

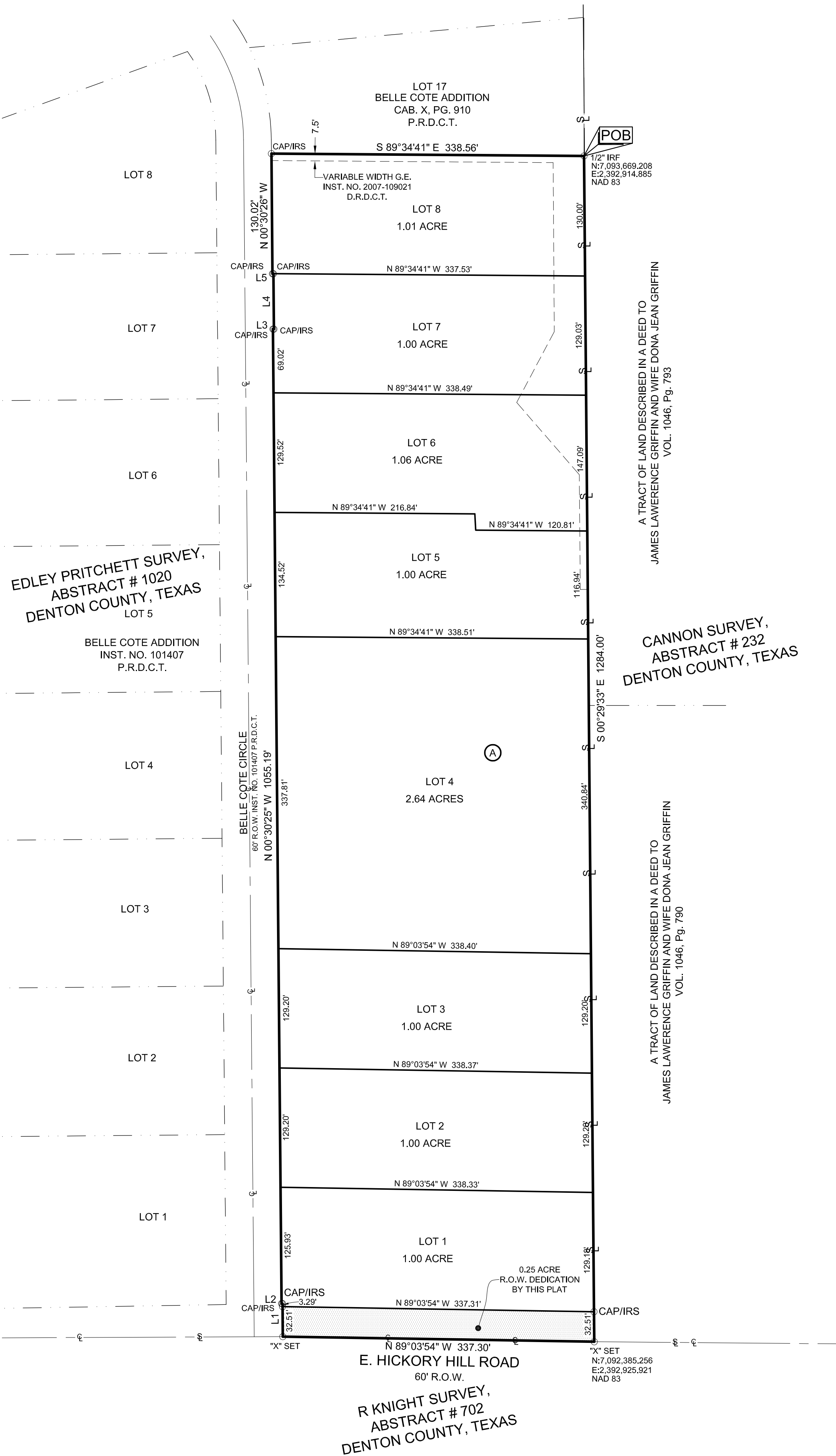


VICINITY MAP  
1" = 1,000'

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. 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 37.5 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.
3. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 530 G OF SAID MAP.
4. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 8 RESIDENTIAL LOTS.
5. THERE IS VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°30'26" W	35.80'
L2	S 89°01'26" W	1.00'
L3	N 89°29'34" E	1.00'
L4	N 00°30'26" W	60.00'
L5	S 89°29'34" W	1.00'

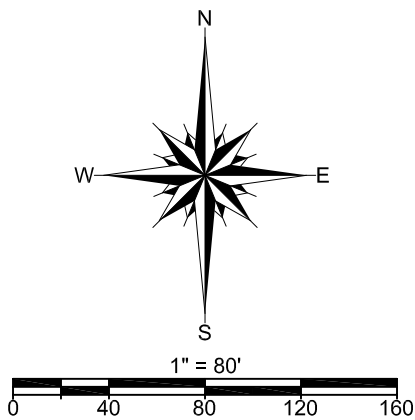


LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983  
G.E. = GAS EASEMENT  
R.O.W. = RIGHT OF WAY  
POB = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CAP/IRF = CAPPED IRON ROD FOUND  
CAP/IRS = CAPPED IRON ROD SET  
INST. NO. = INSTRUMENT NUMBER  
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS

(A) = BLOCK DESIGNATION

S = SURVEY LINE  
C = R.O.W. CENTERLINE



SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TX 76205  
PHONE: (940) 382-3446  
TBPLS FIRM #10002100

OWNER:  
STEVE WATSON CUSTOM HOMES, INC.  
P.O. BOX 482  
ARGYLE, TX 76226  
PHONE: (972) 880-5212  
CONTACT: STEVE WATSON

OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, STEVE WATSON CUSTOM HOMES, INC., is the owner of all that certain lot, tract or parcel of land lying and being situated in the Edley Pritchett Survey, Abstract number 1020 and being all of that called 10.00 acre tract of land described in deed to Steve Watson Custom Homes, Inc. recorded in Instrument number 2017-98797, Real Property Records, Denton County, Texas and also being all of Tract I and Tract II described in deed to Steve Watson Custom Homes, Inc. recorded in Instrument number 2017-104487, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a ½ inch iron rod found at the Southeast corner of Lot 17 Belle Cote, an addition to the E.T.J. of the City of Denton, Denton County, Texas according to the plat recorded in Cabinet X, Page 910, Plat Records, Denton County, Texas;

THENCE South 00 degrees 29 minutes 33 seconds East, passing a wood fence corner post at 1261.27 feet, continuing in all a total distance of 1284.00 feet to a point in the approximate center of East Hickory Hill Road;

THENCE along said center of East Hickory Hill Road, North 89 degrees 03 minutes 54 seconds West, 337.30 feet to an "X" cut set;

THENCE North 00 degrees 30 minutes 26 seconds West, 35.80 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of the 1.00 foot open space as shown on plat of said Belle and also being the Southeast corner of said Tract I;

THENCE South 89 degrees 01 minutes 26 seconds West, 1.00 feet to a capped iron rod set stamped "KAZ" at the Southwest corner of said Tract I and also being in the East line of Belle Cote Circle;

THENCE along said East line, North 00 degrees 30 minutes 25 seconds West, 1055.19 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of said Tract I and being in the South line of Croft Lane;

THENCE along said South line, North 89 degrees 29 minutes 34 seconds East, 1.00 feet to a capped iron rod set stamped "KAZ" at the Northeast corner of said Tract I;

THENCE North 00 degrees 30 minutes 26 seconds West, 60.00 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of said Tract II and being in the North line of said Croft Lane;

THENCE along said North line, South 89 degrees 29 minutes 34 seconds West, 1.00 feet to a capped iron rod set stamped "KAZ" at the Southwest corner of said Tract II and being in the East line of said Belle Cote Circle;

THENCE along said East line, North 00 degrees 30 minutes 26 seconds West, 130.02 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of said Tract II and also being the Southwest corner of said Lot 17;

THENCE along the common line of said Lot 17 and this tract, South 89 degrees 34 minutes 41 seconds East, passing the Northeast corner of said Tract II at 1.00 feet, continuing in all a total distance of 338.56 feet to the PLACE OF BEGINNING and containing 9.96 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT STEVE WATSON CUSTOM HOMES, INC. DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BELLE COTE, PHASE 2 ADDITION, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEVE WATSON CUSTOM HOMES, INC

BY: \_\_\_\_\_ DATE \_\_\_\_\_

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 STEVE WATSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, DENTON COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_.

APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRPERSON, PLANNING & ZONING COMMISSION

CITY SECRETARY

CITY OF DENTON PROJECT NUMBER  
FP17-0027

FINAL PLAT  
LOTS 1 - 8 BLOCK A  
BELLE COTE, PHASE 2 ADDITION

BEING 9.96 ACRES IN THE EDLEY PRITCHETT SURVEY, ABSTRACT NUMBER 1020, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON, DENTON COUNTY, TEXAS

KAZ SURVEYING  
www.kazsurveying.com

1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446

JOB NUMBER: 170620-FP  
DRAWN BY: TK  
DATE: 10-5-2017  
R.P.L.S.  
KENNETH A. ZOLLINGER