

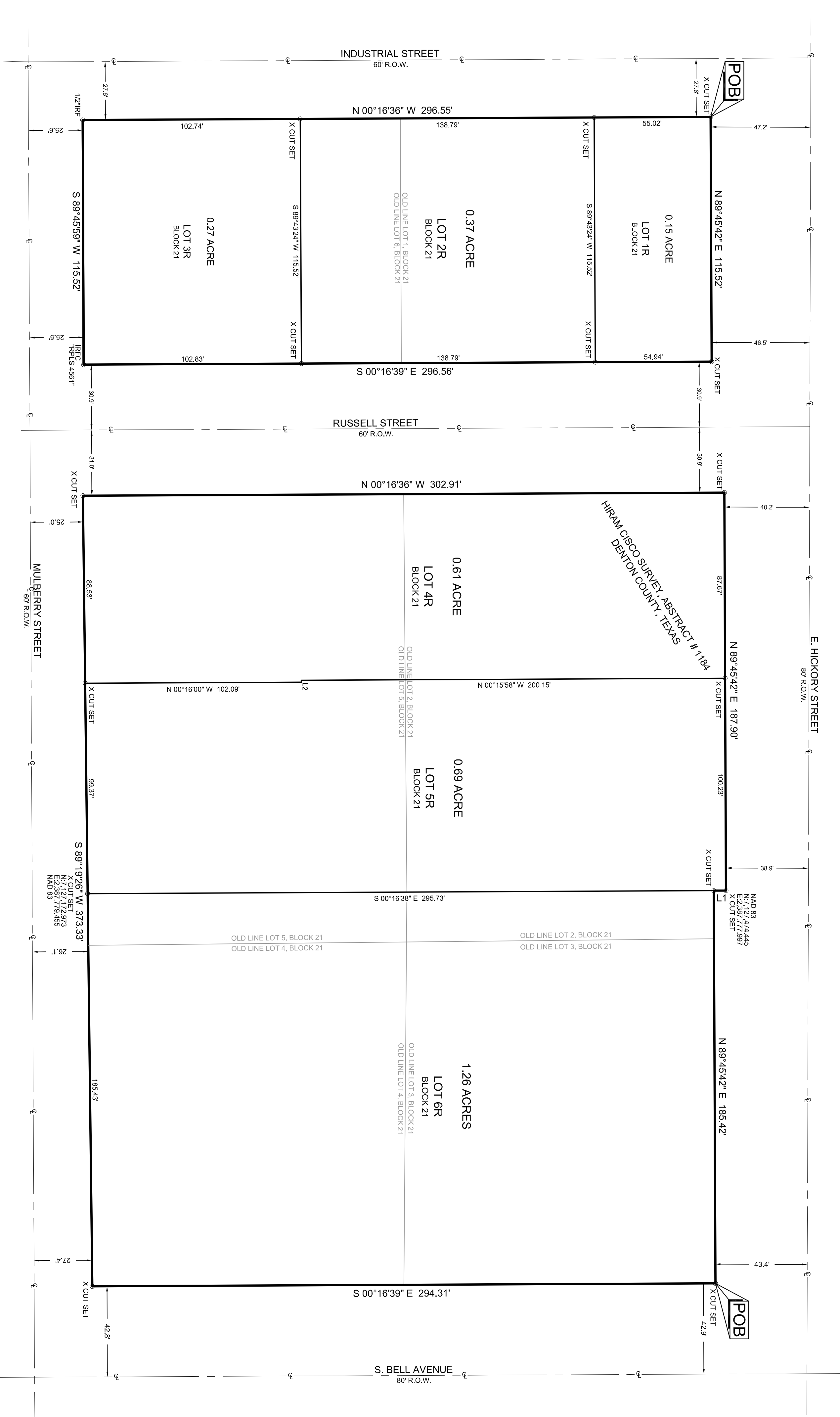


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

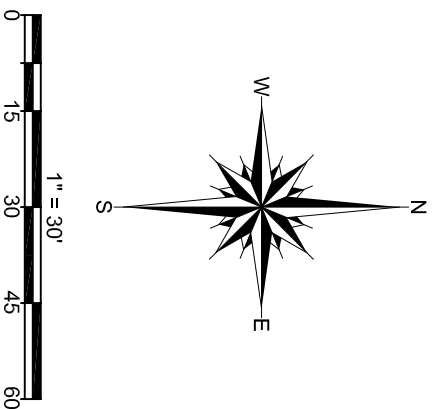
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 10 FEET OF THE CENTERLINE OF UNDERGROUND DISTRIBUTION LINES AND THEREFORE REQUIRES THE CITY OF DENTON TO MAINTAIN CLEARANCES GREATER THAN 17.5 FEET ON EITHER SIDE OF THE CODE REQUIREMENTS. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE REQUIREMENTS. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTRACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
3. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194, 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 380 G OF SAID MAP.
4. THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CREATE 6 COMMERCIAL LOTS TO BLOCK 21.
5. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON CURRENT FEMA DATA. THE MINIMUM FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL, RATHER THAN RELATIVE BASED ON CITY OF DENTON DATUM OR N.G.S. 1983 DATUM.
6. THERE IS NO VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
8. THIS PLAT DOES NOT REMOVE OR AMEND ANY COVENANTS OR RESTRICTIONS.
9. RIGHT-OF-WAY EXACTIONS MAY BE REQUIRED UPON PERMITTING, IF REDEVELOPMENT INCLUDES REPLACEMENT OF EXISTING STRUCTURES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°16'39" E	5.75'
L2	S 89°41'48" W	0.91'



O.T.D. = ORIGINAL TOWN OF DENTON
NAD 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
127RF = 12" IRON ROD FOUND
CAPRS = CAPPED IRON ROD SET
CCOROS = COUNCIL OF COUNTY RECORDS
INST. NO. = INSTRUMENT NUMBER
C = CENTERLINE OF ROAD

LEGEND



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP&S FIRM #10002100

OWNER:
L.L. CALVERT
P.O. BOX 2011
DENTON, TEXAS 76202
PHONE: () - - -
CONTACT: - - -

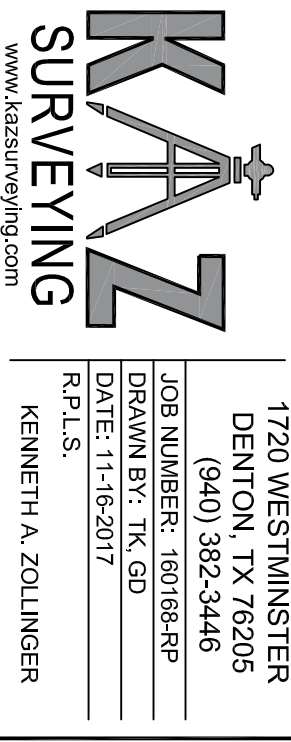
OWNER:
JIMMY ED MASSEY
3612 GRANADA TRAIL
DENTON, TEXAS 76205
PHONE: () - - -
CONTACT: JIMMY ED MASSEY

OWNER:
JEFF FOX
3612 GRANADA TRAIL
DENTON, TEXAS 76205
PHONE: () - - -
CONTACT: JEFF FOX

OWNER:
HEADLINER INVESTMENTS, LTD.
525 S. LOOP 288, SUITE 105
DENTON, TEXAS 76205
PHONE: (940) 382-5003
CONTACT: LEE RAMSEY

OWNER:
CITY OF DENTON
215 E. JACKINNEY ST.
DENTON, TEXAS 76201
PHONE: (940) 349-8307
CONTACT: TODD HILEMAN

DEVELOPER:
LINKS CONSTRUCTION
525 S. LOOP 288, SUITE 105
DENTON, TX 76205
PHONE: (940) 566-5465



1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 160168RP
DRAWN BY: TK, GD
DATE: 11-16-2017
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT ORIGINAL TOWN OF DENTON LOTS 1R, 2R, 3R, 4R, 5R & 6R, BLOCK 21

BEGING AT REPLAT OF O.T.D. LOTS 1-6, BLOCK 21
AND BEING 11.30 ACRES IN THE
HIRAM CISCO SURVEY, ABSTRACT NUMBER 1184,
CITY OF DENTON, DENTON COUNTY, TEXAS

BY: _____ DATE _____
JIMMY ED MASSEY

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 JIMMY ED MASSEY, 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.

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 _____

BY: _____ DATE _____
JEFF FOX

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 JEFF FOX, 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.

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, DOES 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 CARED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES 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 DEVELOPMENT REVIEW COMMITTEE ADMINISTRATOR
ON THIS _____ DAY OF _____, 2017.

DEVELOPMENT REVIEW COMMITTEE ADMINISTRATOR _____

CITY SECRETARY _____

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

CHAIRPERSON, PLANNING & ZONING COMMISSION _____

CITY SECRETARY _____

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON
LOTS 1R,3R, BLOCK 21

WHEREAS, L.L. Calvert, Jimmy Ed Massey and Jeff Fox are the owners of all that certain lot, tract or parcel of land lying and being situated in the Hiram Cisno Survey, Abstract Number 1184, Denton County, Texas and being a part of Block 21, Original Town of Denton and also being all of that called 0.283 acre tract of land described in that certain deed of trust recorded in Volume 2870, Page 803, Deed Records, Denton County, Texas and being all of that tract of land described in deed to Jimmy Ed Massey recorded in instrument number 1998-25246, Real Property Records, Denton County, Texas and being all of that called 0.145 acre tract of land described in deed to L.L. Calvert recorded in instrument number 2004-164592, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an "X" cut set at the Northwest corner of said Calvert Tract and also being at the intersection of the South line of Hickory Street with the East line of Industrial Street;

THENCE along said South line, North 89 degrees 45 minutes 42 seconds East, 115.52 feet to an "X" cut set at the Northeast corner of said Calvert tract and being the Southeast corner of the aforementioned 0.283 acre tract and being in the North line of Mulberry Street;

THENCE along said West line, South 00 degrees 16 minutes 39 seconds East, 286.56 feet to a capped iron rod found at the Southwest corner of said City of Denton Tract and also being the Southeast corner of the aforementioned 0.283 acre tract and being in the North line of Mulberry Street;

THENCE along said North line, South 89 degrees 45 minutes 59 seconds West, 115.52 feet to a 1/2 inch iron rod found at the Southwest corner of said 0.283 acre tract and being in the East line of the aforementioned Industrial Street;

THENCE along said East line, North 00 degrees 16 minutes 36 seconds West, 295.55 feet to the PLACE OF BEGINNING and containing 0.79 of an acre of land more or less.

LOTS 4R,6R, BLOCK 21

WHEREAS, HEADLINER INVESTMENTS, LTD. and the CITY OF DENTON are the owners of all that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of Block 21, Original Town of Denton and also being part of that certain tract of land described in deed to the City of Denton recorded in Volume 311, Page 600, Plat Records, Denton County, Texas and also being all of that 1.28 acre tract of land described as Tract 1 in deed to Headliner Investments, LTD recorded in instrument number 2016-35240, Real Property Records, Denton County, Texas and also being all of that certain tract of land described in deed to Headliner Investments, LTD recorded in instrument number 2017-54183, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an "X" cut set at the Northeast corner of said Block 21 and also being the Northeast corner of said City of Denton tract and being at the intersection of the South line of Hickory Street and the West line of Bad Avenue;

THENCE along said West line, South 00 degrees 16 minutes 39 seconds East, 294.31 feet to an "X" cut set at the Southwest corner of said Block 21 and the Southeast corner of said City of Denton tract in the North line of Mulberry Street;

THENCE along said North line, South 89 degrees 16 minutes 36 seconds West, 373.33 feet to an "X" cut set at the Southwest corner of said Block 21 and being in the East line of Russell Street;

THENCE along said East line, North 00 degrees 16 minutes 36 seconds East, 302.91 feet to an "X" cut set at the Southwest corner of said Block 21 and being in the East line of Russell Street;

THENCE along said South line, North 89 degrees 45 minutes 42 seconds East, 187.90 feet to an "X" cut set at the Northeast corner of said Hickory Street and also being the Northwest corner of said instrument number 2017-54183;

THENCE South 00 degrees 16 minutes 38 seconds East, 5.75 feet to an "X" cut set at the Southeast corner of said instrument number 2017-54183;

THENCE continuing along said South line, North 89 degrees 45 minutes 42 seconds East, 185.42 feet to the PLACE OF BEGINNING and containing 2.56 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HEADLINER INVESTMENTS, LTD., DO HEREBY ADOPT THIS AMENDING FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 14, BLOCK 21, ORIGINAL TOWN OF DENTON, AN ADDITION IN THE CITY OF DENTON, DENTON COUNTY, TEXAS. FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS OF THE PROPERTY DIRECTLY AFFECTED BY THIS REPLAT. AND DO 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.

HEADLINER INVESTMENTS, LTD.

BY: _____ DATE _____
LEE RAMSEY

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 LEE RAMSEY, 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.

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 _____

CITY OF DENTON

BY: _____ DATE _____
TODD HILEMAN

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 TODD HILEMAN, 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.

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 _____

L.L. CALVERT

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 _____, 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.

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 _____

SURVEYOR: _____ OWNER: _____
KAZ SURVEYING, INC. L.L. CALVERT
1720 WESTMINSTER STREET P.O. BOX 2011
DENTON, TEXAS 76205 DENTON, TEXAS 76202
PHONE: (940) 382-3446 PHONE: () - -
TBP&S FIRM #10002100 CONTACT: _____

OWNER: JIMMY ED MASSEY
3612 GRANADA TRAIL
DENTON, TEXAS 76205
PHONE: () - -
CONTACT: JIMMY ED MASSEY

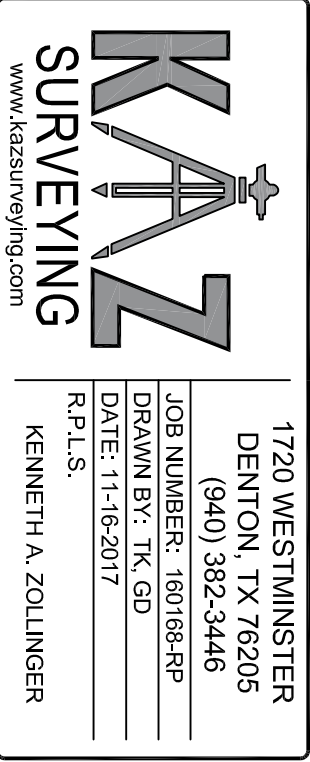
OWNER: JEFF FOX
3612 GRANADA TRAIL
DENTON, TEXAS 76205
PHONE: () - -
CONTACT: JEFF FOX

OWNER: HEADLINER INVESTMENTS, LTD.
525 S LOOP 288, SUITE 105
DENTON, TEXAS 76205
PHONE: (940) 382-5003
CONTACT: LEE RAMSEY

OWNER: CITY OF DENTON
215 E JACKINNEY ST.
DENTON, TEXAS 76201
PHONE: (940) 349-9307
CONTACT: TODD HILEMAN

DEVELOPER: _____
LUNA CONSTRUCTION
525 S LOOP 288, SUITE 105
DENTON, TX 76205
PHONE: (940) 566-5465

PAGE 2 OF 2



REPLAT
LOTS 1R, 2R, 3R, 4R, 5R & 6R, BLOCK 21
ORIGINAL TOWN OF DENTON

BEGING AT REPLAT OF O.T.D LOTS 14-6, BLOCK 21
AND BEING 11.30 ACRES IN THE
HIRAM OISCO SURVEY, ABSTRACT NUMBER 1184,
CITY OF DENTON, DENTON COUNTY, TEXAS