

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

**LEGEND OF LINE TYPES**

- SUBDIVISION BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EASEMENT TO BE ABANDONED BY PLAT
- RIGHT-OF-WAY CENTERLINE

DRAINAGE EASEMENT WITH PRIVATE MAINTENANCE AGREEMENT - BETWEEN TWO PRIVATE PARTIES WHICH HAVE DRAINAGE EASEMENTS THAT CROSS BETWEEN BOTH PROPERTIES

That, Gita K. Samadi ("Developer"), through the undersigned authority, does hereby dedicate the Drainage Easements with Private Maintenance shown and depicted on the plat for its mutual use between Lot 1R and Lot 3 to the City of The Colony, Texas as part of its stormwater drainage utility (the "Easements"). The City of The Colony will not be responsible for the maintenance or operation of said Easements or for any damage or injury to private property or person that results from the flow of water along, into or out of said Easements. Developer does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above Easements against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Developer, but not otherwise. The owners of Lots 1R and Lot 3, or the City of The Colony, Texas shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths erected within the Easements which in any way endanger or interfere with the construction, maintenance, or efficiency of the Easements, and the City of The Colony, Texas shall at all times have the right of ingress and egress to and from and upon any of said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system within the Easements without the necessity, at any time, of procuring the permission of anyone. The owner of Lot 1R and Lot 3, its successors and assigns, shall be responsible for the maintenance, repair, and replacement or reconstruction of respective system with easements and the same shall be a covenant running with the land contained herein shall relieve the property owners of Lots 1R and Lot 3 to maintain the infrastructure and easements in fully operable condition for efficient flow and erosion prevention of the City of The Colony Storm Drainage System. This easement may only be utilized for surface or channel drainage flow and no underground drainage pipe will be allowed in the easement.

STATE OF TEXAS §  
 COUNTY OF DENTON §

WHEREAS GITA K. SAMADI is the owner of Lot 1 in Block A of Overlake Addition, an addition in the City of the Colony, Denton County, Texas, according to the plat recorded under Document Number 2016-2139, Plat Records, Denton County, Texas, (P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

**BEGINNING** at a 1/2 inch rebar with cap stamped, "PIBURN" found for the northwest corner of said Lot 1 and the herein described tract;

**THENCE** with the perimeter and to the corners of said Lot 1, the following calls:

- South 58 degrees 03 minutes 27 seconds East, a distance of 435.00 feet to a 1/2 inch rebar with cap stamped, "PIBURN" found;
- South 21 degrees 21 minutes 45 seconds West, a distance of 55.19 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
- South 33 degrees 16 minutes 37 seconds East, a distance of 14.80 feet to a capped rebar set;
- South 21 degrees 24 minutes 14 seconds West, a distance of 81.49 feet to a capped rebar set;
- North 72 degrees 37 minutes 38 seconds West, a distance of 24.96 feet to a capped rebar set;
- South 17 degrees 22 minutes 22 seconds West, a distance of 170.71 feet to a capped rebar set at the beginning of a non-tangent curve to the left, having a radius of 185.00 feet, with a delta angle of 39 degrees 55 minutes 29 seconds, whose chord bears North 71 degrees 00 minutes 45 seconds West, a distance of 126.32 feet;
- Along said non-tangent curve to the left, an arc length of 128.91 feet to an "X" cut set;
- South 89 degrees 01 minutes 33 seconds West, a distance of 152.34 feet to a point from which a 1/2 inch rebar with cap stamped, "PIBURN" found bears South 75 degrees West, a distance of 0.31 feet;
- North 01 degrees 46 minutes 27 seconds West, a distance of 158.88 feet to an "X" cut set;
- North 17 degrees 22 minutes 33 seconds East, a distance of 105.90 feet to a capped rebar set;
- North 01 degrees 54 minutes 27 seconds West, a distance of 227.00 feet to the **POINT OF BEGINNING** and enclosing 2.960 acres (128,916 square feet) of land, more or less.

- SURVEYOR'S NOTES:**
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
  - This property lies within Zone "AE", "A", "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0560G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
  - Monuments are found unless specifically designated as set.
  - The purpose of this replat is to split Lot 1 into two lots.
  - Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Minor Plat is a violation of the City's Code of Ordinances and State Law.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, GITA K. SAMADI, owner, does hereby adopt this final plat designating the above described property as **LOT 1R AND LOT 3, BLOCK A, OVERLAKE ADDITION**, a subdivision in the City of the Colony, Denton County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon.

WITNESS my hand this the 5 day of March 2021

BY: *Gita K. Samadi*  
 Gita K. Samadi

WITNESS my hand this the 5 day of March 2021

STATE OF TEXAS §  
 COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Gita K. Samadi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

WITNESS my hand this the 5 day of March 2021

BY: *Taylor Kastan*  
 Taylor Kastan  
 Notary Public in and for the State of Texas  
 Comm. Expires 03-05-2024  
 Notary ID 132391589

**SURVEYOR'S CERTIFICATE**

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision in November, 2020.

Date of Plat/Map: February 18, 2021

BY: *John H. Barton III*  
 John H. Barton III, RPLSH 6737

WITNESS my hand this the 4 day of March 2021

STATE OF TEXAS §  
 COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

BY: *Brandiegh Penrod*  
 Brandiegh Penrod  
 Notary Public in and for the State of Texas  
 Comm. Expires 07-06-2024  
 Notary ID 125837424

**CITY SIGNATURE BLOCK**

On the 9th day of March, 2021, this plat was duly approved by the Planning and Zoning Commission of the City of The Colony

Signed: *Karen Stearns*  
 Karen Stearns  
 P.R.D.C.T.  
 DARYL D. SIEMENS  
 2005-3490  
 O.P.R.D.C.T.

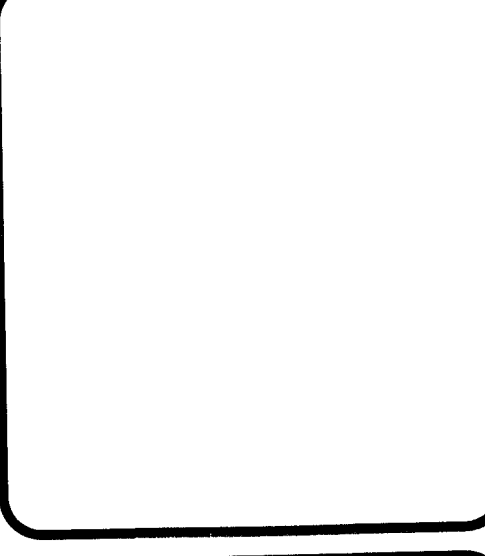
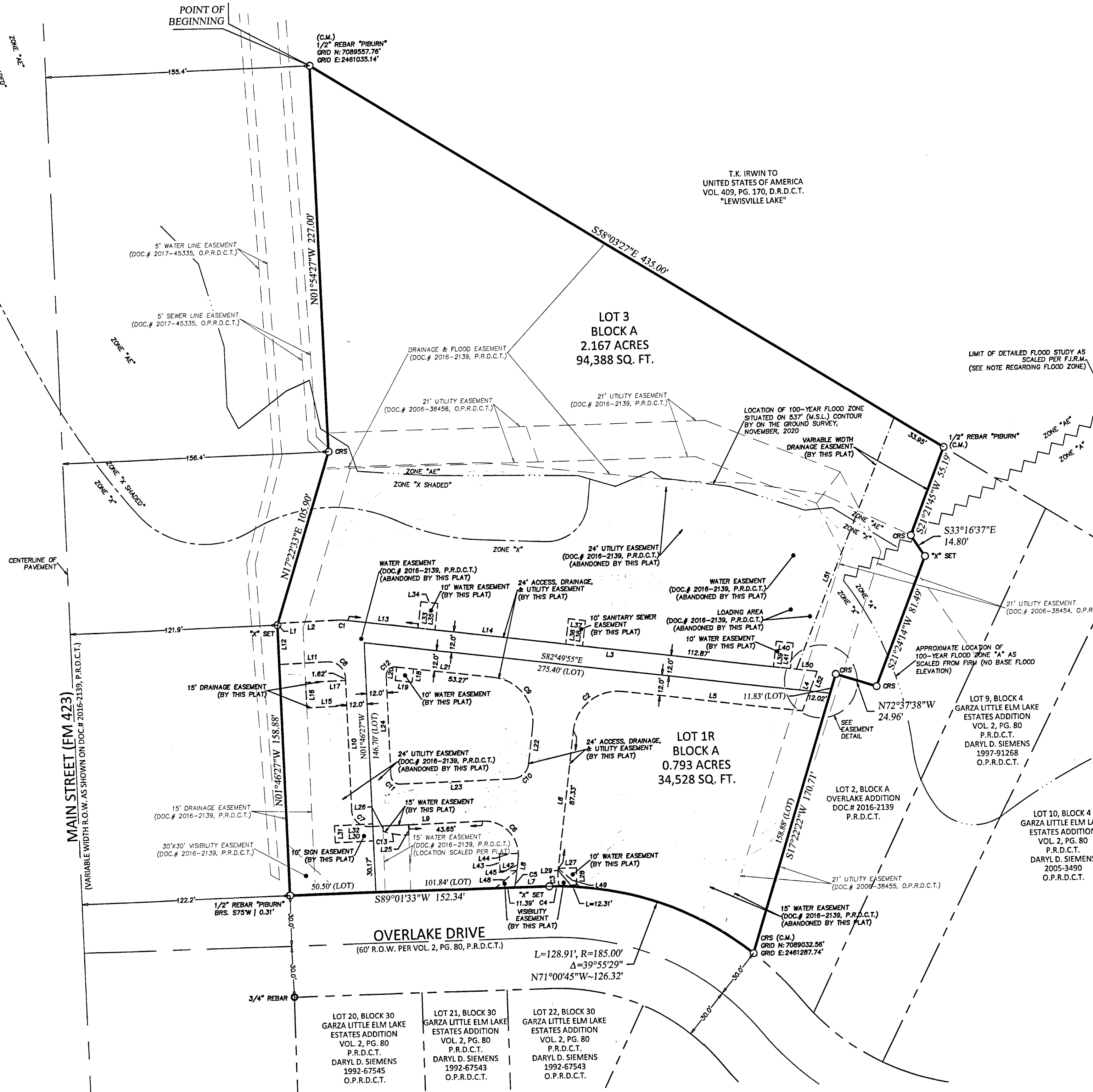
Attest: *Uma Stewart*  
 Uma Stewart  
 City Secretary

**REPLAT - RP20-0007**  
**LOT 1R & LOT 3, BLOCK A**  
**OVERLAKE ADDITION**  
 BEING A REPLAT OF LOT 1, BLOCK A, OVERLAKE ADDITION AS RECORDED UNDER DOC.# 2016-2139, P.R.D.C.T.  
 2.960 ACRES  
 CITY OF THE COLONY, DENTON COUNTY, TEXAS  
 PREPARED NOVEMBER 11, 2020

Filed for Record in the Official Records Of: Denton County On: 3/10/2021 8:23:55 AM In the PLAT Records OVERLAKE ADDITION Doc Number: 2021-91 Number of Pages: 1 Amount: 50.00 Order#: 20210310000180 By: DP

Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	1.18'	N17°22'33"E	L26	3.27'	N00°58'27"W
L2	34.10'	N88°03'12"E	L27	10.58'	N89°14'47"E
L3	277.47'	S82°49'55"E	L28	10.00'	S00°45'13"E
L4	24.76'	S21°24'14"W	L29	10.42'	S89°14'47"W
L5	106.60'	N82°49'55"W	L30	22.50'	S88°13'33"W
L6	83.52'	S07°10'05"W	L31	10.00'	N01°46'27"W
L7	20.52'	S89°01'33"W	L32	22.50'	N88°13'33"E
L8	12.78'	N07°10'05"E	L33	15.50'	N07°10'05"E
L9	66.63'	S88°13'33"W	L34	10.00'	S82°49'55"E
L10	78.12'	N01°46'27"W	L35	15.50'	S07°10'05"W
L11	28.47'	S88°03'12"W	L36	15.00'	N07°10'05"E
L12	22.88'	N01°46'27"W	L37	10.00'	S82°49'55"E
L13	41.52'	S82°49'55"E	L38	15.00'	S07°10'05"W
L14	77.27'	S82°49'55"E	L39	15.00'	N07°10'05"E
L15	23.50'	S88°13'33"W	L40	10.00'	S82°49'55"E
L16	15.00'	N01°46'27"W	L41	15.00'	S07°10'05"W
L17	23.50'	N88°13'33"E	L42	10.00'	S89°14'47"W
L18	8.00'	S07°10'05"W	L43	10.00'	N00°45'13"E
L19	10.00'	N82°49'55"W	L44	11.13'	N89°14'47"E
L20	8.00'	N07°10'05"E	L45	6.88'	S07°10'05"W
L21	57.86'	S82°49'55"E	L48	16.62'	S52°02'05"W
L22	22.19'	S07°10'05"W	L49	16.78'	S49°36'39"E
L23	66.25'	S88°13'33"W	L50	12.27'	S82°50'06"E
L24	59.15'	N01°46'27"W	L51	158.61'	N22°10'05"E
L25	6.11'	S00°58'27"E	L52	12.38'	S21°24'14"W

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	7.00'	44.00'	009°06'52"	S87°23'21"E 6.99'
C2	40.84'	26.00'	090°00'00"	S52°10'05"W 36.77'
C3	8.48'	20.00'	024°17'19"	S04°58'35"E 8.41'
C4	5.95'	185.00'	001°50'32"	S89°56'47"W 5.95'
C5	4.23'	20.00'	012°06'18"	N13°13'14"E 4.22'
C6	34.54'	20.00'	098°56'32"	N42°18'11"W 30.40'
C7	15.71'	10.00'	090°00'00"	N46°46'27"W 14.14'
C8	15.74'	10.00'	090°00'00"	N46°51'37"W 14.16'
C9	40.84'	26.00'	090°00'00"	S37°49'55"E 36.77'
C10	14.15'	10.00'	081°03'28"	S47°41'49"W 13.00'
C11	7.85'	5.00'	090°00'00"	N46°46'27"W 7.07'
C12	8.63'	5.00'	098°56'32"	N47°41'49"E 7.60'
C13	15.31'	44.00'	019°55'54"	N81°01'04"W 15.23'



JOB NO.	2020.001.155
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

