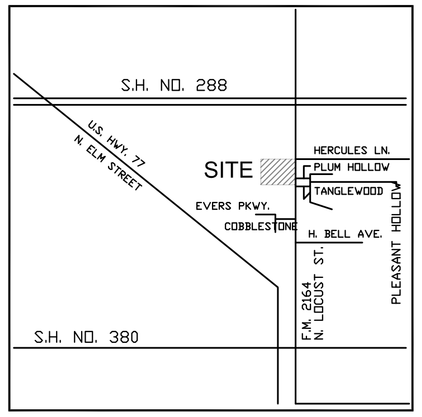
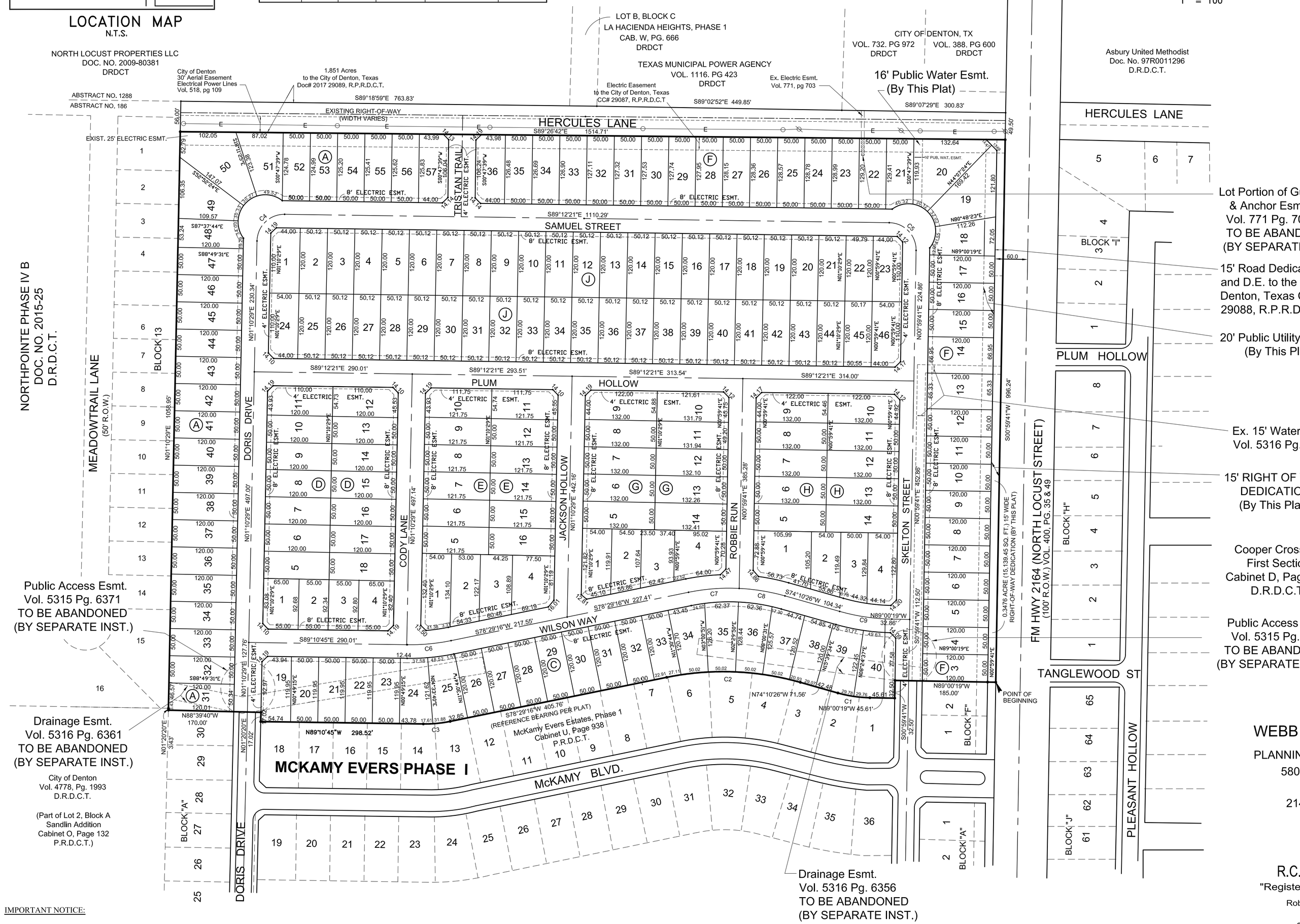


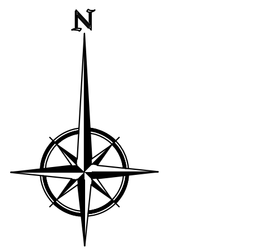
LOCATION MAP
N.T.S.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Length
C1	59.54'	230.00'	14°49'56"	S81° 35' 21"E	59.37'
C2	248.11'	520.00'	27°20'16"	N87° 50' 34"W	245.76'
C3	49.51'	230.00'	12°20'01"	N84° 39' 16"E	49.41'
C4	78.21'	50.00'	89°36'10"	S45° 59' 04"W	70.48'
C5	78.72'	50.00'	89°47'58"	N44° 06' 20"W	70.83'
C6	80.72'	375.00'	12°19'59"	N84° 39' 16"E	80.56'
C7	93.56'	375.00'	14°17'42"	S85° 38' 12"W	93.32'
C8	85.36'	375.00'	13°02'31"	N80° 41' 42"W	85.18'
C9	97.07'	375.00'	14°59'41"	S81° 35' 23"E	96.80'

NOTES:

1. Ingress and egress requirements, including, but not limited to, turn lanes, will be determined with final plat and civil engineering plan review.
2. Any fencing that crosses water easements located on single-family residential lots must provide sufficient gate access.
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 off-site property to determine the size of the drainage easement to accommodate the flow.
4. Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Design Criteria and Comprehensive Master Drainage Plan.





Being a 36.017 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 186, Denton County, Texas, and being part of a called 37.878 acre tract of land conveyed to MCKAMY COMMUNITIES LLC, recorded as Document number 2016-98929, Real Property Records, Denton County, Texas, and subsequently conveyed to Marker Stone Realty Partners I, LLC, recorded as Document number 2017-100251 Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the west right-of-way line of F.M. Highway 2164 (North Locust Street, 100' right-of-way at this point) at the northeast corner of McKamy Evers Estates, Phase 1, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 938, Plat Records, Denton County (PRDCT), Texas, said point also being the southeast corner of said 37.878 acre tract

THENCE along the north line of said McKamy Evers Estates, Phase 1, as follows:

North 89°00'19" West, at 15.00 feet passing a 1/2" iron rod found for the northeast corner of Lot 2, Block F of said McKamy Evers Estates, Phase 1, and passing at 135.00 feet, the northwest corner of said Lot 2, and continuing for a total distance of 185.00 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the west right-of-way line of Skelton Street (a 50' right-of-way);

South 00°59'41" West, along said west right-of-way a distance of 32.50 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for the northeast corner of Lot 1, Block C of said McKamy Evers Estates, Phase 1;

THENCE Continuing along the common north line of said McKamy Evers Estates, Phase 1 and said Block C as follows:

North 89°00'19" West, a distance of 45.61 feet to a point for corner under a wood fence at the beginning of a curve to the right, having a radius of 230.00 feet, a central angle of 14°49'52", and a chord which bears North 81°35'23" West, a distance of 59.37 feet, from which a 60 "d" nail set for reference bears North 13°25'02" West, a distance of 9.52 feet;

Westerly along said curve to the right, an arc distance of 59.54 feet to a point for corner under a wood fence at the end of said curve, from which a 60 "d" nail set for reference bears North 28°58'20" East, a distance of 6.00 feet;

North 74°10'26" West, a distance of 71.56 feet to a 5/8" iron rod with a yellow cap found for corner at the beginning of a curve to the left, having a radius of 520.00 feet, a central angle of 27°20'18, and a chord which bears North 87°50'35" West, a distance of 245.77 feet;

Westerly along said curve to the left, an arc distance of 248.11 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the end of said curve, from which a 1/2" iron rod found for reference bears South 58°24'37" East, a distance of 0.27';

South 78°29'16" West, a distance of 405.76 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the beginning of a curve to the right, having a radius of 230.00 feet, a central angle of 12°19'43", and a chord which bears South 84°39'52" West, a distance of 49.39 feet;

Westerly along said curve to the right, an arc distance of 49.49 feet to a point for corner under a wood fence at the end of said curve, from which a 60 "d" nail set for reference bears North 02°11'16" East, a distance of 10.69 feet;

North 89°10'45" West, a distance of 298.52 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for the northwest corner of Lot 18 of said Block C, said point being in the east right-of-way line of Doris Drive (a 50' right-of-way);

North 01°20'20" East, along the east right-of-way line of Doris Drive a distance of 17.02 feet to a 1/2" iron rod found for corner;

North 88°39'40" West, along the north right-of-way of said street for 50 feet and continuing with the north line of said addition for a total distance 170.00 feet to a 1/2" iron rod found at the northwest corner of thereof, and being the southwest corner of said 37.878 acre tract;

THENCE North 01°20'20" East, along the west line of said 37.878 acre tract, a distance of 3.43 feet to a 1/2" iron rod found for an angle point thereof, said point also being the southeast corner of Northpointe Phase IV B, an Addition to the City of Denton recorded as Document Number 2015-025, (PRDCT);

THENCE North 01°10'29" East, continuing along the common line of said 37.878 acre tract and last mentioned Addition, a distance of 1,058.95 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the southwest corner of a called 1.851 acre tract described in a deed to the City of Denton recorded as Document Number 2017-29089, Real Property Records of Denton County Texas;

South 89°26'36" East, along the south line of last mentioned tract, a distance of 1514.71 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the southeast corner thereof, said point also being in the east line of said 37.878 acre tract and the west right-of-way line of said F.M. Highway 2164 (100' right-of-way at this point);

THENCE South 00°59'41" West, along said common line, a distance of 996.24 feet to the PLACE OF BEGINNING and containing 36.017 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT Marker Stone Realty Partners I, LLC does hereby adopt this plat designation the herein described property as EVERS WAY, an Addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon for the purpose and consideration therein expressed.

BY: _____ Date:_____, 2016.
Name:
Title:

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared _____, 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 _____, 2016.

_____
Notary Public, State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE
I, Robert C. Myers, 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 platting 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. This preliminary final plat is released on June 15, 2017 for review by the City and other parties for comments and progression to an approved final plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Robert C. Myers, 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 _____, 2016.

_____
Notary Public, State of Texas
My Commission Expires: _____

OWNER

Marker Stone Realty Partners I, LLC
240 Squirrel Run
Argyle, Texas 76226

WEBB CONSULTING GROUP, INC.
PLANNING, ENGINEERING & DEVELOPMENT
5803 COPPERWOOD LANE #2118
DALLAS, TEXAS 75248
214 606 4822 FAX-800 236 1590
EMAIL: mcw5@att.net

R.C. MYERS SURVEYING LLC
"Registered Professional Land Surveyors"
Robert "Calvin" Myers RPLS 3963
488 ARROYO COURT
SUNNYVALE TEXAS 75182
(214) 532-0636 Voice
rcmsurveying@gmail.com

PRELIMINARY PLAT

191 SINGLE FAMILY LOTS

"EVERS WAY"

36.017 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 186
CITY OF DENTON, DENTON COUNTY, TEXAS

AUGUST 17, 2017
PP17-0013

IMPORTANT NOTICE:

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 CENTER LINE 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.

191 LOTS