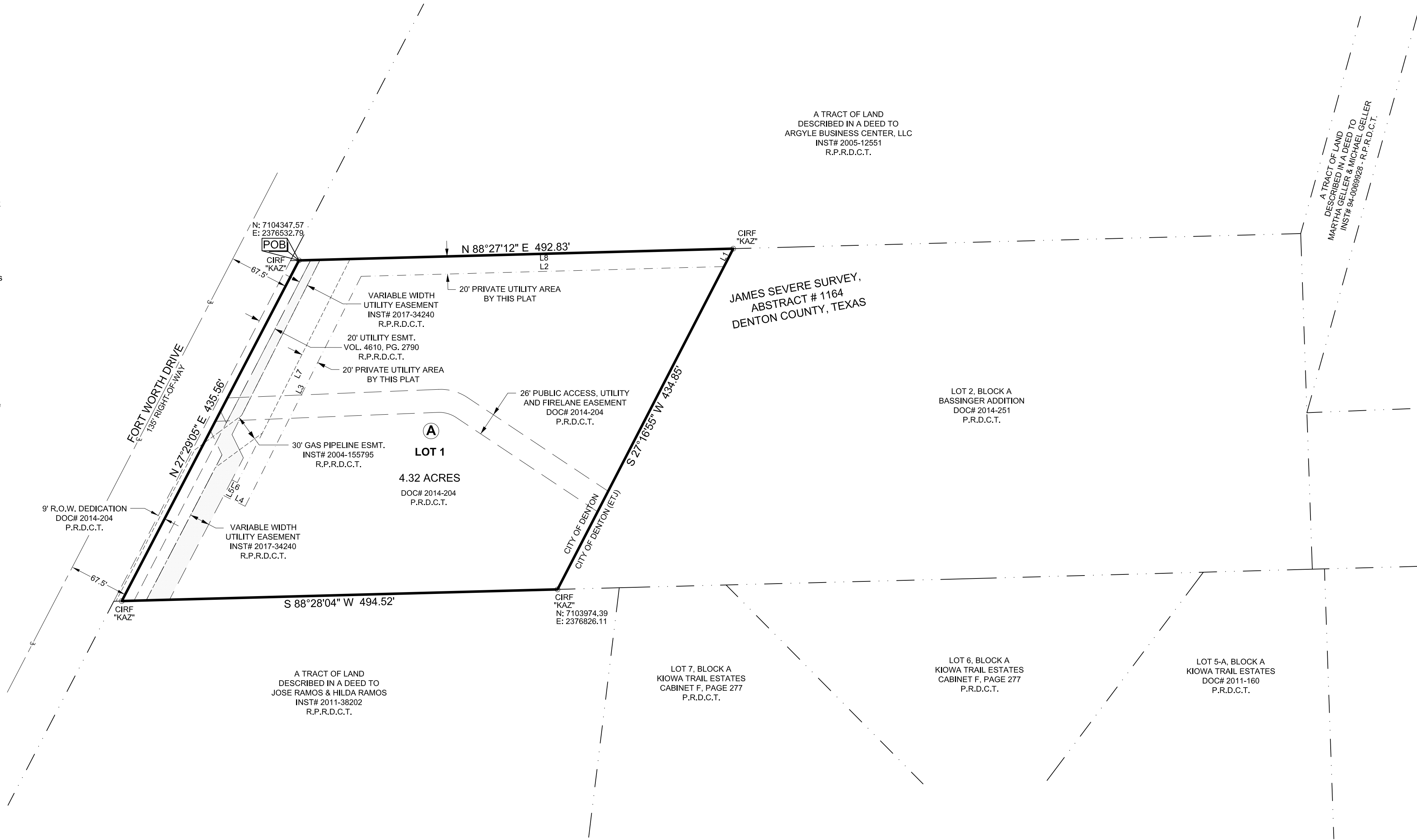


GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- 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 48121C0370G. 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.
- The purpose of this plat is to create an official lot of record from a previously conveyed lot.
- 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.
- There are no visible existing gas pipelines or gas pipeline easements to the surveyor's knowledge at the time this property was platted.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on city of Denton Datum or N.G.S. 1983 datum.
- Taps made to existing waterlines or relocations of Fire Hydrant shall be done by the City of Denton at the expense of the contractor. Contact Kent Conkle with the Water Department at (940) 349-7181.
- Taps made to sewer lines shall be done by the City of Denton at the expense of the contractor. Contact Justin Divinye with the Wastewater Department at (940) 349-8489.
- 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.
- The owners of the property, their successors and grantees are responsible for the maintenance of Public Access Easements shown herein.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **PARKALI, INC.**, is the sole owner of all that certain tract or parcel of land situated in the James Severe Survey, Abstract Number 1164, Denton County, Texas, and being all of Lot 1, Block A of Bassinger Addition, according to the Conveyance Plat thereof and recorded in Document Number 2014-204 of the Plat Records of Denton County, Texas; subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod stamped "KAZ" found for the Northwest corner of said Lot 1, Block A of Bassinger Addition and being in the East Right-of-Way line of Highway 377 (known locally as Fort Worth Drive), said point lies in the South boundary line of a tract of land described in a deed to Argyle Business Center, LLC according to the deed thereof and recorded in Instrument Number 2005-12551 of the Real Property Records of Denton County, Texas;

Thence North 88°27'12" East with the common line of said Lot 1 and Argyle Business Center tract for a distance of 492.83 feet to a 1/2" capped iron rod stamped "KAZ" found for the Northeast corner of said Lot 1, and being the Northwest corner of Lot 2, Block A of Bassinger Addition, an addition to the Extra-Territorial Jurisdiction of Denton according to the Plat thereof and recorded in Document Number 2014-251 of the Plat Records of Denton County, Texas;

Thence South 27°16'55" West with the common line of said Lots 1 & 2 for a distance of 434.85 feet to a 1/2" capped iron rod stamped "KAZ" found for the Southeast corner of Lot 1 and being the Southwest corner of said Lot 2, said point lies in the North boundary line of a tract of land described in a deed to Jose Ramos & Hilda Ramos according to the deed thereof and recorded in Instrument Number 2011-38202 of the Real Property Records of Denton County, Texas;

Thence South 88°28'04" West with the common line of said Lot 1 & Ramos tract for a distance of 494.52 feet to a 1/2" capped iron rod stamped "KAZ" found for the Southwest corner of Lot 1 and being in the East Right-of-Way line of aforementioned Highway 377;

Thence North 27°29'05" East with the common line of said Lot 1 & Highway 377 for a distance of 435.56 feet to the POINT OF BEGINNING and there terminating, enclosing 4.32 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PARKALI, INC.**, does hereby adopt this Final Plat, designating herein described property as **BASSINGER ADDITION**, an Addition to Division One of the Extra-Territorial Jurisdiction of 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: **PARKALI, INC.**

BY: _____ Date _____
Jeff Bassinger

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **JEFF BASSINGER**, 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 in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **ERNEST WOORSTER**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and 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 Division One of the Extra-Territorial Jurisdiction of the City of Denton, Denton County, Texas.



Ernest Wooster, R.P.L.S. # 6509 Date _____

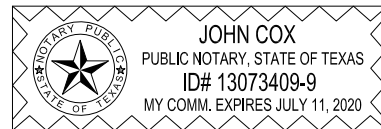
STATE OF TEXAS §
COUNTY OF TARRANT §

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 in and for the State of Texas

My commission expires on July 11, 2020.



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

PLANNING & ZONING COMMISSION, CHAIRMAN

CITY SECRETARY

CITY PROJECT NUMBER
FP16-0039

FINAL PLAT BASSINGER ADDITION LOT 1, BLOCK A

BEING LOT 1, BLOCK A OF BASSINGER ADDITION
BY CONVEYANCE PLAT
RECORDED IN DOC# 2014-204, P.R.D.C.T.
AND BEING 4.32 ACRES OF LAND SITUATED IN THE
JAMES SEVERE SURVEY, ABSTRACT NO. 1164,
AN ADDITION TO THE CITY OF DENTON,
DENTON COUNTY, TEXAS

LEGEND

- Ⓐ = BLOCK
CIRF = CAPPED IRON ROD FOUND
POB = POINT OF BEGINNING
- = CENTERLINE OF ROAD
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT

SURVEYOR

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

ENGINEER

FORESITE GROUP
JOHN RHODES
P.O. BOX 294527
LEWISVILLE, TX 75029
972.906.9985

OWNER

PARKALI, INC.
JEFF BASSINGER
338 WHISPERING TRAILS ST.
ARGYLE, TX 76226

JOB #: 16-09-10 FP

DATE: 3/24/2017

DRAWN BY: JDC



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