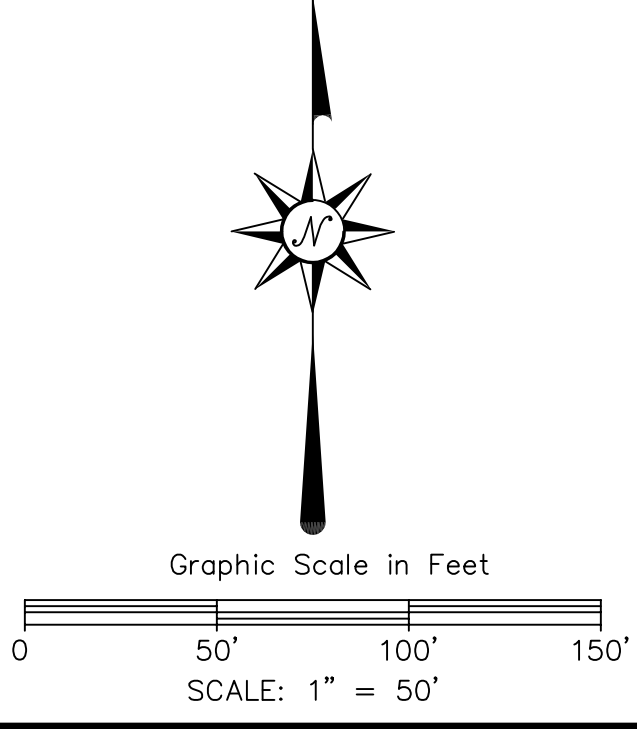
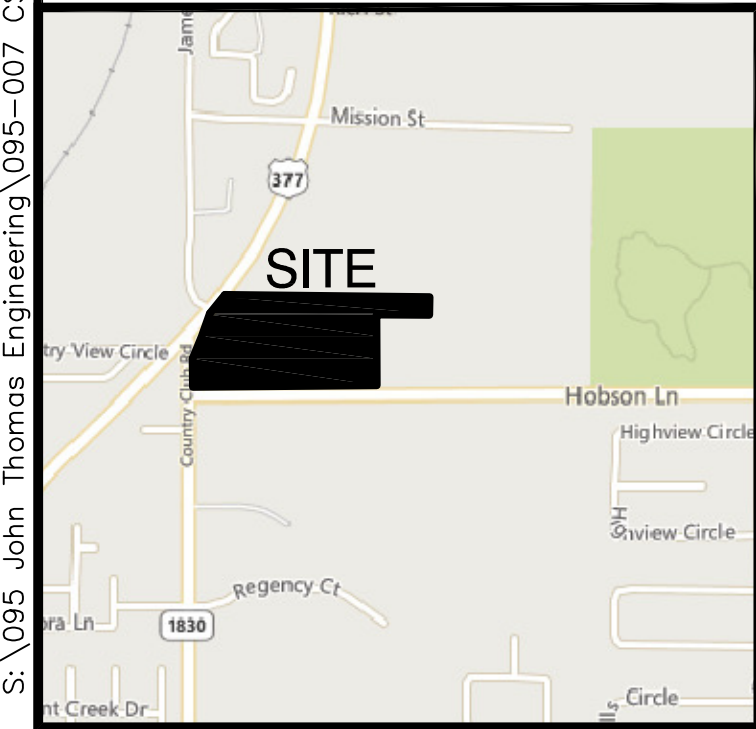


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ABBREVIATIONS	
P.R.T.D.T.	PUBLIC RECORDS OF DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
A.U.&D.E.	ACCESS, UTILITY & DRAINAGE EASEMENT
F.A.D.&U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
F.&A.E.	FIRELANE & ACCESS EASEMENT
L.B.	LANDSCAPE BUFFER
B.L.	BUILDING LINE
SSMH	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER LINE
W.L.	WATER LINE
FL	FLOW LINE
CMU	CONCRETE MASONRY UNIT
D.N.S.	DID NOT SET PROPERTY CORNER

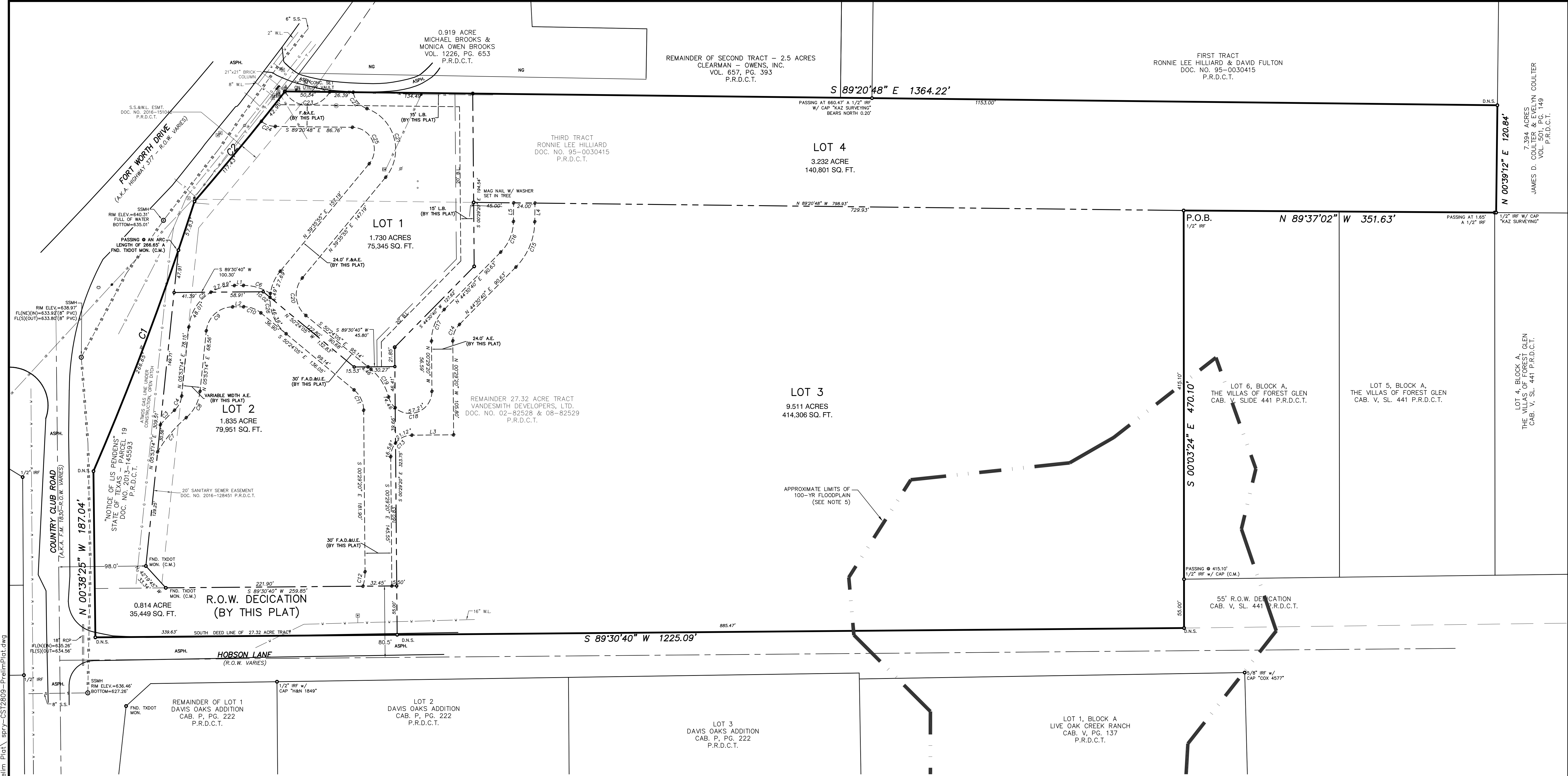
LINETYPES	
— W — W — W —	UNDERGROUND WATER LINE
— SS — SS — SS —	UNDERGROUND SANITARY SEWER
— T — T — T —	UNDERGROUND COMMUNICATION LINE
— G — G — G —	UNDERGROUND GAS LINE
— OE — OE — OE —	OVERHEAD UTILITY LINE

LEGEND	
●	BOUNDARY CORNER
●	LOT CORNER
●	EASEMENT CORNER
⊗	WATER VALVE
⊗	WATER METER
⊗	IRRIGATION CONTROL VALVE
⊗	WATER WELL
⊗	SANITARY SEWER MANHOLE
⊗	POWER POLE
⊗	ELECTRICAL METER
⊗	TRAFFIC LIGHT

BENCHMARK	
PRIMARY BENCHMARK:	CITY OF DENTON
BENCHMARK 51, SOUTH SIDE PARVINE AND	
CENTERLINE OF JACQUELINE BEHIND CURB.	
ELEVATION = 678.26'	

OWNER:	Vandersmith Developers, LTD
LOTS 2&3	2925 Country Club Road, Ste. 103
	Denton, TX 76210
OWNER:	CST Stations Texas, LLC
LOT 1	19500 Bulverde Road
	Suite 100
	San Antonio, Texas 78259
	Phone: 210-692-5000
OWNER:	RONNIE LEE HILLIARD
LOT 4	& DAVID FULTON
	2513 FT. WORTH DR.
	DENTON, TEXAS 76201

ENGINEER:	John Thomas Engineering, LLC	SURVEYOR:	Spry Surveyors, LLC
	800 N. Watters, Ste. 170		8241 Mid-Cities Blvd., Ste.102
	Allen, TX 75013		North Richland Hills, TX 76182
	Phone: 214-491-1830		Phone: 817-776-4049
			Firm Reg. No. 10112000
SPRY PROJECT NO. 095-007-30			
CITY PROJECT NO. PP17-0005			
DATE: FEBRUARY 2017			
PAGE: 1 OF 2			



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OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS Vandesmith Developers, Ltd., CST Stations Texas, LLC, Ronnie Lee Hilliard and David Fulton are the owners of all that certain 17.188 acres of land, by virtue of the deeds for 27.32 acre tract to Vandesmith Developers, Ltd., recorded in Document Numbers 02-82528 and 02-82529, in the Public Records of Denton County, Texas (P.R.D.C.T.), and by virtue of the deed for 0.7335 acre tract to CST Stations, LLC, recorded in Document Number 2017-\_\_\_\_\_, P.R.D.C.T., and by virtue of the deed for 1.0025 acre tract to CST Stations, LLC, record in Document Number 2017-\_\_\_\_\_, P.R.D.C.T., and by virtue of the deed for Third Tract described in the deed to Ronnie Lee Hilliard and David Fulton, recorded in Document Number 95-0030415 P.R.D.C.T., in the W. Daniel Survey, A-378, City of Denton, Denton County, Texas and more particularly described by metes and bounds as follows: ( All bearings based on the "Notice of Lis Pendens" State of Texas - Parcel 19, recorded in Document Number 2013-145593 P.R.D.C.T.)

BEGINNING at a 1/2" iron found for the northwest corner of Lot 6, Block A, The Villas of Forest Glen, recorded in Cabinet V, Slide 441 P.R.D.C.T., in the north line of said 27.32 acre tract, common to the south line of said Third Tract;

THENCE South 00° 13' 24" East -passing at distance of 415.10' a 1/2" iron rod with a cap found for the southwest corner of said Lot 6, continuing for a total distance of 470.10' to the southeast corner of the herein described tract, in the south line of said 27.32 acre tract, called to be the center of Hobson Lane (R.O.W. Varies);

THENCE South 89° 30' 40" West - 1225.09' along the south line of said 27.32 acre tract, to the southwest corner of the herein described tract, common to the southwest corner of said 27.32 acre tract, in the east right-of-way line of Country Club Road (also known as F.M. 1830, R.O.W. Varies);

THENCE North 00° 38' 25" West along the east right-of-way line of said Country Club Road, passing at a distance of 54.93' the southwest corner of said Parcel 19, continuing along said east right-of-way line of said Country Club Road for a total distance of 187.04' to the southeast right-of-way intersection of said Country Club Road and Fort Worth Drive (also known as Highway 377, R.O.W. Varies), which is a point on a curve to the left, having a central angle of 05° 34' 34", a radius of 3334.03' and a chord bearing and distance of North 20° 31' 10" East - 324.35';

THENCE along said curve to the left, along the southeast right-of-way line of said Fort Worth Drive, passing at an arc distance of 266.65' a TXDOT Monument found for the north corner of said Parcel 19, continuing along southeast right-of-way line of said Fort Worth Drive for a total arc distance of 324.48' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point on a curve to the left, having a central angle of 02° 45' 19", a radius of 3334.03' and a chord bearing and distance of North 39° 26' 48" East - 160.31';

THENCE along said curve to the left, continuing along the southeast right-of-way line of said Fort Worth Drive, an arc distance of 160.32' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the northwest corner of said 0.7335 acre tract and common to the southwest corner of the Second Tract, described in the deed to Clearman - Owens, Inc. recorded in Volume 657, Page 393 P.R.D.C.T.;

THENCE South 89° 20' 48" East along the common line of said 0.7335 acre tract and said Second Tract, passing at a distance of 680.47' a 1/2" iron rod with a cap stamped "KAZ Surveying" bearing north 0.20', continuing along north line of said Second Tract and the south line of the First Tract described in said deed to Ronnie Lee Hilliard & David Fulton, for a total distance of 1364.22' to the northeast corner of the herein described tract, common to the common east corner of said First and Second Tract, in the west line of the 7.394 acre tract described in the deed to James D. Coulter and Evelyn Coulter, recorded in Volume 501, Page 149 P.R.D.C.T.;

THENCE South 00° 39' 12" West - 120.84' to a 1/2" iron rod with a cap stamped "KAZ Surveying" found for the southeast corner of said Second Tract, in the north line of said Block A, The Villas of Forest Glen;

THENCE North 89° 37' 02" West along the north line of said Block A, The Village of Forest Glen, passing at a distance of 1.65' a 1/2" iron rod found for the common north corner of Lot 5 and Lot 4 of said Block A, The Village of Forest Glen, continuing for a total distance of .351.63' the POINT OF BEGINNING and containing 17.188 acres of land.

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CST Stations Texas, LLC, Vandermith Developers, LTD, Ronnie Lee Hilliard, and David Fulton, are the Owners, do hereby adopt this plat designating the herein before described property as Lots 1-4, Block A, CST 2809 Addition, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endonger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Notwithstanding the foregoing, Owners may install paving, lighting, landscaping and signage within the easement areas and such improvements shall be deemed not to interfere with the construction, maintenance and efficiency of the systems.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CST STATIONS TEXAS, LLC

VANDERSMITH DEVELOPERS, LTD.

RONNIE LEE HILLIARD

DAVID FULTON

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Signature

Notary Stamp:

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Signature

Notary Stamp:

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Signature

Notary Stamp:

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Signature

Notary Stamp:

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Fort Worth, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis  
R.P.L.S. No. 5647

Date: JUNE 12, 2017

David Carlton Lewis, R.P.L.S.  
Texas Registration No. 5647  
Spry Surveyors, LLC.  
8241 Mid Cities Blvd Ste 102  
N. Richland Hills, TX 76182



NOTES

- The surveyor received a copy of the Commitment for Title Insurance, prepared by First American Title Guaranty Company, G.F. No. 2027-207897-RU, effective date: November 03, 2016 (Tract I), and G.F. No. 2027-207704-RU, effective date: November 01, 2016 (Tract II). This plat reflects the esements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- All bearings based on the "Notice of LIS Pendens" State of Texas - Parcel 19, recorded in Document Number 2013-145593 P.R.D.C.T.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48121C0370G, published by the Federal Emergency Management Agency, dated: April 18, 2011, a portion of the surveyed property shown herein lies within the area designated as Zone A, which is defined as areas of 100-year flooding with no base flood elevations determined. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.
- The minimum finished floor elevations 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 elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum."
- 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.
- Property owner is responsible for maintenance of Access Easement shown hereon.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°30'40" E	10.18'
L2	N 89°30'40" E	12.41'
L3	N 89°30'40" E	46.95'
L4	N 00°39'12" E	20.97'
L5	N 00°39'12" E	20.97'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3334.03'	324.48'	324.35'	N 20°31'10" E	5°34'34"
C2	3334.03'	160.32'	160.31'	S 39°26'48" W	2°45'19"
C3	165.00'	22.81'	22.79'	N 43°59'05" E	7°55'13"
C4	25.00'	18.35'	17.94'	N 26°54'58" E	42°03'27"
C5	52.00'	75.89'	69.34'	N 47°41'58" E	83°37'27"
C6	54.00'	32.15'	31.67'	N 73°26'04" W	34°06'32"
C7	150.00'	50.35'	50.11'	N 39°55'59" E	19°13'51"
C8	45.00'	34.29'	33.47'	S 27°43'04" W	43°39'40"
C9	30.00'	43.79'	40.00'	S 47°41'59" W	83°37'26"
C10	30.00'	20.99'	20.56'	S 70°26'43" E	40°05'15"
C11	30.00'	26.13'	25.32'	N 25°26'43" W	49°54'45"
C12	55.00'	16.47'	16.41'	N 08°05'26" E	17°09'32"
C13	24.00'	37.70'	33.94'	S 44°30'40" W	90°00'00"
C14	26.00'	20.42'	19.90'	S 22°00'40" W	45°00'00"
C15	74.00'	56.64'	55.27'	N 22°34'56" E	43°51'28"
C16	50.00'	38.27'	37.35'	N 22°34'56" E	43°51'28"
C17	50.00'	39.27'	38.27'	N 22°00'40" E	45°00'00"
C18	24.75'	71.67'	49.13'	N 82°28'05" E	165°54'49"
C19	60.00'	37.52'	36.91'	S 32°29'18" E	35°49'35"
C20	30.00'	47.12'	42.43'	S 05°24'05" E	90°00'00"
C21	49.00'	93.81'	80.13'	S 15°14'49" E	109°41'28"
C22	24.00'	25.19'	24.05'	S 40°01'19" E	60°08'28"
C23	28.41'	61.84'	50.34'	S 89°20'48" E	124°42'16"
C24	25.00'	17.06'	16.73'	S 69°47'56" E	39°05'43"
C25	25.00'	56.26'	45.12'	N 24°52'27" W	128°56'43"
C26	50.00'	78.54'	70.71'	N 05°24'05" W	90°00'01"

A PRELIMINARY PLAT OF  
LOTS 1-4, BLOCK A

CST 2809 ADDITION

AN ADDITION TO THE CITY OF DENTON  
WHICH IS 17.188 ACRES  
IN THE W. DANIEL SURVEY, A - 378  
CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER: Vandersmith Developers, LTD  
LOT 1&3 2925 Country Club Road, Ste. 103  
Denton, TX 76210

OWNER: CST Stations Texas, LLC  
LOT 2 19500 Bulverde Road  
Suite 100  
San Antonio, Texas 78259  
Phone: 210-692-5000

ENGINEER: John Thomas Engineering, LLC  
800 N. Watters, Ste. 170  
Allen, TX 75013  
Phone: 214-491-1830

SURVEYOR: Spry Surveyors, LLC  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000

OWNER: RONNIE LEE HILLIARD  
LOT 4 & DAVID FULTON  
2513 FT. WORTH DR.  
DENTON, TEXAS 76201

SPRY PROJECT NO. 095-007-30  
CITY PROJECT NO. PP17-0005  
DATE: FEBRUARY 2017  
PAGE: 2 OF 2