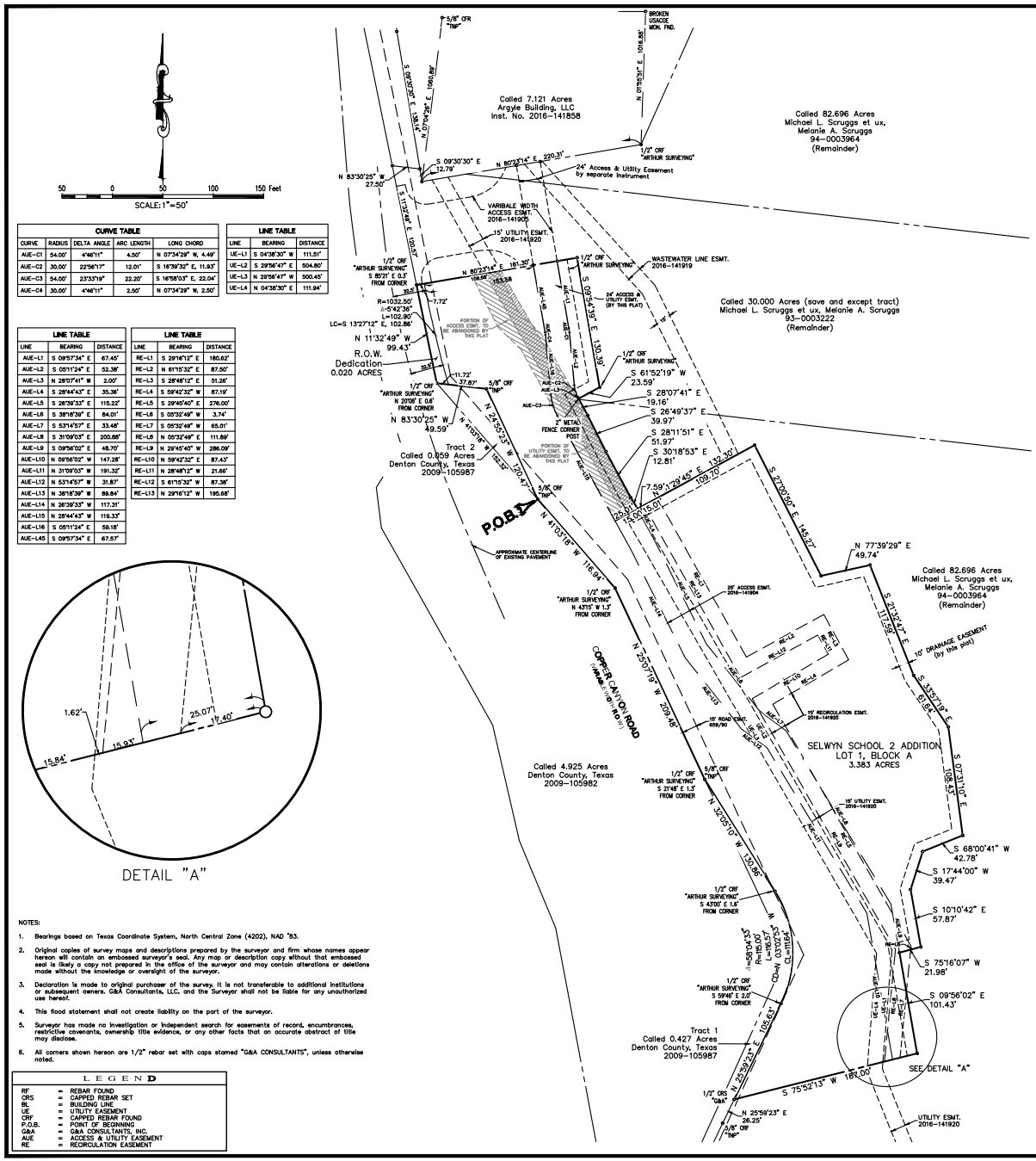


CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
AUE-C1	54.00'	4°46'11"	4.50'	N 07°34'29" W, 4.49'
AUE-C2	30.00'	22°56'17"	12.01'	S 16°39'33" E, 11.93'
AUE-C3	54.00'	23°33'19"	22.20'	S 16°58'03" E, 22.04'
AUE-C4	30.00'	4°46'11"	2.50'	N 07°34'29" W, 2.50'

LINE TABLE		
LINE	BEARING	DISTANCE
UE-L1	S 04°38'30" W	111.51'
UE-L2	S 29°56'47" E	504.80'
UE-L3	N 29°56'47" W	500.45'
UE-L4	N 04°38'30" E	111.94'

LINE TABLE		
LINE	BEARING	DISTANCE
AUE-L1	S 09°57'34" E	67.45'
AUE-L2	S 05°11'24" E	52.38'
AUE-L3	N 28°07'41" W	2.00'
AUE-L4	S 28°44'43" E	35.36'
AUE-L5	S 26°39'33" E	115.22'
AUE-L6	S 38°18'39" E	84.01'
AUE-L7	S 53°14'57" E	33.48'
AUE-L8	S 31°09'03" E	200.88'
AUE-L9	S 09°56'02" E	48.70'
AUE-L10	N 09°56'02" W	147.28'
AUE-L11	N 31°09'03" W	191.32'
AUE-L12	N 53°14'57" W	31.87'
AUE-L13	N 38°18'39" W	89.84'
AUE-L14	N 26°39'33" W	117.31'
AUE-L15	N 28°44'43" W	119.33'
AUE-L16	S 05°11'24" E	59.18'
AUE-L45	S 09°57'34" E	67.57'

LINE TABLE		
LINE	BEARING	DISTANCE
RE-L1	S 29°16'12" E	180.62'
RE-L2	N 61°15'32" E	87.50'
RE-L3	S 28°48'12" E	51.26'
RE-L4	S 59°42'32" W	87.19'
RE-L5	S 29°45'40" E	276.00'
RE-L6	S 05°32'49" W	3.74'
RE-L7	S 05°32'49" W	65.01'
RE-L8	N 05°32'49" E	111.89'
RE-L9	N 29°45'40" W	286.09'
RE-L10	N 59°42'32" E	87.43'
RE-L11	N 28°48'12" W	21.66'
RE-L12	S 61°15'32" W	87.38'
RE-L13	N 29°16'12" W	195.68'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A Consultants, LLC, and the Surveyor shall not be liable for any unauthorized use hereof.
4. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. All corners shown hereon are 1/2" rebar set with caps stamed "G&A CONSULTANTS", unless otherwise noted.

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
G&A	=	G&A CONSULTANTS, INC.
AUE	=	ACCESS & UTILITY EASEMENT
RE	=	RECIRCULATION EASEMENT

File: S:\2017\17345\Drawing\FP & Const Dwgs\17345 FP
Plotted: 4/12/2018 3:10 PM, by Scott Wright Saved: 4/12/2018 3:10 PM, by Scott

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, The Selwyn School, a Texas non-profit corporation are the owner's of all that certain lot, tract or parcel of land situated in the A. F. Cannon Survey, Abstract No. 232, Denton County, Texas, and being that called 3.420 acre tract of land described as Tract 1 in deed to Argyle Building, LLC, recorded in Instrument No. 2017-141858, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar with cap stamped "TNP" found in the western line of said 3.420 acre tract, and being in the easterly line of Copper Canyon Road, and being the southerly corner of a called 0.059 acre tract of land described as Tract 2 in deed to Denton County, Texas, recorded in Instrument No. 2009-105987, Official Records, Denton County, Texas;

THENCE N 24°55'23" W, with the east line of said 0.059 acre tract, a distance of 120.47' to a 5/8" rebar with cap stamped "TNP" found at the northeast corner thereof;

THENCE N 83°30'25" W, with the north line of said 0.059 acre tract, a distance of 49.59' to the easterly line of Copper Canyon Road from which a 1/2" rebar with cap stamped "Arthur Surveying" bears N 20°08' E, a distance of 0.6';

THENCE N 11°32'49" W, with the east line of Copper Canyon Road, a distance of 99.43' to the northwest corner of said 3.420 acre tract, from which a 1/2" rebar with cap stamped "Arthur Surveying" bears S 85°21' E, a distance of 0.3';

THENCE N 80°23'14" E, with the north line of said 3.420 acre tract, a distance of 161.30' to a 1/2" rebar found with cap stamped "Arthur Surveying";

THENCE with the easterly line of said 3.420 acre tract the following seventeen (17) calls:

S 09°54'39" E, a distance of 130.39' to a 1/2" rebar found with cap stamped "Arthur Surveying";

S 61°52'19" W, a distance of 23.59' to a 2" metal fence corner post;

S 28°07'41" E, a distance of 19.16'

S 26°49'37" E, a distance of 39.97'

S 28°11'51" E, a distance of 51.97'

S 30°18'53" E, a distance of 12.81'

S 61°23'47" E, a distance of 117.59'

S 33°57'19" E, a distance of 61.64'

S 07°31'10" E, a distance of 108.43'

S 68°00'41" W, a distance of 42.78'

S 17°44'00" W, a distance of 39.47'

S 10°10'42" E, a distance of 57.87'

S 75°16'07" W, a distance of 21.98'

S 09°56'02" E, a distance of 101.43', being the southeasterly corner of said 3.420 acre tract;

THENCE S 75°52'13" W, with the south line of said 3.420 acre tract, a distance of 187.00' to a 1/2" rebar with cap stamped "G & A Consultants" set in the easterly line of a called 0.427 acre tract of land described as Tract 1 in the aforementioned deed to Denton County, Texas, recorded in Instrument No. 2019-105987, Official Records, Denton County, Texas, and being in the east line of Copper Canyon Road;

THENCE with the easterly line of said 0.427 acre tract and the easterly line of Copper Canyon Road, the following three calls:

N 25°59'23" E, a distance of 105.63', from which a 1/2" rebar found with cap stamped "Arthur Surveying" bears S 59°46' E, a distance of 2.0';

Northwesterly with a curve to the left having a radius a 115.00', a central angle of 58°04'33", and an arc length of 116.57', whose chord bears N 03°02'53" W, a distance of 111.64', from which a 1/2" rebar found with cap stamped "Arthur Surveying" bears S 43°00' E, a distance of 1.6';

N 32°05'10" W, a distance of 130.86' to a 5/8" rebar with cap stamped "TNP" found at the most northerly corner of said 0.427 acre tract, and being in the easterly line of a called 4.925 acre tract of land described in deed to Denton County, Texas, recorded in Instrument No. 2009-105982, Official Records, Denton County, Texas, from which a 1/2" rebar found with cap stamped "Arthur Surveying" bears S 21°48' E, a distance of 1.3';

THENCE with the easterly line of said 4.925 acre tract and the easterly line of Copper Canyon Road, the following two (2) calls:

N 25°07'19" W, a distance of 209.48', from which a 1/2" rebar found with cap stamped "Arthur Surveying" bears N 43°15' W, a distance of 1.3';

N 41°03'18" W, a distance of 116.94' to the POINT OF BEGINNING and containing approximately 3.403 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That The Selwyn School, a Texas non-profit corporation, does hereby adopt this Final Plat, designating the herein property as SELWYN UNICORN CAMPUS ADDITION, an addition to the Extra Territorial Jurisdiction of the City of Denton, Denton County, Texas and does hereby dedicate to public use forever all streets, alleys, parks, water course drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

By: _____ _____
Darcey Loveless Date
Chair, Selwyn School Board of Trustees

STATE OF TEXAS
COUNTY OF DENTON
Before me the undersigned, a Notary Public in and for said county and state, on this day personally appeared Darcey Loveless, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein.

_____
Witness my hand and seal of office this the _____ day of_____, 2018

Notary Public in and for the State of Texas, County of Denton

My Commission Expires _____

STATE OF TEXAS
COUNTY OF DENTON
I, W. Thad Murley III, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual made on the ground and that the monuments shown hereon were found and placed as shown hereon under my direction and supervision in accordance with the ordinances in the City of Denton, Denton County, Texas.
PRELIMINARY DOCUMENT
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. Thad Murley III, RPLS 5802 4/12/18

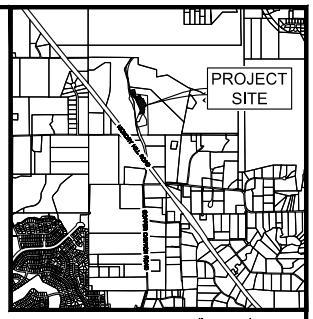
_____
W. Thad Murley III RPLS
Tx. Registration No. 5802

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared W. Thad Murley III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.



VICINITY MAP SCALE 1"=2000'

APPROVED this _____ day of _____, 2018 by the Planning and Zoning Commission of the City of Denton.

_____
Planning and Zoning Commission Chairperson

_____
(Print Name)

_____
City Secretary,
City of Denton

_____
(Print Name)

FINAL PLAT
SELWYN UNICORN CAMPUS ADDITION
3.403 Acres
in the
A. CANNON SURVEY, ABSTRACT NO. 232
being in the
EXTRA TERRITORIAL JURISDICTION
of the
CITY OF DENTON
DENTON COUNTY, TEXAS

FP18-0003

G&A CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75067 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: SW DATE: 01/04/2018 SCALE: 1"=50' JOB. No. 17345

OWNER/DEVELOPER
THE SELWYN SCHOOL
a Texas non-profit corporation
8270 COPPER CANYON ROAD
ARGYLE, TX
Ph. 940-682-9771
Contact: DEBORAH HOF