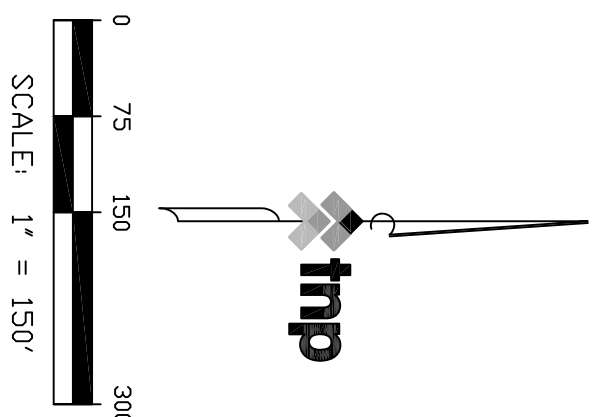


PROPOSED EASEMENT DETAIL SHEET

LEGEND	
A	CALCULATED POINT
●	1/2 INCH ROD FOUND (UNLESS NOTED OTHERWISE)
○	3/8 INCH ROD SET STAMPED "HP"
□	HP NAIL SET
□	EXISTING REINFORCING IN THIS PLAT
R, P, R, A, C, I	REAL PROPERTY RECORDS, DEWITT COUNTY, TEXAS
O, A, D, L	OFFICIAL RECORDS, DEWITT COUNTY, TEXAS
P, A, D, L	PLAT RECORDS, DEWITT COUNTY, TEXAS
PROPERTY LINE	
BOUNDARY LINE	
PROPOSED R-C-W LINE	
EXISTING LINE	
ELECTRIC LINE	



JIM CRISTAL ROAD
(VARIABLE WIDTH PRESCRIPTIVE R.O.W.)

(VARIABLE WIDTH PRESCRIPTIVE R.O.W.)

1245.67°E

N 89°31'54" E 693.0

EC4	484.
EC5	006

30'59"	N 0.
40'14"	S 7.

80	
23	

CURVE TABLE - PROPOSED ELECTRIC EASEMENT

	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	497.27	3790.57	730.59	S 03°45.30' W	486.91	
EC2	512.57	4210.63	658.29	S 04°01.45' W	512.25	
EC3	485.15	4230.63	642.20	N 04°09.49' E	494.85	
EC4	484.15	3690.57	730.59	N 03°45.30' E	483.80	
EC5	90.67	1004.69	510.14	S 74°03.37' E	90.63	

**LINE TABLE - PROPOSED
ELECTRIC EASEMENT**

LINE	BEARING	DISTANCE
E1	N 90.00° 00" W	106.00
E2	N 89.36° 42" E	106.25
E3	S 89.50° 00" E	259.12
E4	N 89.00° 00" W	206.64
E5	S 68.19° 24" W	53.78
E6	S 5.18° 32" E	15.67
E7	N 00.28° 46" E	53.66
E8	N 68.19° 24" E	53.78
E9	S 89.50° 49" E	186.87
E10	N 90.00° 00" W	106.00
E11	N 07.30° 59" E	245.12
E12	N 00.00° 00" W	288.11
E13	S 72.18° 58" E	13.49

LINE TABLE - PROPOSED

LINE	BEARING	DISTANCE
D1E	S 14.34 41° E	183.83
D2	S 50°46'35" E	177.91
D3	S 44°08'46" E	138.24
D4	S 37°48'14" E	42.85
D5	S 08°29'36" E	11.61
D6	S 31°29'13" E	189.82
D7	S 21°29'13" E	188.65
D8	S 77°14'43" E	286.65
D9	S 22°22'24" E	113.98
D10	S 36°55'56" E	181.39
D11	S 68°22'19" E	300.82
D12	S 21°23'05" E	118.12
D13	S 43°26'06" E	237.22
D14	S 58°54'04" E	131.20
D15	S 68°18'09" E	167.62
D16	S 10°22'34" W	53.24
D17	S 42°52'29" W	64.75
D18	S 28°15'29" W	191.14
D19	S 55°3'08" W	453.62
D20	S 10°03'08" W	453.62
D21	S 54°34'06" E	14.32
D22	S 19°27'05" W	66.22
D23	S 22°10'05" W	92.99

**LINE TABLE - PROPOSED
SANITARY SEWER EASEMENT**

LINE	BEARING	DISTANCE
S1	N 89°50'49" W	25.00'
S2	N 89°53'13" E	25.00'
S3	S 00°26'57" E	20.00'

LINE TABLE - PROPOSED

LINE TABLE - (BY SEPARATE INSTRUMENT)			
LINE	BEARING	DISTANCE	
E61	N 90°00' 00" W	30.00	
E62	N 00°00' 00" W	135.53	
E63	N 90°00' 00" W	730.44	
E64	N 71°28' 37" W	123.88	
E65	N 19°12' 37" E	36.00	
E66	S 19°28' 37" E	118.13	
E67	N 90°00' 00" E	753.55	
E68	S 00°00' 00" E	165.53	

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THIS DOCUMENT WAS
RELEASED ON OCTOBER 25, 2017
BY TODD B. TURNER, R.P.L.S. NO. 4859,
FOR REVIEW PURPOSES ONLY.
TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING
RULE 663.18 (c)

FINAL PLAT
**DENTON ENERGY
CENTER ADDITION**

BEING LOT 1, BLOCK A
CONTAINING 172.245 GROSS ACRES OF LAND
SITUATED IN THE
JOHNSON, GREEN, MYERS AND BRUMMETT SURVEY, ABSTRACT NO. 1699
THE GIBSON MYERS SURVEY, ABSTRACT NO. 843
AND THE MOSES H. DAVIS SURVEY, ABSTRACT NO. 377

City of Denton, Denton County, Texas
OCTOBER 2017

OCTOBER 2011
SHEET 2 OF 2

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OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

\$

BEING a 172.245 acre tract of land situated in the Johnson, Green, Myers and Brummett Survey, Abstract No. 1699, the Gibson Myers Survey, Abstract No. 843, and the Moses H. Davis Survey, Abstract No. 377, City of Denton, Denton County, Texas, and being part of a called 340.469 acre tract of land described in a Deed to the City of Denton, a Texas home-rule municipal corporation, as recorded in Document No. 2016-143882 of the Official Records of Denton County, Texas, and being all of that certain 1.33 acre tract of land described in a Deed to the City of Denton, Texas, as recorded in Volume 1185, Page 999 of the Deed Records of Denton County, Texas, and all of that certain 1.089 acre tract of land described in a Deed to the City of Denton, Texas, as recorded in Document No. 2007-108566 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for the Northwest corner of the above called 340.469 acre tract, said point also being the Northwest corner of a called 5.700 acre tract of land described in a Deed to Everett Newland, as recorded in Document No. 2012-19340 of the Official Records of Denton County, Texas, said point also being in the center of Jim Christal Road, a variable width prescriptive right-of-way;

THENCE North 89°21'52" East along the North line of said 340.469 acre tract, and along said Jim Christal Road, for a distance of 1245.67 feet to a PK nail set for corner;

THENCE North 89°31'54" East continuing along the North line of said 340.469 acre tract, and along said Jim Christal Road, for a distance of 693.00 feet to a PK nail set for corner at the beginning of a non-hungry curve to the right;

THENCE in a Southeastly direction continuing along the North line of said 340.469 acre tract and along said Jim Christal Road, and along said non-hungry curve to the right having a central angle of 18°20'00", a radius of 1069.89 feet, a chord bearing of South 82°18'08" East, a chord distance of 337.63 feet and an arc length of 339.07 feet to a PK nail set for corner at the end of said curve;

THENCE South 72°18'58" East continuing along the North line of said 340.469 acre tract, and along said Jim Christal Road, for a distance of 144.55 feet to PK nail set for corner;

THENCE South 00°20'51" East departing the North line of said 340.469 acre tract and said Jim Christal Road, for a distance of 1107.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 00°00'56" West for a distance of 550.10 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 00°26'57" East for a distance of 1342.98 feet to a 1/2 inch iron rod with cap stamped "Yannyo 563-7101" found for an interior el corner of said 340.469 acre tract and the most Northerly Northeast corner of a called 116.088 acre tract of land described in a Deed to Nucor Steel Commercial Corporation, as recorded in Volume 5255, Page 5740 of the Real Property Records of Denton County, Texas;

THENCE North 89°50'49" West along the South line of said 340.469 acre tract and the North line of said 116.088 acre tract, for a distance of 2358.32 feet to a 1/2 inch iron rod found for corner at an interior Southwest corner of said 340.469 acre tract and the Northwest corner of said 116.088 acre tract, said point also being in the East line of a called 152 acre tract of land described in a Deed to Walker B. (Bud) Wolf, as recorded in Volume 533, Page 541 of the Deed Records of Denton County, Texas;

THENCE North 00°26'46" East along an interior West line of said 340.469 acre tract and the East line of said 152 acre tract, for a distance of 599.88 feet to a 1/2 inch iron rod with cap stamped "Yannyo 563-7101" found for corner at an interior el corner of said 340.469 acre tract and the Northeast corner of said 152 acre tract;

THENCE North 89°19'25" West along the most Westerly South line of said 340.469 acre tract and the North line of said 152 acre tract, passing a 5/8 inch iron rod with cap stamped "TNP" set for reference at a distance of 783.81 feet, and continuing along said line for a total distance of 845.95 feet to a point for corner in the center of Hickory Creek, said point being the most Westerly Southwest corner of said 340.469 acre tract and the Southeast corner of a called 10.036 acre tract of land described in a Deed to Charles L. Gregory and wife, Mary R. Gregory, as recorded in Document No. 94-039707 of the Real Property Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Southwest corner of said 10.036 acre tract bears North 89°19'25" West a distance of 806.13 feet;

THENCE North 42°03'00" East along the West line of said 340.469 acre tract and along the center of said Hickory Creek, for a distance of 253.13 feet to a point for corner at an angle point, from which a 5/8 inch iron rod with cap stamped "TNP" set for reference bears South 47°57'34" East a distance of 82.00 feet;

THENCE North 27°10'39" East continuing along the West line of said 340.469 acre tract, and along the center of said Hickory Creek, for a distance of 659.88 feet to a point for the most Westerly Northwest corner of said 340.469 acre tract, said point being in the South line of a called 18.000 acre tract of land described in a Deed to Everett Newland and wife, Jennifer Newland, as recorded in Document No. 2008-58941 of the Official Records of Denton County, Texas;

THENCE South 79°38'43" East departing said Hickory Creek, and along the most Westerly North line of said 340.469 acre tract and the South line of said 18.000 acre tract, passing a 5/8 inch iron rod with cap stamped "TNP" set for reference at a distance of 62.00 feet, and continuing along the most Westerly North line of said 340.469 acre tract and the South line of said 18.000 acre tract, for a total distance of 154.34 feet to a 1/2 inch iron rod found for the Southeast corner of said 18.000 acre tract and the Southwest corner of the above eld 5.700 acre tract;

THENCE South 87°40'32" East continuing along the most Westerly North line of said 340.469 acre tract, and along the South line of said 5.700 acre tract, for a distance of 128.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 4857" found for the Southwest corner of said 5.700 acre tract and an interior el corner of said 340.469 acre tract;

THENCE North 00°42'44" East along the West line of said 340.469 acre tract and the East line of said 5.700 acre tract, passing a 1/2 inch iron rod with cap stamped "RPLS 4857" found for reference in the South line of said Jim Christal Road at a distance of 1688.82 feet, and continuing along the West line of said 340.469 acre tract and the East line of said 5.700 acre tract, for a total distance of 1712.82 feet to the **POINT OF BEGINNING**, and containing 179.017 acres of land, **LESS SAVE AND EXCEPT** a 6.772 acre tract of land being more particularly described below, leaving a net acreage of 172.245 acres of land, more or less.

SAVE AND EXCEPT

BEING a 6.772 acre tract of land situated in the Johnson, Green, Myers and Brummett Survey, Abstract No. 1699, City of Denton, Denton County, Texas, and being known as Lot 1, Block 1 of Krum Trap Electrical Switch Station, per Plat recorded in Document No. 2010-3 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a point for the Northwest corner of called 340.469 acre tract of land described in a Deed to City of Denton, a Texas home-rule municipal corporation, as recorded in Document No. 2016-143882 of the Official Records of Denton County, Texas, said point being the Northeast corner of a called 5.700 acre tract of land described in a Deed to Everett Newland, as recorded in Document No. 2012-19340 of the Official Records of Denton County, Texas, said point also being in the center of Jim Christal Road, a variable width prescriptive right-of-way;

THENCE North 89°21'52" East along the North line of said 340.469 acre tract, and along said Jim Christal Road, for a distance of 1118.72 feet to a point for corner;

THENCE South 19°26'51" West departing the North line of said 340.469 acre tract and said Jim Christal Road, passing a 1/2 inch iron rod found for the Northeast corner of a called 1.33 acre tract of land described in a Deed to the City of Denton, Texas, as recorded in Volume 1185, Page 999 of the Deed Records of Denton County, Texas, at a distance of 25-32 feet, and continuing along the East line of said 1.33 acre tract for a total distance of 1118.72 feet to a point for corner at the most Easterly North corner of a called 1.089 acre tract of land described in a Deed to the City of Denton, Texas, as recorded in Document No. 2007-108566 of the Official Records of Denton County, Texas;

THENCE South 00°36'34" East departing the East line of said 1.33 acre tract, and along the East line of said 1.089 acre tract, for a distance of 93.36 feet to a 1/2 inch iron rod found for corner;

THENCE South 19°27'37" West continuing along the East line of said 1.089 acre tract, for a distance of 132.79 feet to a 1/2 inch iron rod with cap stamped "Arthur" found for the Southeast corner of said 1.089 acre tract;

THENCE South 11°07'48" West departing the Southeast corner of said 1.089 acre tract, for a distance of 116.36 feet to a 5/8 inch iron rod found for corner at the **POINT OF BEGINNING** for the herein described tract, said point being the Northwest corner of the above eld Lot 1;

THENCE North 89°39'51" East along the North line of said Lot 1, for a distance of 550.21 feet to a 5/8 inch iron rod found for the Northeast corner of same;

THENCE North 89°39'51" East along the East line of said Lot 1, for a distance of 550.10 feet to a 5/8 inch iron rod found for the Southwest corner of same;

THENCE South 00°20'53" East along the East line of said Lot 1, for a distance of 679.36 feet to a 5/8 inch iron rod found for the Southwest corner of same;

THENCE North 19°21'24" East along the West line of said Lot 1, for a distance of 531.34 feet to the **POINT OF BEGINNING**, and containing 6.772 acres of land, more or less;

STATE OF TEXAS

COUNTY OF DENTON

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NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF DENTON, TEXAS, does hereby adopt this Final Plat, designating the herein described property as DENTON ENERGY CENTER ADDITION, an Addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon for the purpose and consideration therein expressed.

BY: _____ Date: _____, 2017.

TODD HILEMAN
Printed Name
City Manager
Title

STATE OF TEXAS

COUNTY OF DENTON

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Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd Hileman, 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 purpose and considerations therein expressed.

WITNESS my hand and seal of office, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Todd B. Turner, R.P.L.S.
Texas Registration Number 4859
DATE: _____, 2017.

THIS DOCUMENT WAS
RELEASED ON OCTOBER 25, 2017
BY TODD B. TURNER, R.P.L.S. NO. 4859,
FOR REVIEW PURPOSES ONLY.
TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING
RULE 663.18 (c)

STATE OF TEXAS

COUNTY OF DENTON

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Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd B. Turner, 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 considerations therein expressed.

WITNESS my hand and seal of office, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

on this, the _____ day of _____, 2017.

Chairperson, Planning and Zoning Commission

City Secretary

FINAL PLAT

DENTON ENERGY

CENTER ADDITION

BEING LOT 1, BLOCK A
CONTAINING 172.245 GROSS ACRES OF LAND
SITUATED IN THE
JOHNSON, GREEN, MYERS AND BRUMMETT SURVEY, ABSTRACT NO. 1699,
THE GIBSON MYERS SURVEY, ABSTRACT NO. 843
AND THE MOSES H. DAVIS SURVEY, ABSTRACT NO. 377

City of Denton, Denton County, Texas

OCTOBER 2017
SHEET 1 OF 3

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teague nall & perkins

1317 Centre Place Drive, Suite 300
Denton, Texas 76205
940-383-4177
www.tnpinc.com
T.B.P.L.S. Firm No. 10011601

SURVEYOR

TEAGUE NALL & PERKINS
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
PH: 940-383-4177
FAX: 940-383-8026

OWNER/DEVELOPER

CITY OF DENTON
215 E. McKinney Street
Denton, Texas 76201
PH: 940-348-8200
FAX: 940-348-7211