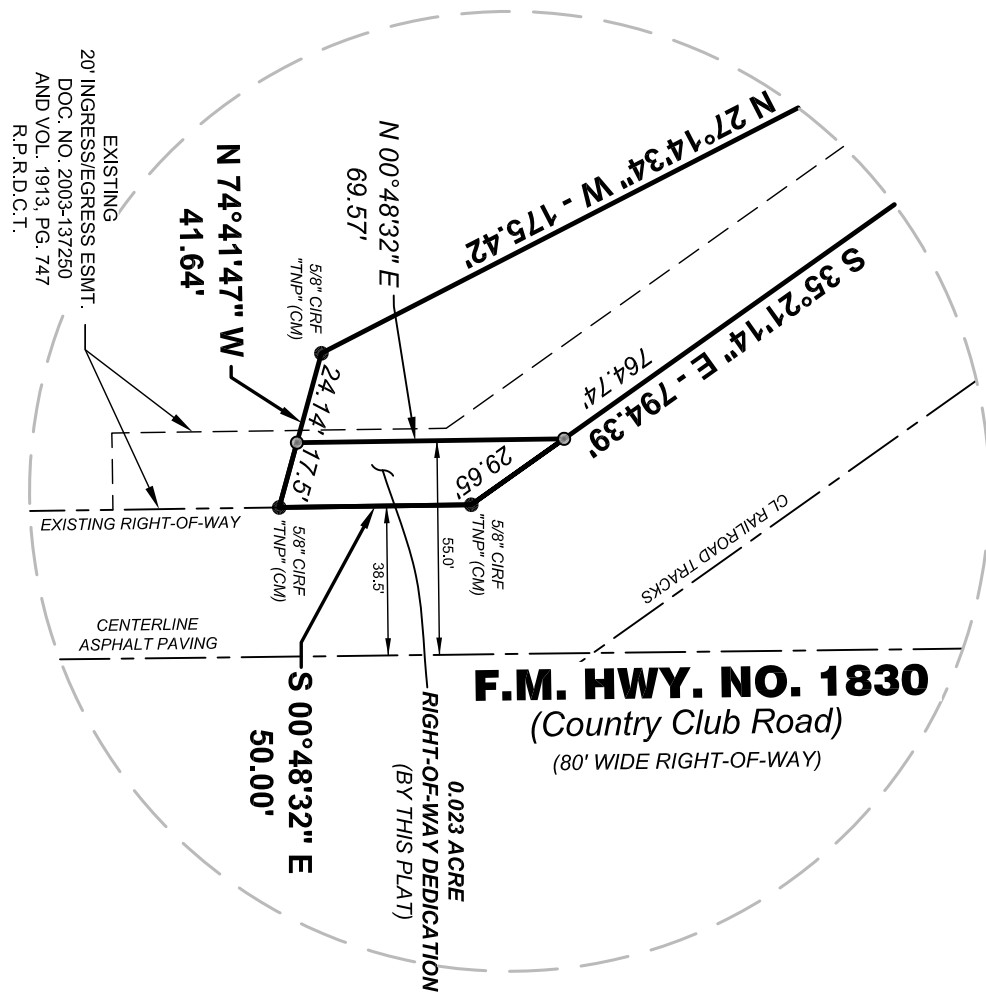
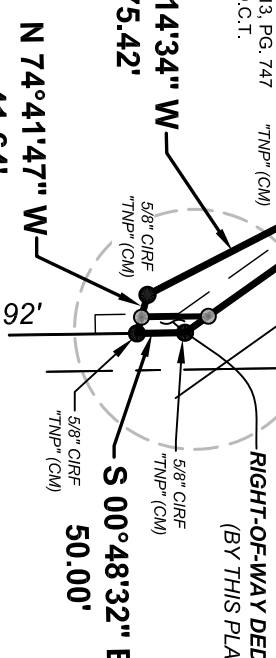
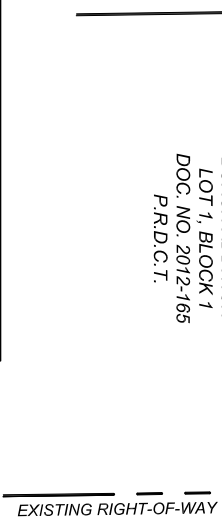


DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
L1	S 14.65° E	176.28
L2	S 18.34.14" E	143.49
U3	S 00.39.51" E	11.31
L4	S 24.55.25" W	68.07
L5	S 05.12.36" E	270.21
L6	S 02.31.36" E	274.64
L7	S 31.90.4" W	317.11
L8	S 16.03.33" E	280.16
L9	S 18.00.49" E	102.23
L10	N 89.56.44" W	11.64




LEGEND	
(CM)	CONTROL MONUMENT
IR*	IRON ROD TOWN
GR*	CAPPED IRON ROD TOWN
OR	IRON ROD TOWN (AS NOTED)
△	CAPPED IRON ROD SET (TYP) UNLESS NOTED
△	CALCULATED POINT
4	◻ EASEMENT CORNER (BY THIS PLAT)
4	◻ GAS UTILITY SIGN
63	GAS METER
D.C.T.	DENTON COUNTY TEXAS
RECORD	REAL PROPERTY RECORDS
PLAT	DEED RECORDS
PLAT	PLAT RECORDS
OR	ORIGINAL RECORDS
—	PLAT BOUNDARY LINE
—	ADJACENT PROPERTY LINE
—	APPROXIMATE SURVEY LINE
—	EASEMENT LINE



SEE DETAIL

F.M. HWY. NO. 1830
(Country Club Road)
(80' WIDE RIGHT-OF-WAY)



1. All property corners are marked with a 56 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
2. The minimum finished floor elevations shall be provided from a building corner application as indicated. The minimum finished floor elevations shall be based on the mean sea level datum FEMA uses for 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.
3. Bearings of lines shown hereon are referenced to GCS North of the Texas Coordinate System of 1983 (North American Datum of 1983) as determined by the National Geodetic Survey's Continuously Operating Reference Station (CORS), the Real Time Kinematic (RTK) method.
4. This plat was prepared with benefit of that certain The Condominium, GF No. 14-176283-DU with effective date of February 16, 2014, provided by Capital Title Texas, LLC; and that certain The Condominium, GF No. 14-176280-DU with effective date of April 27, 2014, provided by Capital Title Texas, LLC. For assessment rights-in-way and other matters of record that may affect this property, the Surveyor and Tiegale Nail and Partners relied solely on said Title Commitments.
5. Maps made to existing wellheads or location of gas hydrants shall be done by the City of Denton at the contractors expense. Contact Kent Conkle with the Water Department at 940-494-7151.
6. Traps made to existing sewers shall be done by the City of Denton at the contractors expense. Contact Debra Huffman with the Wastewater Department at 940-434-0489.
7. The minimum finished floor elevations shown hereon are based on the Base Flood Elevation (BFE) on the FEMA Flood Insurance Rate Map, Panel No. 48121C03070 dated April 18, 2011. Per the City of Denton Development Code, the minimum finished floor elevations are 2.5 feet above the BFE at the locations shown. Vertical datum is NAVD83.
8. The drainage easement shown adjacent to the floodplain is based on FEMA Base Flood Elevations per the above referenced Flood Insurance Rate Map. Those elevations were applied to allow aerial LIDAR topography. The drainage easement is a minimum of 10-feet from the resulting floodplain line.

IMPORTANT NOTICE

THE CITY OF FORT MONROE 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 30 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.

I, Todd B. Turner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the land, the corner monuments shown hereon are properly marked on the ground, and this plat correctly represents that survey made by me or under my direction and supervision, in accordance with the plating rules and regulations of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Todd B. Turner
R.P.L.S. No. 4859

THIS DOCUMENT WAS
RELEASED ON MAY 25, 2017
BY TODD B. TURNER, R.P.L.S. NO. 48
FOR REVIEW PURPOSES ONLY.
TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING
RULE 663.18 (c)

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared **Todd B. Turner**, 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 purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the ____ Day of _____, 2017.

WITNESS MY HAND AND SEAL OF OFFICE, this the ____ Day of _____, 2017

Notary Public

TEAGUE NALL & PERKINS
517 Centre Place Drive, Suite 322
Denton, Texas 76205
PH: 940-383-4177
FAX: 940-383-8026
T.B.P.L.S. Firm No. 10011601

OWNER/DEVELOPER
CITY OF DENTON
215 E. McKinney Street
Denton, TX 76201
PH: 940-349-8200
FAX: 940-349-7211

HICKORY CREEK DETENTION ADDITION

B.B.B. & C. R.R. Co. SURVEY, ABSTRACT NO. 196,
THE W. ROARK SURVEY, ABSTRACT NO. 1087
AND THE J.W. WITHERS SURVEY, ABSTRACT NO. 1343

MAY 25, 2017 SHEE

FINAL PLAT

LOT 1, BLOCK A

CONTAINING 66.411 ACRES OF LAND

B.B.B. & C. R.R. Co. SURVEY, ABSTRACT NO. 196,
THE W. ROARK SURVEY, ABSTRACT NO. 1087
AND THE J.W. WITHERS SURVEY, ABSTRACT NO. 1343

MAY 25, 2017 SHEE

SHEET 1 OF 1

© 2017 COPYRIGHT BY TEAGUE NALL AND PERKINS, INC. ALL RIGHTS RESERVED