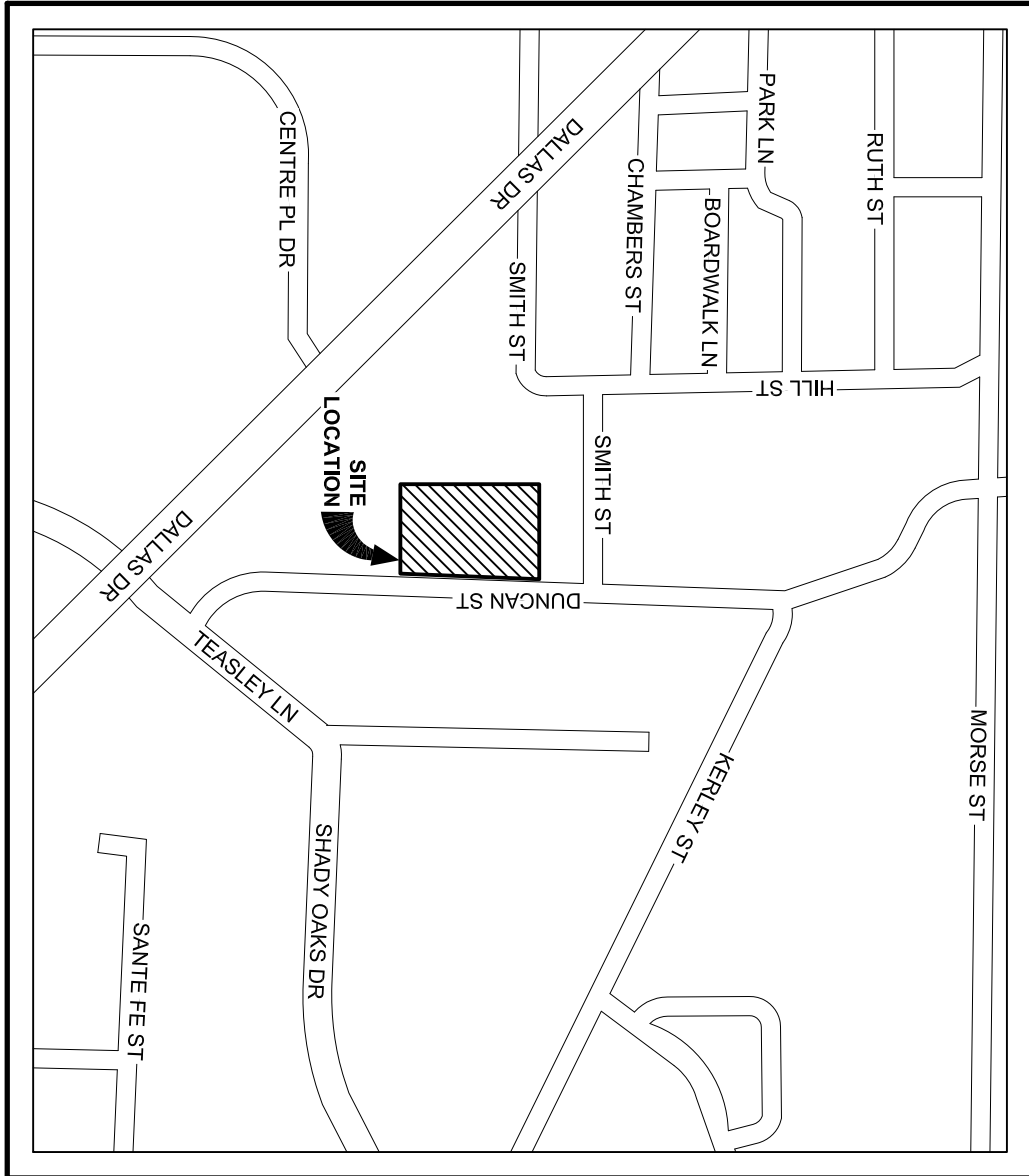


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 00°58'43" E	16.07'
L2	S 86°32'15" E	139.86'
L3	S 01°14'50" W	6.44'
L4	S 88°37'17" E	156.58'
L5	S 00°56'20" W	22.09'
L6	N 43°24'14" W	11.27'
L7	N 88°59'39" W	193.03'
L8	N 00°00'00" W	9.02'
L9	N 86°32'15" W	162.40'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.74'	34.75'	47°23'31"	S 64°59'59" E	27.93'
C2	20.63'	24.75'	47°45'31"	N 61°02'06" W	20.04'

GENERAL PLAT NOTES

- 1.) All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- 2.) This property is located in "Non-shaded Zone X" as noted from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Census Tract Number 480194 as shown on Map Sheet 48121C030605. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The purpose of this replat is to create two (2) lots of record from one existing lot.
- 4.) The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 5.) Sealing a portion of this addition by meters and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- 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 City of Denton Datum or N.G.S. 1983 datum.
- 7.) The City of Denton has adopted the national electrical Safety Code the ("CODE"). The code generally requires that all electrical wiring be installed in accordance with the National Electrical Code and shall be installed in accordance with the City of Denton Electrical Code. The code requires greater clearances. Building permits will not be issued for structures within these clearance areas.
- 8.) This replat does not remove any covenants or restrictions.
- 9.) There are no oil or gas, easements or wells located on the property at the time the plat was approved.

APPROVED BY THE CITY OF DENTON PLANNING & ZONING COMMISSION ON
THIS _____ DAY OF _____, 2017.

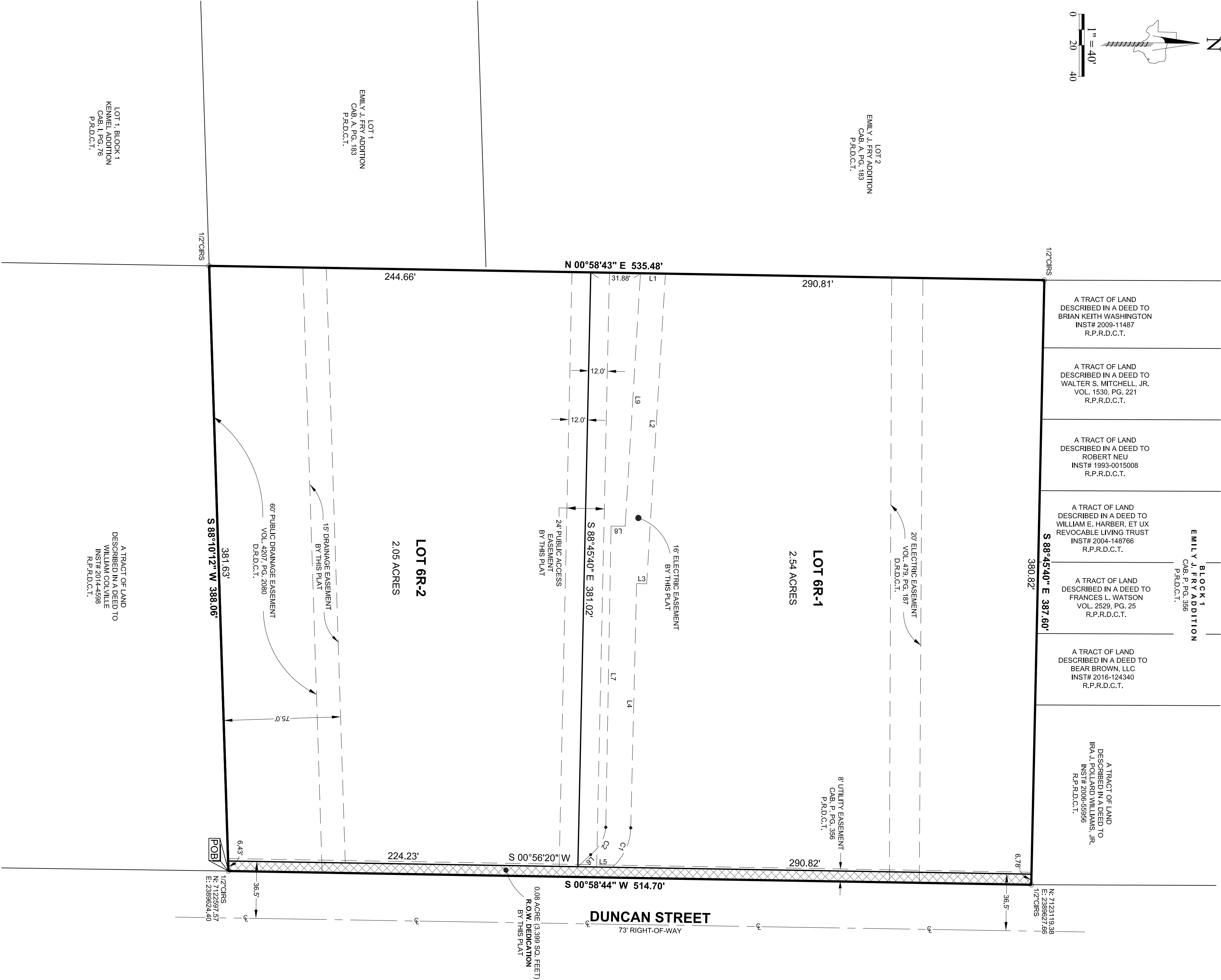
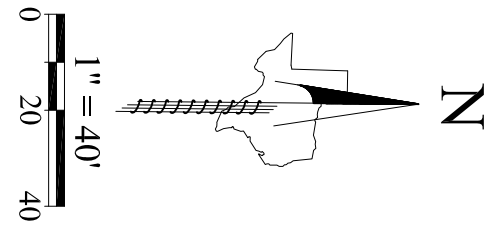
PLANNING & ZONING CHAIRPERSON _____

CITY SECRETARY _____

LEGEND

_____ = EASEMENT LINE
_____ = ADJOINING BOUNDARY LINE
_____ = PLAT BOUNDARY
_____ = CENTERLINE

CIRS = CAPPED IRON ROD SET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND



A TRACT OF LAND DESCRIBED IN A DEED TO BRIAN KETH WASHINGTON, INST# 2009-11487, R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO WALTER S. MITCHELL, JR., VOL. 1530, PG. 221, R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO ROBERT NEU, INST# 1993-0015008, R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM E. HARBER, ET UX, REVOCABLE LIVING TRUST, INST# 2004-14189, R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO FRANCES L. WATSON, VOL. 2529, PG. 25, R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO BEAR BROWN, LLC, INST# 2016-124340, R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO IRA J. POLLARD WILLIAMS, JR., INST# 2004-14189, R.P.R.D.C.T.

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
940.222.3009

OWNERS

NOT QUITE 4A PROPERTIES, L.P.
P.O. BOX 2331
DENTON, TEXAS 76202
940.891.2347

JOB # : 17-05-28 RP
DATE : 10/3/2017
DRAWN BY: JDC



OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON

WHEREAS, **NOT QUITE 4A PROPERTIES, L.P.** is the sole owner of a tract of land situated in the S.C. Hiram Survey, Abstract Number 616, Denton County, Texas, being all of Lot 6R, Emily J. Fry Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet P, Page 366 of the Plat Records of Denton County, Texas, and being described in Special Warranty Deed from Duncan Street Property, LLC to Not Quite 4A Properties, L.P. according to the deed thereof recorded in Instrument Number 2017-76933 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "Eagle Surveying" set for the Southeast corner of said Lot 6R and being the Northeast corner of a tract of land described to William Colville according to the deed thereof recorded in Instrument Number 2014-4598 of the Real Property Records of Denton County, Texas, said point lies in the West right-of-way line of Duncan Street (60' R.O.W.);

Thence South 88°10'12" West with the the common line of said Lot 6R and Colville tract for a distance of 388.06 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Southwest corner of said Lot 6R and being the Northwest corner of said Colville tract and the Northeast corner of Lot 1, Block 1 Kennel Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet L, Page 76 of the Plat Records of Denton County, Texas, and being the Southeast corner of Lot 1, Emily J. Fry Addition, an addition to the City of Denton according to the plat thereof recorded in Cabinet A, Page 183 of the Plat Records of Denton County, Texas;

Thence North 00°58'43" East with the West line of said Lot 6R for a distance of 535.48 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northwest corner thereof, and being the Southwest corner of a tract of land described to Brian Keith Washington, according to the deed thereof recorded in Instrument Number 2009-11487 of the Real Property Records of Denton County, Texas, said point lies in the East boundary line of Lot 2 of said Emily J. Fry Addition, recorded in Cabinet A, Page 183;

Thence South 88°45'40" East with the North line of said Lot 6R for a distance of 397.60 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northeast corner thereof, and being the Southeast corner of a tract of land described to Ira J. Pollard Williams, Jr., according to the deed thereof recorded in Instrument Number 2006-55956 of the Real Property Records of Denton County, Texas, said point lies in the West right-of-way line of an aforementioned Duncan Street;

Thence South 00°58'44" West with the East boundary line of said Lot 6R for a distance of 514.70 feet to the **POINT OF BEGINNING** and there terminating, enclosing 4.67 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **NOT QUITE 4A PROPERTIES, L.P.**, does hereby adopt this Replat, designating therein described property, as **EMILY J. FRY ADDITION, LOTS 6R-1 & 6R-2**, addition to the City of Denton, Denton County, Texas, and in accordance with Texas Local Government Code, Sec. 212.014, and do hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

OWNER: NOT QUITE 4A PROPERTIES

BY: _____
Brad Andrus (Owner)

Date _____

STATE OF TEXAS §
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared **BRAD ANDRUS**, Owner of **NOT QUITE 4A PROPERTIES**, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

John Cox, Notary Public in and for the State of Texas

My commission expires on July 11, 2020.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON

I, **ERNEST WOOSTER**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

Ernest Wooster, R.P.L.S. # 6509

Date _____

STATE OF TEXAS §
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared **ERNEST WOOSTER**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

John Cox, Notary Public in and for the State of Texas

My commission expires on July 11, 2020.



REPLAT

EMILY J. FRY ADDITION

LOTS 6R-1 & 6R-2

A REPLAT OF LOT 6R, EMILY J. FRY ADDITION, RECORDED IN CAB. P, PG. 366, - P.R.D.C.T., AND BEING 4.67 ACRES OF LAND SITUATED IN THE S.C. HIRAM SURVEY, ABSTRACT NO. 616, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS

CITY PROJECT NUMBER: FR17-0021