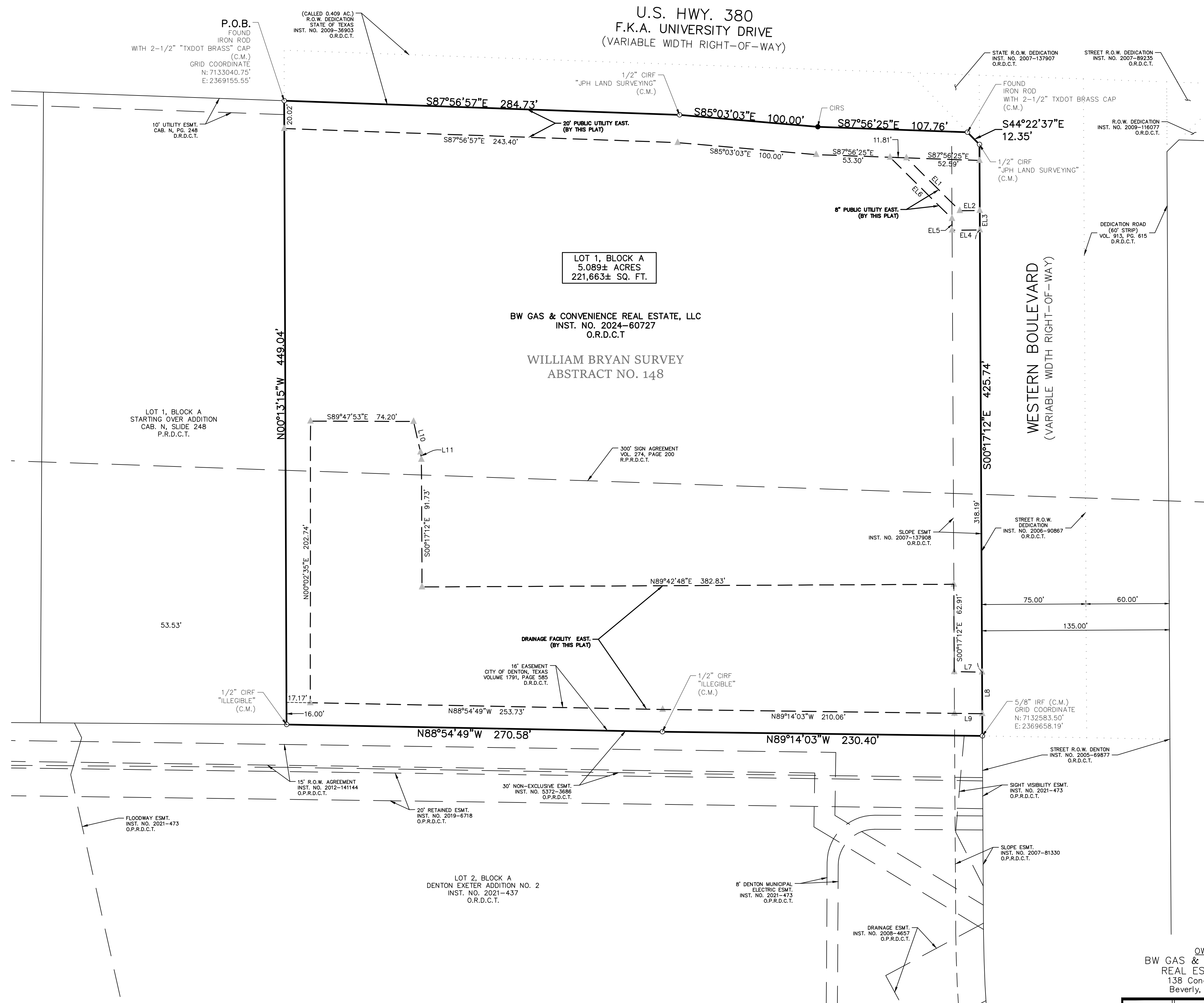


LEGEND

○	FOUND SURVEY MONUMENT (AS NOTED)
●	SET SURVEY MONUMENT
▲	CALCULATED POINT
●	CAPPED IRON ROD FOUND (AS NOTED)
○	CIRF 1/2" IRON ROD WITH "ATWELL, LLC" CAP SET
●	POINT OF BEGINNING (C.M.)
□	CONTROLLING MONUMENT
□	DOCUMENT
AC.	ACRE
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
INST.	INSTRUMENT NO.
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, HAYS DENTON, TEXAS
P.R.D.C.T.	PLAT RECORDS, HAYS DENTON, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
---	BOUNDARY LINE
- - -	BOUNDARY ADJACENT LINE
- · - · -	EASEMENT LINE
- - - - -	PROPOSED SIDEWALK
- · - · - · -	OLD LOT/DEED LINE

EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
EL1	N45°17'12"W	54.02'
EL2	S89°42'48"W	14.34'
EL3	N0°17'12"W	14.00'
EL4	N89°42'48"E	20.00'
EL5	S0°17'12"E	8.34'
EL6	S45°17'12"E	62.71'
L7	S89°14'03"E	20.00'
L8	S0°17'12"E	30.01'
L9	N89°14'03"W	20.00'
L10	S12°47'12"E	22.63'
L11	S6°32'12"E	5.33'



- GENERAL NOTES:**
- Bearings were based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of the 1983 (NAD-83). All distances shown hereon are grid distances.
 - According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Denton County, Texas, Map No. 48121C0355G revised/dated April 18, 2011, the subject tract appears to lie within zone "X" unshaded, area determined to be outside the 0.2% annual chance floodplain.
 - The purpose of this plat is to one (1) commercial lot.
 - This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First American Title Insurance Company, GF No. 1003-376337-RTT, Effective Date: May 16, 2024. The surveyor has not abstracted the above property.
 - This plat lies wholly within the City Limits of Denton.
 - 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/or withholding of utilities and building permits.
 - Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Official Property Records of the County of Denton.
 - There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
 - All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
 - This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
 - 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 center line 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.

FINAL PLAT
LOT 1, BLOCK A
ALLSUP'S WEST DENTON
 BEING 5.089 ACRES SITUATED IN THE
 WILLIAM BRYAN SURVEY, ABSTRACT NO. 148,
 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY PROJECT # FP26-_____
 DATED: APRIL, 2026

OWNER		ENGINEER/SURVEYOR	
BW GAS & CONVENIENCE REAL ESTATE, LLC 138 Conant Street, Beverly, MA 01915		ATWELL, LLC 2600 Network Boulevard, Suite 610 Frisco, TX 75034 Phone: 903.348.4948 Contact: Carlos Casas, P.E. Contact: Jonathan E. Cooper, RPLS	
DR.	RBM	CH.	JEC
SCALE 1" = 40'			
CAD FILE: 22004634-FPDWG			
JOB 22004634			
SHEET NO. 1 OF 2			
		ATWELL www.atwell-group.com 2600 NETWORK BOULEVARD, SUITE 610 FRISCO, TX 75034 903.348.4948 TBPE LS 10193726	

SIDEWALK:

Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

WASTEWATER:

Wastewater utility service will be provided by City of Denton

WATER

Water utility service will be provided by: City of Denton

DRAINAGE

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 [Insert exact name of easement or easements] 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 [Insert exact name of easement or easements] 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 [Insert exact name of easement or easements], 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 and owners fail to remove 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 [Insert exact name of easement or easements] 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.

OWNER'S CERTIFICATE:

STATE OF MASSACHUSETTS §
COUNTY OF ESSEX §

Whereas **BW GAS & CONVENIENCE REAL ESTATE, LLC**, is the owner of that certain 5.089 acres (221,663 square feet) tract of land situated in the William Bryan Survey, Abstract Number 148, City of Denton, Denton County, Texas and being described in Special Warranty Deed to **BW GAS & CONVENIENCE REAL ESTATE**, recorded in Instrument Number 2024-60727 of the Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with 2-1/2" TXDOT brass cap found for the northwest corner of said 5.089 acre tract, the northeast corner of Lot 1, Block A, Starling Over Addition, an addition to the City of Denton, recorded in Cabinet N, Slide 248, Platt Records of Denton County, Texas, and also being on the southern right of way line of U.S. Highway No. 380, formally known as University Drive (a variable width right-of-way);

THENCE, with the north line of said 5.089 acres tract and with the southern right of way line of said U.S. Highway No. 380, the following three (3) courses and distances:

- S 87° 56' 57" E, a distance of 284.73 feet to a 1/2-inch iron rod with cap stamped "JPH LAND SURVEYING" found;
- S 85° 03' 03" E, a distance of 100.00 feet to a 1/2-inch iron rod with cap stamped "ATWELL, LLC" set;
- S 87° 56' 25" E, a distance of 107.76 feet to an iron rod with 2-1/2" TXDOT brass cap found the northwest corner of a cut-back at the intersection of the southern right of way line of said U.S. Highway No. 380 and the wester right-of-way line of Wester Boulevard, (a variable with right-of-way), also being the most northerly east corner of said 5.089 acres tract;

THENCE, southeasterly along said cut-back, S 44° 22' 37" E, a distance of 12.35 feet to a 1/2-inch iron rod with cap stamped JPH LAND SURVEYING" found for the southeast corner of said cut-back;

THENCE, with the east line of said 5.089 acres tract and with the western right of way line of said Western Boulevard, S 00° 17' 12" E, a distance of 425.74 feet to a 5/8-inch iron rod found for the southeastern corner of said 5.089 acre tract and north east corner of Lot 2, Block A of Denton Exeter Addition, an addition to the City of Denton, recorded in Instrument No. 2021-437, Official Records of Denton County, Texas;

THENCE, with the south line of said 5.089 acres tract and the north line of said Lot 2, the following two (2) courses and distances

- N 89° 14' 03" W, a distance of 230.40 feet to a 1/2-inch iron rod cap "illegible" found;
- N 88° 54' 49" W, a distance of 270.58 feet to a 1/2-inch iron rod cap "illegible" found for the southwest corner of said 5.089 acres tract and the southeast corner of said Lot 1;

THENCE, with the west line of said 5.089 acres tract and the east line of said Lot 1, N 00° 13' 15" W, a distance of 449.04 feet to the POINT OF BEGINNING containing 5.089 acres (221,663 square feet) tract of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

THAT **BW GAS & CONVENIENCE REAL ESTATE, LLC**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A, ALLSUP'S WEST DENTON**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys 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 other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton 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 City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

BY: _____
Thomas Brown
Senior Managing Director

STATE OF MASSACHUSETTS §
COUNTY OF ESSEX §

BEFORE ME, the undersigned authority, on this day personally appeared **Thomas Brown, Senior Managing Director**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 OFFICE, THIS _____ DAY OF _____, 20____

Notary Public in and for the State of Massachusetts

SURVEYOR'S STATEMENT:

I, Jonathan E. Cooper a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

Dated this the _____ day of _____, 20____

RELEASED FOR REVIEW PURPOSES ONLY, FOR CITY REVIEW 2023-08.
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.

Jonathan E. Cooper, RPLS# 5369
Atwell LLC
2600 Network Boulevard, Suite 610
Frisco, TX 75034
(469)-480-6099
jcooper@atwell.com

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **Jonathan E. Cooper**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein expressed and for the purposed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of Denton Department Services
on the _____ day of _____, 2026.

Director of Development Services

ATTEST:

City Secretary

FINAL PLAT
LOT 1, BLOCK A
ALLSUP'S WEST DENTON
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WILLIAM BRYAN SURVEY, ABSTRACT NO. 148,
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT # FP26-_____
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OWNER
BW GAS & CONVENIENCE REAL ESTATE, LLC
138 Conant Street,
Beverly, MA 01915

ENGINEER/SURVEYOR
ATWELL, LLC
2600 Network Boulevard, Suite 610
Frisco, TX 75034
Phone: 903.348.4948
Contact: Carlos Casas, P.E.
Contact: Jonathan E. Cooper, RPLS

DR.	RBM	CH.	JEC
SCALE	1" = 40'		
CAD FILE:	22004634 -FPDWG		
JOB	22004634		
SHEET NO.	2 OF 2		

