

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

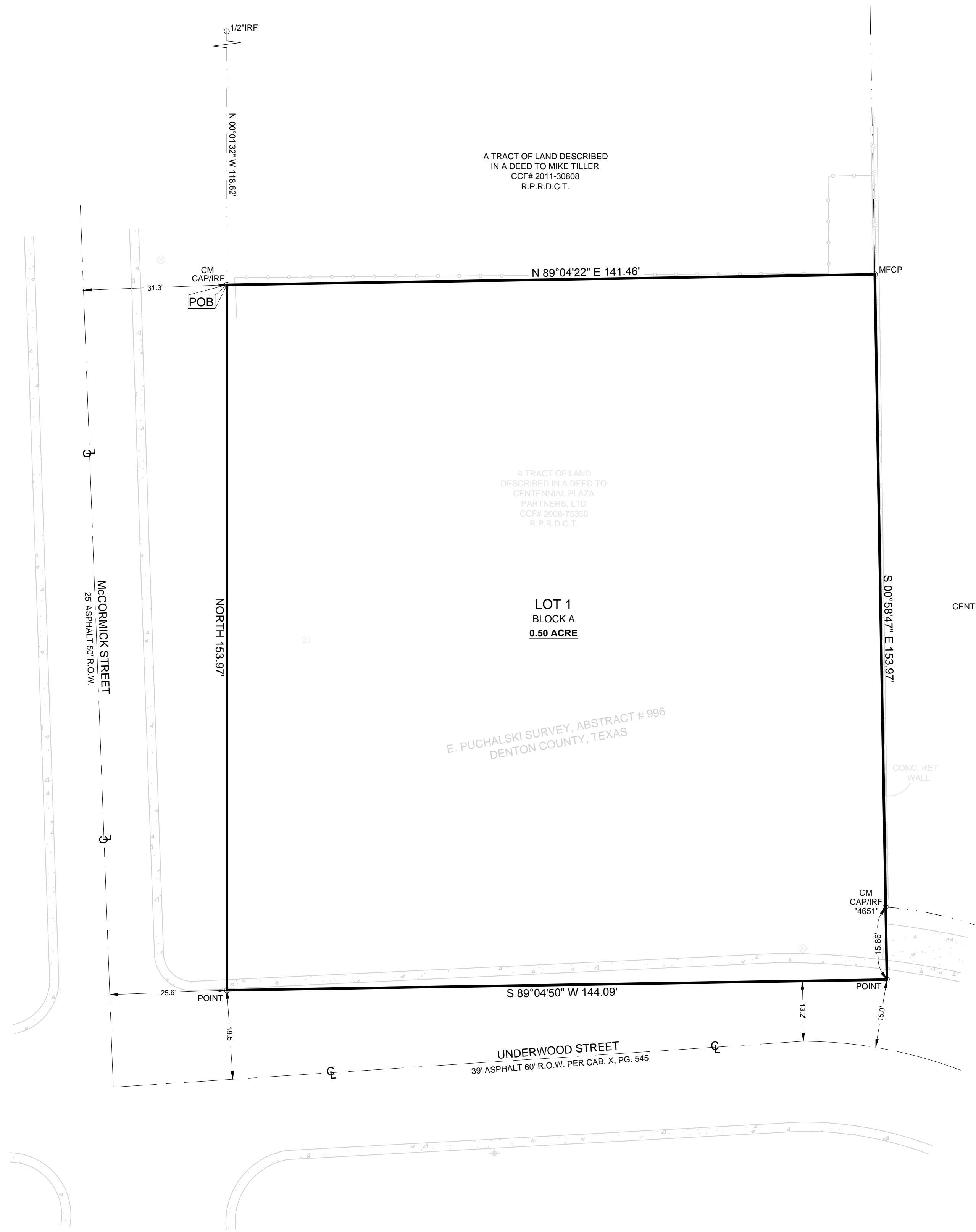
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. NOTE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 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. FLOOD STATEMENT: 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 360 G OF SAID MAP.
4. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT HARRY BOPP WITH THE WATER DEPARTMENT AT (940) 349-7167.
5. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT JUSTIN DIVINEY WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.
6. THE SUBJECT PROPERTY IS ZONED DR-2 PER THE CITY OF DENTON'S ONLINE ZONING MAP.
7. ALL BUILDING LINES ARE IMPOSED BE DR-2 ZONING.
8. THE PURPOSE OF THIS MINOR PLAT IS TO CREATE 1 LOT.

APPROVED BY THE DEVELOPMENT REVIEW
COMMITTEE ON THIS

____ DAY OF _____, 2013.

CHAIRPERSON, DEVELOPMENT REVIEW COMMITTEE

CITY SECRETARY



STATE OF TEXAS
DENTON COUNTY

WHEREAS Centennial Plaza Partners, Ltd. is the owner of all of a called 0.5110 acre tract of land in the E. Puchalski Survey, Abstract Number 996, as recorded in County Clerk File Number 2008-75350, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod found stamped "KAZ" on the East side of McCormick Street for the for the Northwest corner of the herein described tract, the Northwest corner of said 0.5110 acre tract and the Southwest corner of a tract of land described in a deed to Mike Tiller, as recorded in County Clerk File Number 2011-30808, Real Property Records, Denton County, Texas;

THENCE North 89 degrees 04 minutes 22 seconds East with the South line thereof and the North line of said 0.5110 acre tract, a distance of 141.46 feet to a metal fence corner post found for the Northeast corner thereof, the Southeast corner of said Tiller tract and being in the West line of Lot 1 in Block A of Centennial Plaza UNIT Addition, an addition to the City of Denton, according to the plat thereof recorded in Cabinet X, Page 585, Plat Records, Denton County, Texas;

THENCE South 00 degrees 58 minutes 47 seconds East with the West line thereof and the East line of said Tiller tract, at a distance of 138.11 feet passing a capped iron rod found stamped "4561" on the North line of Underwood Street for the Southwest corner of said Lot 1, continuing along said course, a total distance of 153.97 feet to a point in said Street for the Southeast corner of said 0.5110 acre tract;

THENCE South 89 degrees 04 minutes 50 seconds West with the South line thereof, a distance of 144.09 feet to a point in said Street for the Southwest corner of said 0.5110 acre tract;

THENCE North with the West line thereof, along the East side of said McCormick Street, a distance of 153.97 feet to the PLACE OF BEGINNING and enclosing 0.50 of an acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CENTENNIAL PLAZA PARTNERS, LTD. DOES HEREBY ADOPT THIS MINOR FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A, CENTENNIAL PLAZA ADDITION, AN ADDITION IN THE CITY OF DENTON, 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.

CENTENNIAL PLAZA PARTNERS, LTD. 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 CENTENNIAL PLAZA PARTNERS, LTD., 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 _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

CERTIFICATE OF SURVEYOR

I, PAUL JUSTIN WHITLOCK, 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.

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243 DATE

STATE OF TEXAS
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL JUSTIN WHITLOCK, 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 _____ 2013.

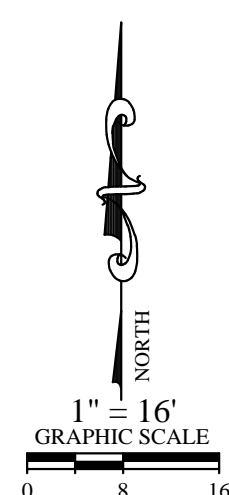
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

MINOR FINAL PLAT
LOT 1, BLOCK A
CENTENNIAL PLAZA ADDITION

BEING 0.50 ACRE OUT OF THE E. PUCHALSKI SURVEY, ABSTRACT NUMBER 996, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO CENTENNIAL PLAZA PARTNERS, LTD., RECORDED IN CCF# 2008-75350, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

CITY OF DENTON PROJECT NUMBER
MFP13-0000



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446

OWNER:
CENTENNIAL PLAZA PARTNERS, LTD
6300 RIDGLEA PLACE, SUITE 411
FORT WORTH, TEXAS 76116



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 130830
DRAWN BY: T.J.H.
DATE: 11-13-2013
R.P.L.S.
PAUL JUSTIN WHITLOCK

B = BENCHMARK	GR = GAS RISE	MB = BURIED METAL BOLT	DUE = DRAINAGE UTILITY EASEMENT	BFOS = BURIED FIBER OPTIC SIGN	CRF = CAPPED IRON ROD FOUND	OH = OVERHEAD UTILITY
BS = BURIED STEEL SIGN	GP = GAS PIPE	MS = METAL SIGN	FF = FINISHED FLOOR	GRS = GAS PIPING SIGN	PF = PIPE FENCE	OC = CONCRETE
CB = CABLE RISER	PP = POWER POLE	MT = METAL TARGET	PLU = PUBLIC UTILITY EASEMENT	PL = PLAT OR DEED CALL	WF = WIRE FENCE	W = WOOD
ER = ELECTRIC RISER	PT = POT HOLE	W = WATER	LU = UTILITY EASEMENT	WV = WATER VALVE	WF = WOOD FENCE	BR = BRICK
ET = ELECTRIC TRANSFORMER	PTN = POT HOLE	WT = WATER TANK	MPE = METAL FENCE CORNER POST	WV = WATER VALVE	WF = WOOD FENCE	BR = BRICK
FR = FIRE HYDRANT	TR = TELEPHONE RISER	WV = WATER VALVE	MFCP = METAL FENCE CORNER POST	WV = WATER VALVE	WF = WOOD FENCE	BR = BRICK
		WV = WATER VALVE	WV = WATER VALVE	WV = WATER VALVE	WF = WOOD FENCE	BR = BRICK
		WV = WATER VALVE	WV = WATER VALVE	WV = WATER VALVE	WF = WOOD FENCE	BR = BRICK