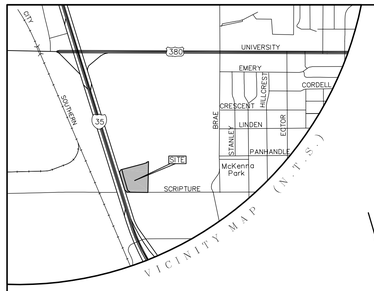

Easement Line Table		
Line #	Length	Direction
E1	20.00'	N75° 15' 31"E
E2	33.64'	N88° 59' 20"W
E3	16.49'	N75° 17' 21"E

LOT 13, BLOCK 1
RAYZOR RANCH SOUTH
DOC. NO. 2016-108
O.R.D.C.T.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°07'57" W	53.01'
L2	N 30°37'43" E	42.69'
L3	N 14°43'39" W	6.13'
L4	N 88°58'11" W	54.00'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	05°40'51"	638.00'	63.26'	N 72°25'57" E	63.23'
C2	03°15'23"	532.50'	30.26'	N 67°48'08" E	30.26'

STATE OF TEXAS
DOC. NO. 2016-152219
O.P.R.D.C.T.
(TXDOT PARCEL 18B)
(TXDOT CSJ: 0195-03-074)

(IN FEET)
1 INCH = 40 FT.

BEARINGS AND COORDINATES ARE "GRID" AND BASED ON STATE PLANE COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE.

PANHANDLE DRIVE
(PROPOSED BY FUTURE PLAT)
ALLEGIANCE HILLVIEW, LP
DOC. NO. 2006-41743 - O.R.D.C.T.

N 75°16'21" E 369.19'

B.B.B. & C.R.R. CO. SURVEY
ABSTRACT NO. 192

BLOCK 1
RAYZOR RANCH SOUTH
CONVEYANCE PLAT
CABINET Y, SLIDE 470

LOT 1, BLOCK 4
RAYZOR RANCH SOUTH
DOC. NO. 2011-163
O.R.D.C.T.

LOT 1, BLOCK 4
4.046 ACRES
(176,337 SQUARE FEET)

PRIME DENTON PROPERTIES, LLC
DOC. NO. 2015-108666
O.R.D.C.T.

20' PUBLIC UTILITY EASEMENT (BY THIS PLAT)

20' WATER AND OTHER UTILITIES EASEMENT
DOC. NO. 2011-109833
DOC. NO. 2012-57732
O.R.D.C.T.

TXDOT MON.

N 16°24'11" W 304.33'

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH RIGHT-OF-WAY)

UNRECORDED
(TXDOT PARCEL 18A)
(TXDOT CSJ: 0195-03-074)

33' DRAINAGE EASEMENT
DOC. NO. 2012-57733
O.R.D.C.T.

30' DRAINAGE EASEMENT
DOC. NO. 2011-109832
O.R.D.C.T.

10' PIPELINE EASEMENT
DOC. NO. 2008-80692
O.R.D.C.T.

24" R.C.P.
FL=680.9'

12OD NAIL (FND.)

SS. MH.
TOP=684.5'
FL IN=678.1'
FL OUT=678.0'

6.5' R.O.W. DEDICATION
DOC. NO. 2011-163 - O.R.D.C.T.

ST. MH
FL=681.1'

SS. MH.
TOP=683.8'
BOT=677.6'

6.5' R.O.W. DEDICATION
CAB. V, PG. 465 - P.R.D.C.T.

ST. MH
FL=680.9'

24" R.C.P. (3)
FL=679.9'

N 88°58'11" W 327.78'

S 38°15'35" W- 8.14'

1/2" I.R.F. (CM)

P.O.B.
N:7129093.68
E:2375601.69

20' FIRE LANE AND COMMON ACCESS EASEMENT
CAB. X, PG. 929 - P.R.D.C.T.

30' DRAINAGE EASEMENT
DOC. NO. 2011-109832
O.R.D.C.T.

LOT 1, BLOCK 1
REHAB HOSPITAL
CABINET X, PAGE 929
P.R.D.C.T.

25' FIRE LANE AND COMMON ACCESS EASEMENT
CAB. X, PG. 929 - P.R.D.C.T.

20' PUBLIC UTILITY AND SIDEWALK EASEMENT
CAB. X, PG. 929 - P.R.D.C.T.

S 01°01'49" W 496.01'

S 88°58'11" E 500.00'

5/8" I.R.F. (CM)

6.5' R.O.W. DEDICATION
CAB. X, PG. 929 - P.R.D.C.T.

SCRIPTURE STREET
(73' RIGHT-OF-WAY)

36.5' | 60' | 73'

45' PUBLIC ACCESS, FIRELANE & PUBLIC UTILITY EASEMENT
CAB. W, PG. 111 - P.R.D.C.T.

LOT 3
TRIAD ADDITION
CABINET V, PAGE 288
P.R.D.C.T.

LOT 4
TRIAD ADDITION
CABINET V, PAGE 288
P.R.D.C.T.

LEGEND

○	*1/2" IRON ROD W/RED CAP STAMPED "ONEAL 6570" SET (UNLESS NOTED)*
●	*5/8" IRON ROD W/CAP "DUNNAWAY & ASSOC. LP" FOUND (UNLESS NOTED)*
P.R.D.C.T.	*PLAT RECORDS, DENTON COUNTY, TEXAS*
O.R.D.C.T.	*OFFICIAL RECORDS, DENTON COUNTY, TEXAS*
DOC. NO.	*DOCUMENT NUMBER*
(CM)	*CONTROLLING MONUMENT*
ST. MH.	*STORM SEWER MAN HOLE*
SS. MH.	*SANITARY SEWER MAN HOLE*
SS	*SANITARY SEWER (APPROX.)*
W	*WATER (APPROX.)*
OHE	*OVERHEAD ELECTRIC*
ST	*STORM SEWER (APPROX.)*

OWNER'S DEDICATION

NOW THREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT PRIME DENTON PROPERTIES, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1, BLOCK 4 RAYZOR RANCH SOUTH** AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARED DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSE INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS R GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF DENTON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USETO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF DENTON'S USE THEREOF. THE CITY OF DENTON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DENTON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITH THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DENTON, TEXAS

WITNESS MY HAND THIS _____ DAY OF _____, 2017

_____.

_____.
PRINTED NAME

TITLE: _____-PRIME DENTON PROPERTIES, LLC

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____ MY COMMISION EXPIRES: _____.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).

2. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A LOT PREVIOUSLY CREATED BY CONVEYANCE PLAT.

3. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE BASED ON FIELD EVIDENCE AND DRAWINGS PROVIDED. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN.

4. FLOWLINE MEASUREMENTS SHOWN HEREON BASED ON AS-BUILT DRAWINGS.

PRELIMINARY PLAT NOTES:

1. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.

2. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC 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. DISCHARGE FORM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.

O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

TRIP GENERATION TABLE FOR 22,000 SQ. FT. BUILDING (22.64 TRIPS PER 1000 GSF)

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS PRIME DENTON PROPERTIES ARE THE OWNERS OF THAT CERTAIN CALLED 4.046 ACRE TRACT OF LAND IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 192, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 4, RAYZOR RANCH SOUTH, AN ADDITION TO THE CITY OF DENTON, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2011-163, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.). SAID 4.046 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SCRIPTURE STREET (73 FOOT RIGHT-OF-WAY) AT THE SOUTH COMMON CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK 4 AND LOT 1, BLOCK 1, REHAB HOSPITAL, AN ADDITION TO THE CITY OF DENTON, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET X, PAGE 929, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND BEARS SOUTH 38 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 8.14 FEET AND FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 BEARS SOUTH 88 DEGREES 58 MINUTES 11 SECONDS EAST, A DISTANCE OF 500.00 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS WEST, ALONG THE ABOVE MENTIONED NORTH RIGHT-OF-WAY LINE OF SCRIPTURE STREET, A DISTANCE OF 327.78 FEET TO A 120D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4 AT THE BEGINNING OF A CORNER CLIP;

THENCE NORTH 54 DEGREES 07 MINUTES 57 SECONDS WEST, A DISTANCE OF 53.01 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND AT THE END OF SAID CORNER CLIP IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (VARIABLE RIGHT-OF-WAY);

THENCE NORTH 16 DEGREES 24 MINUTES 11 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A DISTANCE OF 304.33 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4;

THENCE NORTH 30 DEGREES 37 MINUTES 43 SECONDS EAST, A DISTANCE OF 42.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND;

THENCE NORTH 75 DEGREES 16 MINUTES 21 SECONDS EAST, A DISTANCE OF 369.19 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 05 DEGREES 40 MINUTES 51 SECONDS, A RADIUS OF 638.00 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 25 MINUTES 57 SECONDS EAST, 63.23 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 63.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND;

THENCE NORTH 14 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 6.13 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNNAWAY & ASSOC. LP" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 03 DEGREES 15 MINUTES 23 SECONDS, A RADIUS OF 532.50 FEET, AND A LONG CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 48 MINUTES 08 SECONDS EAST, 30.26 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 30.26 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4;

THENCE SOUTH 01 DEGREES 01 MINUTES 49 SECONDS WEST, AT A DISTANCE OF 2.51 FEET PASS THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK 1 AND CONTINUING FOR A TOTAL DISTANCE OF 496.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.046 ACRES OF LAND, MORE OR LESS.

I, DANIEL CHASE O'NEAL, HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF SEPTEMBER, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

SEAL

OWNER:
PRIME DENTON PROPERTIES, LLC
2636 SLEEPY HOLLOW TRAIL
FRISCO, TEXAS, 75033

ENGINEER:
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE. 905
DALLAS, TEXAS, 75204

DENTON CO. FILING

PRELIMINARY PLAT
LOT 1, BLOCK 4
RAYZOR RANCH SOUTH
4.046 ACRES SITUATED IN THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 192
CITY OF DENTON, DENTON COUNTY, TEXAS

AUGUST, 2017 SCALE: 1" = 40'

SHEET 1 OF 1
CITY OF DENTON PROJECT NO. PP17-0018