



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda Zoning Board of Adjustment

Monday, June 23, 2025

5:30 PM

Development Service Center

REGISTRATION GUIDELINES FOR ADDRESSING THE ZONING BOARD OF ADJUSTMENT

Citizens will also be able to participate in the following way (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- eComment – On June 17, 2025, the agenda was posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Within eComment, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. Similar to when a citizen submits a white card to indicate their position on an item, the eComments will be sent directly to members of the Zoning Board of Adjustment and recorded by the Secretary.

Members review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, June 23, 2025 at 5:30 p.m. in Training Rooms 3, 4, and 5 at Development Service Center, 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. ITEMS FOR CONSIDERATION

- A. [ZBA25-009](#) Consider the approval of the January 27, 2025 minutes.

Attachments: [January 27, 2025](#)

3. PUBLIC HEARINGS

- A. [V25-0051a](#) Consider a variance request from the Heavy Industrial (HI) District Dimensional Standards, specifically Denton Development Code Table 3.5-C as it relates to the

minimum lot depth of 200 feet. The subject property is generally located on the west side of Dakota Lane approximately 195 ft south of Airport Road in the City of Denton, Denton County, Texas. (V25-0051a, Dakota Lane C-Store, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Project Narrative](#)
 [Exhibit 5 - Survey of Subject Property](#)
 [Exhibit 6 - 2010 Conveyance Plat](#)
 [Exhibit 7 - 2011 Final Plat](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Zoning Board of Adjustment or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Zoning Board of Adjustment reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on June 17, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Legislation Text

File #: ZBA25-009, **Version:** 1

AGENDA CAPTION

Consider the approval of the January 27, 2025 minutes.

MINUTES
ZONING BOARD OF ADJUSTMENT
January 27, 2025

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, January 27, 2025, at 5:32 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair: Jennifer Lane, Vice-Chair Connor Hall, and Members: Kate Lynass, Kristine Bray, Liam Gaume-Wakefield, and Byron Woods

ABSENT: Members: Kevin Blair and James Price

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ZBA25-003: Consider the approval of the December 16, 2024, minutes.

Member Wakefield moved to approve the minutes as presented. Motion seconded by Member Hall. Motion carried.

AYES (5): Chair: Jennifer Lane, Vice-Chair Connor Hall, and Members: Kristine Bray, Kate Lynass, Liam Gaume-Wakefield, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE: Members: Kevin Blair and James Price

B. ZBA25-001: Elect a Chair and Vice-Chair to the Zoning Board of Adjustment.

Member Halll moved to nominate Member Lane as Chair. Motion seconded by Member Bray. Motion carried.

AYES (5): Members: Jennifer Lane, Connor Hall, Kristine Bray, Kate Lynass, Liam Gaume-Wakefield, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE: Members: Kevin Blair and James Price

Member Lane moved to nominate Member Hall as Vice-Chair. Motion seconded by Member Woods. Motion carried.

AYES (5): Members: Jennifer Lane, Connor Hall, Kristine Bray, Kate Lynass, Liam Gaume-Wakefield, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE: Members: Kevin Blair and James Price

3. WORK SESSION

A. ZBA25-002: Receive a report and hold a discussion regarding the Zoning Board of Adjustment composition, procedures, powers, and duties.

Hayley Zagurski, Assistant Planning Director, presented the item.

Jennifer Lane stepped out at 5:58 p.m. and returned at 5:59 p.m.

4. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:12 p.m.

X

Jennifer Lane
Zoning Board of Adjustments Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Legislation Text

File #: V25-0051a, **Version:** 1

AGENDA CAPTION

Consider a variance request from the Heavy Industrial (HI) District Dimensional Standards, specifically Denton Development Code Table 3.5-C as it relates to the minimum lot depth of 200 feet. The subject property is generally located on the west side of Dakota Lane approximately 195 ft south of Airport Road in the City of Denton, Denton County, Texas. (V25-0051a, Dakota Lane C-Store, Matt Bodine)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: June 23, 2025

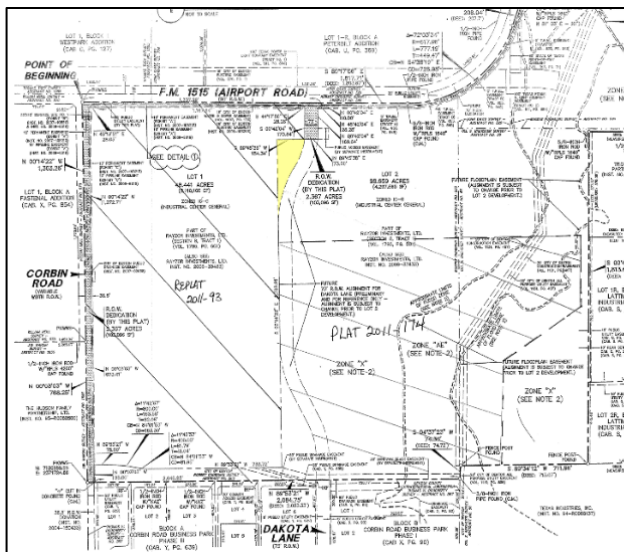
SUBJECT

Consider a variance request from the Heavy Industrial (HI) District Dimensional Standards, specifically Denton Development Code Table 3.5-C as it relates to the minimum lot depth of 200 feet. The subject property is generally located on the west side of Dakota Lane approximately 195 ft south of Airport Road in the City of Denton, Denton County, Texas. (V25-0051a, Dakota Lane C-Store, Matt Bodine)

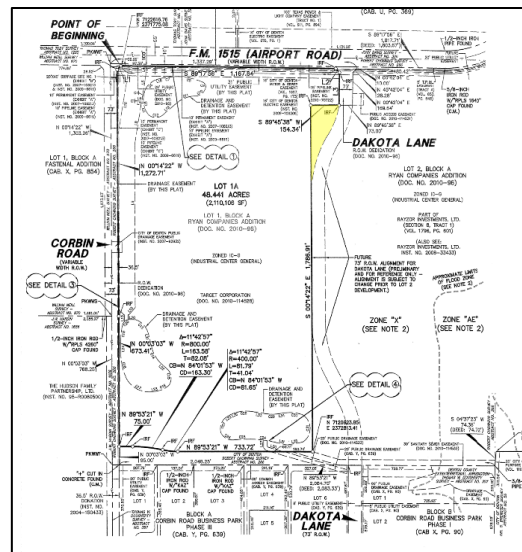
BACKGROUND

The subject property is a 0.857-acre vacant lot generally located west of Dakota Lane and approximately 195 ft south of Airport Road in a primarily industrial sector of the City. The property owner is requesting a variance from the Heavy Industrial (HI) District's required minimum lot depth of 200 ft in order to plat and develop the property. According to the Denton Development Code (DDC) Subchapter 9.2: Definitions, lot depth is measured as the horizontal distance from the midpoint of the rear lot line to the midpoint of the front lot line. Based on the definition, this property has a lot depth of approximately 73 ft, which is 127 feet shorter than today's regulations. The subject property meets the dimensional standards for minimum lot size and minimum width.

The subject property's current irregular shape and dimensions are the result of multiple subdivisions recorded by plat. The property was part of a much larger lot recorded by a conveyance plat in 2010. This plat also dedicated and reserved public right-of-way for Dakota Lane which determined the subject



2010 Conveyance Plat



2011 Final Plat

property's current eastern and southern property lines. The larger, adjacent lot to the west and north was replatted in 2011 as a final plat, which followed the lot boundaries previously shown on the conveyance plan and left out the subject property and thus established the property's north and west property lines (subject property shown above in yellow). The conveyance plat and final plat are provided as Exhibits 6 & 7, respectively.

The subject property has been recorded by plat through the 2010 conveyance plat; however, a conveyance plat is an interim plat for the purposes of defining a lot's boundaries and does not grant development rights. Any proposal to develop the property would require a final plat demonstrating compliance with the current zoning district's dimensional standards. As noted above, the HI zoning district requires a minimum lot depth of 200 feet, measured between the midpoints of the front and rear property lines. Based on these requirements, City staff would have to deny a plat of the property unless relief from this standard is achieved through the variance process described in DDC Section 2.8.1D.

It would not be feasible for the owner to resolve the lot depth issue through alternatives to the variance process. First, staff would not be able to support a rezoning of the property to a zoning district with less stringent dimensional standards. The current zoning district permits the applicant's proposed use of gas station (see Exhibit 4), aligns with the Future Land Use Map in the Denton 2040 Comprehensive Plan, and is consistent with zoning in the surrounding area. Furthermore, rezoning the property could be construed as spot zoning, a practice that staff strongly advises against. Second, purchasing additional property to become compliant with the dimensional standards would be difficult to accomplish. The lot is situated between existing right-of-way for Dakota Lane to the east and south, and a developed industrial use to the north, west, and southwest. Acquisition of additional land area from the developed industrial site would require the subject property to incorporate site improvements necessary for that development's operations and required by the DDC, including a drive aisle for a second point of access and a stormwater detention pond (see Exhibit 3).



A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Approve as submitted
2. Approve subject to conditions
3. Deny
4. Table item

RECOMMENDATION

Staff recommends approval of the variance to reduce the minimum lot depth from 200 feet to 73 feet, as it meets the criteria for approval in DDC Section 2.8.1D.

(continue on next page)

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
May 12, 2010	Planning & Zoning Commission	Conveyance Plat (CV10-0001)	Approved
March 9, 2011	Planning & Zoning Commission	Final Plat (FP10-0022)	Approved
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition (subject property transitioned from IC-G to HI District)	Approved

PUBLIC OUTREACH:

Public outreach is not required for a variance request.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. Survey of Subject Property
6. 2010 Conveyance Plat
7. 2011 Final Plat

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

V25-0051/Dakota Lane C-Store

City Council District #3

REQUEST:

Variance from the Heavy Industrial (HI) District Dimensional Standards, specifically Denton Development Code Table 3.5-C as it relates to the minimum lot depth of 200 ft.

SITE DATA:

The subject property is a 0.857-acre, or 37,330 sq. ft., parcel generally located west of I-35 near the intersection of Airport Rd and Dakota Ln in the City of Denton. The subject property and surrounding area are zoned for the HI district. The property itself is vacant, but several neighboring properties are developed with industrial uses. The subject property's irregular boundaries are the result of subdivisions recorded by a Conveyance Plat approved in 2010 and a Final Plat approved in 2011. The subject property is recorded on the 2010 Conveyance Plat but was not recorded as part of the 2011 Final Plat. Therefore, the subject property has been platted but only for the purposes of defining a lot's boundaries. It is not entitled development rights as it has not yet been final platted.

The subject property's boundaries are fixed in place. The east and south property lines are determined by public right-of-way for Dakota Lane, and the north and west property lines are determined by a fully developed, industrial lot.

CONSIDERATIONS:

1. The applicant is requesting a variance from Denton Development Code (DDC) Table 3.5-C to reduce the minimum lot depth from 200 ft to 73 ft. According to the DDC Subchapter 9.2: Definitions, lot depth is measured as the horizontal distance from the midpoint of the rear lot line to the midpoint of the front lot line.
2. Section 2.8.1D states the that the Zoning Board of Adjustment may grant a variance upon a finding that all of the following exist:
 - a) *Special circumstances or conditions apply to the parcel for which the variance is sought, which circumstances or conditions are peculiar to such parcel and do not apply generally to other parcels in the same district or neighborhood and that said circumstances or conditions are such that the strict application of the provisions of this DDC would deprive the applicant of the reasonable use of such parcel.*

The subject property's irregularly shaped boundaries are the result of several subdivisions in the area (see Site Data section above) that left the property with peculiar boundaries and a noncompliant lot depth of approximately 73 ft. The subdivision process in the 2019 DDC ensures the circumstances that led to the subject property's peculiar conditions are not a common occurrence for property platted today. Lots recorded by plat must meet the zoning district's dimensional standards, and according to subsection 8.2.3B.1, legal remainders must be at least 5 acres in size. The strict application of the DDC would deprive the owner of being able to develop the property since it would need to be platted to gain development rights and staff would have to deny the plat based on lot dimensions.

- b) *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the district or neighborhood in which the parcel is located.*

The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the district. If the proposed variance is approved, a detailed review of all required plat, zoning compliance plans, engineering plans, and building permit submittals are required prior to development. Potential impacts from development of the property, such as increased traffic or stormwater runoff, would be mitigated through these review processes, which require compliance with the DDC and Design Criteria Manual.

- c) *The variance granted is the minimum variance that will accomplish this purpose.*

A variance from the minimum lot depth of 200 feet to the existing 73 feet would allow the property owner to plat the property and subsequently develop it. Alternatives to the variance are not feasible options. Rezoning the property to a district with less stringent dimensional standards would not be supported by the Denton 2040 Comprehensive Plan. Acquiring additional land area from an adjacent property in order to meet the minimum lot depth is not a viable option as the adjacent lot is developed and not under common ownership. Furthermore, acquisition of land area needed to make the parcel compliant would make the adjacent lot nonconforming as acquisition would include required site improvements, such as drive aisles and a stormwater detention facility. Therefore, the subject property's depth is fixed at 73 feet, and a 127-foot reduction in lot depth is the minimum required to allow the property to be platted.

- d) *The literal enforcement and strict application of the provisions of this DDC will result in an unnecessary hardship inconsistent with the general provisions and intent of this DDC and that in granting such variance, the spirit of the DDC will be preserved and substantial justice done.*

Strict application of the DDC would be inconsistent with the Code's general provisions and intent. DDC subsection 8.3.2A.1 requires lots created through the subdivision process to be developable. The subject property is undevelopable according to the strict application of the Code, and in granting the requested variance in order to allow the lot to be platted, the spirit of the DDC will be preserved and substantial justice done.

- e) *The granting of a variance is not solely for the purpose of mitigating a financial hardship; and*

The requested variance is not solely for the purpose of mitigating a financial hardship. As has been demonstrated in the criteria above, the variance is required in order to allow the property to be platted for development.

- f) *The condition or feature that creates the need for the variance did not result from the owner's actions.*

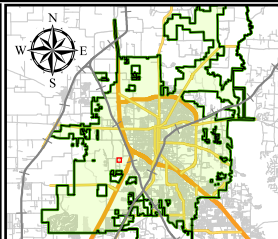
The conditions that created the need for a variance are not the result of the current owner's actions. The property owner who dedicated the Final Plat in 2011; and thus established the property's current, noncompliant boundaries; is not the current owner of the subject property.

V25-0051

Aerial Site Location



- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



0 50 100 200 Feet

Development Services • GIS

Date: 4/30/2025

April 9, 2025

To Whom It May Concern,

My name is Sam Anvari, and I am purchasing the parcel of land on the southwest corner of Airport Rd and Dakota Ln. This is a 0.857 +/- acre parcel, currently zoned "HI" also known as heavy industrial. I have completed my PAC meeting with the City of Denton, sharing my plans to build a gas station and c-store here, which is one of the allowed uses in "HI" zoning. The city officials have given me a preliminary nod of approval for this concept. The only challenge we have currently is the lot dimensions.

Under the "lot dimensions" requirements for "HI" zoning, on page 174 of the DDC handbook, section 3.7.2A Minimum Lot Dimensions, the minimum lot size is 20,000 sq ft, the minimum lot width is 100 ft, and the minimum lot depth is 200 ft. This lot satisfies the size requirements, as it is just over 37,000 sq ft, and it also satisfies the lot width, as it is over 100 ft. However, the minimum depth, which I was told the city measures from the midpoint of the rear of the property to the midpoint of the front of the property, is less than the required 200 ft. I did not carve up the property as such, it was done over a decade ago, by the current seller of the property. There is also no opportunity for me to add to this property, as it is landlocked.

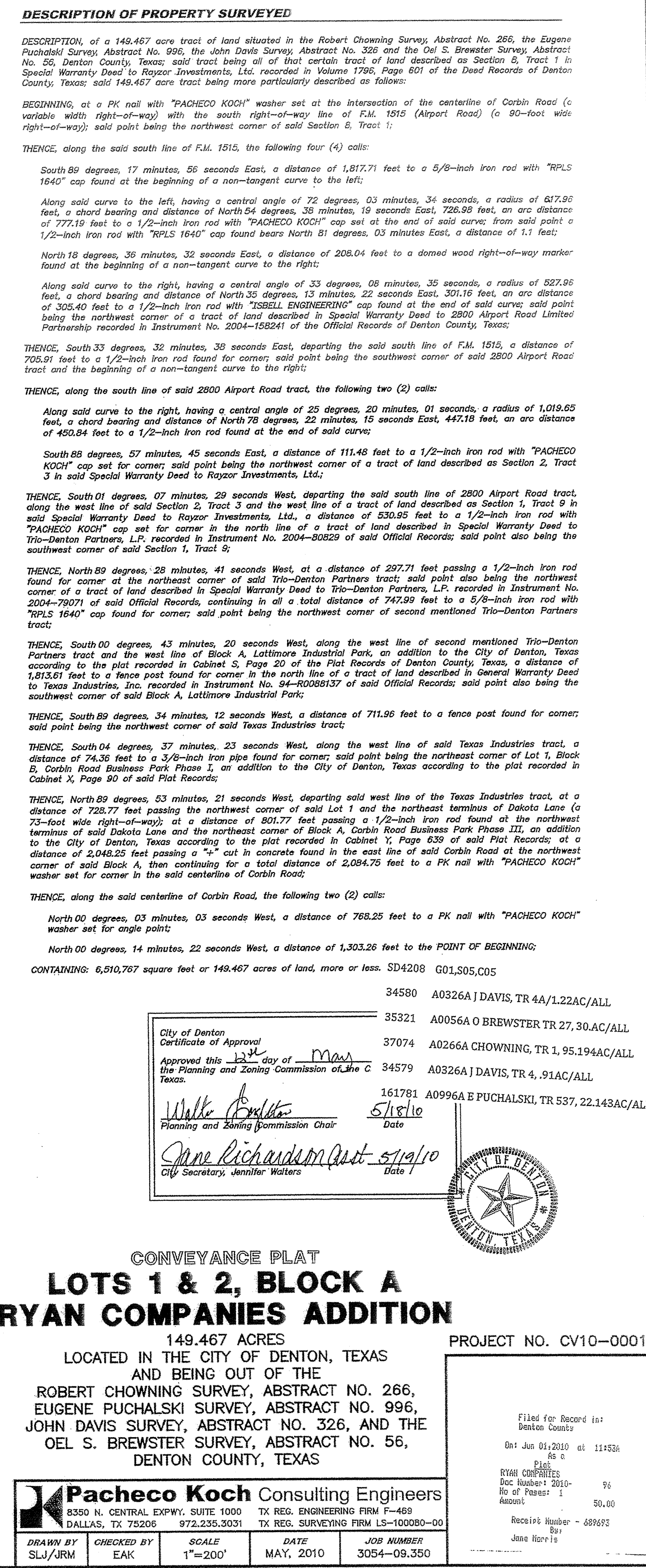
I am kindly asking for the City of Denton and the Zoning Board of Adjusters to grant me a variance or exception for the depth requirement, as I am still able to satisfy every other requirement necessary to develop on this parcel. I appreciate your time and consideration and look forward to another successful development that will benefit the community.

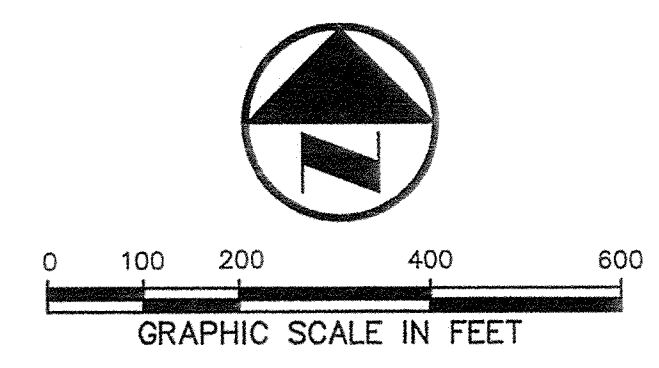
Regards,



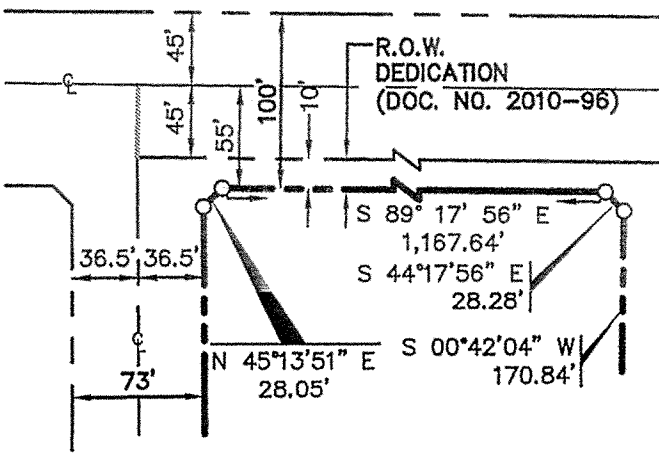
Sam Anvari

940-595-9527



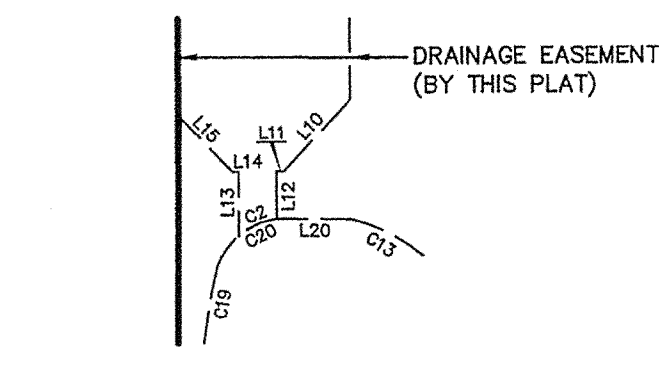


LINE	BEARING	LENGTH
L1	N 45°13'51" E	28.05'
L2	S 44°17'56" E	28.28'
L3	S 00°42'04" W	170.84'



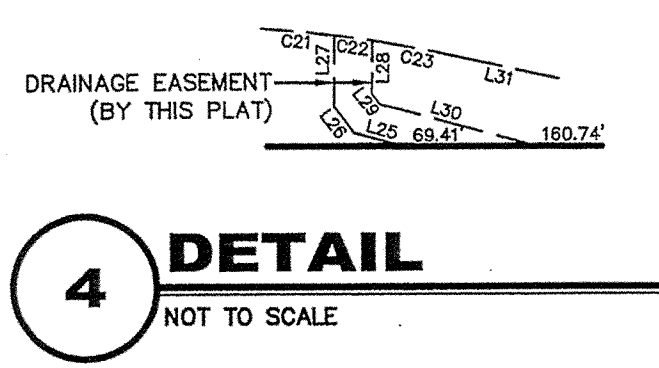
1 DETAIL

NOT TO SCALE



3 DETAIL

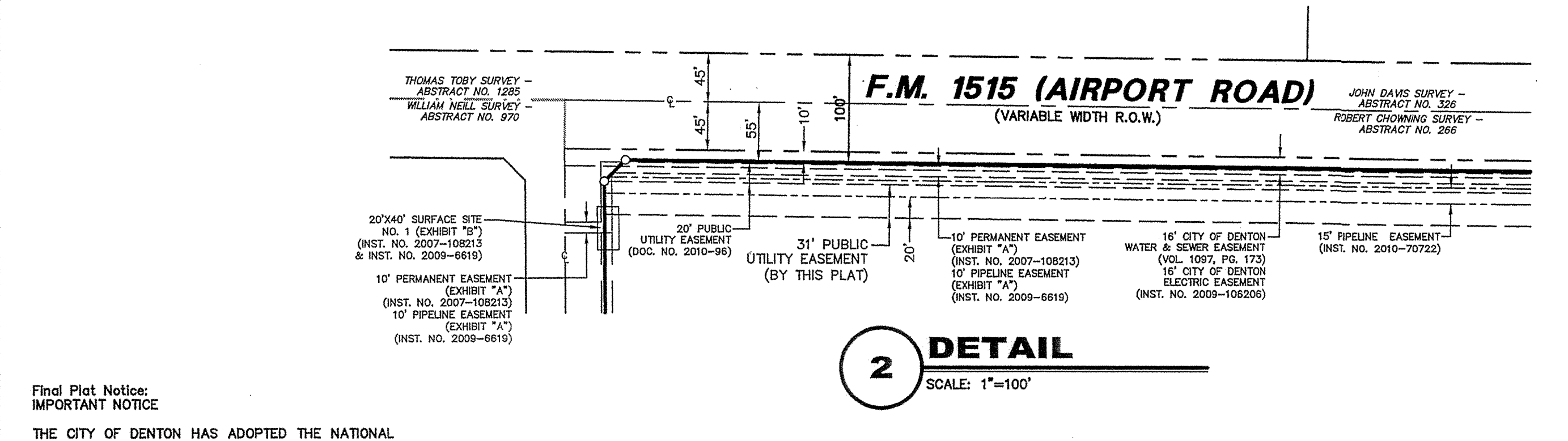
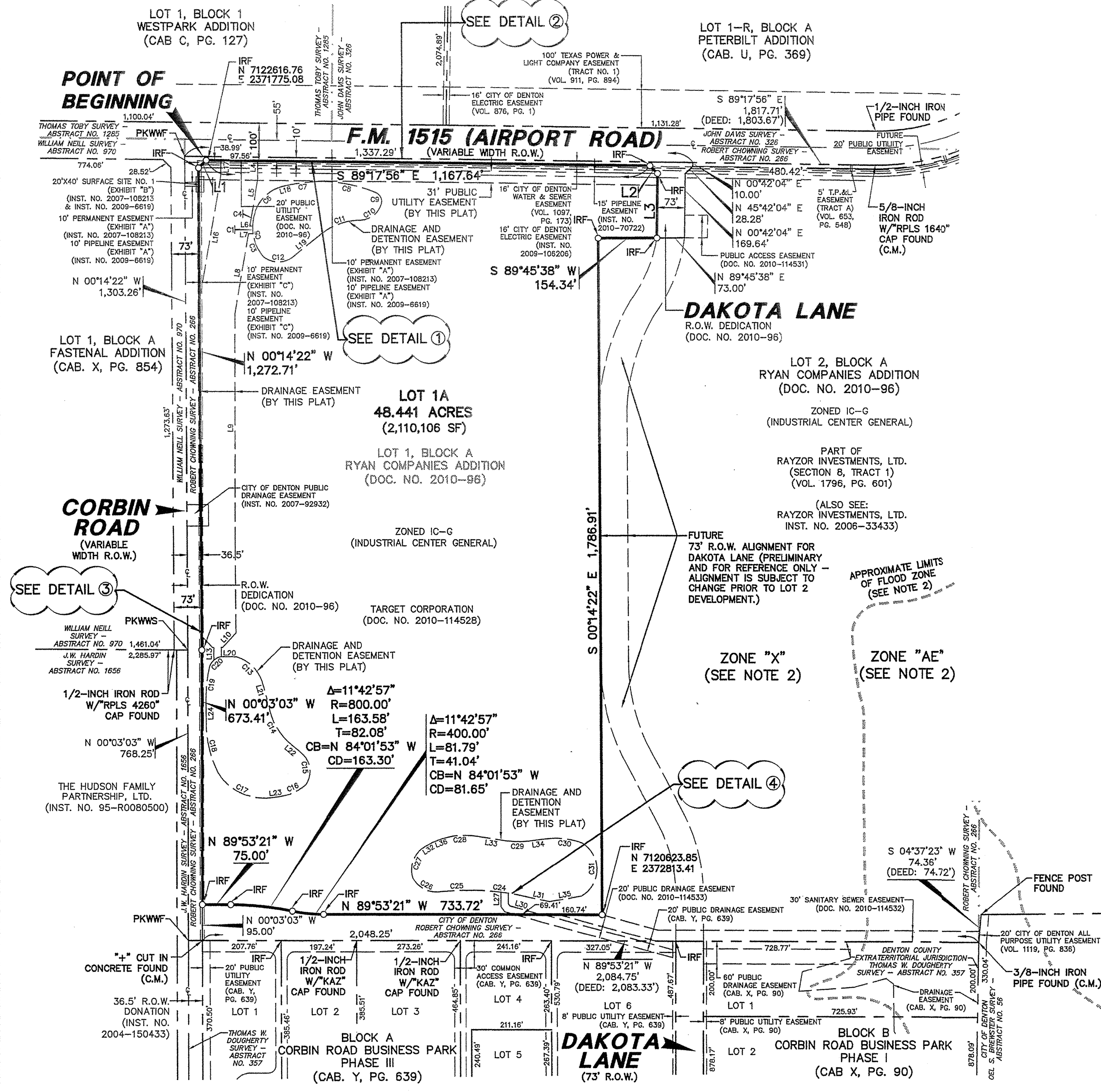
NOT TO SCALE



4 DETAIL

NOT TO SCALE

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - CONTROLLING MONUMENT
 - 1/2-INCH IRON ROD FOUND
 - PKWWF
 - WASHER SET
 - APPROXIMATE LIMITS OF FLOOD ZONE (SEE NOTE 2)
 - APPROXIMATE LOCATION OF ABSTRACT OR CITY LIMIT LINE
 - CENTER LINE



- NOTES**
- Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202, State Plane Surface Bearings, based on City of Denton Monuments.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas, Map No. 48121C0360 E, Community-Panel No. 480194 0360 E, Effective Date: April 2, 1997. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzone is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
 - The survey abstract lines and city limit lines shown hereon are approximate and are not located on the ground.
 - Taps made to existing waterlines or relocation of Fire Hydrant shall be done by the City of Denton at the Contractor's expense. Contact Kevin Fryer with the Water Department at 940-346-7161.
 - Taps made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact Justin Divney with the Wastewater Department at 940-346-8489.

Final Plat Notice: 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 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.

Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded, in the Public Records of Denton County, Texas. Unsubstantiated adequate space shall be provided for all clearance areas in such way that will allow the ingress and egress for utility related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute same for maintenance purposes by the City of Denton.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TARGET CORPORATION, does hereby adopt this plat designating the herein described property as LOT 1A, BLOCK A, RYAN COMPANIES ADDITION, an addition to the City of Denton, 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 endanger or interfere 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 AT MINNEAPOLIS, MINNESOTA, this 18 day of March, 2011.

OWNER: *[Signature]*
By: *[Signature]*
Name: *[Signature]*

STATE OF Minnesota
COUNTY OF Hennepin

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Minnesota, on this day personally appeared Scott Nelson, known to me to be the same 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, and in the capacity therein stated.

Given under my hand and seal of office this 18 day of March, 2011.

Notary Public in and for the State of Minnesota
My commission expires: Jan 31, 2013

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 and Detention 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 and Detention 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 and Detention 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 and Detention 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.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 00°42'04" W	170.84'	L1	S 15°13'42" E	55.37'
L2	S 44°17'56" E	28.28'	L2	S 45°20'05" E	44.59'
L3	S 89°28'08" W	118.1'	L3	N 82°46'02" E	21.57'
L4	S 89°28'08" W	118.1'	L4	N 00°44'51" W	48.22'
L5	S 09°46'11" W	214.99'	L5	N 74°38'55" W	26.88'
L6	S 00°03'23" W	602.56'	L6	N 37°15'27" W	17.38'
L7	S 42°35'49" W	51.28'	L7	N 00°06'39" E	37.72'
L8	S 00°35'54" W	4.02'	L8	N 82°35'54" W	28.17'
L9	S 00°21'06" W	24.68'	L9	S 37°16'08" E	6.74'
L10	S 00°21'06" W	33.69'	L10	S 74°38'55" E	84.78'
L11	S 89°38'54" W	3.26'	L11	N 77°42'20" W	65.08'
L12	N 43°44'02" W	40.75'	L12	N 61°47'44" E	22.86'
L13	N 09°46'11" E	335.67'	L13	S 81°07'25" E	72.68'
L14	N 00°41'23" E	39.47'	L14	N 62°31'28" E	46.93'
L15	N 74°47'42" E	11.50'	L15	S 79°44'44" W	85.41'
L16	S 50°35'25" W	83.55'	L16	S 68°12'14" E	26.25'
L17	S 60°40'40" E	39.48'			

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	9°38'18"	119.12'	20.04'	10.04'	S 02°45'24" E	20.01'
C2	32°18'14"	38.18'	22.09'	11.35'	S 65°14'30" W	21.80'
C3	33°07'43"	119.12'	68.87'	35.43'	N 24°08'25" W	67.92'
C4	18°11'34"	119.12'	37.82'	19.07'	N 11°09'32" E	37.86'
C5	60°57'36"	119.12'	126.73'	70.11'	N 10°13'29" W	120.84'
C6	58°03'58"	99.14'	100.47'	55.03'	N 45°45'43" E	96.23'
C7	7°31'43"	658.64'	36.55'	43.34'	N 83°01'07" E	86.48'
C8	23°00'40"	381.40'	153.18'	77.63'	S 72°03'17" E	152.15'
C9	84°25'43"	26.00'	38.35'	23.59'	S 25°20'05" E	34.94'
C10	77°14'23"	59.65'	80.41'	47.65'	S 58°29'58" W	74.46'
C11	41°02'01"	168.50'	120.68'	63.06'	S 66°45'34" W	118.11'
C12	73°10'45"	62.38'	79.67'	46.31'	N 87°54'43" W	74.37'
C13	52°48'30"	103.18'	95.10'	51.23'	S 47°20'46" E	81.77'
C14	36°55'20"	170.62'	109.95'	56.96'	S 27°40'30" E	108.05'
C15	81°50'44"	66.20'	94.58'	57.38'	S 08°56'44" W	86.72'
C16	32°57'38"	133.36'	76.72'	39.45'	S 64°40'34" W	75.66'
C17	65°14'57"	145.55'	165.76'	93.17'	N 64°57'18" W	155.94'
C18	27°48'59"	305.82'	148.47'	75.73'	N 12°04'25" W	147.02'
C19	12°42'15"	407.30'	90.31'	45.34'	N 08°04'59" E	90.13'
C20	61°35'30"	39.18'	42.14'	23.37'	N 50°24'45" E	40.13'
C21	6°35'58"	640.88'	73.82'	38.95'	S 86°10'58" E	73.78'
C22	1°48'19"	640.88'	20.19'	10.10'	S 81°58'50" E	20.19'
C23	4°06'11"	640.88'	45.89'	22.96'	S 79°01'35" E	45.88'
C24	12°30'27"	640.88'	139.90'	70.23'	N 83°13'44" W	139.62'
C25	5°20'43"	903.88'	84.32'	42.19'	S 87°28'10" W	84.29'
C26	70°33'11"	71.13'	72.58'	50.32'	N 64°45'16" W	82.15'
C27	77°27'34"	70.82'	95.75'	56.80'	N 20°13'18" E	95.82'
C28	27°45'47"	208.59'	101.07'	51.55'	N 86°28'33" E	100.09'
C29	12°57'47"	259.55'	58.72'	29.49'	S 89°24'51" E	58.60'
C30	29°32'36"	186.90'	96.37'	49.28'	S 83°31'09" E	95.31'
C31	117°59'43"	81.58'	168.00'	135.75'	S 00°45'57" W	139.85'

SD4208A 601,505,C05
339600 RYAN COMPANIES ADDN BLK A LOT1/
Chg legal only

RYAN COMPANIES ADDITION
48.441 ACRES
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
ROBERT CHOWNING SURVEY, ABSTRACT NO. 286,
DENTON COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPY., SUITE 1000
DALLAS, TX 75206 972.235.3031

TARGET CORPORATION
1000 NICOLET MALL
MINNEAPOLIS, MINNESOTA 55403

WITNESSES:
JRM EAK
SCALE 1"=200'
DATE MARCH, 2011
JRM EAK

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 48.441 acre tract of land situated in the Robert Chowning Survey, Abstract No. 286, Denton County, Texas; said tract being all of Lot 1, Block A, Ryan Companies Addition, an addition to the City of Denton according to the plat recorded in Instrument No. 2010-96 of the Plat Records of Denton County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Target Corporation recorded in Instrument No. 2010-96 of the Official Public Records of Denton County, Texas; said 48.441 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of Corbin Road (a variable width right-of-way) and the south right-of-way line of F.M. 1515 (Airport Road) (a variable width right-of-way);

THENCE, South 89 degrees, 17 minutes, 56 seconds East, along the said south line of F.M. 1515, a distance of 1,167.64 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the west end of a right-of-way corner clip at the intersection of the said south line of F.M. 1515 and the west right-of-way line of Dakota Lane (a 73-foot wide right-of-way);

THENCE, South 44 degrees, 17 minutes, 56 seconds East, along said corner clip, a distance of 28.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, South 00 degrees, 42 minutes, 04 seconds West, along the said west line of Dakota Lane, a distance of 170.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in a north line of Lot 2, Block A of said Ryan Companies Addition;

THENCE, South 89 degrees, 45 minutes, 35 seconds East, departing the said west line of Dakota Lane and along said north line of Lot 2, a distance of 154.34 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, South 00 degrees, 14 minutes, 22 seconds East, along a west line of said Lot 2, a distance of 1,786.91 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, in a westerly direction, along a north line of said Lot 2, the following four (4) calls:

North 89 degrees, 53 minutes, 21 seconds West, a distance of 733.72 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 11 degrees, 42 minutes, 57 seconds, a radius of 400.00 feet, a chord bearing and distance of North 84 degrees, 01 minutes, 53 seconds West, 81.65 feet, an arc distance of 81.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve and the beginning of a reverse curve to the left;

Along said curve to the left, having a central angle of 11 degrees, 42 minutes, 57 seconds, a radius of 800.00 feet, a chord bearing and distance of North 84 degrees, 01 minutes, 53 seconds West, 163.30 feet, an arc distance of 163.58 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

North 89 degrees, 53 minutes, 21 seconds West, a distance of 75.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found in the said east line of Corbin Road; said point being the westernmost northwest corner of said Lot 2;

THENCE, in a northerly direction, along the said east line of Corbin Road, the following two (2) calls:

North 00 degrees, 03 minutes, 03 seconds West, a distance of 673.41 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for an angle point;

North 00 degrees, 14 minutes, 22 seconds West, a distance of 1,272.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the south end of a right-of-way corner clip at the intersection of the said east line of Corbin Road and the said south line of F.M. 1515;

THENCE, North 45 degrees, 13 minutes, 51 seconds East, along said corner clip, a distance of 28.05 feet to the POINT OF BEGINNING;

CONTAINING, 2,110,106 square feet or 48.441 acres ± land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric A. Kreiner, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

[Signature] 03/17/2011
ERIC A. KREINER
Registered Professional Land Surveyor
No. 5320

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ERIC A. KREINER, known to me to be the same 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, and in the capacity therein stated.

Given under my hand and seal of office this 17th day of March, 2011.

[Signature]
Notary Public in and for the State of Texas

My commission expires: October 20, 2013

City of Denton
Certificate of Approval
Approved this 17th day of March, 2011 by the Planning and Zoning Commission of the City of Denton, Texas.

[Signature]
Planning and Zoning Commission Chair

[Signature] 4/9/11
City Secretary, Jennifer Walters

FINAL PLAT
LOT 1A, BLOCK A
RYAN COMPANIES ADDITION
48.441 ACRES
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
ROBERT CHOWNING SURVEY, ABSTRACT NO. 286,
DENTON COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPY., SUITE 1000
DALLAS, TX 75206 972.235.3031

TARGET CORPORATION
1000 NICOLET MALL
MINNEAPOLIS, MINNESOTA 55403

WITNESSES:
JRM EAK
SCALE 1"=200'
DATE MARCH, 2011
JRM EAK

PROJECT NO. FP10-0022

Filed for Record in the official records of Denton County
On Nov 17, 2011 at 09:26AM
in the Plat Records
RYAN COMPANIES ADDITION
Doc Number: 2011-93
No of Pages: 1
Amount: 50.00
Receipt Number - 791268
By: Sunny Parr

TX REG. ENGINEERING F-468
TX REG. SURVEYING FIRM LS-10080-00

DRAWN BY JRM CHECKED BY EAK SCALE 1"=200' DATE MARCH, 2011 JOB NUMBER 3054-09.350