

LINE	BEARING	DISTANCE
L18	S 30°33'44" W	23.13
L19	N 53°26'16" W	20.00
L20	N 36°33'44" E	4.04
L21	N 42°26'11" E	15.00
L22	N 50°43'42" E	38.56
L23	N 57°41'48" E	40.93
L24	N 63°32'03" E	117.43
L25	N 67°43'38" E	47.13
L26	N 78°06'38" E	97.03
L27	N 44°26'11" E	20.00
L28	S 49°58'42" E	372.60
L29	N 36°33'44" E	12.00
L30	S 49°58'42" E	30.73
L31	S 40°01'18" W	12.00
L32	S 49°58'42" E	100.60
L33	S 56°22'08" E	250.96
L34	S 53°26'16" E	299.67
L35	S 45°24'54" E	66.22
L36	N 44°35'06" E	12.00
L37	S 45°24'54" E	30.00
L38	N 36°33'44" E	23.62
L39	S 08°27'58" E	45.69
L40	S 53°27'58" E	62.26
L41	S 53°27'58" E	333.57
L42	S 57°41'48" W	17.16
L43	N 53°27'58" W	117.37
L44	N 53°27'58" W	69.26
L45	S 81°32'02" W	38.67
L46	N 36°33'44" E	22.64
L47	N 81°32'02" E	21.51
L48	N 08°27'58" W	21.48
L49	N 08°27'58" W	13.99
L50	N 53°27'58" W	253.02
L51	S 81°32'02" W	112.68
L52	N 49°58'42" W	21.37
L53	N 81°32'02" E	133.47
L54	S 53°27'58" E	266.28
L55	S 08°27'58" E	6.54
L56	S 36°33'44" W	22.62

PROPERTY DESCRIPTION

WHEREAS, JOSEPH AND SORAYA FLETCHER IRREVOCABLE GIFT TRUST is the owner of a 6.959 acre tract of land situated in the Gideon Walker Survey Abstract No. 1330, City of Denton, Denton County, Texas and being a portion of a called 7.928 acre tract of land as described in a deed to Dinari Associates, Ltd. recorded in ccf# 2006-119043 of the Real Property Records Denton County, Texas (RPRDCT) and being more particularly described as follows:

BEGINNING at a TxDOT monument found in the north line of a tract of land described in a deed to Texas Department of Transportation (TxDOT) recorded in Clerk's File No. 2012-9736 (RPRDCT) and being in the west line of Lot 1, Block A of Classic Cars Addition an addition to the City of Denton according to the plat recorded in Clerk's File No. 2014-266 (RPRDCT);

THENCE along the north line of said TxDOT tract as follows:

NORTH 45°24'54" WEST a distance of 142.53 feet to a 5/8 inch iron rod set for corner;

NORTH 53°26'16" WEST a distance of 297.76 feet to a 5/8 inch iron rod set for corner;

NORTH 56°22'08" WEST a distance of 251.56 feet to a 5/8 inch iron rod found for corner;

NORTH 49°58'42" WEST a distance of 505.40 feet to a TxDOT monument found for corner in the east line of Lot 1, Block A of Lissberger Addition an addition to the City of Denton according to the plat recorded in Cabinet H, Page 196, Plat Records Denton County, Texas (PRDCT);

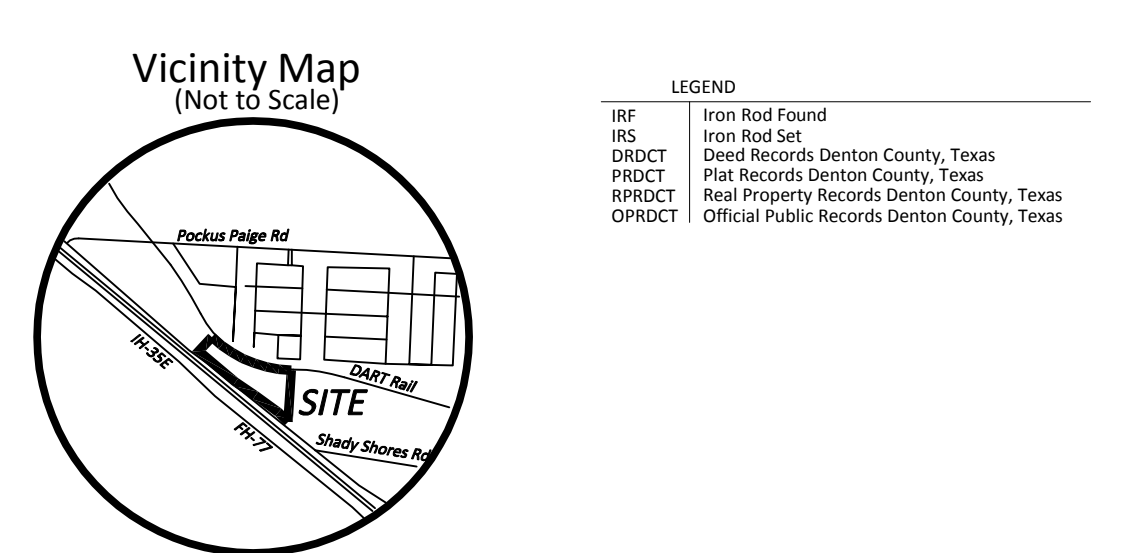
THENCE along the east line of said Lissberger Addition, NORTH 42°56'51" EAST a distance of 203.48 feet to a 5/8 inch iron rod set for corner in the south line of Dallas Area Rapid Transit (DART) tract a 100 feet wide right of way and being the beginning of a non-tangent curve to the left having a radius of 1273.57 feet and a chord bearing of SOUTH 67°15'41" EAST;

THENCE along the south line of said DART tract and along said non-tangent curve to the left through a central angle of 41°33'45" for an arc length of 923.85 feet to a 5/8 inch iron rod found for corner at the northwest corner of said Classic Cars Addition;

THENCE along the west line of said Classic Cars Addition, SOUTH 03°41'41" WEST a distance of 542.52 feet to the POINT OF BEGINNING;

CONTAINING 6.959 acres 303,150 square feet of land more or less.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	90°00'00"	31.42	N 81°32'02" E	28.28
C2	49.00	78°02'30"	66.73	N 75°33'02" E	61.70
C3	124.00	12°14'54"	26.53	S 59°35'25" E	26.46
C4	44.00	16°13'43"	12.46	S 61°34'49" E	12.42
C5	1297.57	5°38'28"	127.75	S 72°30'55" E	127.70
C6	44.00	21°52'11"	16.79	S 64°10'09" E	16.69
C7	49.00	90°00'00"	76.97	S 08°27'58" E	69.30
C8	49.00	90°00'00"	76.97	S 81°32'02" W	69.30
C9	20.00	80°30'44"	30.20	S 83°16'40" W	27.43
C10	25.00	90°00'00"	39.27	S 81°32'02" W	35.36
C11	20.00	90°00'00"	31.42	N 08°27'58" W	28.28
C12	25.00	78°18'54"	34.17	N 75°32'29" E	33.57
C13	100.00	12°14'54"	21.38	S 59°35'25" E	21.34
C14	20.00	15°55'38"	5.36	S 61°25'42" E	5.34
C15	1312.57	5°54'14"	136.18	S 72°30'55" E	136.12
C16	25.00	21°49'43"	9.52	S 64°22'49" E	9.47
C17	25.00	90°00'00"	39.27	S 08°27'58" E	35.36
C18	1289.57	14°51'02"	134.24	N 51°34'48" W	133.33



- GENERAL NOTES:**
- Basis of Bearings: Bearings are based on the deed recorded in ccf# 2004-48579 Real Property Records Denton County, Texas.
 - FLOOD STATEMENT: According to Community Panel No. 48121C0390G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is Flood Zone "X", which is not a special flood hazard area, Flood Zone X (Shaded) 500-year flood area, Flood Zone AE 100-year flood area with flood elevations calculated and Floodway. 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 statement shall not create liability on the part of the Surveyor.
 - 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.
 - Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Design Criteria and Comprehensive Master Drainage Plan.
 - Prior to development of second lot, a private lift station operation and maintenance agreement between owners of Lots 1 and 2 will be required to be filed with Denton County Clerk.

Purpose Statement:
The purpose of this preliminary plat is to subdivide unplatted property into 2 Lots (Lots 1 & 2) and dedicate easements.

**PRELIMINARY PLAT
SERVICE KING DENTON ADDITION
LOTS 1 & 2, BLOCK A**

BEING 6.959 ACRES OUT OF THE
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: September 20, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Service King PP 2016-09-20
Drawn By: Spradling/Elam	Job No. 552-053
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.abedfordgroup.com - ajb@abedfordgroup.com



DENTON COUNTY FILING

OWNER/DEVELOPER: JOSEPH AND SORAYA FLETCHER IRREVOCABLE GIFT TRUST
600 PARTRIDGE DR.
ARGYLE, TEXAS 76226

ENGINEER: CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406
Bedford, Texas 76021
Tel: 817.281.0572

SURVEYOR: A.J. BEDFORD GROUP, INC.
301 NORTH ALAMO ROAD
ROCKWALL, TEXAS 75087
972.722.0225