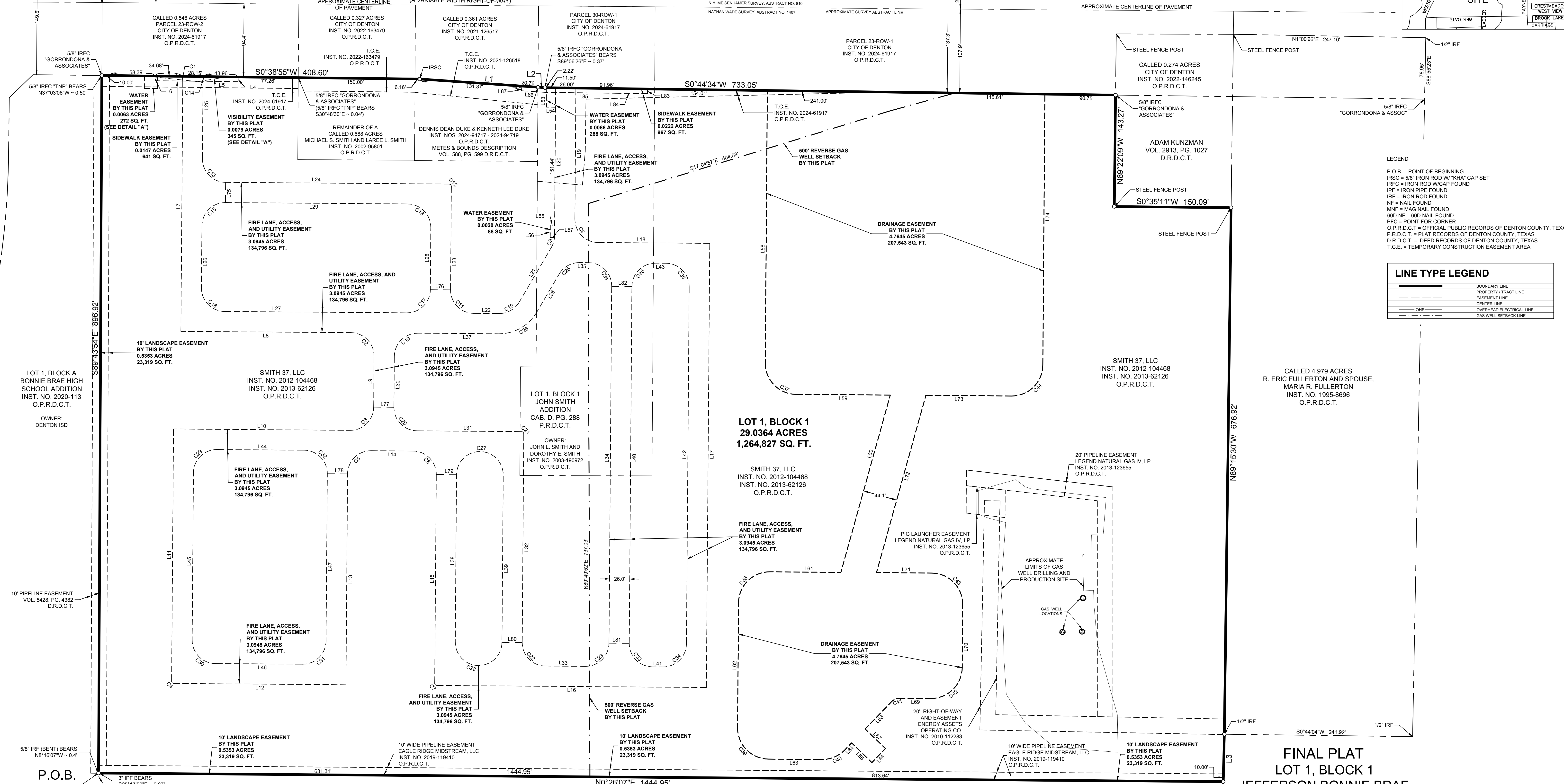


BONNIE BRAE STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - IRSC = 5/8" IRON ROD WITH "XHA" CAP SET
 - IRFC = IRON ROD W/ICAP FOUND
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - NF = NAIL FOUND
 - MNF = MAG NAIL FOUND
 - 600 NF = 600 NAIL FOUND
 - PFC = POINT FOR CORNER
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 - D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT AREA

LINE TYPE LEGEND

---	BOUNDARY LINE
---	PROPERTY TRACT LINE
---	EASEMENT LINE
---	CENTER LINE
---	OVERHEAD ELECTRICAL LINE
---	GAS WELL SETBACK LINE

LAND ACREAGE TABLE

LOT 1 = 29.0364 ACRES

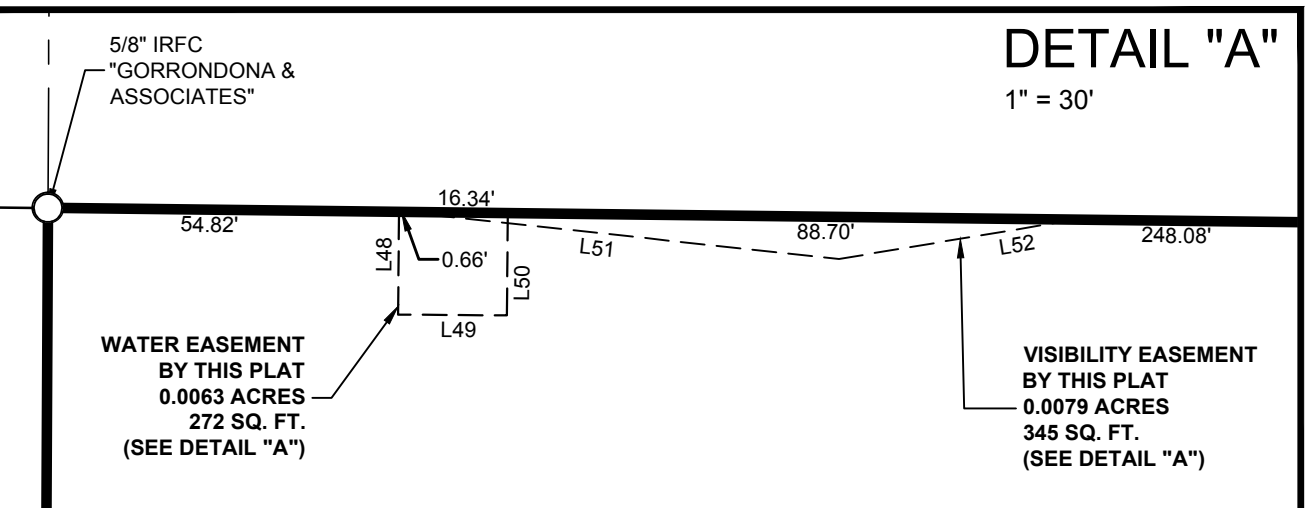
IMPORTANT NOTICE:
THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. 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 1
JEFFERSON BONNIE BRAE
29.0364 ACRES
NATHAN WADE SURVEY
ABSTRACT NO. 1407
CITY OF DENTON, DENTON
COUNTY, TEXAS
FP 24-0006

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DMD	JDW	9/17/2024	064446557	1 OF 2



DWG NAME: K:\FTW_SURVEY\064446557-FP BONNIE BRAE.FDWING PLOTTED BY: WARGO, JOSH@17/02/24 2:47 PM LAST SAVED BY: 17/02/24 2:45 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Smith 37, LLC, John Linn Smith and Dorothy Elaine Smith (Co-Trustees), Michael S. Smith and Laree L. Smith, Kenneth Lee Duke, and Dennis Dean Duke, are the owners of a 29.0364 acre (1,264.827 square foot) tract of land situated in the Nathan Wade Survey, Abstract No. 1407, Denton County, Texas, and described in deeds recorded in Instrument Nos. 2012-104468, 2013-62126, 2003-190972, 2002-95801, Affidavits of Heirship recorded in Instrument Nos. 2024-94717, 2024-94718, 2024-94719, Official Public Records, Denton County, Texas, and being all of Lot 1, Block 1, John Smith Addition, an addition to the City of Denton according to the plat recorded in Cabinet D, Page 288, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PJB Surveying" found at the northwest corner of a called 30.672 acre tract of land described in the said deed recorded in Instrument No. 2013-62126, and being an interior corner of Lot 1, Block A, Bonnie Brae High School Addition, an addition to the City of Denton according to the plat recorded in Instrument No. 2020-113, said Official Public Records;

THENCE South 89°43'54" East, along the northernmost south line of said Lot 1, Block A, Bonnie Brae High School Addition, a distance of 896.92 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" found for corner, being at the northernmost southeast corner of said Lot 1, and being at the northwest corner of a called 0.546 acre tract of land described as Parcel 23-ROW-2 in the Judgement to the City of Denton recorded in Instrument No. 2024-61917, said Official Public Records, from which a 5/8-inch iron rod with cap stamped "TNP" bears North 37°03'06" West, a distance of 0.50 feet;

THENCE South 00°38'55" West, along the west line of the said called 0.546 acre tract, at a distance of 252.44 feet passing a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" found for the northwest corner of a called 0.327 acre tract of land described in the Judgement to the City of Denton recorded in Instrument No. 2022-163479, said Official Public Records, from which a 5/8-inch iron rod with cap stamped "TNP" bears South 30°48'30" East, a distance of 0.04 feet, and continuing along the west line of the said called 0.327 acre tract, at a distance of 402.44 feet passing the northwest corner of a called 0.361 acre tract of land described in the Deed to the City of Denton recorded in Instrument No. 2021-126517, said Official Public Records, and continuing along the west line of the said called 0.361 acre tract of land, in all a total distance of 408.60 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 03°56'51" West, continuing along the said west line, a distance of 152.13 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" found for corner, being the northwest corner of a called 1.564 acre tract of land described as Parcel 30-ROW-1 in the Judgement to the City of Denton recorded in Instrument No. 2024-61917, said Official Public Records;

THENCE South 03°56'25" West, along the west line of the said called 1.564 acre tract, a distance of 9.03 feet to a point for corner, from which a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" found bears South 89°06'26" East, a distance of 0.37 feet;

THENCE South 00°44'34" West, continuing along the said west line, a distance of 733.05 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" found for corner, being the westernmost southwest corner of the said called 1.564 acre tract, and being on the north line of a tract of land described in General Warranty Deed with Vendor's Lien to Adam Kunzman recorded in Volume 2913, Page 1027, said Deed Records;

THENCE North 89°22'09" West, along the north line of the said Adam Kunzman tract, a distance of 143.27 feet to a steel fence post found for corner, being the northwest corner of the said Adam Kunzman tract;

THENCE South 00°35'11" West, along the west line of the said Adam Kunzman tract, a distance of 150.09 feet to a steel fence post found for corner, being the southwest corner of the said Adam Kunzman tract, and being in the north line of a called 4.979 acre tract of land described in General Warranty Deed with Vendor's Lien to R. Eric Fullerton and spouse, Maria R. Fullerton recorded in Instrument No. 1995-8696, said Official Public Records;

THENCE North 89°15'30" West, along the said north line, a distance of 676.92 feet to a 1/2-inch iron rod found for corner, being at northwest corner of the said called 4.979 acre tract, and being a northeast corner of aforementioned Lot 1, Block A, Bonnie Brae High School Addition;

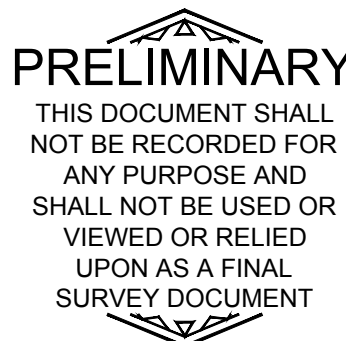
THENCE North 88°42'27" West, along a north line of said Lot 1, Block A, a distance of 61.02 feet to a 1/2-inch iron rod found for corner, being an interior corner of said Lot 1, Block A;

THENCE North 00°26'07" East, along the east line of said Lot 1, Block A, a distance of 1,444.95 feet to the POINT OF BEGINNING and containing 1,264.827 square feet or 29.0364 acres of land, more or less.

SURVEYOR'S CERTIFICATION

That I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
josh.wargo@kimley-horn.com



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Joshua D. Wargo, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SMITH 37, LLC, JOHN LINN SMITH AND DOROTHY ELAINE SMITH (CO-TRUSTEES), MICHAEL S. SMITH AND LAREE L. SMITH, DENNIS DEAN DUKE, AND KENNETH LEE DUKE, does hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, JEFFERSON BONNIE BRAE, an addition to the City of Denton, Denton County, Texas, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

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 Drainage 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 Drainage 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 Drainage Easement, 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. And, 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 reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage 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.

By: _____
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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

NOTES:

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on February 13, 2023. Coordinates have been scaled to surface values using a surface adjustment factor of 1.00015063.
2. All lot corners are 5/8-inch iron rods set with cap stamped "KHA" unless stated otherwise.
3. Private improvements cannot encroach onto existing public easements.
4. The purpose of this plat is to create one (1) lot.
5. Water and sewer services will be provided through the City of Denton.
6. According to Map No. 49121C0360G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. Prior to acceptance of any public drainage facilities, all easements within which the facilities are located shall be cleared of all buildings, structures, fences or other obstacles that would interfere with access to the easements.
8. Gas wells and production equipment are located on Lot 1. There is a possibility that new wells may be drilled and fracture stimulated on the drilling and production site, as well as the possibility that gas wells on the drilling and production site may be re-drilled and/or re-fracture stimulated in the future.
9. 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 the flow.
10. The Drainage easement within the limits of this addition, shall be maintained in a safe and sanitary condition by the owner, as applicable. 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 to 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 drainage easement, unless approved by the city. The owner shall keep the drainage 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 to ingress and egress for the purpose of inspection and supervision of maintenance by the owner to alleviate any undesirable condition that may occur.
11. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
12. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Developmental Code Section 7.7.4, must be met prior to the release of any permits.

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511

OWNER
Smith 37, LLC
3309 North Bonnie Brae Street
Denton, Texas 76207

OWNER
Dennis Dean Duke
878 LCR 354
Mart, Texas 76664

OWNER
Kenneth Lee Duke
2901 Chisholm Trail Dr.
Garland, Texas 75042

OWNER
Michael S. Smith & Laree L. Smith
3321 North Bonnie Brae Street
Denton, Texas 76207

OWNER
John Linn Smith & Dorothy Elaine Smith
3309 North Bonnie Brae Street
Denton, Texas 76207

Table with 3 columns: LINE TABLE, LINE TABLE, LINE TABLE. Each column has 8 sub-columns: NO., BEARING, LENGTH, NO., BEARING, LENGTH, NO., BEARING, LENGTH. Rows L1-L29 contain survey data points.

Table with 2 columns: CURVE TABLE, CURVE TABLE. Each column has 11 sub-columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD, NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1-C22 contain curve data points.

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS ____ DAY OF _____, 2024.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
LOT 1, BLOCK 1
JEFFERSON BONNIE BRAE
29.0364 ACRES
NATHAN WADE SURVEY
ABSTRACT NO. 1407
CITY OF DENTON, DENTON
COUNTY, TEXAS
FP 24-0006

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Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, DMD, JDW, 9/17/2024, 064446557, 2 OF 2