





SURVEYOR: KAZ SURVEYING, INC. 1720 WESTMINSTER STREET DENTON, TX 76205 (940) 382-3446 CONTACT: TONY KIMBROUGH



STANDARD ABBREVIATIONS DRAINAGE EASEMENT P.U. PUBLIC UTILITY EASEMENT RADIUS R.O.W. RIGHT-OF-WAY AC ACRE IRON ROD FOUND I.R.E. PUBLIC ACCESS EASEMENT P.A. SF SQUARE FOOT CIRF CAPPED IRON ROD FOUND (KAZ) CIRS CAPPED IRON ROD SET (KAZ) "X" CUT WITH BOX |ELEV| = 651.04BEARS N 45'10'43" W 71.91' SCALE: 1"=60' FROM NORTHEAST CORNER <u>LEGEND</u> י" IRF PLAT BOUNDARY INTERIOR LOT LINE PROPOSED EASEMENT EXISTING EASEMENT PROPERTY LINE TO BE ABANDONED · ____ · ___ · ___ PROPERTY DESCRIPTION All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the William Bryan Survey, Abstract number 148 and being a part of that called 13.425 acre tract of land described in deed to Joseph M. Harrison, III and Doa D. Harrison recorded in instrument 2002-R0160805, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows; A TRACT OF LAND DESCRIBED IN A COMMENCING at a P.K. nail set at the intersection of the approximate DEED TO BRENDA, BEVERLY center of North Masch Branch Road with the approximate center of FLETCHER, JOHN BRADFORD & Jim Christal Road, also being called the Southwest corner of said MELISSA WILLAIMS Bryan Survey; DOCUMENT NO. 2012-142417 R.P.R.D.C.T. THENCE along the approximate center of North Masch Branch Road, North 00 degrees 00 minutes 52 seconds East, 408.30 feet to a P.K. nail set at the POINT OF BEGINNING of the herein described tract; THENCE continuing along the approximate center of North Masch Branch Road, North 00 degrees 00 minutes 52 seconds East, 410.18 feet to a P.K. nail set; THENCE South 88 degrees 43 minutes 48 seconds East, passing a capped iron rod found at the Southwest corner of Block A, Titus Addition, an addition to the City of Denton, according to the plat recorded in Instrument number 2015–78, Plat Records, Denton EXISTING 16' P.U.E. County, Texas at 40.00 feet, continuing in all a total distance of PER CC# 2014-78017 392.46 feet to a capped iron rod set stamped "KAZ"; THENCE continuing along said common line, South 88 degrees 40 minutes 08 seconds East. 601.91 feet to a 1/2 inch iron rod found at the Southeast corner of said Block A; THENCE South 00 degrees 25 minutes 11 seconds West, 493.55 feet to a capped iron rod set at the Northeast corner of Lot 2, Block A, Wier Acres, an addition to the City of Denton, according to the plat recorded in Instrument number 1996-R0034954, Plat Records, Denton CAP/IRS County, Texas; THENCE along the common line of said Wier Acres and this tract, North 89 degrees 25 minutes 34 seconds West, 603.34 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of Lot 1, Block A of said Wier Acres; THENCE South 00 degrees 38 minutes 21 seconds West, 112.89 feet to a 1" iron pipe found at the Northeast corner of called Lot 1, Block A, Ron's Wrecking and Towing Service, an Addition to the City of Denton, being recorded in document number 2016-31, Real Property Records, Denton County, Texas; THENCE North 87 degrees 24 minutes 27 seconds West, a distance of 175.96 feet along the Northern line of said Lot 1, Block A, to a capped iron rod set stamped "KAZ": THENCE South 00 degrees 14 minutes 42 seconds West, a distance of 240.28 feet along the Western line of said Lot 1, Block A, to a P.K. nail set; THENCE North 80 degrees 00 minutes 07 seconds West, 144.01 feet to the PLACE OF COMMENCEMENT and containing 13.42 acres of land more or less; **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 1-800-669-8344 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 PRELIMINARY PLAT 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. FOR

> 4401 N. I-35, SUITE 102 DENTON, TEXAS 76207 Phone (940) 380-9453 FAX (940) 380-9431 Texas Board of Professional Engineers

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Planning Communities—Designing the Systems that Serve Them

PREPARED: December 9, 2016 REVISED: August 31, 2017

TITUS SOUTH

BEING

13.42 ACRES

SITUATED IN THE WILLIAM BRYAN SURVEY, ABSTRACT No. 148

CITY OF DENTON, DENTON COUNTY, TEXAS

8 COMMERCIAL LOTS

1 COMMON AREA LOT (CA-1)

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PRELIMINARY PLAT SHEET 1 OF 1