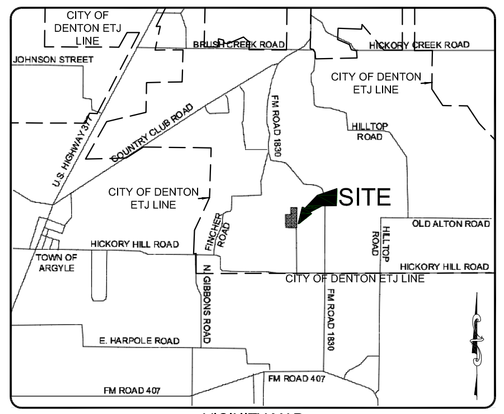


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. All corners are marked with capped 1/2" iron rods stamped "KAZ" unless otherwise noted.

2. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, community number 480774, effective date 04-18-2011, 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 floodplain", and a portion is within **"Shaded Zone AE"** defined as "special flood hazard areas subject to inundation by the 1% annual chance flood (100-year): with base flood elevations determined" as shown on panel 0510 G of said map.

3. The purpose of this amending plat is to change the lot line between lots 4 & 5, merge lots 10, 11 & 12 into 2 lots and to adjust the front building line from 50 feet to 40 feet from the front lot lines.

4. 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.

5. Sanitary sewer to be handled by facilities approved by the Denton County Public Health department.

6. Water services to be provided by:
Argyle Water Supply Corporation
825 Farm to Market Road 407
Argyle, TX 76226
(940) 464-7713

7. Electric service to be provided by:
CoServ electric
7701 S. Stemmons
Corinth, TX 76210
(940) 270-6823

8. 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.

9. The subject tract shown is zoned City of Denton Extraterritorial Jurisdiction (ETJ).

10. Private improvements cannot encroach onto existing public or private easements.

11. Onsite sewage facilities shall not be located inside publicly dedicated easements.

12. A driveway culvert permit must be obtained from Development Services by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

13. No construction, without written approval from Denton County shall be allowed within an identified 'FIRM' floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the base flood elevation (BFE) will result, that no flowing will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.

14. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.

15. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

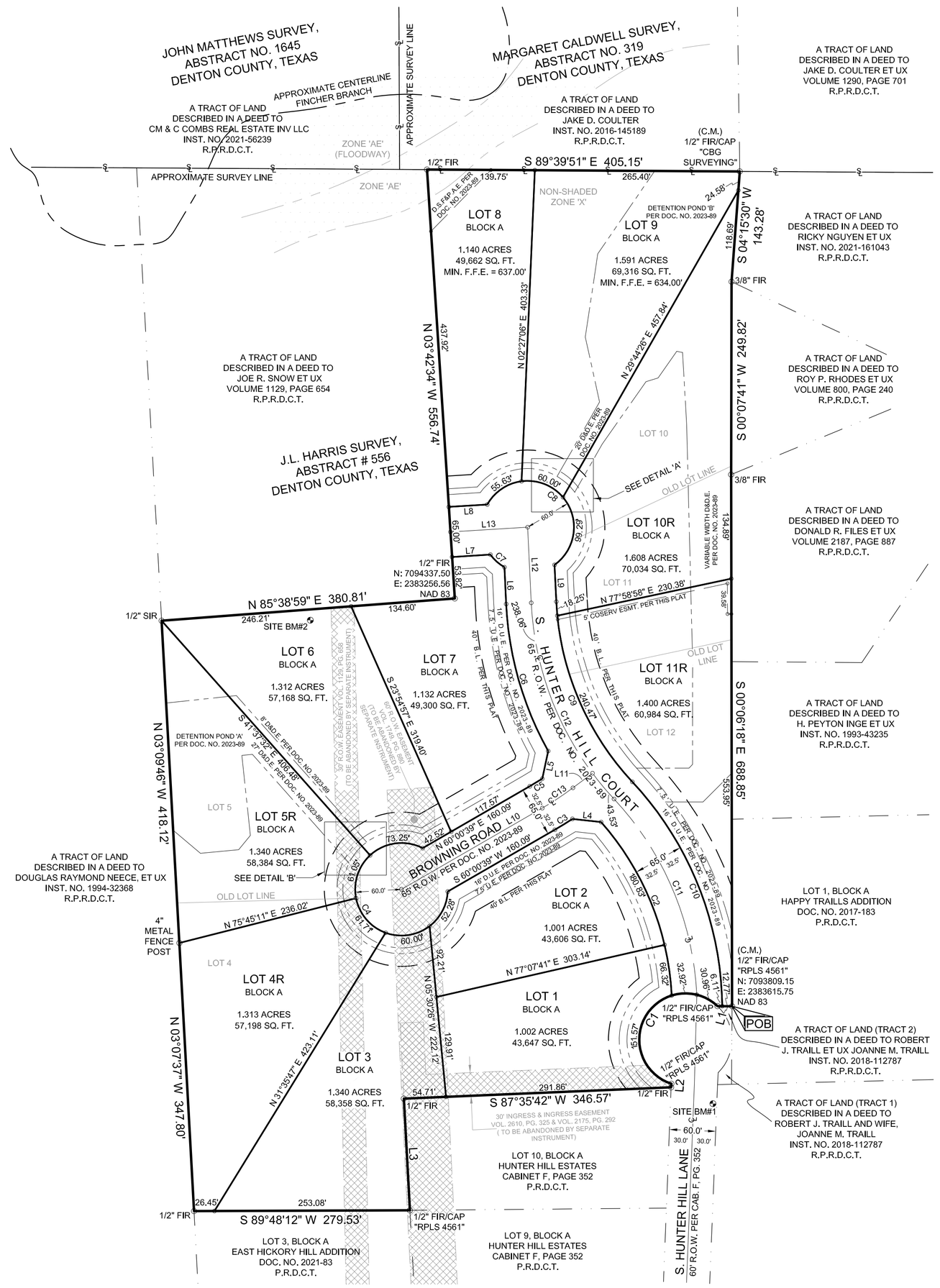
16. Blocking the flow of water or construction improvements in surface drainage easements, and filing or obstructing the floodway is prohibited.

17. Denton county will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

18. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

19. This plat is hereby adopted by the owner and approved by the City of Denton (called "city") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. the drainage and detention easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the drainage and detention easement. The city will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the drainage and detention easement, as herein above defined, unless approved by the city. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. furthermore, the city shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, The city of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the drainage and detention easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The city shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

20. Proposed drainage channels, swales and flumes, grading for such, proposed detention structures including banks, slopes, storm pipes, concrete structures, detention waters storage areas, flumes, aprons, rip-rap, grassed areas and landscaping and any other appurtenances, shall be owned by and maintained by the lot owners that those structures are contained within. The owner may not alter them, impede their function or otherwise modify them from their configuration as shown in the final as-built civil drawings. The lot owners are only responsible for the portions of the detention structures that lie within their property boundary. These structures receive and control public storm water and each owner acknowledges this and their responsibility for sole maintenance with full understanding that the received waters will vary in quality and quantity. Although upstream and downstream properties rely on the proper maintenance and function of the detention structures and drainage ways, the owner of the structures may not transfer responsibility or require compensation for maintenance. The responsible owners shall also remove silt accumulation, maintain grass coverage and prevent erosion, burrowing animals, and excessive long-term pooling of waters that would contribute to mosquito or other pest infestation. The owners of Lots 5, 6, 9 and 10 shall not prevent entry of City, County and private design engineering and construction staff for the purpose of inspection of the detention structures. Said staff may prepare reports suggesting needed improvements or maintenance and provide it to the owner with a timeline for corrective action and deadlines for such. If the owner does not perform the corrective actions, the City or County may enter and complete repairs or maintenance at the owner's cost.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°21'13" W	18.88'
L2	S 04°21'06" W	4.67'
L3	S 03°06'41" E	144.96'
L4	N 83°40'02" W	37.43'
L5	N 12°07'32" E	36.59'
L6	N 02°42'28" W	47.70'
L7	S 86°27'39" W	49.67'
L8	N 86°27'39" E	49.87'
L9	S 02°42'28" E	47.70'
L10	N 60°00'39" E	210.53'
L11	N 53°11'33" E	31.59'
L12	N 02°42'28" W	98.13'
L13	S 86°27'39" W	100.21'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	215.46'	116.98'	S 30°41'08" W	205°44'45"
C2	367.50'	247.15'	242.52'	N 22°08'47" W	38°31'55"
C3	432.50'	26.78'	26.77'	S 58°14'14" W	3°32'51"
C4	60.00'	308.30'	65.00'	N 29°59'21" W	294°24'20"
C5	367.50'	19.04'	19.04'	N 58°31'36" E	2°58'08"
C6	432.50'	199.87'	198.10'	N 15°56'49" W	26°28'40"
C7	60.00'	24.69'	24.51'	N 48°07'25" W	23°34'28"
C8	60.00'	214.92'	117.10'	S 48°07'25" E	205°14'11"
C9	367.50'	258.71'	253.41'	S 22°52'32" E	40°20'07"
C10	432.50'	320.28'	313.01'	S 21°49'44" E	42°25'44"
C11	400.00'	281.05'	275.30'	N 22°54'53" W	40°15'25"
C12	400.00'	281.59'	275.81'	N 22°52'32" W	40°20'07"
C13	400.00'	47.60'	47.57'	N 56°36'06" E	6°49'07"

OWNER'S CERTIFICATION

WHEREAS; Monk Watson Investments, LLC., is the owner of all of that certain lot, tract or parcel of land situated in the J. L. Harris Survey, Abstract No. 556, in Denton County, Texas, and being all of lots 1-12 in Block A of Watson Addition, an addition in the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Document Number 2023-89, Plat Records, Denton County, Texas (P.R.D.C.T.), and being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2 Inch iron rod, capped "RPLS 4561" found for the Southeast corner of Lot 12 In Block A of said Watson Addition, same being the Northeast corner of a tract of land (called "TRACT 2") described by deed to Robert J. Traill and wife, Joanne M. Traill, as recorded in Instrument No. 2018-112787, R.P.R.D.C.T., same being in the West line of Lot 1, Block A, of Happy Traills Addition, an Addition to the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas, according to the plat thereof recorded In Document No. 2017-183, P.R.D.C.T.;

THENCE North 89 degrees 21 minutes 13 seconds West, with the line common to Lot 12 In Block A of said Watson Addition and said Traill tract, a distance of 18.88 feet to a 1/2 Inch iron rod, capped "RPLS 4561" found for corner In the northerly line of a cul-de-sac commonly known as "S Hunter Hill Lane", being the Southerly Southwest corner of said Lot 12 and the Northwest corner of said Traill tract, same being the beginning of a non-tangent curve to the left with a radius of 60.00 feet being subtended by a chord that bears South 30 degrees 41 minutes 08 seconds West, a distance of 116.98 feet;

THENCE with said curve to the left and with the line common to Block A of said Watson Addition and said S Hunter Hill Lane, through a delta angle of 205 degrees 44 minutes 45 seconds, an arc length of 215.46 feet to a 1/2 inch iron rod, capped "RPLS 4561" found for corner in the west line of said S Hunter Hill Lane (a 60 foot wide right-of-way at this point) at the end of said curve, being a corner in the Easterly line of Lot 1 in Block A of said Watson Addition;

THENCE South 04 degrees 21 minutes 06 seconds West, along a line common to Lot 1 in Block A of said Watson Addition and S Hunter Hill Lane, a distance of 4.67 feet to a 1/2 inch iron rod found for the Northeast corner of Lot 10, Block A of Hunter Hill Estates, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet F, Page 352, P.R.D.C.T., same being the Southeast corner of Lot 1 In Block A of said Watson Addition;

THENCE South 87 degrees 35 minutes 42 seconds West, with the line common to Lots 1 & 3 In Block A of said Watson Addition and Lot 10 In Block A of said Hunter Hill Estates, a distance of 346.57 feet to a 1/2 Inch iron rod found for corner, being a re-entrant corner of Lot 3 in Block A of said Watson Addition at the Northwest corner of Lot 10 in Block A of said Hunter Hill Estates;

THENCE South 03 degrees 06 minutes 41 seconds East, with the line common to said Lot 3 in Block A of said Watson Addition and Lot 10 in Block A of said Hunter Hill Estates, a distance of 144.96 feet to a 1/2 inch iron rod, capped "RPLS 4561", found for corner, same being the Southwest corner of Lot 10 in Block A of said Hunter Hill Estates, the Northeast corner of Lot 9 in Block A of said Hunter Hill Estates, the Northeast corner of Lot 3 in Block A of East Hickory Hill Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Document No. 2021-83, P.R.D.C.T., same being the Southerly Southeast corner of Lot 3 in Block A of said Watson Addition;

THENCE South 89 degrees 48 minutes 12 seconds West, with the line common to Lots 3 & 4 in Block A of said Watson Addition and Lot 3 in Block A of said East Hickory Hill Addition, a distance of 279.53 feet to a 1/2 inch iron rod found for corner in the east line of a tract of land described in a deed to Douglas Raymond Neece and wife, Linda Katherine Neece, as recorded in Instrument No. 1994-32368, R.P.R.D.C.T., same being the Northwest corner of Lot 3 in Block A of said East Hickory Hill Addition and the southwest corner of Lot 4 in Block A of said Watson Addition;

THENCE North 03 degrees 07 minutes 37 seconds West, with the line common to Lot 4 in Block A of said Watson Addition and said Neece tract, a distance of 347.80 feet to a 4 inch metal fence post found for an angle point in same;

THENCE North 03 degrees 09 minutes 46 seconds West, with the line common to said Lots 4 & 5 in Block A of said Watson Addition and said Neece tract, a distance of 418.12 feet to a 1/2 inch iron rod, capped "KAZ", found for corner in the East line of said Neece tract, being the Northernmost corner of Lot 5 in Block A of said Watson Addition and the Northwest corner of Lot 6 in Block A of said Watson Addition, same being the southwest corner of a tract of land described in a deed to Joe R. Snow and wife, Laura A. Snow, as recorded in Volume 1129, Page 654, R.P.R.D.C.T.;

THENCE North 85 degrees 38 minutes 59 seconds East, with the line common to Lots 6 & 7 in Block A of said Watson Addition and said Snow tract, a distance of 380.81 feet to a 1/2 iron rod found for corner, being a re-entrant corner of Lot 7 in Block A of said Watson Addition at the southeast corner of said Snow tract;

THENCE North 03 degrees 42 minutes 34 seconds West, with the line common to Block A of said Watson Addition and said Snow tract, a distance of 556.74 feet to a 1/2 inch iron rod found for corner in the South line of a tract of land described in a deed to Jake D. Coulter, as recorded In Instrument Number 2016-145189, R.P.R.D.C.T., being the Northwest corner of Lot 8 in Block A of said Watson Addition and the Northeast corner of said Snow tract;

THENCE North 89 degrees 39 minutes 51 seconds East, with the North line of Lots 8 & 9 in Block A of said Watson Addition, a distance of 405.15 feet to a 1/2 iron rod, capped "CBG SURVEYING", found for corner, being the Northeast corner of Lot 9 in Block A of said Watson Addition, same being the Northwest corner of a tract of land described in a deed to Ricky Nguyen and wife, Nerissa Nguyen, as recorded in Instrument No. 2021-161043, R.P.R.D.C.T.,

THENCE South 04 degrees 15 minutes 30 seconds West, with the line common to Lots 9 & 10 in Block A of said Watson Addition and said Nguyen tract, a distance of 143.28 feet to a 3/8 inch iron rod found for corner at an angle point in the East line of Lot 10 in Block A of said Watson Addition, being the Southwest corner of said Nguyen tract, same being the Northwest corner of a tract of land described in a deed to Roy P. Rhodes and wife, Wanda J. Rhodes, as recorded in Volume 800, Page 240, R.P.R.D.C.T.;

THENCE South 00 degrees 07 minutes 41 seconds West, with the line common to Lots 10 & 11 in Block A of said Watson Addition and said Rhodes tract, a distance of 249.82 feet to a 3/8 inch iron rod found for corner at an angle point in the East line of Lot 11 In Block A of said Watson Addition, being the Southwest corner of said Rhodes tract, same being the Northwest corner of a tract of land described in a deed to Donald R. Fikes and wife, Frederika W. Fikes, as recorded in Volume 2187, Page 887, R.P.R.D.C.T.;

THENCE South 00 degrees 06 minutes 18 seconds East, with the line common to said Lots 11 & 12 in Block A of said Watson Addition and said Fike tract, passing the Southwest corner of said Fikes tract and the Northwest corner of a tract of land described in a deed to H. Peyton Inge and wife, Jana Inge, as recorded In Instrument No. 1993-43235, R.P.R.D.C.T., continuing on said course with the line common to Lot 12 In Block A of said Watson Addition and said Inge tract, passing the Southwest corner of said Inge tract and the Northwest corner of Lot 1 in Block A of said Happy Traills Addition, and continuing along said course with the line common to Lot 12 in Block A of said Watson Addition and Lot 1 in Block A of said Happy Trails Addition for a total distance of 688.85 feet to the POINT OF BEGINNING and containing a total of 15.98 acres, or 696,217 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MONK WATSON INVESTMENTS, LLC., THE OWNER, DOES HEREBY ADOPT THIS AMENDING PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **WATSON 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.

_____
MONK WATSON INVESTMENTS, LLC 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS

_____ DAY OF _____, 2023.

_____
CHAIRPERSON

_____
CITY SECRETARY

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

FOR REVIEW ONLY

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS REGISTERED KENNETH A. ZOLLINGER 5312 PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

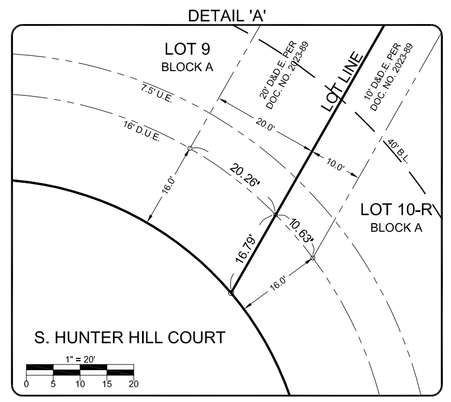
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2023.

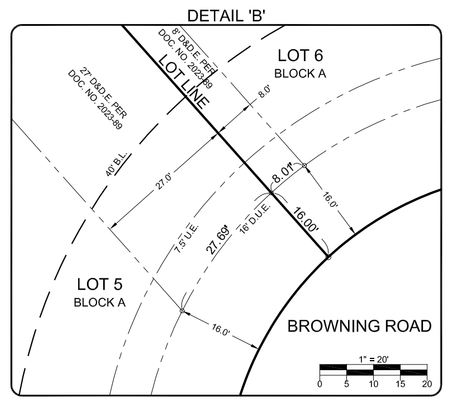
_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

DETAIL 'A'



DETAIL 'B'

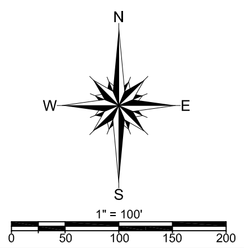


THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE THE LOT LINE BETWEEN LOTS 4 & 5, MERGE LOTS 10, 11 & 12 INTO 2 LOTS AND TO ADJUST THE FRONT BUILDING LINE FROM 50 FEET TO 40 FEET FROM THE FRONT LOT LINES.

CITY OF DENTON PROJECT NUMBER
AP23-XXXX

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
BM = BENCHMARK
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D&D.E. = DRAINAGE & DETENTION EASEMENT
D.S.F.&P.A.E. = DRAINAGE, SLOPE, FLOODPLAIN, AND PUBLIC ACCESS EASEMENT
N: = NORTHING
E: = EASTING
NAD 83 = NORTH AMERICAN DATUM OF 1983
NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
= SURVEY LINE
= EASEMENT LINE
= ADJOINING PROPERTY LINE
= R.O.W. CENTERLINE



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

OWNER:
MONK WATSON INVESTMENTS, LLC.
11164 S. HUNTER HILL LANE
ARGYLE, TEXAS 76226
PHONE: (972) 880-5212
CONTACT: STEVE WATSON

ENGINEER:
OES, INC.
705 JONES STREET
FORT WORTH, TEXAS 76102
PHONE: (940) 595-0528
CONTACT: NATHAN OLSON

BENCHMARK INFORMATION

SITE BENCHMARK NO. 1:
1/2" IRON ROD
NORTHING: 7093682.97
EASTING: 2383590.97
ELEV: 647.11
NAVD 88

SITE BENCHMARK NO. 2:
1/2" IRON ROD
NORTHING: 7094309.32
EASTING: 2383069.43
ELEV: 643.27
NAVD 88

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	210976
DRAWN BY:	DJJ
DATE:	05-20-2023
R.P.L.S.	KENNETH A. ZOLLINGER

AMENDING PLAT
WATSON ADDITION
LOTS 1-3, 4R, 5R, 6-9, 10R & 11R, BLOCK A

BEING ALL OF LOTS 1-12, BLOCK A, WATSON ADDITION, RECORDED IN DOC. NO. 2022-89, P.R.D.C.T., AND BEING 15.98 ACRES IN THE J.L. HARRIS SURVEY, ABSTRACT NUMBER 556, CITY OF DENTON ETJ, DENTON COUNTY, TEXAS