*** * * * PUBLIC NOTICE * * * ***

NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION
MONDAY, SEPTEMBER 28, 2020 AT 6:30 P.M.
AT CITY HALL – 3300 CORINTH PARKWAY
AND VIA WEB CONFERENCE MEETING
The City of Corinth is operating at Level Orange status regarding COVID-19 and Public Meetings are to follow CDC guidelines and Governmental Declarations.
City Hall will be open to the public.
Information on how to access and participate in the video conference is provided below.**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PRESENTATIONS:

A. "Director's Report" on City Council meeting items from the preceding City Council meetings and other relevant information.

III. AGENDA:

A. A Replat of **Lake Dallas ISD School Addition**, Lot 1R-2, Block A, being approximately 56.983 acres situated in the Edwin Marsh Survey, Abstract No.833 being known as all of Lot 1R, Block 1 Lake Dallas ISD School Addition and all of unplatted Tract 33, and Tract 35, totaling 2.213 and 1.00 acres, respectively, as located in the SF-4 Zoning District.

- Staff Presentation
- Applicant Presentation and Responses to Questions
- Public Hearing
- Take Action

IV. ADJOURNMENT:

EXECUTIVE SESSION
As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Thursday, September 24, 2020 at 5:00 p.m.**

Helen-Eve Liebman, AICP
Director of Planning and Development Services
City of Corinth, Texas

September 24, 2020
Date of Notice

****Pursuant to Section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Additionally, video and audio feed of the meeting may be accessed by visiting:**

https://www.cityofcorinth.com/RemoteSession

If you will not be in attendance you may submit any public hearing questions to:
michelle.mixell@cityofcorinth.com
Questions will be read aloud so that they may be answered.

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE

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Planning & Development Services
City of Corinth, Texas

Memorandum

To:	**The Corinth Planning and Zoning Commission**
From:	Helen-Eve Liebman, AICP, Planning and Development Director
Meeting Date:	September 28, 2020
Re:	Director's Report

City Council acted on the following items at the September 17, 2020 City Council Meeting:

Park, Recreation, and Open Space Master Plan entitled "Envision Corinth: Park, Recreation, and Open Space Master Plan" was unanimously approved.

P&Z Meetings: Potential meeting date change and reservation for special called meetings to meet Texas Local Government Code action required on Plats.

Cybersecurity training: If you have not completed your cybersecurity training please do as soon as possible.

CORINTH
TEXAS

*** * * * PUBLIC NOTICE * * * ***

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A. A Replat of **Lake Dallas ISD School Addition**, Lot 1R-2, Block A, being approximately 56.983 acres situated in the Edwin Marsh Survey, Abstract No.833 being known as all of Lot 1R, Block 1 Lake Dallas ISD School Addition and all of unplatted Tract 33, and Tract 35, totaling 2.213 and 1.00 acres, respectively, as located in the SF-4 Zoning District.

- Staff Presentation
- Applicant Presentation and Responses to Questions
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CORINTH
PLANNING & DEVELOPMENT

Planning & Development Services
City of Corinth, Texas

Memorandum

To:	**The Corinth Planning and Zoning Commission**
From:	Michelle L. Mixell, AICP, Planning and Development Manager
Meeting Date:	September 28, 2020
Re:	Lake Dallas ISD School Addition Replat

Action Requested:
Conduct a Public Hearing to consider testimony and act on a Replat of Lake Dallas ISD School Addition, Lot 1R-2, Block A, being approximately 56.983 acres situated in the Edwin Marsh Survey, Abstract No.833 being known as all of Lot 1R, Block 1 Lake Dallas ISD School Addition and all of unplatted Tract 33, and Tract 35, totaling 2.213 and 1.00 acres, respectively, as located in the SF-4 Zoning District.

Background Information:
The Lake Dallas ISD School Addition Replat is necessary to:
(1) consolidate 3 parcels into one lot totaling approximately 56.983 acres,
(2) dedicate new easements associated with current construction activities on site related to with the new front entry and parking area and including the construction of the new multipurpose facility,
(3) dedicate new easements for existing facilities which lack easements, and
(4) abandon portions of easements where facilities were previously removed.

A site plan was administratively approved on July 17, 2020. The property has been under construction and nearing completion.

Staff has reviewed the proposed Replat and has determined that it generally meets the City's technical requirements for approval with conditions as noted in the DRC Development Report (attached).

Public Notices:
Notice of the public hearing was published in the September 12, 2020 edition of the Denton Record Chronicle. Notice of the public hearing was sent to owners of record within 200 feet of the request on September 10, 2020.

Compliance with the Comprehensive Plan:
N/A

Supporting Documents:
- Proposed Replat

Staff Recommendation:
Staff recommends approval of the Replat with the conditions as noted in the DRC Development Report.

PLANNING & DEVELOPMENT DEPARMENT
DEVELOPMENT REPORT

Thursday, September 24, 2020

To: City of Corinth Planning and Zoning Commission
From: Michelle L. Mixell, AICP, Planning and Development Manager
RE: **Application #RP20-003** – Lake Dallas High School (LDISD) Replat

General Information				
Applicant:		**Property Owner:**		
Mike Wilson, PE Teague Nall & Perkins		Lake Dallas ISD c/o David Talbet		
Approval Requested:	Replat of Lake Dallas ISD School Addition			
Proposed Use:	N/A - Existing and Expanded School Facilities			
Existing Zoning:	SF-4, Single Family Residential (Detached)			
Site Acreage:	+/- 56.983			
Proposal:	To replat the Lake Dallas ISD School Addition to: (1) consolidate 3 parcels into one lot totaling approximately 56.983 acres, (2) dedicate new easements associated with current construction activities on site related to the new front entry and parking area and including the construction of the new multipurpose facility, (3) dedicate new easements for existing facilities which lack easements, and (4) abandon portions of easements where facilities were previously removed.			
Location:	SE corner of Parkridge Drive and Meadowview Drive, approximately 250 feet north of FM 2181.			
Application History:	Replat Filed	8/31/20	PZC Time Limit	9/28/20
	Extension Requested	N/A	N/A	N/A
	Review Comments sent			
	Public Hearing			9/28/20
Documents Reviewed:	2020-8-31 - 2020-08-31 Lake Dallas HS Replat.pdf – See Attached PDF for comments on Plat Sheets			

Prior Approvals/Related Applications:	**Date Approved:**
Site Plan #SPC20-0011	July 17, 2020 – Planning and Development Director
Construction Plans, Combined Civil and Landscape Plans	July 9, 2020 – City Engineer
Tree Replacement Alternative Compliance Application:	July 16, 2020 - City Council
Park Land and Trail Dedication/Fee-in-lieu of dedication:	N/A
Roadway Impact Fees:	N/A

Variances:	N/A
Waiver Requests Review: N/A	N/A

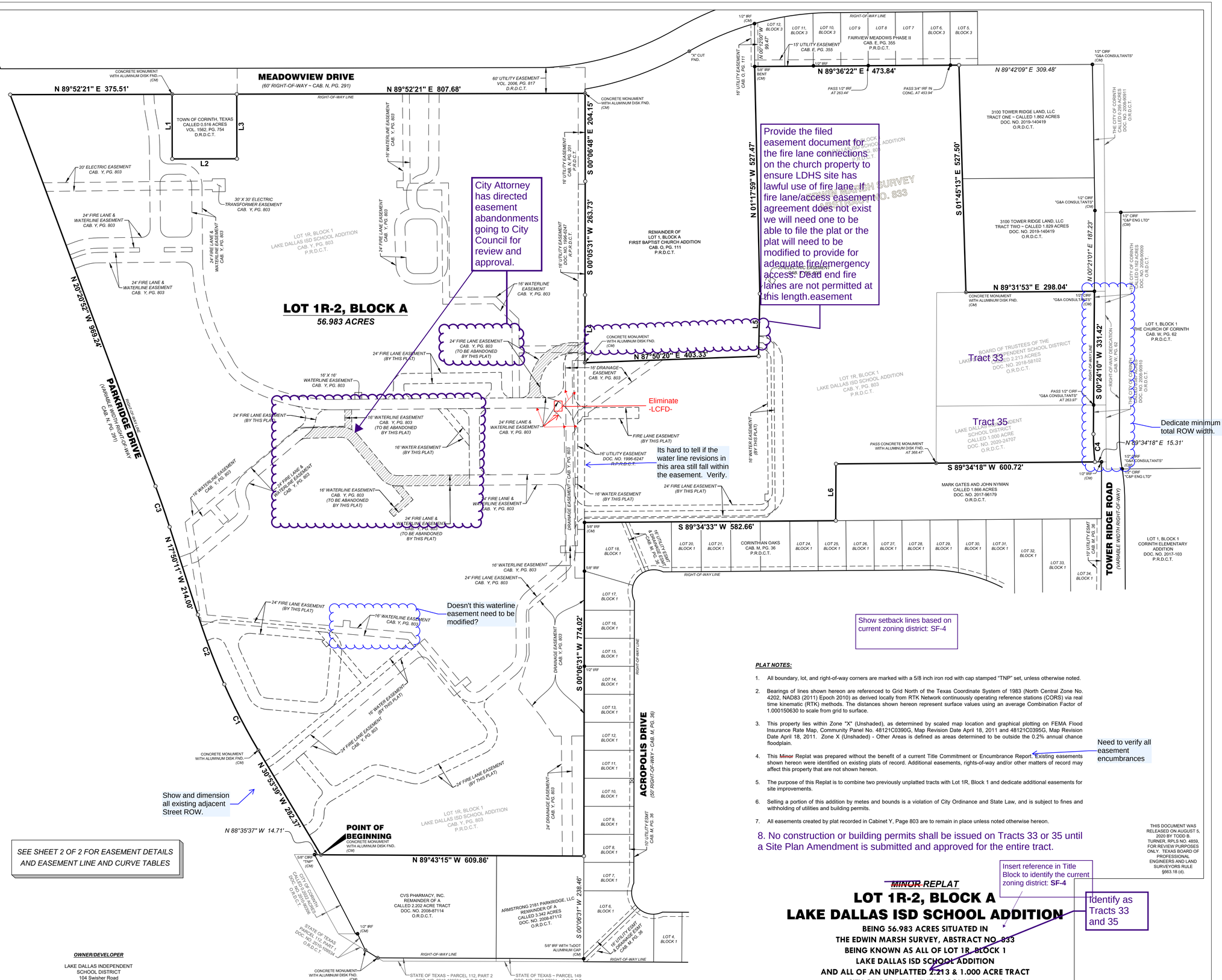
Development Review Committee (DRC) Summary Comments. 1st DRC Review 9/22/20	
Planning Review Comments:	Date Resolved:
1. Identify as Tracts 33 and 35 in title block and add a reference to Tracts 33 and 35 in Plat Notes #5 and label the plat sheets accordingly.	
2. City Attorney has directed that easement abandonments must go before City Council for review and approval and therefore will be a condition of Replat Approval.	
3. Add an additional note to Plat Notes as follows: 8. No construction or building permits shall be issued on Tracts 33 or 35 until a Site Plan Amendment is submitted and approved for the entire tract.	
4. Add the term "**Replat**" to the Certificate of Approval language.	
5. Remove the term "**minor**" from title block language and as may be referenced elsewhere on the plat sheets. Change any such references to **Replat**.	
6. Provide the filed easement document for the fire lane connections on the church property to ensure LDHS site has lawful use of fire lane. If fire lane/access easement agreement does not exist we will need one to be able to file the plat or the plat will need to be modified to provide for adequate fire/emergency access. Dead end fire lanes are not permitted at this length.	
7. Add Zoning District SF-4 to the Title Block	
8. Show SF-4 Zoning District setback lines	

Engineering Review Comments:	**Date Resolved:**
1. Dedicate minimum 60' total ROW width.	
2. Doesn't this waterline easement need to be modified?	
3. Need to verify all easement encumbrances	
4. Show and dimension all existing adjacent Street ROW.	
5. It's hard to tell if the water line revisions in this area still fall within the easement. Verify.	

Public Safety Review Comments:	Date Resolved:
1. 24' FIRE LANE (See highlighted and Comments in RED from Fire Department)	
2. Eliminate -LCFD – see arrows on plat sheet	
Building Review Comments: No Comments.	Date Resolved:

Enclosure (1) Replat Exhibit with DRC Comments – 1st DRC Review 9/22/20

cc: Applicant/Property Owner
Planning and Zoning Commission
City Attorney



SCALE: 1" = 100'

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	172.63'	1373.77'	7°12'00"	N 27°17'39" W	172.52'
C2	172.71'	1689.30'	5°51'27"	N 20°45'54" W	172.63'
C3	99.99'	2281.07'	2°30'41"	N 19°05'31" W	99.98'
C4	64.71'	530.00'	6°59'43"	S 03°06'50" E	64.67'

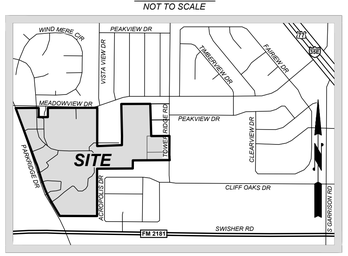
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°07'39" E	150.00'
L2	N 89°52'21" E	150.00'
L3	N 00°07'39" W	150.00'
L4	S 00°09'59" W	157.27'
L5	N 01°05'38" E	144.91'
L6	S 00°13'00" W	131.84'

LEGEND

△	CALCULATED POINT
○	5/8" IRON ROD WITH CAP STAMPED "TNP" SET
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
⊖	PK NAIL FOUND
⊕	CONCRETE MONUMENT FOUND
⊗	"X" CUT IN CONCRETE FOUND
(CM)	CONTROLLING MONUMENT
FND.	FOUND
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY TEXAS
	PLAT BOUNDARY
	PROPERTY/LOT LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE BY THIS PLAT
	EXISTING EASEMENT LINE

VICINITY MAP
NOT TO SCALE



PLAT NOTES:

1. All boundary, lot, and right-of-way corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
2. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone No. 4202, NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) methods. The distances shown hereon represent surface values using an average Combination Factor of 1.000150630 to scale from grid to surface.
3. This property lies within Zone "X" (Unshaded), as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0390G, Map Revision Date April 18, 2011 and 48121C0395G, Map Revision Date April 18, 2011. Zone X (Unshaded) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.
4. This ~~Minor~~ Replat was prepared without the benefit of a current Title Commitment or Encumbrance Report. Existing easements shown hereon were identified on existing plats of record. Additional easements, rights-of-way and/or other matters of record may affect this property that are not shown hereon.
5. The purpose of this Replat is to combine two previously unplatted tracts with Lot 1R, Block 1 and dedicate additional easements for site improvements.
6. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
7. All easements created by plat recorded in Cabinet Y, Page 803 are to remain in place unless noted otherwise hereon.

Need to verify all easement encumbrances

8. No construction or building permits shall be issued on Tracts 33 or 35 until a Site Plan Amendment is submitted and approved for the entire tract.

THIS DOCUMENT WAS RELEASED ON AUGUST 5, 2020 BY TODD B. TURNER, RPLS NO. 4859, FOR REVIEW PURPOSES ONLY. TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE §663.18 (d).

Insert reference in Title Block to identify the current zoning district: **SF-4**

Identify as Tracts 33 and 35

~~*MINOR*~~ *REPLAT*

LOT 1R-2, BLOCK A
LAKE DALLAS ISD SCHOOL ADDITION

BEING 56.983 ACRES SITUATED IN
THE EDWIN MARSH SURVEY, ABSTRACT NO. 833
BEING KNOWN AS ALL OF LOT 1R, BLOCK 1
LAKE DALLAS ISD SCHOOL ADDITION
AND ALL OF AN UNPLATTED 2.213 & 1.000 ACRE TRACT
CITY OF CORINTH, DENTON COUNTY, TEXAS

UPdate → **AUGUST 2020** **SHEET 1 OF 2**

OWNER/DEVELOPER

LAKE DALLAS INDEPENDENT
SCHOOL DISTRICT
104 Swisher Road
Lake Dallas, Texas 75065
PH: 940-497-4039

teague nall and perkins, inc
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

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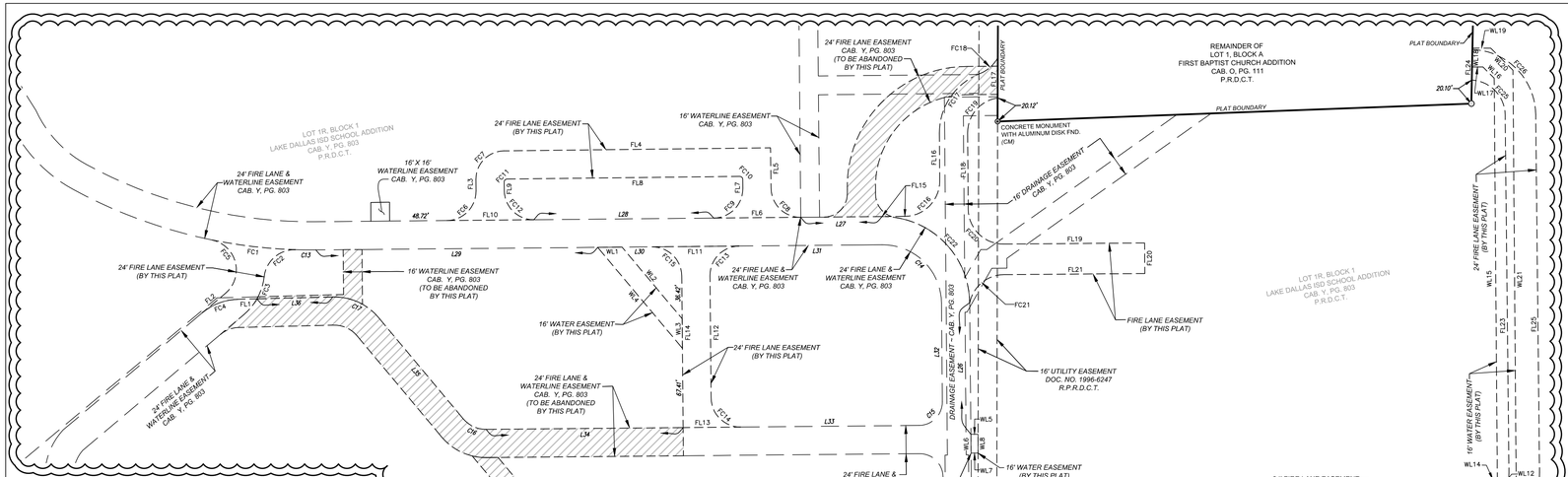
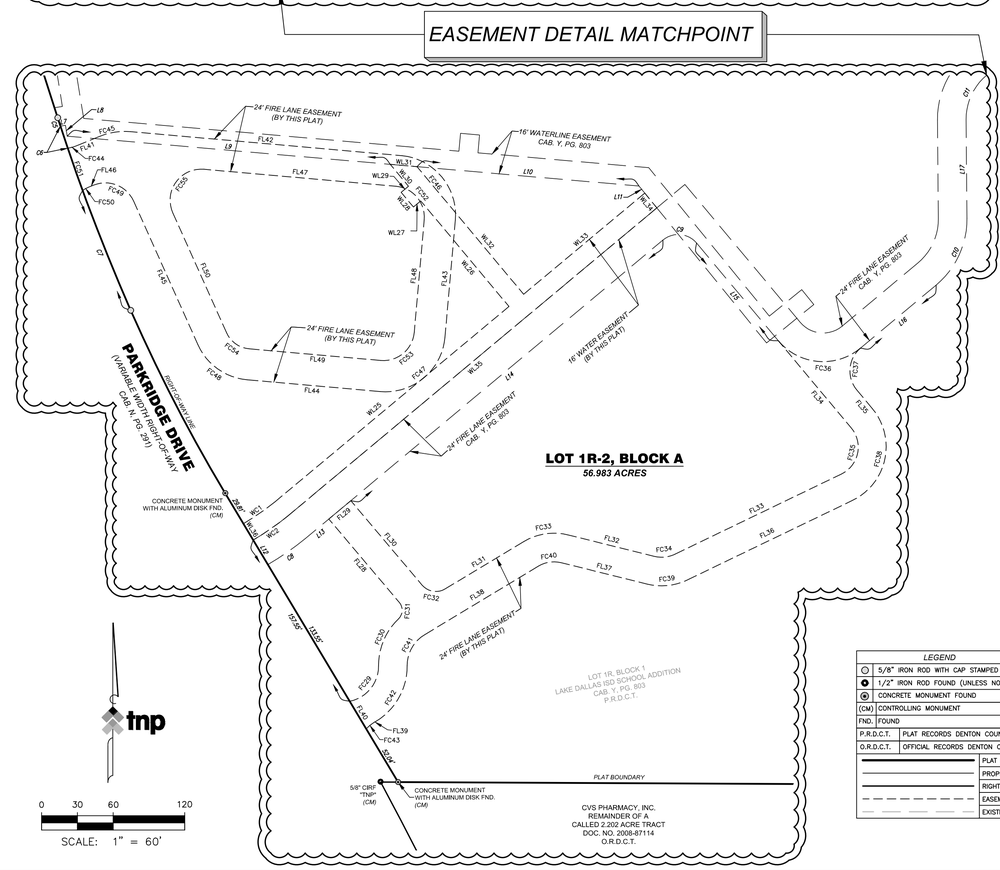


EASEMENT DETAIL MATCHPOINT



EASEMENT SIDE TIES LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7	N 80°47'52" E	4.27'	L22	N 00°06'31" E	37.74'
L8	S 09°12'08" E	9.25'	L23	S 89°53'29" E	16.00'
L9	S 85°00'58" E	271.83'	L24	N 00°06'31" E	16.14'
L10	S 85°00'58" E	186.82'	L25	S 00°31'25" E	27.26'
L11	S 39°05'56" E	7.64'	L26	S 00°31'25" E	112.00'
L12	S 30°53'39" E	24.00'	L27	N 89°28'35" E	69.17'
L13	N 50°08'03" E	25.68'	L28	N 89°28'35" E	152.96'
L14	N 50°08'03" E	340.99'	L29	N 89°28'35" E	239.74'
L15	S 39°54'18" E	106.75'	L30	N 89°28'35" E	25.58'
L16	N 50°10'28" E	82.51'	L31	N 89°28'35" E	121.74'
L17	N 00°31'25" W	82.74'	L32	S 00°31'25" E	84.00'
L18	N 50°10'28" E	93.17'	L33	S 89°28'35" W	151.73'
L19	N 00°31'25" W	8.73'	L34	N 89°28'35" E	167.63'
L20	S 00°31'25" E	42.21'	L35	S 39°54'47" E	112.39'
L21	N 89°31'06" E	4.36'	L36	N 88°34'24" E	64.65'

EASEMENT SIDE TIES CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	7.27'	1689.30'	0°14'47"	S 17°57'34" E	7.27'
C6	19.52'	1689.31'	0°39'43"	S 18°24'49" E	19.52'
C7	108.39'	1689.30'	3°40'34"	S 21°51'21" E	108.37'
C8	38.24'	273.11'	8°01'19"	N 55°16'49" E	38.21'
C9	31.40'	20.00'	89°57'39"	N 84°53'07" W	28.27'
C10	63.71'	72.00'	50°41'50"	N 24°49'33" E	61.65'
C11	42.47'	48.00'	50°41'50"	S 24°49'30" W	41.10'
C12	63.71'	72.00'	50°41'50"	N 24°49'33" E	61.65'
C13	17.37'	424.21'	2°20'47"	S 89°21'02" E	17.37'
C14	78.53'	50.00'	89°59'07"	N 45°31'06" W	70.70'
C15	31.42'	20.00'	90°00'00"	N 44°28'35" E	28.28'
C16	22.10'	25.01'	50°37'18"	S 65°13'26" E	21.39'
C17	44.06'	49.01'	51°30'27"	N 65°40'22" W	42.59'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	N 89°28'35" E	20.73'
WL2	S 39°59'40" E	79.56'
WL3	S 00°31'25" E	25.17'
WL4	N 39°59'40" W	112.17'
WL5	N 89°28'35" E	6.12'
WL6	S 00°06'40" W	16.00'
WL7	S 89°28'35" W	5.94'
WL8	N 00°31'25" W	16.00'
WL9	N 89°32'54" E	416.77'
WL10	N 44°32'54" E	13.37'
WL11	N 00°27'06" W	11.99'
WL12	S 89°32'54" W	7.59'
WL13	N 00°27'06" W	16.00'
WL14	N 89°32'54" E	7.59'
WL15	N 00°27'06" W	341.40'
WL16	N 45°13'33" W	13.41'
WL17	N 90°00'00" W	9.30'
WL18	N 01°05'38" E	16.00'
WL19	N 90°00'00" E	15.58'
WL20	S 45°13'33" E	26.59'
WL21	S 00°27'06" E	382.61'
WL22	S 44°32'54" W	26.63'
WL23	S 89°32'54" W	423.56'
WL24	N 00°07'39" E	16.00'
WL25	N 50°08'03" E	255.42'
WL26	N 39°51'57" W	115.39'
WL27	S 50°08'03" W	8.00'
WL28	N 39°51'57" W	16.00'
WL29	N 50°08'03" E	8.00'
WL30	N 39°51'57" W	23.92'
WL31	S 85°00'58" E	22.57'
WL32	S 39°51'57" E	139.39'
WL33	N 50°08'03" E	132.35'
WL34	S 39°05'56" E	16.00'
WL35	S 50°08'03" W	403.73'
WL36	N 30°53'39" W	16.00'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	32.39'	233.11'	7°57'37"	N 55°20'35" E	32.36'
WC2	34.72'	249.11'	7°59'11"	S 55°18'58" W	34.70'

FIRE LANE EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FC1	71.70'	424.21'	9°41'01"	S 83°20'08" E	71.61'
FC2	38.73'	26.00'	85°21'28"	S 49°08'38" W	35.25'
FC3	19.82'	50.00'	22°42'47"	S 18°07'30" W	19.69'
FC4	33.08'	49.00'	38°40'57"	S 69°13'56" W	32.46'
FC5	58.26'	26.00'	128°23'30"	N 14°17'52" W	46.81'
FC6	39.27'	25.00'	90°00'00"	N 44°28'35" E	35.36'
FC7	37.64'	24.00'	89°52'04"	N 44°24'37" E	33.90'
FC8	39.17'	25.00'	89°45'41"	S 45°38'34" E	35.28'
FC9	39.37'	25.00'	90°14'19"	N 44°21'26" E	35.43'
FC10	3.92'	2.50'	89°53'37"	N 45°42'32" W	3.53'
FC11	3.92'	2.50'	89°52'04"	S 44°24'37" W	3.53'
FC12	39.27'	25.00'	90°00'00"	S 45°31'25" E	35.36'
FC13	39.27'	25.00'	90°00'00"	S 44°28'35" W	35.36'
FC14	39.27'	25.00'	90°00'00"	S 45°31'25" E	35.36'
FC15	39.27'	25.00'	90°00'00"	N 45°31'25" W	35.36'
FC16	47.11'	30.04'	89°51'21"	N 44°32'54" E	42.43'
FC17	65.12'	54.00'	69°05'33"	N 34°05'41" E	61.24'
FC18	20.86'	30.00'	39°49'52"	N 48°43'31" E	20.44'
FC19	42.94'	30.00'	82°00'21"	S 40°33'05" W	39.37'
FC20	47.12'	30.00'	90°00'00"	S 45°27'06" E	42.43'
FC21	40.79'	30.00'	77°54'36"	S 50°40'21" W	37.72'
FC22	116.18'	74.00'	89°57'05"	N 45°30'04" W	104.61'
FC23	40.06'	30.00'	76°30'39"	S 52°11'47" E	37.15'
FC24	47.21'	30.00'	90°09'30"	N 44°28'09" E	42.49'
FC25	45.17'	30.00'	86°16'22"	N 43°44'47" W	41.02'
FC26	85.24'	56.00'	87°12'44"	S 44°12'58" E	77.25'
FC27	88.12'	56.00'	90°09'30"	S 44°28'09" W	79.31'
FC28	41.11'	30.00'	78°30'51"	S 50°17'29" W	37.97'
FC29	41.54'	30.00'	79°19'46"	N 39°14'52" E	38.30'
FC30	44.08'	54.00'	46°46'18"	N 22°58'08" E	42.87'
FC31	15.11'	10.00'	86°33'11"	N 03°04'41" E	13.71'
FC32	21.17'	15.00'	80°52'05"	S 80°37'56" E	19.46'
FC33	38.40'	49.00'	44°53'59"	N 81°23'01" E	37.42'
FC34	19.42'	26.00'	42°48'19"	N 82°33'30" E	18.98'
FC35	45.74'	25.00'	104°49'46"	N 12°30'35" E	39.62'
FC36	76.90'	49.00'	89°55'24"	S 84°52'00" E	69.25'
FC37	39.20'	25.00'	89°50'56"	S 05°01'11" W	35.31'
FC38	91.47'	50.00'	104°49'16"	S 12°30'20" W	79.24'
FC39	37.17'	50.00'	42°35'20"	S 82°40'00" W	36.32'
FC40	19.57'	25.00'	44°50'55"	S 81°21'29" W	19.07'
FC41	31.08'	30.00'	59°21'20"	S 29°15'39" W	29.71'
FC42	56.10'	54.00'	59°31'21"	S 29°20'39" W	53.61'
FC43	8.50'	30.00'	16°14'30"	S 50°59'06" W	8.48'
FC44	7.26'	30.00'	13°51'23"	N 74°52'32" E	7.24'
FC45	26.03'	55.00'	27°06'42"	N 81°30'11" E	25.78'
FC46	77.53'	50.02'	88°48'47"	S 39°21'24" E	70.00'
FC47	78.54'	50.00'	90°00'00"	S 50°03'31" W	70.71'
FC48	53.08'	50.00'	60°49'16"	N 54°31'50" W	50.62'
FC49	39.90'	26.00'	87°55'58"	N 68°05'11" W	36.10'
FC50	6.08'	30.00'	11°37'03"	S 62°08'18" W	6.07'
FC51	37.53'	1689.30'	1°16'22"	N 19°22'52" W	37.53'
FC52	40.84'	26.00'	90°00'00"	S 39°56'29" E	36.77'
FC53	40.84'	26.00'	90°00'00"	S 50°03'31" W	36.77'
FC54	24.42'	23.00'	60°49'16"	N 54°31'50" W	23.28'
FC55	54.08'	26.00'	119°10'44"	N 35°28'10" E	44.85'

FIRE LANE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FL1	S 88°34'24" W	16.18'
FL2	N 49°53'53" E	25.82'
FL3	N 00°31'25" W	9.83'
FL4	N 89°20'39" E	226.87'
FL5	S 00°45'44" E	34.45'
FL6	S 89°28'35" W	74.00'
FL7	N 00°45'44" W	7.69'
FL8	S 89°20'39" W	197.93'
FL9	S 00°31'25" E	7.33'
FL10	S 89°28'35" W	74.00'
FL11	N 89°28'35" E	74.00'
FL12	S 00°31'25" E	104.00'
FL13	S 89°28'35" W	49.00'
FL14	N 00°31'25" W	129.00'
FL15	N 89°28'35" E	19.40'
FL16	N 00°27'06" W	40.46'
FL17	S 00°09'59" W	34.10'
FL18	S 00°27'06" E	64.71'
FL19	N 89°32'54" E	119.85'
FL20	S 00°27'06" E	26.00'
FL21	S 89°32'54" W	119.85'
FL22	N 89°32'54" E	398.28'
FL23	N 00°36'36" W	304.42'
FL24	N 01°05'38" E	26.01'
FL25	S 00°36'36" E	304.42'
FL26	S 89°32'54" W	397.96'
FL27	N 00°31'25" E	73.03'
FL28	N 40°11'54" W	91.65'
FL29	N 50°08'03" E	24.00'
FL30	S 40°11'54" E	92.77'
FL31	N 58°56'01" E	77.02'
FL32	S 76°02'20" E	74.50'
FL33	N 64°16'31" E	153.05'
FL34	N 39°54'18" W	95.48'
FL35	S 39°54'18" E	20.18'
FL36	S 64°16'47" W	150.37'
FL37	N 76°02'20" W	74.47'
FL38	S 58°56'04" W	111.65'
FL39	S 59°06'21" W	1.78'
FL40	N 30°53'39" W	26.97'
FL41	N 67°56'50" E	21.75'
FL42	S 84°56'29" E	228.77'
FL43	S 05°03'31" W	98.63'
FL44	N 84°56'29" W	112.08'
FL45	N 24°07'12" W	131.89'
FL46	S 67°56'50" W	4.23'
FL47	S 84°56'29" E	161.75'
FL48	S 05°03'31" W	94.63'
FL49	N 84°56'29" W	110.67'
FL50	N 24°07'12" W	110.15'

OWNER/DEVELOPER

LAKE DALLAS INDEPENDENT
SCHOOL DISTRICT
104 Swisher Road
Lake Dallas, Texas 75065
PH: 940-497-4039

SCALE: 1" = 60'

LEGEND

	5/8" IRON ROD WITH CAP STAMPED "TNP" SET
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	CONCRETE MONUMENT FOUND
(CM)	CONTROLLING MONUMENT
FND.	FOUND
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
	PLAT BOUNDARY
	PROPERTY/LOT LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE BY THIS PLAT
	EXISTING EASEMENT LINE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, LAKE DALLAS INDEPENDENT SCHOOL DISTRICT, is the owner of that certain 56.983 acre tract of land situated in the Edwin Marsh Survey, Abstract No. 833, City of Corinth, Denton County, Texas, and being all of Lot 1R, Block 1 per the Replat of Lake Dallas ISD School Addition, as recorded in Cabinet Y, Page 803 of the Plat Records of Denton County, Texas, and all of that certain 2.213 acre tract of land described in a Deed to Board of Trustees of the Lake Dallas Independent School District, as recorded in Document No. 2018-58102 of the Official Records of Denton County, Texas, and all of that certain 1.000 acre tract of land described in a Deed to Lake Dallas Independent School District, as recorded in Document No. 2020-24707 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the Southwest corner of the above cited Lot 1R, said point being in the North line of that certain 2.202 acre tract of land described in a Deed to CVS Pharmacy, Inc., as recorded in Document No. 2008-87114 of the Official Records of Denton County, Texas, said point also being in the East line of Parkridge Drive (a variable width right-of-way dedicated by said Plat recorded in Cabinet N, Page 291), from which a 5/8 inch iron rod capped "TNP" found for the Northeast corner of that certain 0.2022 acre tract described in a Permanent Right-of-Way Deed to the City of Corinth, as recorded in Document No. 2010-90306 of the Official Records of Denton County, Texas, bears North 88°35'37" West a distance of 14.71 feet;

THENCE North 30°53'39" West departing the North line of said 2.202 acre tract, and along the East line of said Parkridge Drive, for a distance of 282.37 feet to a concrete monument found at the beginning of a curve to the right;

THENCE in a Northwesterly direction, along the East line of said Parkridge Drive, and along said curve to the right having a central angle of 07°12'00", a radius of 1373.77 feet, a chord bearing of North 27°17'39" West, a chord distance of 172.52 feet and an arc length of 172.63 feet to a 5/8 inch iron rod capped "TNP" set at the beginning of a compound curve to the right;

THENCE in a Northwesterly direction, continuing along the East line of said Parkridge Drive, and along said compound curve to the right having a central angle of 05°51'27", a radius of 1689.30 feet, a chord bearing of North 20°45'54" West, a chord distance of 172.63 feet and an arc length of 172.71 feet to a 5/8 inch iron rod capped "TNP" set at the end of said curve;

THENCE North 17°50'11" West continuing along the East line of said Parkridge Drive, for a distance of 214.00 feet to a 5/8 inch iron rod capped "TNP" set at the beginning of a curve to the left;

THENCE in a Northwesterly direction, continuing with the East line of said Parkridge Drive, and along said curve to the left having a central angle of 02°30'41", a radius of 2281.07 feet, a chord bearing of North 19°05'31" West, a chord distance of 99.98 feet and an arc length of 99.99 feet to a 5/8 inch iron rod capped "TNP" set at the end of said curve;

THENCE North 20°20'52" West continuing along the East line of said Parkridge Drive, for a distance of 969.24 feet to a 5/8 inch iron rod capped "TNP" set for the most Westerly Northwest corner of said Lot 1R, at the intersection of the East line of said Parkridge Drive with the South line of Meadowview Drive, (a 60' wide right-of-way dedicated by Plat recorded in Cabinet N, Page 291);

THENCE North 89°52'21" East along the South line of said Meadowview Drive, for a distance of 375.51 feet to a concrete monument with aluminum disk found for the Northwest corner of that certain 0.516 acre tract of land described in a Deed to the Town of Corinth, Texas, as recorded in Volume 1562, Page 754 of the Deed Records of Denton County, Texas;

THENCE South 00°07'39" East departing the South line of said Meadowview Drive, and along the West line of said 0.516 acre tract, for a distance of 150.00 feet to a 5/8 inch iron rod capped "TNP" set for the Southwest corner of same;

THENCE North 89°52'21" East along the South line of said 0.516 acre tract, for a distance of 150.00 feet to a 5/8 inch iron rod capped "TNP" set for the Southeast corner of same;

THENCE North 00°07'39" West along the East line of said 0.516 acre tract, for a distance of 150.00 feet to a 5/8 inch iron rod capped "TNP" set for the Northeast corner of same, and being in the South line of said Meadowview Drive;

THENCE North 89°52'21" East along the South line of said Meadowview Drive, for a distance of 807.68 feet to a concrete monument with aluminum disk found for an interior corner of said Lot 1R, and being in the West line of Lot 1, Block A per the Final Plat of First Baptist Church Addition, as recorded in Cabinet O, Page 111 of the Plat Records of Denton County, Texas;

THENCE South 00°06'48" East departing the South line of said Meadowview Drive, and along the West line of said Lot 1, for a distance of 204.15 feet to a 5/8 inch iron rod capped "TNP" set for an angle point;

THENCE South 00°05'31" West continuing along the West line of said Lot 1, for a distance of 263.73 feet to a 5/8 inch iron rod capped "TNP" set for an angle point;

THENCE South 00°09'59" West continuing along the West line of said Lot 1, for a distance of 157.27 feet to a concrete monument with aluminum disk found for an interior ell corner of said Lot 1R;

THENCE North 87°50'20" East departing the West line of said Lot 1, and along an interior North line of said Lot 1R, for a distance of 403.33 feet to a 5/8 inch iron rod capped "TNP" set for an interior ell corner of said Lot 1R, and being in the East line of said Lot 1;

THENCE North 01°05'38" East along the East line of said Lot 1, for a distance of 144.91 feet to a 5/8 inch iron rod capped "TNP" set for an angle point;

THENCE North 01°17'59" West continuing along the East line of said Lot 1, for a distance of 527.47 feet to a 5/8 inch iron rod found for an interior Northwest corner of said Lot 1R, from which a 1/2 inch iron rod found for the Northeast corner of said Lot 1 bears North 00°12'00" West a distance of 99.47 feet;

THENCE North 89°36'22" East departing the East line of said Lot 1, and along the South line of Block 3 per the Final Plat of Fairview Meadows Phase II, as recorded in Cabinet E, Page 355 of the Plat Records of Denton County, Texas, passing a 1/2 inch iron rod found at a distance of 263.44 feet, and continuing along the South line of said Block 3, passing a 3/4 inch iron rod in concrete found at a distance of 453.94 feet, and continuing along the South line of said Block 3 for a total distance of 473.84 feet to a 5/8 inch iron rod capped "TNP" set for the most Northerly Northeast corner of said Lot 1R and the Northwest corner of that certain 1.862 acre tract of land described as Tract One in a Deed to 3100 Tower Ridge Land, LLC, as recorded in Document No. 2019-140419 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod capped "G&A Consultants" found in the North line of said 1.862 acre tract bears North 89°42'09" East a distance of 309.48 feet;

THENCE South 01°45'13" East departing the South line of said Block 3, and along the East line of said Lot 1R and the West line of said 1.862 acre tract, for a distance of 527.50 feet to a concrete monument with aluminum disk found for an interior Southeast corner of said Lot 1R and the Southwest corner of that certain 1.829 acre tract of land described as Tract Two in said Deed recorded in Document No. 2019-140419, said point also being in the North line of the above cited 2.213 acre tract;

THENCE North 89°31'53" East along the South line of said 1.829 acre tract and the North line of said 2.213 acre tract, for a distance of 298.04 feet to a 1/2 inch iron rod capped "G&A Consultants" found for the Southeast corner of said 1.829 acre tract, same being in the West line of Tower Ridge Road (a variable width right-of-way), at the Northwest corner of that certain 0.162 acre tract of land described in a Permanent Right-of-Way Deed to the City of Corinth, as recorded in Document No. 2008-90909 of the Official Records of Denton County, Texas;

THENCE South 00°24'10" West along the West line of said Tower Ridge Road, passing a 1/2 inch iron rod capped "G&A Consultants" found for the Southwest corner of said 0.162 acre tract and the Northwest corner of that certain 0.087 acre tract of land described in a Permanent Right-of-Way Deed to the City of Corinth, as recorded in Document No. 2008-90910 of the Official Records of Denton County, Texas, at a distance of 263.97 feet, and continuing along the West line of said Tower Ridge Road for a total distance of 331.42 feet to a 5/8 inch iron rod capped "TNP" set for the beginning of a non-tangent curve to the left;

THENCE in a Southerly direction, continuing along the West line of said Tower Ridge Road, and along said non-tangent curve to the left having a central angle of 06°59'43", a radius of 530.00 feet, a chord bearing of South 03°06'50" East, a chord distance of 64.67 feet and an arc length of 64.71 feet to a 5/8 inch iron rod capped "TNP" set for the Southwest corner of said 0.087 acre tract, and being in the North line of that certain 1.866 acre tract of land described in a Deed to Mark Gates and John Nyman, as recorded in Document No. 2017-96179 of the Official Records of Denton County, Texas, from which a 1/2 inch iron rod found for the Northeast corner of said 1.866 acre tract bears North 89°34'18" East a distance of 15.31 feet;

THENCE South 89°34'18" West departing the West line of said Tower Ridge Road, and along the North line of said 1.866 acre tract, passing a concrete monument with aluminum disk found for an interior Southeast corner of said Lot 1R at a distance of 368.47 feet, and continuing along the North line of said 1.866 acre tract for a total distance of 600.72 feet to a 5/8 inch iron rod capped "TNP" set for the Northwest corner of same, said point also being an interior ell corner of said Lot 1R;

THENCE South 00°13'00" West along the West line of said 1.866 acre tract and the East line of said Lot 1R, for a distance of 131.84 feet to a 5/8 inch iron rod capped "TNP" set for an interior Southeast corner of said Lot 1R, and being in the North line of Block 1 per the Final Plat of Corinthian Oaks, as recorded in Cabinet M, Page 36 of the Plat Records of Denton County, Texas;

THENCE South 89°34'33" West along the common line between said Lot 1R and said Block 1, for a distance of 582.66 feet to a 5/8 inch iron rod found for the Northwest corner of said Block 1 and an interior ell corner of said Lot 1R;

THENCE South 00°06'31" West along the West line of said Block 1 and the East line of said Lot 1R, for a distance of 774.02 feet to a 5/8 inch iron rod capped "TNP" set for the most Southerly Southeast corner of said Lot 1R, and being the Northeast corner of that certain 3.342 acre tract of land described in a Deed to Armstrong 2181 Parkridge, LLC, as recorded in Document No. 2008-87112 of the Official Records of Denton County, Texas, from which a 5/8 inch iron rod with TxDOT aluminum cap found for the Northeast corner of that certain 0.0324 acre tract of land described in a Deed to the State of Texas, as recorded in Document No. 2010-97334 of the Official Records of Denton County, Texas, bears South 00°06'31" West a distance of 238.46 feet;

THENCE North 89°43'15" West departing the West line of said Block 1, and along the South line of said Lot 1R and the North line of said 3.342 acre tract and said 2.202 acre tract, for a distance of 609.86 feet to the **POINT OF BEGINNING**, and containing 56.983 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAKE DALLAS INDEPENDENT SCHOOL DISTRICT, does hereby adopt this Minor Replat, designating the herein described property as **LOT 1-R2, BLOCK A, LAKE DALLAS ISD SCHOOL ADDITION**, an Addition to the City of Corinth, Denton County, Texas, and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, draines, easements, and public places shown hereon for the purpose and consideration therein expressed.

LAKE DALLAS INDEPENDENT SCHOOL DISTRICT

BY: _____ Date: _____, 20____.
Authorized Agent

_____
Printed Name

_____
Title

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in state of good repair at all times in accordance with the City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

LAKE DALLAS INDEPENDENT SCHOOL DISTRICT

BY: _____ Date: _____, 20____.
Authorized Agent

_____
Printed Name

_____
Title

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

_____
Notary Public in and for the State of Texas

_____
Type of Print Notary's Name

My Commission Expires:_____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. *Texas Board of Professional Engineers and Land Surveyors Rule §663.18 (d).*

_____
Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

DATE: August 5, 2020

THIS DOCUMENT WAS RELEASED ON AUGUST 5, 2020 BY TODD B. TURNER, RPLS NO. 4859, FOR REVIEW PURPOSES ONLY. TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE §663.18 (d).

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Todd B. Turner, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

_____
Type of Print Notary's Name

My Commission Expires:_____

Add the term "Replat" to the Certificate of Approval language

CERTIFICATE OF APPROVAL

APPROVED this, the _____ day of _____, 20____, by the City of Corinth, Texas.

_____
Chairman, Planning and Zoning Commission
City of Corinth, Texas.

WITNESS MY HAND this _____ day of _____, 20____.

_____
City Secretary
City of Corinth, Texas

Remove the term "minor" from title block language and as may be referenced elsewhere on the plat sheets. Change to "Replat".

Identify as Tracts 33 and 35

~~*MINOR REPLAT*~~

LOT 1R-2, BLOCK A
LAKE DALLAS ISD SCHOOL ADDITION

BEING 56.983 ACRES SITUATED IN
THE EDWIN MARSH SURVEY, ABSTRACT NO. 833
BEING KNOWN AS ALL OF LOT 1R, BLOCK 1
LAKE DALLAS ISD SCHOOL ADDITION
AND ALL OF AN UNPLATTED 2.213 & 1.000 ACRE TRACT
CITY OF CORINTH, DENTON COUNTY, TEXAS

AUGUST 2020 **SHEET 2 OF 2**

teague nall and perkins, inc
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

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