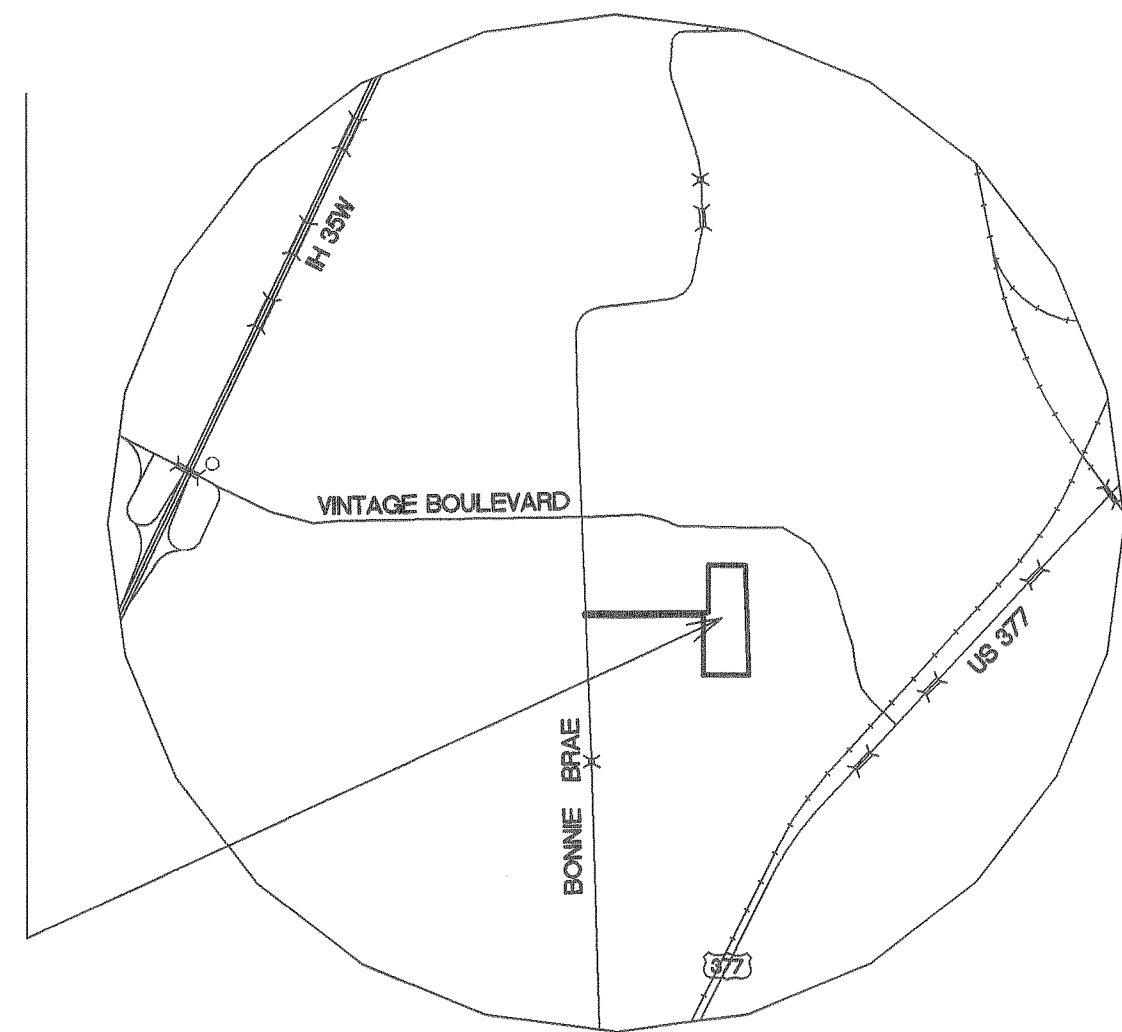
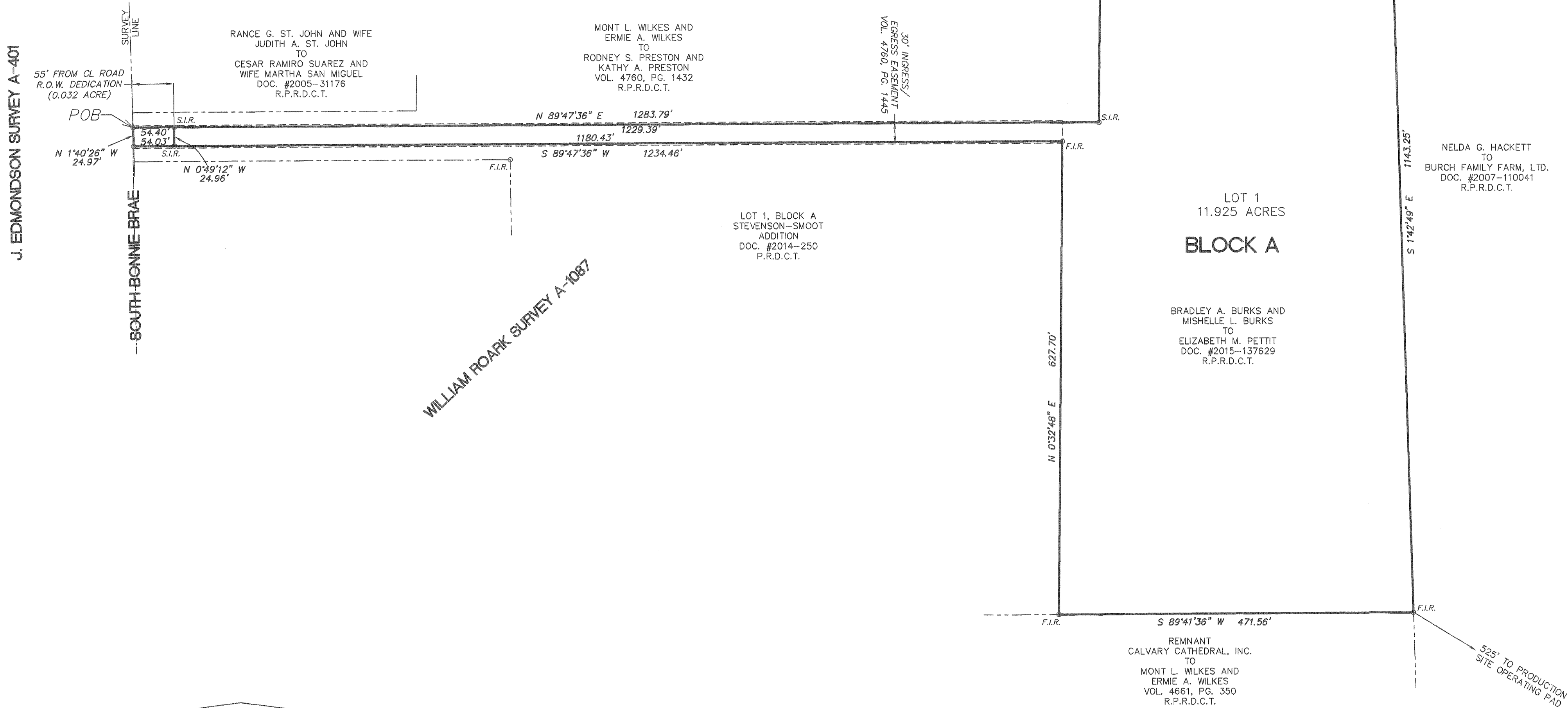


PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



OWNER'S CERTIFICATE AND DEDICATION
COUNTY OF DENTON; WHEREAS I, Elizabeth M. Pettit am the owner of that certain lot, tract, or parcel of land situated in the William Roark Survey Abstract Number 1087 in the extra territorial jurisdiction of the City of Denton, Denton County, Texas, being all that certain tract of land conveyed by deed from Bradley A. Burks and Michelle L. Burks to Elizabeth M. Pettit recorded under Document Number 2015-137629, Real Property Records, Denton County, Texas, and being more particularly described as follows:
BEGINNING at an iron rod found for corner in the east line of the J. Edmondson Survey Abstract Number 401 and in South Bonnie Brae, a public roadway having a proposed right-of-way of 110.0 feet, said point being the southwest corner of that certain tract of land conveyed by deed from Mont L. Wilkes and Ernie A. Wilkes to Rodney S. Preston and Kathy A. Preston recorded in Volume 4760, Page 1432, Real Property Records, Denton County, Texas;

THENCE N 89° 47' 36" E, 1283.79 feet with the south line of said Preston tract to an iron rod found for corner, said point being the southeast corner of said Preston tract;
THENCE N 00° 31' 17" E, 493.00 feet with the east line of said Preston tract to an iron rod found for corner in the south line of Block U of Meadows at Hickory Creek Phase Four, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2013-278, Plat Records, Denton County, Texas;

THENCE S 89° 55' 11" E, 378.29 feet with said south line of said Meadows at Hickory Creek Phase Four to an iron rod found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Nelda G. Hackett to Burch Family Farm Ltd. recorded under Document Number 2007-110041, Real Property Records, Denton County, Texas;

THENCE S 01° 42' 49" E, 1143.25 feet with the west line of said Burch Family Farm tract to an iron rod found for corner, said point being the northeast corner of the remnant of that certain tract of land conveyed by deed from Calvary Cathedral, Inc. to Mont L. Wilkes and Ernie A. Wilkes recorded in Volume 4661, Page 350, Real Property Records, Denton County, Texas;

THENCE S 89° 41' 36" W, 471.56 feet with the north line of said Wilkes remnant tract to an iron rod found for corner, said point being the southeast corner of Lot 1, Block A of Stevenson-Smoot Addition, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2014-250, Plat Records, Denton County, Texas;

THENCE N 00° 32' 48" E, 627.70 feet with the east line of said Stevenson-Smoot Addition to an iron rod found for corner, said point being the northeast corner of said Stevenson-Smoot Addition;

THENCE S 89° 47' 36" W, 1234.46 feet with the north line of said Stevenson-Smoot Addition to an iron rod found for corner in said east line of said Edmondson Survey and in said South Bonnie Brae;

THENCE N 01° 40' 26" W, 24.97 feet with said east line of said Edmondson Survey and with said South Bonnie Brae to the PLACE OF BEGINNING and containing 11.957 acres of land of which 0.032 acre is hereby dedicated for public roadway.

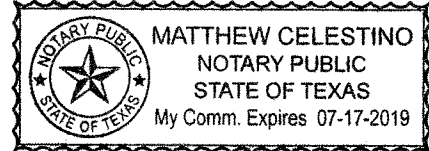
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, PETTIT ADDITION, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this 9 day of April, 2016

Elizabeth M. Pettit

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on April 8, 2016 by Elizabeth M. Pettit.

NOTARY PUBLIC
STATE OF TEXAS
My commission expires 7-17-19



CERTIFICATE OF APPROVAL
Approved this 7th day of April, A. D. 2016
By the Development Review Committee

Bailey Alex - 3rd
Chairperson, Development Review Committee

ATTESTED
Jenny Watters
City Secretary



CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Surveyor No. 4561

- NOTES:
- The purpose of this plat is to plat a previously unplatted tract.
 - The City of Denton has adopted the National Electric 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.
 - Any gas, petroleum, or similar common carrier easements located within the boundary of the property are shown hereon. (There are none to the best of my knowledge).
 - There is a Drilling and Production Site within 1,000 feet of Subject Property. There are producing wells on the Drilling and Production Site, and there is a possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production Site, as well as the possibility that gas wells on the Drilling and Production Site may be re-drilled and/or re-fracture stimulated in the future.
 - This plat was prepared without the benefit of a title report.

LEGEND

P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.Y.S.L. = SIDE YARD SETBACK LINE
B.L. = BUILDING LINE
R.Y.S.L. = REAR YARD SETBACK LINE
C/W = CONCRETE SIDEWALK
W/V = WATER VALVE
W/M = WATER METER
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
P.P. = POWER POLE
L.P. = LIGHT POLE
I.C.V. = IRRIGATION CONTROL VALVE
F.O.C. = FIBER OPTIC CABLE
T.C.B. = TRAFFIC CONTROL BOX
C/O = SANITARY SEWER CLEANOUT
E.B. = ELECTRIC BOX
TEL. PED. = TELEPHONE BOX
F.H. = FIRE HYDRANT
STM. MH = STORM SEWER MANHOLE
X = FENCE
OH = OVERHEAD POWER LINE

FINAL PLAT
LOT 1, BLOCK A OF PETTIT ADDITION
BEING 11.957 ACRES IN
THE WILLIAM ROARK SURVEY A-1087
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REvised: 22 MARCH 2016
DRAWN BY: BTH SCALE: 1"=100' DATE: 29 FEBRUARY, 2016 JOB NO: 163581

OWNER/DEVELOPER
ELIZABETH M. PETTIT
2070 KENLEY
FORTH WORTH, TX 76107
(917) 370-8987

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

MP16-0011

Filed for Record
in the official records of:
Denton County

On: Apr 27, 2016 at 11:15A
in the
Plat Records

PETTIT ADDITION
Doc Number: 2016-163
No of Pages: 1
Amount: 50.00

Receipt Number - 1419792
By: Timothy Duvall