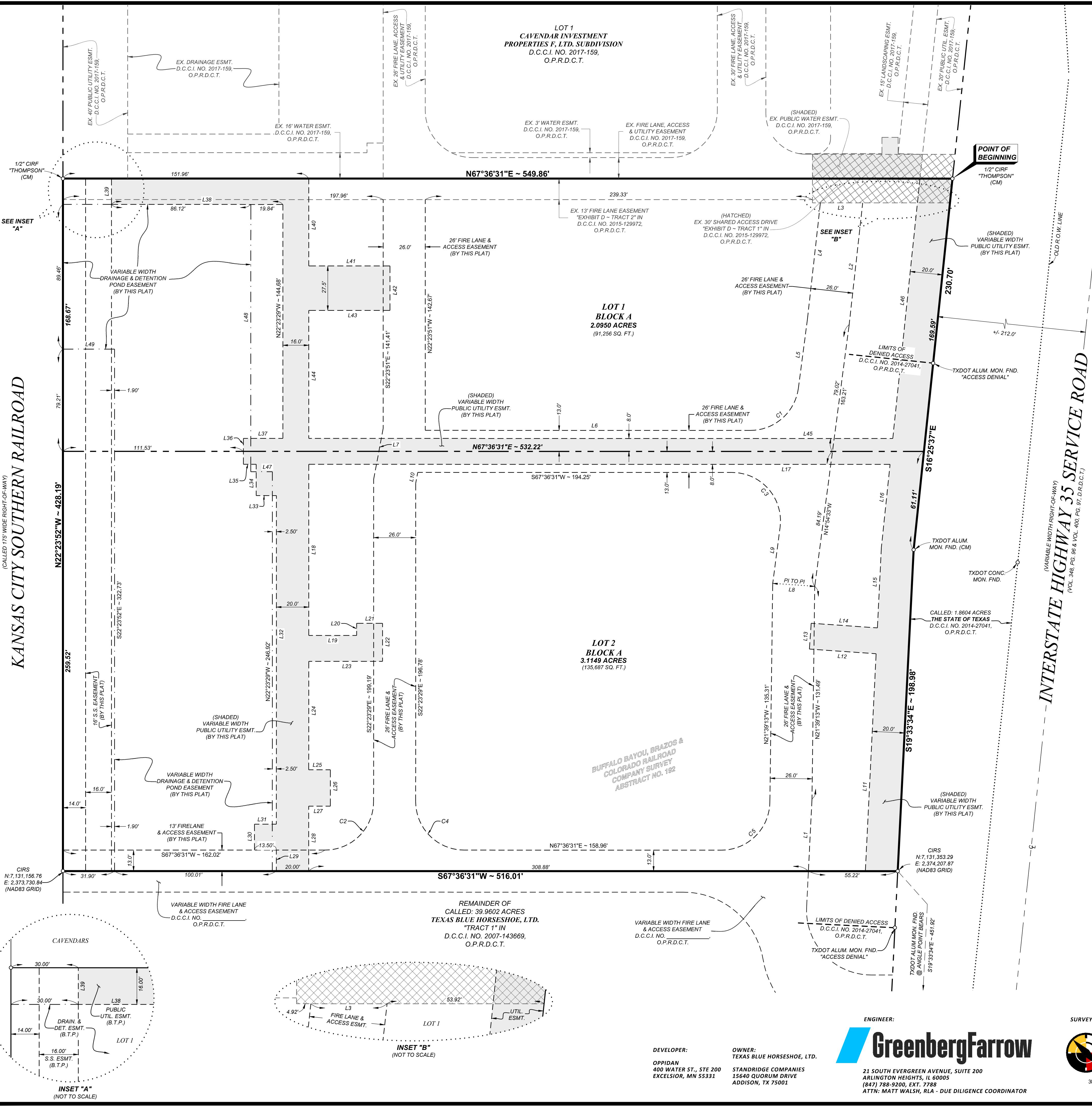


KANSAS CITY SOUTHERN RAILROAD

(STATED IN 15 WIDE PRINT OR 16 1/2)

Y SOUTHERN

(CALLED 175' WIDE RIGHT-OFF-WAY)



708

GreenbergFarrow

CITY OF DENTON
PROJECT NO. FP17-0021
FINAL PLAT OF
LOTS 1 & 2, BLOCK A
DULUTH TRADING CO. -
NORTHERN TOOL ADDITION

NORTHERN TOOL ADDITION
**BEING A PLAT OF A 5.2099 ACRE TRACT OF LAND LOCATED IN THE BUFFALO BAYOU,
BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 192, CITY OF
DENTON, DENTON COUNTY, TEXAS, SAID 5.2099 ACRE TRACT OF LAND BEING A
PORTION OF THE REMAINDER OF A CALLED 39.9602 ACRE TRACT OF LAND
DESCRIBED AS "TRACT 1", CONVEYED TO TEXAS BLUE HORSESHOE, LTD., BY DEED
THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO.
2007-143669, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.**

2007, 145005, OFFICIAL PUBLIC RECORDS, DENVER
2 LOTS ~ 5.2099 ACRES
OCTOBER ~ 2017

LINE TABLE	
BEARING	DISTANCE
N19°33'42"W	44.62'
N16°02'31"W	75.78'
S67°36'31"W	26.16'
S16°02'31"E	72.63'
S14°54'33"E	42.75'
S67°36'31"W	200.89'
S11°47'23"E	32.14'
S71°43'07"W	26.05'
N14°54'33"W	35.00'
S11°47'23"E	6.86'
N19°33'34"W	134.60'
S71°36'44"W	41.35'
N18°23'16"W	16.00'
N71°36'44"E	41.02'
N19°33'34"W	49.91'
N16°25'37"W	51.53'

LINE TABLE	
BEARING	DISTANCE
S67°36'31"W	359.34'
S22°23'29"E	105.84'
N67°36'31"E	29.60'
N22°23'29"W	7.50'
N67°36'31"E	16.00'
S22°23'29"E	23.50'
S67°36'31"W	45.60'
S22°23'29"E	67.00'
N67°36'31"E	13.37'
S22°23'29"E	22.51'
S67°36'31"W	13.37'
S22°23'29"E	40.17'
N22°23'29"W	13.00'
N22°23'29"W	16.00'
N67°36'31"E	13.50'
N22°23'29"W	203.17'

LINE TABLE	
BEARING	DISTANCE
S67°36'31"W	12.50'
N22°23'29"W	19.35'
S67°36'31"W	7.91'
N22°23'29"W	16.00'
N67°36'31"E	24.41'
S67°36'31"W	105.96'
N22°23'52"W	16.00'
S22°23'29"E	54.02'
N67°36'31"E	50.18'
S22°23'51"E	27.50'
S67°36'31"W	50.18'
S22°23'29"E	79.15'
N67°36'31"E	361.01'
N16°25'37"W	161.54'
S67°36'31"W	13.34'
N22°23'29"W	165.27'
N67°36'08"E	31.90'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	30.00'	43.21'	S26°20'59"W	39.57'
C2	30.00'	47.12'	N22°36'31"E	42.43'
C3	30.00'	51.04'	N63°39'01"W	45.10'
C4	30.00'	47.12'	S67°23'29"E	42.43'
C5	30.00'	46.74'	N22°58'39"E	42.15'

**NOTE: SEE PAGE 2 OF 2 FOR
OWNER'S DEDICATION, OWNER'S
CERTIFICATE, GENERAL NOTES,
& SURVEYOR'S STATEMENT**

**THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY**

This map shows the project location between Highway 35 and Highway 380. The project area is shaded gray. The map includes labels for several neighborhoods: MESA, GARDEN CITY, AUGUSTA, COONDALE, BONNIE, UNIVERSITY, EMERY, HILLCREST, CRESCENT, BRAE, LINDEN, ECTOR, STANLEY, PANHANDLE, McKenna Park, SCRIPTURE, THOMAS, HOUSTON, ALAMO, OAK, and BRADLEY. Highway 35 is marked with a shield containing the number 35, and Highway 380 is marked with a shield containing the number 380. A callout box labeled "PROJECT LOCATION" points to the shaded area. The map is labeled "VICINITY MAP * (NOT TO SCALE)" at the bottom.

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS NTP35, LP, is the sole owner 5.2099 acre tract of land located in the Buffalo Bayou, Brazos & Colorado Railroad Company, Survey, Abstract No. 192, City of Denton, Denton County, Texas, said 5.2099 acre tract of land being a portion of the remainder of a called 39.9602 acre tract of land described as "Tract 1", conveyed to TEXAS BLUE HORSESHOE, LTD., by deed thereof filed for record in Denton County Clerk's Instrument No. 2007-143669, Official Public Records, Denton County, Texas (O.P.R.C.T.), said 5.2099 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "THOMPSON" found (Controlling Monument) at the southeast lot corner of Lot 1, Cavendar Investment Properties F, LTD. Subdivision, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2017-159, O.P.R.C.T., said iron rod found also being on the west property line of a called 1.8604 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in Denton County Clerk's Instrument No. 2014-27041, O.P.R.C.T., said west property line of the 1.8604 acre tract of land being the existing west right-of-way line of Interstate Highway No. 35 (being a variable width right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by the deeds thereof filed for record in Volume 348, Page 96 and Volume 400, Page 97, Deed Records, Denton County, Texas);

THENCE South 16°25'37" East, along the said west right-of-way line, a distance of 230.70 feet to a Texas Department of Transportation aluminum monument found (Controlling Monument) at an angle point in the said right-of-way line;

THENCE South 19°33'34" East, continuing along the said west right-of-way line, a distance of 198.98 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set), from which a Texas Department of Transportation aluminum monument found (Controlling Monument) at an angle point in the said west right-of-way line bears South 19°33'34" East, a distance of 451.92 feet;

THENCE South 67°36'31" West, departing the said west right-of-way line, over and across the said 39.9602 acre tract, a distance of 516.01 feet to an iron rod set on the west property line of the said 39.9602 acre tract, same being the east right-of-way line of the Kansas City Southern Railroad (being a called 175 feet wide right-of-way);

THENCE North 22°23'52" West, along the said property line and along the said railroad right-of-way line, a distance of 428.19 feet to a 1/2 inch iron rod with a cap stamped "THOMPSON" found (Controlling Monument) at the southwest lot corner of the aforesaid Lot 1;

THENCE North 67°36'31" East, departing the said property line and the said railroad right-of-way line, over and across the said 39.9602 acre tract, and along the south lot line of said Lot 1, a distance of 549.86 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 5.2099 acres (226,944 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT,

I, STACY O. STANDRIDGE, a duly authorized agent for TEXAS BLUE HORSESHOE, LTD hereby certify that Texas Blue Horseshoe, LTD, is the owner of Lots 1 and 2, and do accept this as its plan for subdividing into lots and blocks and do hereby dedicate to the public forever the streets and easement shown hereon.

TEXAS BLUE HORSESHOE, LTD

Stacy O. Standridge Date

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared STACY O. STANDRIDGE, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

Notary Public, State of Texas

* GENERAL NOTES *

1. The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4204, scaled from grid to surface at N: 7,131,777.075 and E: 2,373,944.366 using a combined scale factor of 1.0001471986, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 4812C0360G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
3. This plat was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Insurance Company, having a G.F. No. 1002-222781-RTT, effective April 26, 2017, and issued May 8, 2017; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of the said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
4. According to the Commitment for Title Insurance prepared by First American Title Insurance Company, having a G.F. No. 1002-222781-RTT, effective April 26, 2017, and issued May 8, 2017, no easements that encompass underground gas, petroleum or similar carrier lines, exist on the subject property. The Surveyor did not observe visible evidence of such lines or markers on the date of the on the ground survey. Also, according to the Texas Railroad Commission Geographic Information Systems Map, available at the date of preparation of this plat, the only visible pipelines appear to be located on the west side of the railroad, and approximately 200 feet south of the south lot line of Lot 2. The Surveyor hereby waives all liability to the accuracy of both, above mentioned Title Commitment and Texas Railroad Commission Geographic Information Systems Map.
5. All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
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. Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate flow.
8. The property owner's of the lots shown hereon are responsible for the maintenance of the Access Easements shown hereon.
9. The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor data shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
10. The City of Denton has adopted the National Electric Safety Code (The "Code"). The code general prohibits structures within 17.5 feet on either side of the centerline 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 of structures within these clearance areas. Contact the Building Official with specific questions. Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded in the Public Records of Denton County, Texas. Unobstructed and adequate space shall be provided for all clearance areas in such way that will allow the ingress and egress for utility-related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City of Denton.
11. Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Denton.

Surveyed on the ground during the month of May, 2017.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, RPLS
OCTOBER 18, 2017

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

Notary Public, State of Texas

* CERTIFICATE OF APPROVAL *

Approved this the _____ day of _____, 2017 by the Planning and Zoning Commission of the City of Denton, Texas.

Chairperson

City Secretary

DEVELOPER: OPPIDAN 400 WATER ST., STE 200 EXCELSIOR, MN 55331 OWNER: TEXAS BLUE HORSESHOE, LTD.

ENGINEER: GreenbergFarrow SURVEYOR: SPOONER & ASSOCIATES
21 SOUTH EVERGREEN AVENUE, SUITE 200 ARLINGTON HEIGHTS, IL 60005
(847) 788-9200, EXT. 7788
ATTN: MATT WALSH, RLA - DUE DILIGENCE COORDINATOR



CITY OF DENTON
PROJECT NO. FP17-0021
FINAL PLAT OF
LOTS 1 & 2, BLOCK A
DULUTH TRADING CO. -
NORTHERN TOOL ADDITION
BEING A PLAT OF A 5.2099 ACRE TRACT OF LAND LOCATED IN THE BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 192, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 5.2099 ACRE TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 39.9602 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", CONVEYED TO TEXAS BLUE HORSESHOE, LTD., BY DEED THEREFOR FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2007-143669, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.
2 LOTS ~ 5.2099 ACRES
OCTOBER ~ 2017

SHEET 2 OF 2