1/26/2006

METADATA
DENTON CENTRAL APPRAISAL DISTRICT GIS PARCELS.

All coverage's presented on this CD are in projection Stateplane. Units are in feet, Zone 5351, datum nad83 nadcon - spheroid grs80. Most common projection for relevant accessory coverages/images is UTM. Standard UTM projection for the Denton area is: zone 14, datum nad83 nadcon - spheroid grs80. For Denton ArcInfo users, the following projection file may be used.

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Central Meridian: -98.500000
Standard Parallel_1: 32.133333
Standard_Parallel_2: 33.966667
Latitude Of Origin: 31.666667
GCS North American_1983
Datum: D North_American_1983
Prime Meridian: 0

1.GENERAL INFORMATION:

ArcView shape files are presented and are zipped for storage and transportability on CD. These files MUST be unzipped prior to access by ArcGIS, ArcView or ArcExplorer. They may be converted to coverages for use with professional ArcInfo. Please contact the District office for information on how to obtain a set of original source ArcInfo export coverage files, (e00).

NOTE
You may view the DCAD parcel map over the internet by pointing your web browser to: http://www.dentoncad.com and accessing the "Online Maps/GIS". Access to the DCAD data is available and individual accounts may be viewed by means of opening a second page to the "Property ID Search" and entering the 'R' number from the map in the appropriate input form.

Alternately, a known account number (R number) may be entered in the Property ID Search field and the map for that account may be selected from the data view page and displayed for reference. Note that the map display is also the web page for interactive map viewing and all features are active from this portion of the web site as well.

The DCAD Tax Parcel Map is also a feature on the Denton County web site and may be viewed along with County data by pointing your browser to: http://www.dentoncounty.com and accessing the "Landmark Map".

PRIMARY COVERAGES:

PARCELS (ABSTRACT PARCEL COVERAGE)

The *PARCELS* coverage for Denton County consists of 239387 individual irregular polygons and areas of right

of way contiguous and adjacent to those polygons, at present count.

The Abstract parcel coverage also contains the outlines of platted subdivisions either based on single tracts of land or from aggregates of adjacent tracts. The subdivision polygons may exist completely within a given abstract or, they may cross boundaries into adjacent abstracts, as may the non-subdivided tracts themselves. Subdivision lots are a component of the layer file and all elements of the coverage contain a unique parcel identification number or "PID". (eg. R145342)

The development of the primary data layer has been accomplished by means of conversion from original paper maps maintained by hand at the DCAD using AutoCAD and importing the resulting files into ArcINFO version 7.2. The Subdivisions of property have been individually digitized or imported from CAD files, and have been positioned by comparison of locational information provided in deed descriptions and by use of digital ortho aerial photographs to find a point which "most likely" represents the POB from the original field notes, or by coordinate entry, (COGO).

Parcels Table:

The parcel PID number is the direct link in the abstract parcel coverage to the main database in ACAD. All properties identified there-in have a unique parcel identification number (PID) with one exception, that being multiple tracts of land under one deed description. In that case a single PID may represent several or many adjacent, contiguous tracts of land. In the database, this condition will be represented by a single account number, (property identification number or **“R”** number), under single ownership, with multiple tract numbers. As an example:

Rudy Durham owns 5 contiguous tracts of unplatted land all under one deed and identified by the “R” number R12345. In the database, the account identifies tracts 1, 1a, 1b, 1c, and 1d as owned by Rudy Durham with an acreage figure which, from the deed for the tracts, shows the combined total of all tracts.

<u>MISCELLANEOUS:</u>

The MISCELLANEOUS layer, (misc), consists of points with

attributes. An example of a tract number which might appear in the data file misc.pat is: 10A(1), or 118C. Refer to tract number naming conventions for sequencing of tract splits.

Tract numbers are unique to each individual abstract, but not to the coverage. There will be a tract 1 for most of the 1580 abstracts which means there is the potential for there to be 1580 tract 1 ABST_PAR designations.

ABSTRACT COVERAGE:

The *ABSTRACT* coverage for Denton County consists of over 1500 individual, irregular polygons covering the entire extent of the county. The boundaries of these polygons are essentially fixed with few if any remaining conflicts of survey or position. Some abstracts along the county boundary extend into adjacent counties. Portions of tracts and or subdivisions of land within those particular abstracts will have account numbers only for that portion which falls within the boundary of Denton county.

Future maintenance of the *ABSTRACT* coverage will be limited to adjusting boundaries according to new survey data, field verification, and litigation. No other changes or additions are anticipated.

Generally, the abstract coverage is fixed and will require no specific on-going interactive GIS effort to maintain. Abstracts which were determined to be non-essential to the coverage such as areas now inundated by U.S. Army Corps of Engineers lakes and reservoirs are not included. Some Abstracts were missed in the beginning of the project and have been added as they were discovered.

Disclaimer:

These files are supplied for illustrative purposes only. Use of information contained in, or derived from, these files as a substitute for the practice of registered engineers and surveyors, or in instances where examination of original documents is required is strictly prohibited.

There is no warranty expressed or implied of the accuracy or completeness of material contained in the digital files supplied by Denton CAD.

Maintenance:

Denton CAD maintains only the GIS layers described above. Maintenance of outsource coverages is the responsibility of the provider organization.

All reasonable efforts are made to provide complete, current data to the public however, outsource coverages may contain inaccuracies and/or may not be the most current information available on the date of this publication.

Note: Lot dimensions are not available with these files. During original conversion, coverage features were processed by “rubbersheeting” which may have lengthened or shortened certain arcs by an unknown factor. In addition, survey data is not available to the DCAD technicians to indicate what distances remain after a split is performed to a tract. The remaining distances are calculated, not surveyed and as such are of inconsistent accuracy. Rather than attempt to display information that may be inaccurate, it was decided to refer potential requests for this data to the original survey documents or filed plat of record. See disclaimer.

Address for FEMA maps:
Map Service Center
P.O. Box 1038
Jessup, Maryland 20794-1038
Telephone: 1-800-358-9616
Fax: (800) 358-9620

Address for Denton County maps:
Denton County Public Works
306 North Loop 288
Denton, Texas 76202
940 349 2999
or visit: http://www.dentoncounty.com

Additional information:
North Central Texas Council of Governments
Research & Information Services
616 Six Flags Dr.

Arlington, TX 76011
(817) 695-9163
www.gis.dfwinfo.com

Denton Central Appraisal District
3911 Morse Street
Denton Texas 76208
940 349 3800
www.dentoncad.com

Price for this CD is by State law, set at the amount necessary to recover the cost of the media and any cost associated with shipping.

Accompanying Data Base DCAData:

A limited data base which includes ownership and legal information is provided to facilitate analysis of the coverages and research into the ownership of individual parcels and lots in Denton County and the values expressed in appraisal summaries. This information changes rapidly in the active appraisal environment and so, the DATA and MAPS on this CD should be considered the best available information at the time and date of the download only.

This information is provided as a courtesy. Requests for additional specific data extracts should be directed to the DCAD Information Technologies Department.

Information contained in these documents is the property of the citizens of Denton County.