

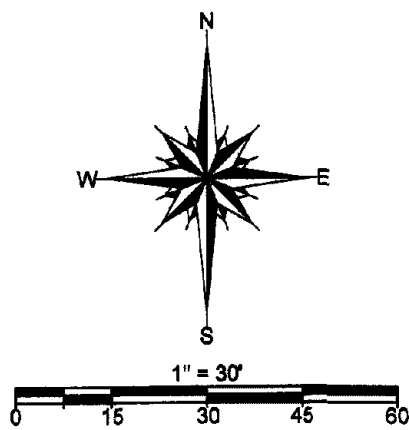
#### GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- 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.
- 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 A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON PANEL 380 G OF SAID MAP.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE COMMERCIAL LOT.
- THERE IS NO VISIBLE EVIDENCE OF A GAS PIPELINE ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- 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.
- LOT 1, BLOCK A, CONTAINS PRESERVED TREES, WHICH ARE SHOWN ON THE TREE PRESERVATION PLAN APPROVED WITH PLAT FP18-0032, NO UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD IMPACT AND/OR DAMAGE THE TREE(S) TO BE PRESERVED OR PROTECTED SHALL BE PERMITTED.

TREE INVENTORY						
TREE I.D. #	TREE CATEGORY	D.B.H. (INCHES) * DENOTES MULTI-TRUNK	COMMON NAME	CONDITION	PROTECTED TREE	QUALITY TREE/QUALITY TREE STAND
133	PROTECTED TREE	34.2	Post Oak	Excellent	34.2	
262	QUALITY TREE/QUALITY TREE STAND	9.7	Black Willow	Fair		9.7
263	QUALITY TREE/QUALITY TREE STAND	6.7	Black Willow	Poor		3 together
268-a	QUALITY TREE/QUALITY TREE STAND	10.7	Green Ash	Fair		10.7
268-b	QUALITY TREE/QUALITY TREE STAND	7.0	Hackberry	Fair		7.0
280-a	QUALITY TREE/QUALITY TREE STAND	11.6	Hackberry	Fair		11.6
280-b	QUALITY TREE/QUALITY TREE STAND	7.2	Hackberry	Fair		7.2
291	QUALITY TREE/QUALITY TREE STAND	10.8	Boxelder	Good		10.8
292	QUALITY TREE/QUALITY TREE STAND	10.5	Cottonwood	Fair		10.5
293	QUALITY TREE/QUALITY TREE STAND	11.9	Green Ash	Fair		11.9
294	QUALITY TREE/QUALITY TREE STAND	5.7	Hackberry	Good		5.7
296	QUALITY TREE/QUALITY TREE STAND	11.2	American Elm	Fair		11.2
300	QUALITY TREE/QUALITY TREE STAND	5.0	Green Ash	Poor		5.0
301	QUALITY TREE/QUALITY TREE STAND	6.4	Green Ash	Fair		6.4
302	QUALITY TREE/QUALITY TREE STAND	6.8	Green Ash	Fair		6.8
303	QUALITY TREE/QUALITY TREE STAND	6.4	Green Ash	Fair		6.4
304	QUALITY TREE/QUALITY TREE STAND	5.8	Green Ash	Fair		5.8
305	QUALITY TREE/QUALITY TREE STAND	5.0	Green Ash	Poor		5.0
309	QUALITY TREE/QUALITY TREE STAND	5.0	Green Ash	Fair		5.0
310-a	QUALITY TREE/QUALITY TREE STAND	7.0	Green Ash	Fair		7.0
310-b	QUALITY TREE/QUALITY TREE STAND	6.7	Green Ash	Fair		6.7
314	QUALITY TREE/QUALITY TREE STAND	7.3	Bradford Pear	Poor		7.3
315	QUALITY TREE/QUALITY TREE STAND	24.9	Pecan	Fair		24.9
323	QUALITY TREE/QUALITY TREE STAND	18.5	American Elm	Fair		18.5

LEGEND

ESA = ENVIRONMENTALLY SENSITIVE AREA  
P.U.E. = PUBLIC UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.A.E. = PRIVATE ACCESS EASEMENT  
NAD 83 = NORTH AMERICAN DATUM 1983  
R.O.W. = RIGHT-OF-WAY  
POB = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CAPIRS = CAPPED IRON ROD SET  
R.P.R.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS  
P.L.R.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
INST. NO. = INSTRUMENT NUMBER  
F.F.E. = MINIMUM FINISHED FLOOR ELEVATION  
— = CENTERLINE OF ROAD



#### SURVEYOR:

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

#### OWNER:

DNB INVESTMENTS, LTD.  
252 SOUTH CARROLL BLVD. #100  
DENTON, TEXAS 76201  
PHONE: (940) 568-0033  
CONTACT: CRAIG C. IRWIN

#### ENGINEER:

ALLISON ENGINEERING  
2415 N. ELM STREET  
DENTON, TX 76201  
PHONE: (940) 380-9453  
CONTACT: LEE ALLISON  
TBPE FIRM #F-7898

SD5084A - S05, C05

111335 - A0927A MEP & PRR TR 41 1.15AC-PART

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	37.61'	36.73'	N 81°28'08" W	43°05'52"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°23'51" E	140.47'
L2	S 62°43'03" E	58.66'
L3	N 62°23'51" W	141.90'
L4	N 62°23'51" W	188.47'
L5	S 48°57'13" W	169.73'
L6	N 41°02'47" W	24.00'
L7	N 75°57'53" E	33.34'
L8	N 85°05'03" E	67.77'
L9	S 64°39'07" E	128.74'
L10	S 18°32'08" E	71.80'
L11	N 00°55'58" E	7.30'
L12	N 41°02'47" W	24.00'

#### STATE OF TEXAS COUNTY OF DENTON

WHEREAS DNB INVESTMENTS, LTD., is the owner of all that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the M.E.P. and P.R.R. Company Survey, Abstract number 927 and also being a portion of a called 5.557 acre tract of land described in deed to DNB Investments, Ltd. recorded in instrument number 2007-4214, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows;  
BEGINNING at a 1/2 inch iron rod found in the Southerly line of McKinney Street and also being the Northwest corner of Lot 1, Block 1, J.B. Addition, an addition to Denton County, Texas according to the plat recorded in Cabinet D, Page 191, Plat Records, Denton County, Texas;  
THENCE along the common line of said Lot 1 and this tract, South 21 degrees 14 minutes 13 seconds West, 194.28 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1;  
THENCE North 59 Degrees 55 Minutes 12 Seconds West, 174.42 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears North 81 Degrees 28 Minutes 08 Seconds West, 36.73 feet;  
THENCE along said curve having a radius of 50.00 feet and an arc length of 36.73 feet to a capped iron rod set stamped "KAZ";  
THENCE South 78 Degrees 58 Minutes 57 Seconds West, 100.55 feet to a capped iron rod set stamped "KAZ";  
THENCE North 42 Degrees 26 Minutes 46 Seconds West, 174.42 feet to an "X" cut found in concrete in the East line of Loop 288;  
THENCE South 89 Degrees 07 Minutes 48 Seconds East, 6.87 feet to a capped iron rod set stamped "KAZ";  
THENCE South 42 Degrees 28 Minutes 13 Seconds East, 111.24 feet to a 1/2 inch iron rod found;  
THENCE North 48 degrees 57 minutes 13 seconds East, 257.23 feet to a "X" cut found in concrete in the Southerly line of said McKinney Street;  
THENCE along said Southerly line, South 62 degrees 23 minutes 51 seconds East, 130.63 feet to a capped iron rod set stamped "KAZ";  
THENCE continuing along said Southerly line, South 62 degrees 43 minutes 03 seconds East, 55.94 feet to the PLACE OF BEGINNING, containing 1.18 acres of land more or less.

#### OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DNB INVESTMENTS, LTD., DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PECAN CREEK RETAIL ADDITION, AN ADDITION IN 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.

DNB INVESTMENTS, LTD.

BY: Craig C. Irwin 8-5-19  
CRAIG C. IRWIN 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 CRAIG C. IRWIN, 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 5 DAY OF August, 2019.

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

MY COMMISSION EXPIRES ON 4/2/2020

#### CERTIFICATE OF SURVEYOR

#### STATE OF TEXAS COUNTY OF DENTON

I, MICHAEL R. KERSTEN, 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 OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

Michael R. Kersten  
MICHAEL R. KERSTEN R.P.L.S. # 8877

8/1/2019  
DATE



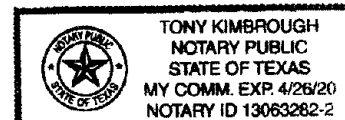
#### STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN, 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 1ST DAY OF AUGUST, 2019.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

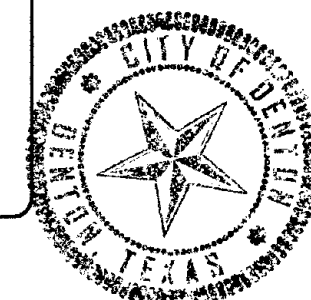
MY COMMISSION EXPIRES 4/28/2020.



APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS

7th DAY OF August, 2019.

A. J. Bell  
CHAIRPERSON PLANNING & ZONING COMMISSION  
Jose Luis  
CITY SECRETARY



**FINAL PLAT**  
**LOT 1, BLOCK A**  
**PECAN CREEK RETAIL ADDITION**  
BEING 1.18 ACRES IN THE  
M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT # 927  
CITY OF DENTON, DENTON COUNTY, TEXAS

CITY OF DENTON PROJECT NUMBER  
FP18-0032

Filed for Record  
in the Official Records Of:  
Denton County  
On: 8/9/2019 2:28:09 PM  
In the PLAT Records  
PECAN CREEK RETAIL ADDITION  
Doc Number: 2019-344  
Number of Pages: 1  
Amount: 50.00  
Order#: 20190809000606  
By: CR

