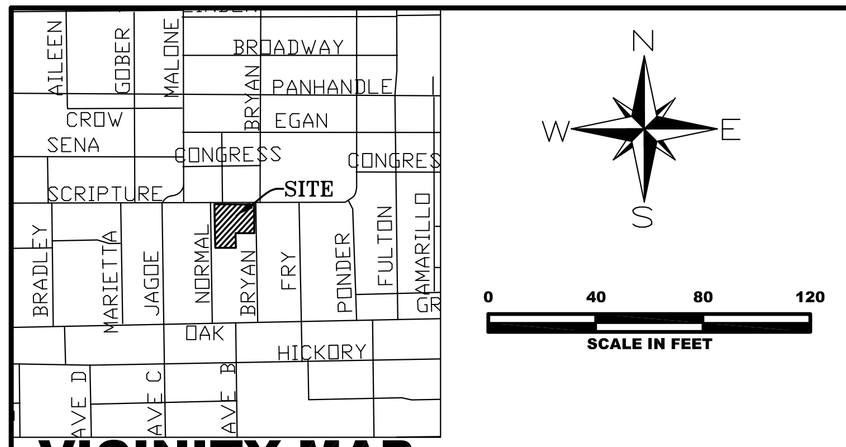


VICINITY MAP

SCALE 1"= 2000'

NOTES:

1. BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0360G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

3. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT DREW HUFFMAN WITH WASTEWATER DEPARTMENT AT 940-349-8489

4. PURPOSE OF THIS PLAT IS TO PLAT ONE MULTI-FAMILY LOT.

5. NO GAS, PETROLEUM, OR SIMILAR EASEMENTS ARE LOCATED ON THE PROPERTY.

6. TAPS MADE TO EXISTING WATER LINES 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 940-349-7167

7. THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. AND, THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

8. REPLAT DOES NOT REMOVE OR AMEND ANY COVENANTS OR RESTRICTIONS.

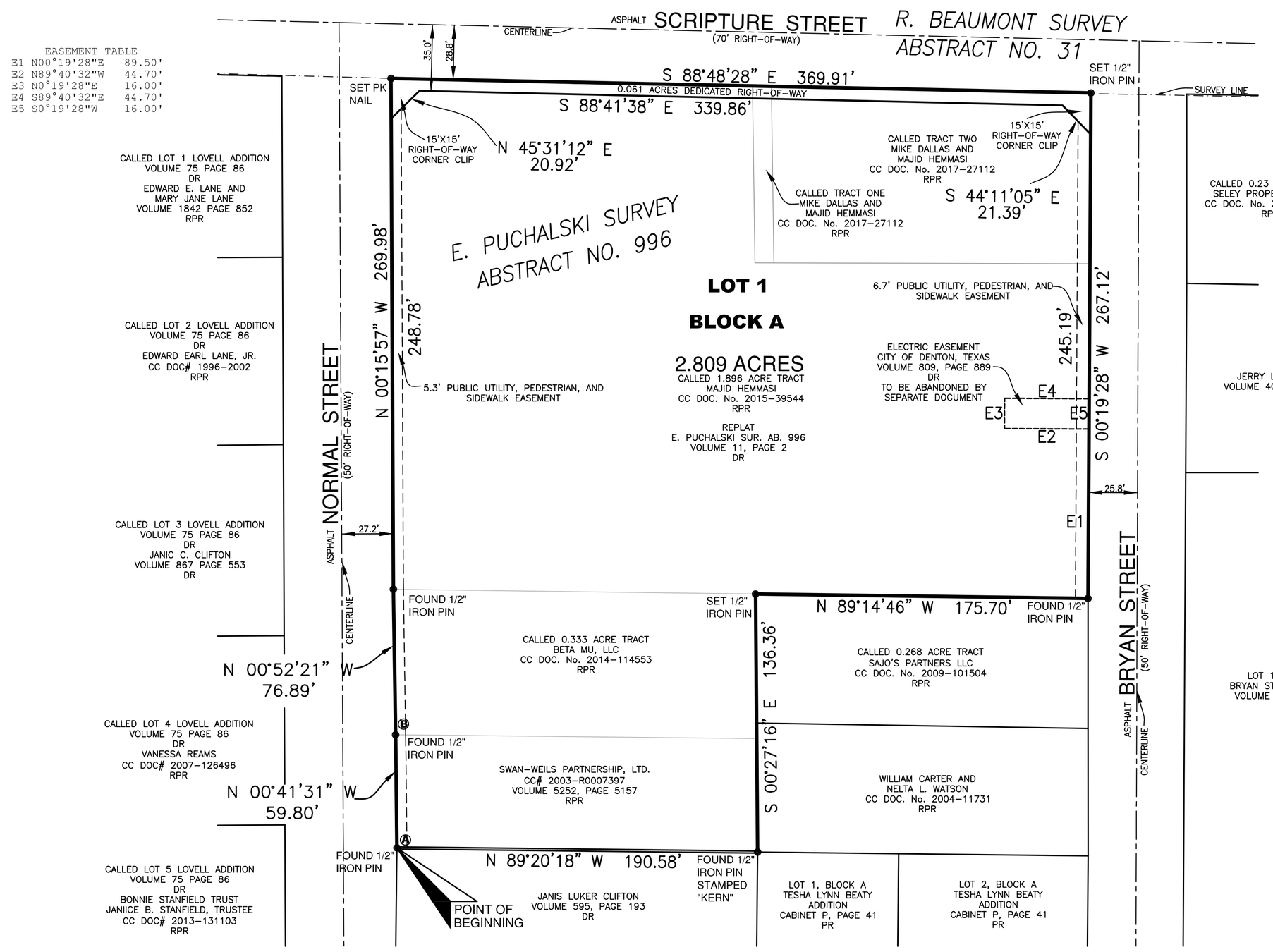
IMPORTANT NOTICE

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC 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 CODE OFFICIAL WITH SPECIFIC REQUESTS.

SUCH CLEARANCE PROVISIONS SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION WHEN REAL PROPERTY IS DEVELOPED OR ALTERED. SUCH CLEARANCE AREAS SHALL BE RECORDED BY THE PROPERTY DEVELOPER OR BY THE RECORD OWNER ON SUBDIVISION PLATS: OR SHALL BE EVIDENCED BY WRITTEN INSTRUMENT, DULY RECORDED, IN THE PUBLIC RECORDS OF DENTON COUNTY, TEXAS, UNOBSTRUCTED AND ADEQUATE SPACE SHALL BE PROVIDED FOR ALL CLEARANCE AREAS IN SUCH A WAY THAT WILL ALLOW THE INGRESS AND EGRESS FOR UTILITY RELATED PERSONNEL AND EQUIPMENT TO PERFORM OPERATIONS, MAINTENANCE AND REPLACEMENT OF ELECTRIC SUPPLY AND COMMERCIAL LINES, MAINTENANCE OF CLEARANCE AREAS AND/OR EASEMENTS ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF DENTON.

EASEMENT TABLE

E1	N00°19'28"E	89.50'
E2	N89°40'32"W	44.70'
E3	N0°19'28"E	16.00'
E4	S89°40'32"E	44.70'
E5	S0°19'28"W	16.00'



TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE

A	N	7128547.1
	E	2381629.2
B	N	7128606.9
	E	2381628.5

LEGEND

CM = CONTROLLING MONUMENT
FIP = FOUND IRON PIN
SIP = SET IRON PIN
℄ = CENTERLINE
FENCE = —— x —— x ——
POWER POLE = ø
FIRE HYDRANT =
WATER VALVE =
HANDICAP RAMP=
SANITARY SEWER MANHOLE =
CONCRETE =
GAS LINE = —— G —— G ——
WATER LINE = —— W —— W ——
SEWER LINE = —— S —— S ——
POWER LINE = —— E —— E ——
DEED CALLS = *( )

APPROVED THIS _____ DAY OF _____2017 BY THE DEVELOPMENT REVIEW COMMITTEE FOR THE CITY OF DENTON.

_____
P&Z COMMISSION CHAIR

_____
CITY SECRETARY

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.

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, _____, PRESIDENT OF BETA MU, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF BETA MU, LLC. FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY _____2017.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MIKE DALLAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ _____ 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, _____, PRESIDENT OF SWAN-WEILS PARTNERSHIP, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SWAN-WEILS PARTNERSHIP, LTD. FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY _____2017.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MAJID HEMMASI, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ _____ 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS WE, MAJID HEMMASI, MIKE DALLAS, BETA MU, LLC. AND SWAN-WEILS PARTNERSHIP, LTD., ARE THE OWNERS OF A CALLED 2.870 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE E.PUCHALSKI SURVEY, ABSTRACT NUMBER 996, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING ALL OF A REPLAT OF THE E. PUCHALSKI SUR. AB. 996, CITY OF DENTON, DENTON COUNTY, TEXAS, RECORDED IN VOLUME 11, PAGE 2, DEED RECORDS, DENTON COUNTY, TEXAS, AND ALL OF A TRACT DESCRIBED IN A DEED TO SWAN-WEILS PARTNERSHIP, LTD., RECORDED IN VOLUME 5252, PAGE 5157 AND COUNTY CLERK'S INSTRUMENT FILE NUMBER 2003-R0007397, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF A CALLED 0.333 ACRE TRACT DESCRIBED IN A DEED TO BETA MU, LLC. RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2014-114553, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF A CALLED 1.896 ACRE TRACT DESCRIBED IN A DEED TO MAJID HEMMASI, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2015-39544, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF A CALLED TRACT ONE AND TRACT TWO, DESCRIBED IN A DEED TO MIKE DALLAS AND MAJID HEMMASI, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2017-27112, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID SWAN-WEILS TRACT AND THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO JANIS LUKER CLIFTON, RECORDED IN VOLUME 595, PAGE 193, DEED RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF NORMAL STREET;

THENCE NORTH 00 DEGREES 41 MINUTES 31 SECONDS WEST WITH THE WEST LINE OF SAID SWAN-WEILS TRACT, A DISTANCE OF 59.80 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID SWAN-WEILS TRACT AND THE SOUTHWEST CORNER OF SAID BETA MU TRACT, SAID PIN ALSO BEING ON THE EAST LINE OF SAID NORMAL STREET;

THENCE NORTH 00 DEGREES 52 MINUTES 21 SECONDS WEST WITH THE WEST LINE OF SAID BETA MU TRACT AND THE EAST LINE OF NORMAL STREET, A DISTANCE OF 76.89 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID BETA MU TRACT AND THE SOUTHWEST CORNER OF SAID 1.896 ACRE TRACT, SAID PIN ALSO BEING ON THE EAST LINE OF NORMAL STREET;

THENCE NORTH 00 DEGREES 15 MINUTES 57 SECONDS WEST WITH THE WEST LINE OF SAID 1.896 ACRE TRACT AND THE EAST LINE OF NORMAL STREET, A DISTANCE OF 269.98 FEET TO A PK NAIL SET AT THE NORTHWEST CORNER OF SAID 1.896 ACRE TRACT AT THE INTERSECTION OF THE EAST LINE OF NORMAL STREET AND THE SOUTH LINE OF SCRIPTURE STREET;

THENCE SOUTH 88 DEGREES 48 MINUTES 28 SECONDS EAST WITH THE SOUTH LINE OF SCRIPTURE STREET, A DISTANCE OF 369.91 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE NORTHEAST CORNER OF SAID TRACT TWO AND BEING AT THE INTERSECTION OF THE SOUTH LINE OF SCRIPTURE STREET AND THE WEST LINE OF BRYAN STREET;

THENCE SOUTH 00 DEGREES 19 MINUTES 28 SECONDS WEST WITH THE WEST LINE OF BRYAN STREET, A DISTANCE OF 267.12 FEET TO A 1/2 INCH IRON PIN FOUND AT THE EASTERN MOST SOUTHEAST CORNER OF SAID 1.896 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 0.268 ACRE TRACT DESCRIBED IN A DEED TO SAJO'S PARTNERS LLC., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2009-101504, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST LINE OF BRYAN STREET;

THENCE NORTH 89 DEGREES 14 MINUTES 46 SECONDS WEST WITH A SOUTH LINE OF SAID 1.896 ACRE TRACT AND THE NORTH LINE OF SAID 0.268 ACRE TRACT, A DISTANCE OF 175.70 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT ON THE EAST LINE OF SAID 1.896 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 0.268 ACRE TRACT, SAID PIN ALSO BEING AT THE NORTHEAST CORNER OF SAID BETA MU TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS EAST, A DISTANCE OF 136.36 FEET TO A 1/2 INCH IRON PIN STAMPED "KERN" FOUND SOUTH THE SOUTHEAST CORNER OF SAID SWAN-WEILS TRACT AND THE NORTHEAST CORNER OF SAID CLIFTON TRACT, SAID PIN ALSO BEING AT THE NORTHERN MOST NORTHWEST CORNER OF LOT 1, BLOCK A, TESHA LYNN BEATY ADDITION, RECORDED IN CABINET P, PAGE 41, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 20 MINUTES 18 SECONDS WEST WITH THE SOUTH LINE OF SAID SWAN-WEILS TRACT AND THE NORTH LINE OF SAID CLIFTON TRACT, A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 2.870 ACRES OF LAND.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT WE, MIKE DALLAS, MAJID HEMMASI, BETA MU, LLC. AND SWAN-WEILS PARTNERSHIP, LTD., DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A, PARK 7 ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

_____ _____
MIKE DALLAS DATE

_____ _____
MAJID HEMMASI DATE

_____ _____
VIVEK PAI, MEMBER DATE
BETA MU, LLC.

_____ _____
PRESIDENT DATE
SWAN-WEILS PARTNERSHIP, LTD.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRAD G. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE IRON RODS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
NOT TO BE RELIED UPON AS A FINAL SURVEY.

_____
BRAD G. SHELTON
R.P.L.S. NO. 5452

REPLAT
OF
LOT 1 , BLOCK A
E. PUCHALSKI SURVEY, ABSTRACT 996
BEING 2.870 ACRES IN THE E. PUCHALSKI SURVEY, ABSTRACT No. 996 CITY OF DENTON DENTON COUNTY, TEXAS

FIRM NO. 10023300

PROJECT NUMBER FR17-0014

DATE	REVISIONS	BY:
6/28/17	UPDATED NOTES SECTION	RLG
6/19/17	UPDATED EASEMENT LABEL	RLG
6/6/17	CHANGES PER CITY OF DENTON COMMENTS	RLG

DWN. JRH | CKD. BGS | SCALE 1"=40' | DATE 03/08/17

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER: MAJID HEMMASI, 2300 CHESWICK CT., AUSTIN, TX. 78746
OWNER: SWAN-WEILS PARTNERSHIP, 1800 STONEGATE DRIVE, DENTON, TX. 76205
OWNER: BETA MU, LLC, 19461 SIERRA CHULA RD., IRVINE, CA. 92603
OWNER: MIKE DALLAS, P.O. BOX 30492, AUSTIN, TX. 78755
SURVEYOR: BRAD G. SHELTON, 223 W. HICKORY ST., DENTON, TX. 76201, PH:(940)387-0506, FAX:(940)565-0436

SHEET 1 OF 1 | JOB No. 37789