



City of Denton  
Planning and Development

**DECLARATION  
PETITION FOR VACATION OF PLAT**

THE STATE OF TEXAS §  
COUNTY OF DENTON §

**DECLARATION OF PETITION FOR VACATION OF PLAT**

KNOW ALL MEN BY THESE PRESENTS, THAT:

I, the undersigned, hereby acknowledge that I am the owner of all the land included in the certain plat numbered 113602, and entitled FINAL PLAT OF LOT 1, BLOCK A BRIER INN ADDITION, which was filed in the Plat Records of Denton County, Texas in Cabinet V, Page 851. A true and correct copy of said plat is attached hereto and was approved by the City of Denton Planning and Zoning Commission on August 25, 2005. Pursuant to Texas Local Government Code Section 212.013 and the City of Denton Development Code, Sec. 35.16.16, the undersigned hereby declare such Lot 1, of such plat, known as Plat No. 113602 to be vacated.

It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced plat by filing this declaration in the Denton County Real Property Records, to cause the County Clerk to write the word "vacated" in plain, legible letters across the portion of the plat, and to so vacate.

It is further declared that the City of Denton Planning and Zoning Commission has approved said instrument by its signature executed, attested, and attached hereto.

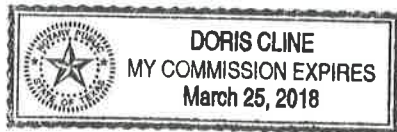
**I understand and acknowledge that I will have no right to a refund of any monies, fees, or charges paid to the City of Denton nor to the return of any property or consideration dedicated or delivered to the City of Denton except as may have previously been agreed to by the Planning and Zoning Commission pursuant to Section 35.16.16 of the Denton Development Code.**

Signed this 17<sup>th</sup> day of August, 2017.  
By: Carmel Villas, LLC [Signature]  
Lot 2 Owner's Name Printed Owner's Signature

OR  
Owner's Duly Authorized Agent Agents Signature Agent's Title

THE STATE OF TEXAS       §  
COUNTY OF DALLAS       §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Grady Giddens, 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. Given under my hand and seal of office, this the 17 day of August, 2017.



Doris Cline  
Notary Public in and for the State of Texas  
My commission expires: 3.25.2017

This Declaration of Petition for Vacation of Plat for LOT 1, BLOCK A OF FINAL PLAT OF LOT 1, BLOCK A BRIER INN ADDITION, Subdivision Plat, Plat No. 113602, submitted to and considered by the City of Denton is hereby approved.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Chairman

Attested  
By: \_\_\_\_\_  
City Secretary

RETURN COPY TO:  
NAME  
Carmel Villas LLC

ADDRESS  
14114 Dallas Parkway, Suite 265  
Dallas, Texas 75254

cabV 09851

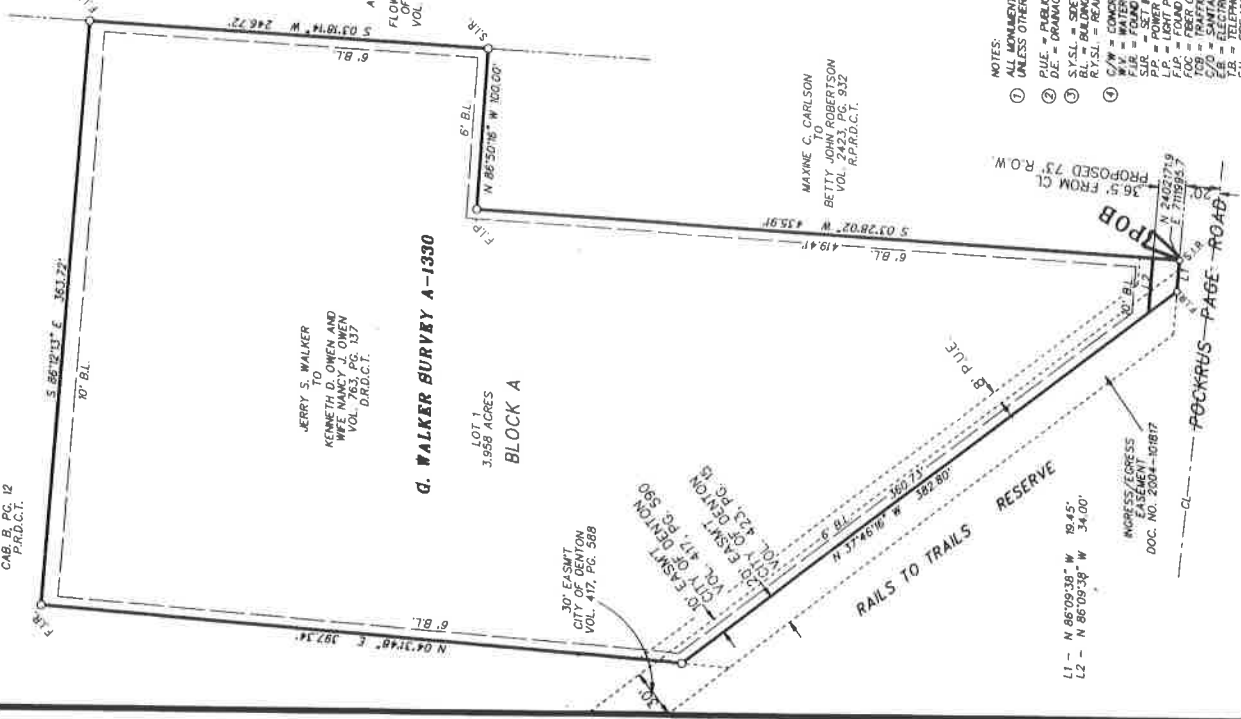
ANDREW ADDITION  
PHASE ONE  
CABIN PG. 12  
R.P.D.C.T.

JERRY S. WALKER  
TO  
KENNETH D. OWEN AND  
WIFE NANCY J. OWEN  
VOL. 763, PG. 137  
D.R.D.C.T.

G. WALKER SURVEY A-1330

LOT 1  
3.968 ACRES  
BLOCK A

ANDREW CORP.  
TO  
FLOWERS BAKING CO.  
OF DENVER, CO.  
VOL. 5422, PG. 3644  
R.P.D.C.T.



- NOTES:
- ALL MONUMENTS ARE SET 1/2" FROM ROADS
  - UNLESS OTHERWISE NOTED
  - PUE = PUBLIC UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - SYSL = SIDE YARD SETBACK LINE
  - BL = BUILDING LINE
  - C/W = CONCRETE SIDEWALK
  - SUR = SETBACK FROM ROAD
  - FIR = FUTURE ROAD
  - L.P. = LIGHT POLE
  - FUP = FUTURE PUBLIC UTILITY
  - COB = COASTAL OCEAN BAY
  - TOB = TOWN OF DENVER
  - C/O = SANITARY SEWER CLEANOUT
  - TEB = TELEPHONE BOX
  - FB = FIRE HYDRANT
  - C/M = GAS METER

0.000 ACRE IN R.O.W. DEDICATION

OWNERS CERTIFICATE AND DEDICATION

COUNTY OF DENTON, WHEREAS I, Deborah E. Wynn, am the owner of that certain lot, tract, or parcel of land situated in the City of Denton, Denton County, Texas, and being more particularly described as follows:

BEING 3.968 ACRES IN THE G. WALKER SURVEY A-1330, CITY OF DENTON, DENTON COUNTY, TEXAS, and being more particularly described as follows:

THENCE N 86° 09' 38" E, 19.45' feet with said existing north line of said Pockrus Page Road, a total distance of 19.45' feet to an iron rod set for corner of said Andrew Addition to an iron rod set for corner of said Andrew Addition.

THENCE N 04° 31' 48" E, 397.34 feet with an east line of said Andrew Addition to an iron rod set for corner of an inner ell of said Andrew Addition.

THENCE S 88° 12' 13" E, 363.72 feet with a south line of said Andrew Addition to an iron rod set for corner in the west corner of said Andrew Addition.

THENCE S 03° 28' 02" W, 415.41 feet with a north line of said Andrew Addition to an iron rod set for corner of said Andrew Addition.

THENCE N 86° 50' 16" W, 100.00 feet with the north line of said Andrew Addition to an iron rod set for corner, said point being the northeast corner of said Robertston tract.

THENCE S 03° 28' 02" W, 415.41 feet with a north line of said Andrew Addition to an iron rod set for corner of said Andrew Addition.

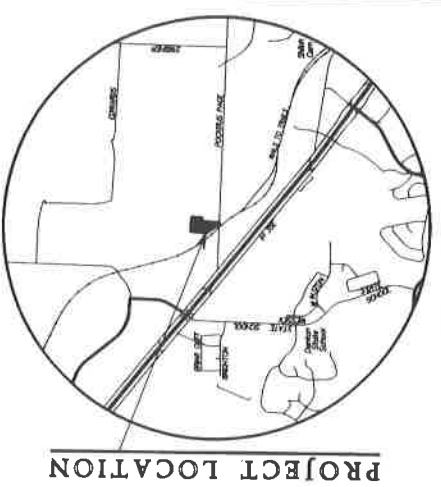
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, the undersigned, do hereby certify that this plat and the map made under my supervision of the ground.

WITNESS MY HAND this 24th day of August, 2004.

Deborah E. Wynn  
STATE OF TEXAS  
COUNTY OF DENTON  
I, Deborah E. Wynn, acknowledge before me on August 24, 2004, that Deborah E. Wynn is the owner of the above described property.

NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires August 24, 2004

NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires August 24, 2004



VICINITY MAP  
SCALE 1" = 2000'

CERTIFICATE OF APPROVAL  
Approved this 24th day of August, 2004  
Development Review Committee, City of Denton

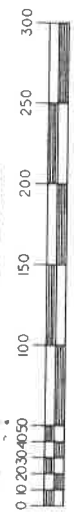
J. C. RILEY  
Chairman, Development Review Committee  
ATTESTED

Gerald D. Jensen  
City Secretary

CERTIFICATE OF SURVEYOR  
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat and the map made under my supervision of the ground.

Gerald D. Jensen  
Registered Professional Land Surveyor No. 4561

GRAPHIC SCALE



FINAL PLAT

LOT 1, BLOCK A  
BRIER INN ADDITION  
BEING 3.968 ACRES IN THE G. WALKER SURVEY A-1330  
CITY OF DENTON, DENTON COUNTY, TEXAS

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(840) 382-4076  
FAX (840) 387-9764  
JULY 20, 2004

OWNER/DEVELOPER  
DEBORAH E. WYNN  
3620 S. I-35E  
DENTON, TX 76205  
(940) 951-0443

SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016

Filed for Record in  
Denton County  
On: Aug 25, 2004 at 02:11P  
E.L.S.  
As a  
Document Number: 115209  
Amount: \$3.00  
Record Number: 131317  
Link to File

DRAWN BY: BTL SCALE: 1"=50' DATE: 28 APRIL 2004 JOB NO. 0406024