

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 16, 2011 and is located in Community Number 460194 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.
- The purpose of this replat is to create two lots from one lot of record.
- 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 gas well drilling and production sites located within 1,000 feet of this property.
- 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. **The minimum finished floor elevation for this site is 648.1 feet.**
- 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.

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

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY

LEGEND

- ② = BLOCK
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- POB = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- ℄— = CENTERLINE OF ROAD
- [648] = MIN. FINISHED FLOOR ELEVATION

SURVEYOR

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

ENGINEER

EIKON CONSULTING GROUP
1405 W. CHAPMAN DRIVE
SANGER, TX 76266
940.458.4503

OWNERS

2JR ENTERPRISES, LLC
JOHN HARVEY REED, JR.
8482 SAM BASS ROAD
SANGER, TX 76266

JAMES PAVELKA, DDS, INC.
1300 FULTON ST.
SUITE: 401
DENTON, TX 76201
940.566.5332

JOB #: 16-12-44 RP

DATE: 5/1/2017

DRAWN BY: JDC



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

MINOR REPLAT
CARROLL PARK ADDITION
THIRD FILING
LOTS 2R-1 & 2R-2, BLOCK 22

BEING ALL OF LOT 2, BLOCK 22
OF CARROLL PARK ADDITION, THIRD FILING,
AS RECORDED IN CABINET D, PAGE 300, P.R.D.C.T.
AND BEING 0.527 OF AN ACRE OF LAND SITUATED IN
THE R. BEAUMONT SURVEY, ABSTRACT NO. 31,
AN ADDITION TO THE CITY OF DENTON,
DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **2JR ENTERPRISES, LLC & JAMES L. PAVELKA, D.D.S., INC.**, acting by and through the undersigned, their duly authorized agents, are the sole owners of all that certain tract or parcel of land situated in the R. Beaumont Survey, Abstract Number 31, Denton County, Texas and being all of Lot 2, Block 22 of Carroll Park Addition, Third Filing, an addition to the City of Denton, according to the Plat thereof as recorded in Cabinet D, Page 300, Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a mag nail found for the Southeast corner of the herein described tract; being the Southwest corner of Lot 1, the Northwest corner of Lot 6, and the Northeast corner of Lot 5 all being in block 22 of said addition;

Thence North 89°27'49" West with the common line of Lots 2 & 5 for a distance of 139.42 feet to a mag nail found for the Southwest corner of the herein described tract, and being the Northwest corner of said Lot 5, and being the Northeast corner of Lot 4, Block 22, and the Southeast corner of Lot 3, Block 22 of said addition;

Thence North 00°26'14" East with the common line of Lot 2 & 3 for a distance of 164.35 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northwest corner of the herein described tract, and being the Northeast corner of Lot 3, said point lies in the South Right-of-Way line of Westway Street (60' R.O.W.);

Thence South 89°23'45" East with the South Right-of-Way line of said street for a distance of 139.82 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northeast corner of the herein described tract, and being the Northwest corner of an aforementioned Lot 1, said point lies in the South Right-of-Way line of said street;

Thence South 00°34'39" West with the common line of Lots 1 & 2 for a distance of 164.18 feet to the **POINT OF BEGINNING** and there terminating, enclosing 0.527 of an acre, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **2JR ENTERPRISES, LLC & JAMES L. PAVELKA, D.D.S., INC.**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this replat, designating herein described property as **CARROLL PARK ADDITION, THIRD FILING, LOTS 2R-1 & 2R-2, BLOCK 22**, 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: **2JR ENTERPRISES, LLC** (LOT 2R-2)

BY: _____ Date _____
John Harvey Reed, Jr. (Owner)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **JOHN HARVEY REED, JR.**, known to me to be the person and officer 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 the _____ day of _____, 2017.

Notary Public in and for The State of Texas

My commission expires on _____.

OWNER: **JAMES L. PAVELKA, D.D.S., INC.** (LOT 2R-1)

BY: _____ Date _____
James L. Pavelka (Owner)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **JAMES L. PAVELKA**, known to me to be the person and officer 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 the _____ 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 §

That I, **ERNEST WOORSTER**, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

ERNEST WOORSTER, R.P.L.S., # 6509 Date _____

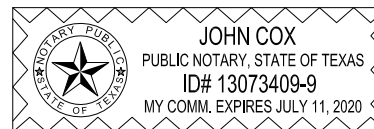
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared **ERNEST WOORSTER**, known to me to be the person and officer 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 the _____ day of _____, 2017.

John Cox, Notary Public in and for The State of Texas

My commission expires on July 11, 2020.



CITY PROJECT NUMBER
FR17-0006