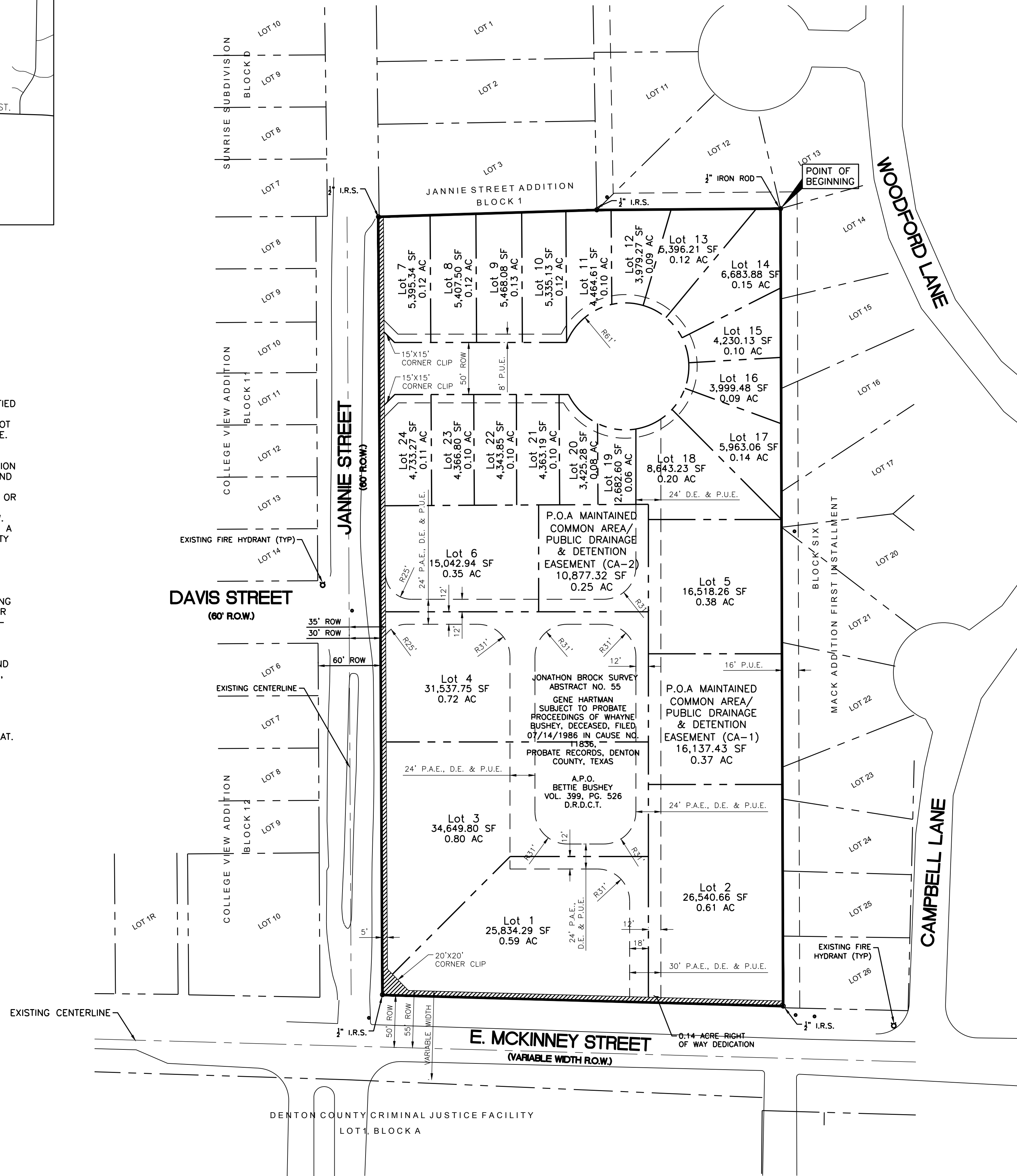


VICINITY MAP
SCALE: 1" = 1000'

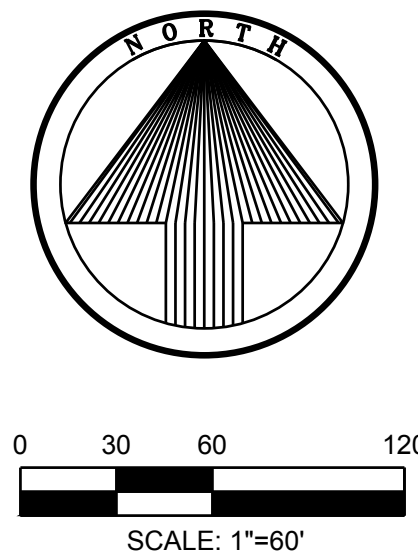
- NOTES:
1. NO EXISTING GAS OR PETROLEUM PRODUCTION FACILITIES ARE LOCATED WITHIN OR ON THE BOUNDARY OF THE SITE.
 2. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING FINAL PLAT PROCESS AND TO NOT CONSTITUTE SUBSEQUENT APPROVAL OF THE SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF DENTON SUBDIVISION AND DEVELOPMENT, DRAINAGE DESIGN CRITERIA AND THE COMPREHENSIVE DRAINAGE MASTER PLAN.
 3. DISCHARGE FROM 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 OFFSITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
 4. PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ACCESS EASEMENTS SHOWN ON PLAT.
 5. THE LOCATION AND IDENTIFICATION OF ALL EXISTING BUILDINGS, PARKING LOTS, DRIVEWAYS, AND OTHER SIGNIFICANT STRUCTURES ARE SHOWN ON EX C - EXISTING CONDITIONS EXHIBIT.
 6. THE IDENTIFICATION, LOCATION, AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC FACILITIES, INCLUDING WATER AND SANITARY SEWER LINES AND ASSOCIATED EASEMENTS SHOWN ON EX F - SITE, PAVING, AND UTILITY EXHIBIT.
 7. ALL PUBLIC DRAINAGE EASEMENTS WILL BE PRIVATELY MAINTAINED.
 8. PUBLIC ACCESS EASEMENTS TO BE PUBLIC.
 9. IMPROVEMENTS TO JANNIE STREET TO BE DETERMINED AND FINALIZED AT TIME OF FINAL PLAT.



LEGEND

- PRELIMINARY PLAT BOUNDARY
INTERIOR LOT LINE
PROPOSED EASEMENT

STANDARD ABBREVIATIONS	
D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
AC	ACRE
I.R.W.	IRON ROD SET
P.A.E.	PUBLIC ACCESS EASEMENT
SF	SQUARE FOOT
P.O.A.	PROPERTY OWNER ASSOCIATION



6.713 ACRES
1405 EAST MCKINNEY STREET

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JONATHON BROCK SURVEY, ABSTRACT NUMBER 55, I.TY OF DENTON, DENTON COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE DEED TO BETTIE BUSHEY, AS RECORDED IN VOLUME 399, PAGE 526, DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A 1/2" IRON ROD FOUND AT A FENCE CORNER POST IN THE NORTH LINE OF SAID BUSHEY TRACT AT A RE-ENTRANT CORNER IN BLOCK 6 OF MACK ADDITION FIRST INSTALLMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 43, PLAT RECORDS OF DENTON COUNTY, TEXAS, AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO PAULINE BEERY MACK, AS RECORDED IN VOLUME 418, PAGE 556, SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECOND EAST WITH THE FAR WEST LINE OF SAID BLOCK 6 OF MACK ADDITION AND ALONG OR NEAR A FENCE A DISTANCE OF 766.14 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF MCKINNEY STREET ACCORDING TO MAP CSJ: 81-11-1, DATED 04-22-1948, ATTACHE TO VOLUME S, PAGE 366, COMMISSIONERS COURT MINUTES, DENTON COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 23 MINUTES 50 SECONDS WEST WITH NORTH RIGHT-OF-WAY LINE OF MCKINNEY STREET A DISTANCE OF 385.21 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MCKINNEY STREET AND THE EAST RIGHT-OF-WAY LINE OF JANNIE STREET ACCORDING TO THE PLAT OF COLLEGE VIEW ADDITION, AS RECORDED IN VOLUME 318, PAGE 4, SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 18 MINUTES 06 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF JANNIE STREET A DISTANCE OF 747.47 1/2" CAPPED IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID BUSHEY TRACT;

THENCE NORTH 88 DEGREES 12 MINUTES 28 SECONDS EAST WITH THE NORTH LINE OF SAID BUSHEY TRACT, PASSING EN ROUTE AT A DISTANCE OF 0.85 FEET A 1/2" IRON ROD FOUND FOR WITNESS AT THE SOUTHWEST CORNER OF LOT 3 IN JANNIE STREET ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 84, TO SAID PLAT RECORDS, NO CONTINUING ON SAID COURSE AND WITH THE SOUTH LINE OF SAID LOT 3, A TOTAL DISTANCE OF 210.09 FEET TO 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 3 AND AT THE SOUTHWEST CORNER OF LOT 12 IN SAID MACK ADDITION;

THENCE NORTH 89 DEGREES 34 MINUTES 06 SECONDS EAST WITH THE NORTH LINE OF SAID BUSHEY TRACT AND WITH THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 176.53 FEET TO THE POINT OF BEGINNING AND ENCLOSING 6.713 ACRES OF LAND MORE OR LESS.

PRELIMINARY PLAT
FOR
JUSTICE PLAZA ADDITION
BEING

6.713 ACRES

SITUATED IN THE
J BROCK SURVEY, ABSTRACT No. A0055A
CITY OF DENTON, DENTON COUNTY, TEXAS
6 COMMERCIAL LOTS
18 LOTS DEDICATED FOR TOWNHOMES
2 COMMON AREA LOTS

PREPARED: JULY 31, 2017
REVISED: OCTOBER 19, 2017

EXHIBIT 1

OWNER:
NATHANIEL DODSON
109 SOUTH WOODROW LANE
DENTON, TX, 76205
469-400-0000
CONTACT: NATHANIEL DODSON

SURVEYOR:
KAZ
1720 Westminster St
Denton, TX, 76205
940-382-3446
CONTACT: ANNIE WATSON

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431

Texas Board of
Professional Engineers
Registration Number: F-7898

info@ae-grp.com



Planning Communities - Designing the Systems That Serve Them

Planning Communities - Designing the Systems That Serve Them

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
1-800-545-6005 1-800-344-8377 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 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.