



VICINITY MAP
NOT TO SCALE

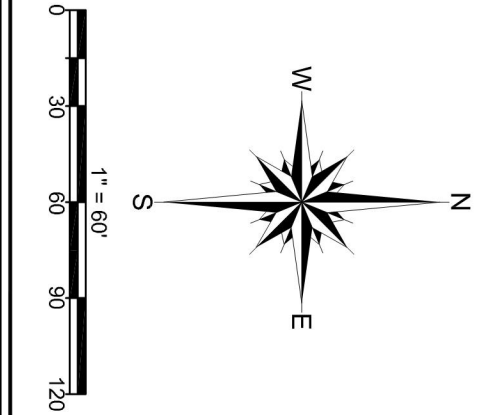
General Notes:

1. All capped iron rods found are stamped "KAZZ" unless otherwise noted.
2. I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Bartonville, Community Number 481501, effective date 04-18-2011, 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 510 G of said map.
3. 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.
4. The purpose of this Minor Replat is to merge an unplatted tract of land and an existing platted lot into one lot.
5. NOTICE: Selling a portion of this addition by metes & bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

POB = POINT OF BEGINNING
FIRCAP = CAPPED IRON ROD FOUND
FIR = IRON ROD FOUND
FIRC = IRON ROD FOUND
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
R.O.W. = RIGHT OF WAY
N = NORTH
NAD 83 = NORTH AMERICAN DATUM 1983
CHU = CENTERLINE OF ROAD

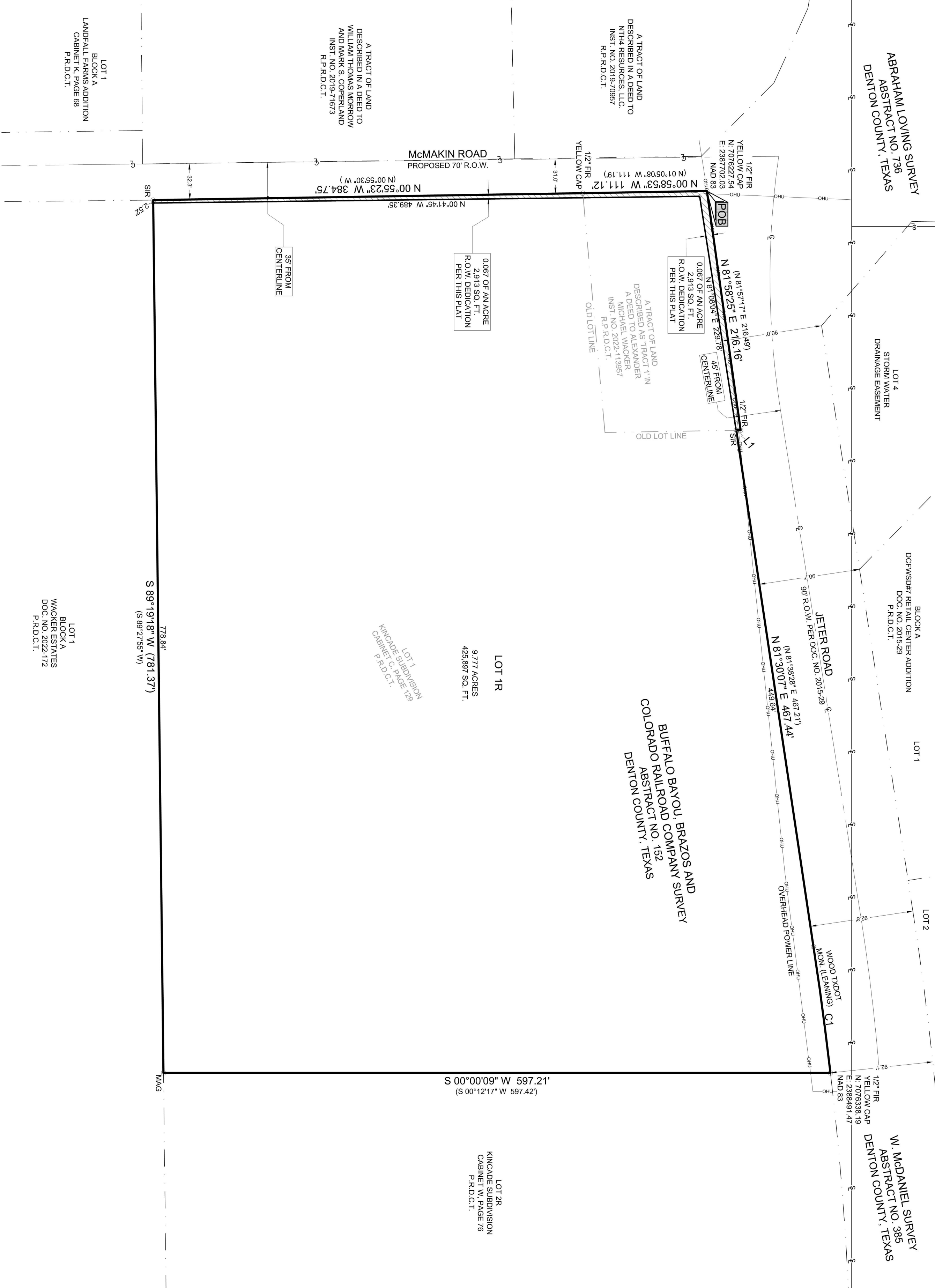
LEGEND

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SURVEYOR:
ALEXANDER MICHAEL WACKER
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBP.LS FIRM# 10002100

OWNER:
ALEXANDER MICHAEL WACKER
351 COUNTY ROAD 2510
DECATUR, TEXAS 76234
PHONE: 940-902-3659



STATE OF TEXAS
COUNTY OF DENTON

FOR REVIEW ONLY

FOR REVIEW ONLY

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

KINCAIDE SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 202317
DRAWN BY: DOLINE
CHECKED BY: KAZZ
R.P.L.S. 10002100

KENNETH A. ZOLLINGER

MINOR REPLAT OF
KINCAIDE SUBDIVISION
LOT 1R

BEING A REPLAT OF LOT 1 OF THE KINCAIDE
SUBDIVISION, AN ADDITION TO THE TOWN OF
BARTONVILLE, TEXAS, RECORDED IN CABINET C,
PAGE 129, OF THE PLAT RECORDS OF DENTON
COUNTY, TEXAS

AND BEING 9.84 ACRES IN THE B.B.B. & C. R.R.
SURVEY, ABSTRACT NUMBER 152, TOWN OF
BARTONVILLE, DENTON COUNTY, TEXAS

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Alexander Michael Wacker, is the owner of all that certain tract of land lying and being situated in the Buffalo Bayou, Brazos and Colorado Railroad Company, Abstract Number 152, Denton County, Texas, being Lot 1 of Kincaide Subdivision, an addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded in Cabinet C, Page 129, Plat Records, Denton County, Texas (P.R.D.C.T.), and all of that called 0.573 of an acre tract of land described in a deed to Alexander Michael Wacker as recorded in Instrument Number 2022-113957, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest intersection of Jeter Road and McMakin Road being the Northwest corner of said 0.573 of an acre tract;

THENCE North 81 degrees 58 minutes 25 seconds East, along the South Right of Way line of Jeter Road and North property line of said 0.573 of an acre tract, a distance of 216.16 feet to a 1/2" iron rod found for corner in said South Right of Way line being the Northeast corner of said 0.573 of an acre tract;

THENCE South 00 degrees 57 minutes 19 seconds East, along said South Right of Way line and East property line of said 0.573 of an acre tract, a distance of 3.87 feet to a 1/2" iron rod set for corner in same being the Northerly Northwest corner of said Lot 1;

THENCE North 81 degrees 30 minutes 07 seconds East, along said South Right of Way line and North property line of said Lot 1, a distance of 467.44 feet to a leaning wood TxDOT monument found in same marking the beginning of a curve to the right having a radius of 2864.75 feet and a chord bearing and distance of North 82 degrees 18 minutes 29 seconds East, a distance of 114.05 feet;

THENCE continuing along said South Right of Way line and North property line of said Lot 1 along said curve, an arc distance of 114.05 feet to a 1/2" iron rod w/ yellow cap found for corner in said South Right of Way line being the Northeast corner of said Lot 1 and Northwest corner of Lot 28 of Kincaide Subdivision, an addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded in Cabinet W, Page 76, P.R.D.C.T.;

THENCE South 00 degrees 00 minutes 09 seconds West, along a common line between said Lot 1 and said Lot 28, a distance of 597.21 feet to a M&G nail set in the concrete base of a fence post in the North line of Lot 1 in Block A of Wacker Estates, an addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded in Document Number 2022-1172, P.R.D.C.T., being the Southwest corner of said Lot 1 and Southwest corner of said Lot 2R;

THENCE South 89 degrees 19 minutes 18 seconds West, along a common line between said Lot 1 and said Block A of Wacker Estates, a distance of 781.37 feet to a 1/2" iron rod set for corner in the East Right of Way line of McMakin Road being the Southwest corner of said Lot 1 and Northwest corner of said Block A of Wacker Estates;

THENCE North 00 degrees 55 minutes 23 seconds West, along said East Right of Way line and West property line of said Lot 1, a distance of 384.75 feet to a 1/2" iron rod w/ yellow cap found for corner in said East Right of Way line being the Westery Northwest corner of said Lot 1 and Southwest corner of said 0.573 of an acre tract;

THENCE North 00 degrees 58 minutes 53 seconds West, continuing along said East Right of Way line along the West line of said 0.573 of an acre tract, a distance of 111.12 feet to the POINT OF BEGINNING and containing 9.844 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Alexander Michael Wacker, acting herein by and through his (its) duly authorized officers, does hereby adopt this minor replat designating the hereinabove described property as lot 1R of Kincaide Subdivision, an addition to the Town of Bartonville, Denton County, Texas, and does hereby dedicate, in fee simple, to public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat, no buildings, fences, trees or shrubs or other improvements or growths shall be constructed, or placed upon, over and across the easements as shown, except that landscape improvements, approved by the Town of Bartonville, in addition, utility easements shall be placed upon, over and across the easements as shown, for the purpose of installing, maintaining, repairing, or replacing utility lines, structures, or equipment, and the use by public utilities being subordinate to the public and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective systems for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, an addition to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Denton County, Texas.

WITNESS, MY HAND, THIS _____ DAY OF _____, 2023

ALEXANDER MICHAEL WACKER 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 Alexander Michael Wacker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____

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LOT 1R

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