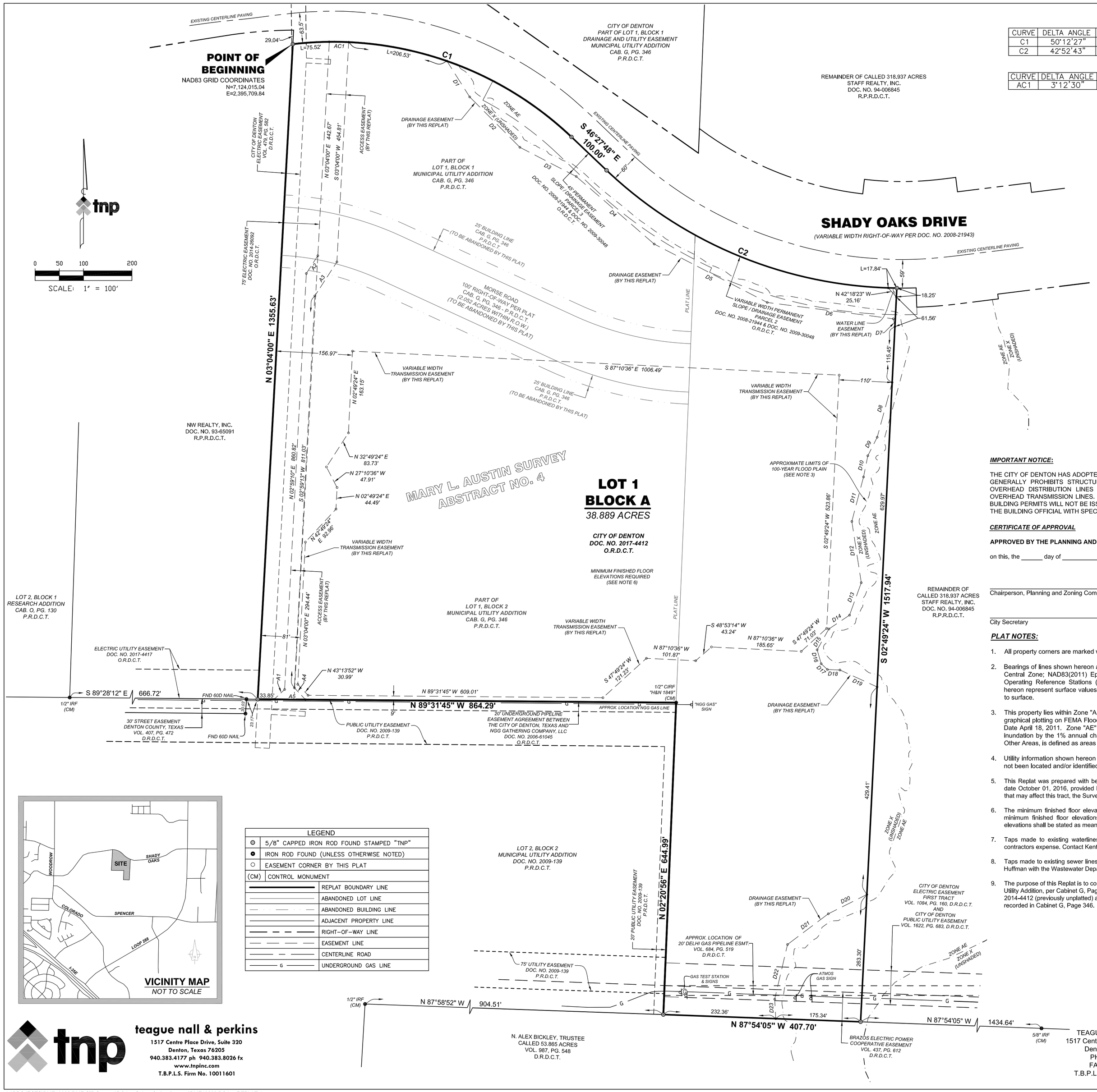

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50°12'27"	715.00'	626.54'	S 71°34'02" E	606.69'
C2	42°52'43"	885.00'	662.31'	S 67°54'11" E	646.96'

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AC1	3°12'30"	715.00'	40.04'	S 89°00'44" E	40.03'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	N 46°46'08" E	29.83'
A2	N 32°59'10" E	43.69'
A3	S 32°59'10" W	83.64'
A4	S 43°13'52" E	33.43'
A5	N 89°31'45" W	64.85'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	S 32°25'34" E	87.92'
D2	S 44°53'18" E	146.89'
D3	S 62°37'41" E	131.09'
D4	S 49°04'04" E	213.19'
D5	S 62°39'49" E	262.78'
D6	S 82°36'40" E	262.74'
D7	S 10°51'24" E	16.47'
D8	S 15°15'09" W	117.44'
D9	S 26°53'26" W	42.78'
D10	S 11°27'17" W	44.74'
D11	S 14°44'14" W	94.99'
D12	S 08°46'59" E	128.11'
D13	S 19°54'54" W	71.39'
D14	S 56°16'49" W	51.23'
D15	S 29°22'49" W	49.47'
D16	S 16°19'02" E	30.00'
D17	S 46°45'54" E	17.49'
D18	S 87°51'57" E	25.93'
D19	S 65°29'36" E	84.42'
D20	S 63°25'19" W	89.05'
D21	S 53°03'45" W	105.46'
D22	S 13°10'53" W	116.30'
D23	S 03°14'18" E	40.17'

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 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.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

on this, the _____ day of _____, 2017.

_____
Chairperson, Planning and Zoning Commission

_____
City Secretary

PLAT NOTES:

1. All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
2. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000147317 to scale from grid to surface.
3. This property lies within Zone "AE" and ZONE "X" (UNSHADED), as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0380G, Map Revision Date April 18, 2011. Zone "AE" is defined as areas within a special flood hazard area (SFHAs) subject to inundation by the 1% annual chance flood and base flood elevations determined. Zone "X " (unshaded) - Other Areas, is defined as areas determined to be outside the 0.2% annual chance floodplain.
4. Utility information shown hereon is based on above ground visible evidence only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.
5. This Replat was prepared with benefit of that certain Title Commitment GF No. 2027-174452-RU, with effective date October 01, 2016, provided by Reunion Title. For easements, rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.
6. 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 NAVD 1988 datum.
7. Taps made to existing waterlines or relocation of fire hydrants shall be done by the City of Denton at the contractors expense. Contact Kent Conkle with the Water Department at 940-349-7181.
8. Taps made to existing sewer lines shall be done by the City of Denton at the contractors expense. Contact Drew Huffman with the Wastewater Department at 940-349-8489.
9. The purpose of this Replat is to combine a portion of Lot 1, Block 1 and a portion of Lot 1, Block 2 of the Municipal Utility Addition, per Cabinet G, Page 346 with a portion of a 38.889 Acre parcel recorded in Document Number 2014-4412 (previously unplatted) and abandon the existing Morse Road Right-of-Way as shown on said plat recorded in Cabinet G, Page 346.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, THE CITY OF DENTON, TEXAS is the owner of that certain 38.889 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas, and being all of that tract of land described in a Deed to the City of Denton, as recorded in Document No. 2017-4412 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with cap stamped "TNP" set for the Northwest corner of the above cited 38.889 acre tract, said point being in the South line of Shady Oaks Drive, a variable width right-of-way per Deed recorded in Document No. 2008-21943 of the Official Records of Denton County, Texas, said point also being in the East line of a tract of land described in a Deed to NW Realty, Inc., as recorded in Document No. 93-65091 of the Real Property Records of Denton County, Texas;

THENCE in a Southeasterly direction, along the South line of said Shady Oaks Drive, and along a non-tangent curve to the right having a central angle of 50°12'27", a radius of 715.00 feet, a chord bearing of South 71°34'02" East, a chord distance of 606.69 feet and an arc length of 626.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 46°27'48" East continuing along the South line of said Shady Oaks Drive, for a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, continuing along the South line of said Shady Oaks Drive, and along said curve to the left having a central angle of 42°52'43", a radius of 885.00 feet, a chord bearing of South 67°54'11" East, a chord distance of 646.96 feet and an arc length of 662.31 feet to 5/8 inch iron rod with cap stamped "TNP" set for the Northeast corner of said 38.889 acre tract;

THENCE South 02°49'24" West departing the South line of said Shady Oaks Drive, and along the East line of said 38.889 acre tract, for a distance of 1517.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Southeast corner of said 38.889 acre tract, said point also being in the North line of a called 53.865 acre tract of land described in a Deed to N. Alex Bickley, Trustee, as recorded in Volume 987, Page 548 of the Deed Records of Denton County, Texas;

THENCE North 87°54'05" West along the most Easterly South line of said 38.889 acre tract and the North line of said 53.865 acre tract, for a distance of 407.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the most Southerly Southwest corner of said 38.889 acre tract, said point also being the most Easterly Southeast corner of Lot 2, Block 2 of Municipal Utility Addition, per the Replat recorded in Document No. 2009-139 of the Plat Records of Denton County, Texas;

THENCE North 02°20'56" East along the most Southerly West line of said 38.889 acre tract and the East line of said Lot 2, Block 2, for a distance of 644.99 feet to a 1/2 inch iron rod with cap stamped "H&N 1849" found for corner at the Northeast corner of said Lot 2, Block 2, said point also being an interior ell corner of said 38.889 acre tract;

THENCE North 89°31'45" West along the most Westerly South line of said 38.889 acre tract and the North line of said Lot 2, Block 2, for a distance of 864.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the most Westerly Southwest corner of said 38.889 acre tract, said point also being the Southeast corner of the above cited NW Realty tract;

THENCE North 03°04'00" East along the common line between said 38.889 acre tract and said NW Realty tract, for a distance of 1355.63 feet to the **POINT OF BEGINNING**, and containing 38.889 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF DENTON, TEXAS, does hereby adopt this Replat, designating the herein described property as BRINKER SUBSTATION ADDITION, 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: _____, 2017.
Todd Hileman, City Manager

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd Hileman, 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 purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2017.

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is 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.

_____
Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

DATE: _____, 2017.

THIS DOCUMENT WAS
RELEASED ON APRIL 26, 2017
BY TODD B. TURNER, R.P.L.S. NO. 4859,
FOR REVIEW PURPOSES ONLY.
TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING
RULE 663.18 (c)

STATE OF TEXAS §
COUNTY OF DENTON §

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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2017.

_____
Notary Public

LEGEND	
⊙	5/8" CAPPED IRON ROD FOUND STAMPED "TNP"
●	IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	EASEMENT CORNER BY THIS PLAT
(CM)	CONTROL MONUMENT
———	REPLAT BOUNDARY LINE
———	ABANDONED LOT LINE
— — —	ABANDONED BUILDING LINE
———	ADJACENT PROPERTY LINE
— — —	RIGHT-OF-WAY LINE
— — —	EASEMENT LINE
———	CENTERLINE ROAD
——— G ———	UNDERGROUND GAS LINE

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T.B.P.L.S. Firm No. 10011601

SURVEYOR
TEAGUE NALL & PERKINS
1517 Centre Place Drive, Suite 320
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, Texas 76201
PH: 940-349-8200
FAX: 940-349-7211

REPLAT
BRINKER SUBSTATION ADDITION
BEING A TRACT OF LAND SITUATED
CONTAINING 38.889 ACRES OF LAND
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
City of Denton, Denton County, Texas

APRIL 26, 2017
SHEET 1 OF 1

CITY OF DENTON PROJECT NO. FR17-0010

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