

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

BLOCK A

WHEREAS 100 NORTH LOOP 288, LLC, and COMMUNITY DENTAL PARTNERS, LLC, are the rightful owners of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 927, Denton County, Texas being a portion of a called 21.76-acre tract of land as described in the Special Warranty Deed to 100 North Loop 288, LLC, recorded in Document No. 2012-147859, Official Records of Denton County, Texas, and part of a called 1.01-acre tract of land described in the Special Warranty Deed to Community Dental Partners, LLC, recorded in Document No. 2021-92005, Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with an unreadable plastic cap found for the northwest corner of said 21.76-acre tract and the southwest corner of Lot A-2, Block 1 of GDI Subdivision, an addition to the City of Denton, according to the plat thereof recorded in Cabinet I, Page 247, of the Plat Records of Denton County, Texas, being on the east right of way line of State Highway Loop 288, a 120' wide right of way at this point, and being the northwest corner of a called ___acre tract of land described in the Right-Of-Way Deed to the City of Denton, recorded in Document No. ____, Official Records of Denton County, Texas; from said iron rod, a found 1/2-inch iron rod with a plastic cap, stamped "RPLS 6008", bears North 89°08' East, a distance of 7.43 feet;

THENCE South 00°53'57" West, with the west of line said ____ acre tract, a distance of 886.29 feet to a 1/2" iron rod with plastic cap stamped "EAGLE SURVEYING" found for corner;

THENCE North 89°03'05" West, with the south line of said ____ acre tract, a distance of 7.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east right-of-way line of said State Highway Loop 288, for the **POINT OF BEGINNING**;

THENCE with said east right-of-way line of State Highway Loop 288, the following courses and distances:

North 00°53'57" East, a distance of 174.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 07°44'02" East, a distance of 126.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°53'57" East, a distance of 312.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the westernmost end of a right-of-way corner clip at the intersection of said east right-of-way line and the south right-of-way line of Hummingbird Lane (a 65-foot wide right-of-way);

THENCE North 45°54'08" East, with said right-of-way corner clip, a distance of 28.29 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with said south right-of-way line, the following courses and distances:

South 89°05'41" East, a distance of 328.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 432.50 feet, a central angle of 33°47'14", and a chord bearing and distance of North 74°00'42" East, 251.36 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 255.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 57°07'05" East, a distance of 93.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 367.50 feet, a central angle of 07°37'01", and a chord bearing and distance of North 60°55'35" East, 48.82 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 48.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost end of the easterly terminus of said Hummingbird Lane and in the west line of a called 21.054-acre tract of land described in the Special Warranty Deed to McKinney Mayhill Partners, LLC, recorded in Document No. 2016-109777, Official Records of Denton County, Texas;

THENCE South 01°43'32" West, with said west line of the 21.054-acre tract, a distance of 692.15 feet to a 1/2" iron rod found at the southwest corner of said 21.054-acre tract and the northwest corner of a called 6.386-acre tract of land described in said McKinney Mayhill Partners, LLC Special Warranty Deed;

THENCE South 01°52'56" West, with the west line of said 6.386-acre tract, a distance of 715.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the northeast right-of-way line of McKinney Street (a variable width right-of-way);

THENCE with said northeast right-of-way line, the following courses and distances:

North 61°32'20" West, a distance of 433.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 58°05'20" West, a distance of 25.31 feet to a mag nail with washer stamped "CEI" found at the southeast corner of a called 0.0578-acre tract of land described in the Special Warranty Deed to the City of Denton, recorded in Document No. 2020-44998, Official Records of Denton County, Texas;

THENCE North 00°52'41" East, with the east line of said 0.0578-acre tract, at a distance of 15.28 feet, passing a 5/8" iron rod with plastic cap stamped "CEI" found at the northeast corner of said 0.0578-acre tract, continuing with the east line of a called 2.157-acre tract of land described in the Special Warranty Deed to 7-Eleven, Inc., recorded in Document No. 2015-27554, Official Records of Denton County, Texas, in all a total distance of 412.54 feet to a "X" cut in concrete found at the northeast corner of said 2.157-acre tract;

THENCE North 89°03'05" West, with the north line of said 2.157-acre tract, a distance of 295.07 feet to the **POINT OF BEGINNING** and containing 680,397 square feet or 15.6198 acres of land.

BLOCK B

WHEREAS 100 NORTH LOOP 288, LLC, is the rightful owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 927, Denton County, Texas being a portion of a called 21.76-acre tract of land as described in the Special Warranty Deed to 100 North Loop 288, LLC, recorded in Document No. 2012-147859, Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with an unreadable plastic cap found for the northwest corner of said 21.76-acre tract and the southwest corner of Lot A-2, Block 1 of GDI Subdivision, an addition to the City of Denton, according to the plat thereof recorded in Cabinet I, Page 247, of the Plat Records of Denton County, Texas, being on the east right of way line of State Highway Loop 288, a 120' wide right of way at this point, and being the northwest corner of a called ___acre tract of land described in the Right-Of-Way Deed to the City of Denton, recorded in Document No. ____, Official Records of Denton County, Texas; from said iron rod, a found 1/2-inch iron rod with a plastic cap, stamped "RPLS 6008", bears North 89°08' East, a distance of 7.43 feet;

THENCE North 89°46'40"East, with the west line of said Lot A-2, Block 1, a distance of 7.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE with said west line of Block 1 and the north line of said 21.76 -acre tract, the following courses and distances:

North 89°46'40" East, a distance of 177.27 feet to a 1/2" iron rod found with an illegible plastic cap found for corner;

South 00°32'40" West, a distance of 20.20 feet to a 1/2" iron rod with a plastic cap stamped "KAZ" found for corner; from which a 5/8" iron rod found bears North 12°32' East, a distance of 2.42 feet;

North 89°45'40" East, at a distance of 56.53 feet, passing a 1/2" iron rod with plastic cap stamped "RPLS 6008" found, continuing in all a total distance of 547.68 feet to a 1/2-inch iron rod found for the northeast corner of said 21.76-acre tract and the northwest corner of a called 21.054-acre tract of land as described In a deed to McKinney Mayhill Partners, LLC, recorded in Document No. 2016-109777 of the Official Records of Denton County, Texas;

THENCE South 01°43'32" West, along the east line of said 21.76-acre tract, the west line of said 21.054-acre tract and generally along a barbed wire fence, a distance of 27.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the easterly terminus us Hummingbird Lane (a 65-foot wide right-of-way), and at the beginning of a non-tangent curve to the left with a radius of 432.50 feet, a central angle of 11°55'27", and a chord bearing and distance of South 63°04'49" West, 89.85 feet:

THENCE with the north right-of-way line of Hummingbird Lane, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 90.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 57°07'05" West, a distance of 93.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 367.50 feet, a central angle of 33°47'14", and a chord bearing and distance of South 74°00'42" West, 213.59 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 216.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°05'41" West, a distance of 343.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the easternmost end of a right-of-way corner clip at the intersection of said north right-of-way line and said east right-of-way line of State Highway Loop 288;

THENCE North 44°05'52" West, with said right-of-way corner clip, a distance of 28.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°53'57" East, with said east right-of-way line, of State Highway Loop 288, a distance of 169.70 feet to the **POINT OF BEGINNING** and containing 109,629 square feet or 2.5167 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOTES

- The purpose of this plat is to create 9 lots from unplatted land and dedicate easements.
- All recording information shown heron are referenced to the Deed, Plat, or Official Records of Denton County, Texas unless
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- NOTICE: 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.
- 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.
- Property owner is responsible for the maintenance and improvements located within the Drainage Access Easement.
- On site sewer facilities shall not be located inside publicly dedicated easements.
- No gas well Drilling and Production Sites are located within 1000 feet of the subject property.
- Water and wastewater will be provided by the City of Denton.
- Private improvements or encroachments cannot encroach onto existing public or private easements.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0220G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 100 NORTH LOOP 288, LLC. and COMMUNITY DENTAL PARTNERS, LLC, does hereby adopt this plat designating the herein described property as 100 NORTH LOOP 288 ADDITION, an addition to Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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.

WITNESS MY HAND, this ______, 20_____,

BY: 100 NORTH LOOP 288, LLC, a Texas limited partnership

By: ______Signature

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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20___.

Notary Public, State of Texas

WITNESS MY HAND, this ______ day of ______, 20____.

COMMUNITY DENTAL PARTNERS, LLC, a Texas limited liability company

By: _______
Signature

By: ______
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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of , 20 .

Neters Dublic State of Tayon

Notary Public, State of Texas

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	17°12'34"	200.00'	60.07'	S24°52'07"E	59.85'	
C2	61°56'04"	200.00'	216.19'	N02°30'22"W	205.82'	
C5	17°06'31"	185.00'	55.24'	S24°55'08"E	55.04'	
C6	61°56'04"	215.00'	232.41'	N02°30'22"W	221.26'	
C7	61°56'04"	185.00'	199.98'	N02°30'22"W	190.38'	
C8	17°17'58"	215.00'	64.92'	S24°49'25"E	64.67'	
C9	89°55'30"	30.00'	47.08'	N69°08'29"E	42.40'	
C10	54°12'29"	34.00'	32.17'	S38°47'31"E	30.98'	
C11	12°38'01"	50.00'	11.02'	S05°22'16"E	11.00'	
C12	145°34'52"	30.00'	76.23'	S73°44'10"W	57.31'	
C13	57°39'08"	177.50'	178.60'	N04°38'50"W	171.16'	
C14	95°15'00"	23.00'	38.24'	S47°37'30"E	33.98'	
C15	49°08'17"	23.00'	19.73'	S24°34'09"W	19.13'	
C16	40°31'12"	23.00'	16.27'	S69°23'53"W	15.93'	
C17	147°27'36"	23.00'	59.19'	N16°36'43"W	44.16'	
C18	27°37'54"	345.50'	166.62'	N70°56'02"E	165.01'	
C19	27°13'24"	25.00'	11.88'	S75°26'34"E	11.77'	
C20	96°03'41"	25.00'	41.91'	S42°54'54"W	37.18'	

C22 40°29'46" 25.00' 17.67' N68°48'21"W

NO.	BEARING	LENGTH
L1	S13°43'48"E	33.08'
L2	S28°27'40"W	36.90'
L3	S28°27'40"W	36.90'
L4	S00°53'57"W	28.40'
L5	S89°03'16"E	16.00'
L6	S00°56'44"W	16.00'
L7	N89°03'16"W	16.00'
L8	N76°16'12"E	16.00'
L9	S13°43'48"E	16.00'
L10	S76°16'12"W	14.57'
L11	N56°31'36"E	9.91'
L12	S33°28'24"E	16.00'
L13	S56°31'36"W	16.00'
L14	S61°32'20"E	16.15'
L15	S28°27'40"W	16.00'
L16	N61°32'20"W	16.00'
L17	N00°14'20"W	12.49'
L18	N56°31'36"E	7.50'
L22	N13°43'48"W	37.70'

LINE TABLE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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.

PRELIMINARY

Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §

Phone 972-335-3580

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged 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 the 17th day of October, 2023.

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION

ON THIS THE ______ DAY OF _______, 20___

PLANNING AND ZONING CHAIRPERSON

CITY SECRETARY

FINAL PLAT 100 LOOP 288 ADDITION

LOTS 2-8 AND P-2, BLOCK A LOT 1 AND P-2, BLOCK B

2.5167 ACRES & 15.6198 ACRES SITUATED IN THE M. E. P. & P. RR. CO. SURVEY, ABSTRACT NO. 927 CITY OF DENTON, DENTON COUNTY, TEXAS CITY OF DENTON PROJECT NO. FP23-0030

| Scale | Drawn by | Checked by | Date | Project No. | SHEET |

SG

Oct. 2023

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
Ph: 940-536-0175
Contact: Mack Mattke, P. E.
OWNER:
100 North Loop 288, LLC
531 N. Locust Street
Denton, Texas 76201
Ph: 940-367-3089
Contact: Aimee Bissett
OWNER (LOT 5, BLOCK A):
Community Dental Partners, LLC
5800 N. I-35, Suite 205

Denton, Texas 76207

Contact:

SRD

PRELIMINARY

067813702

2 OF 2

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE