

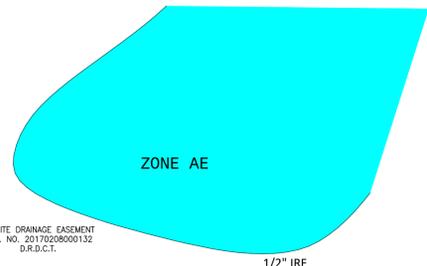
Line #	Direction	Length
L1	S44°47'20"E	14.14
L2	S89°47'20"E	10.00
L3	S76°03'40"E	32.30
L4	N77°49'15"E	44.03
L5	S89°36'35"E	42.06
L6	N64°32'03"E	27.24
L7	S00°50'19"W	51.75
L8	S00°40'10"W	384.25
L9	N84°59'54"W	88.50
L10	N89°36'35"W	21.84
L11	N89°12'07"W	24.85
L12	N89°09'39"W	20.00
L13	S68°19'27"W	17.32
L14	N44°10'33"W	30.97
L15	N89°09'41"W	10.39
L16	N00°39'00"W	16.00
L17	N10°19'40"E	27.55
L18	S89°09'48"E	24.50
L19	S00°50'12"W	24.79
L20	N89°09'48"W	23.11
L21	N00°23'25"E	11.10

Line #	Direction	Length
L22	S89°36'35"E	21.92
L23	S00°23'25"W	51.39
L24	N89°10'33"W	277.87
L25	N00°12'40"E	34.58
L26	S89°22'17"E	21.61
L27	S89°10'33"E	255.34
L28	N00°23'25"E	29.54
L29	S89°36'35"E	10.00
L30	N89°21'17"W	31.54
L31	N00°00'00"E	5.36
L32	S89°12'07"W	50.00
L33	N00°49'26"E	7.01
L34	S00°49'27"W	2.30
L35	S89°09'41"E	17.07
L36	S44°10'33"E	44.23
L37	N89°12'07"W	15.98
L38	N00°47'15"E	18.75
L39	N89°12'45"W	16.00
L40	S00°47'15"W	18.74
L41	N89°09'39"W	36.55
L42	S00°49'27"W	7.22

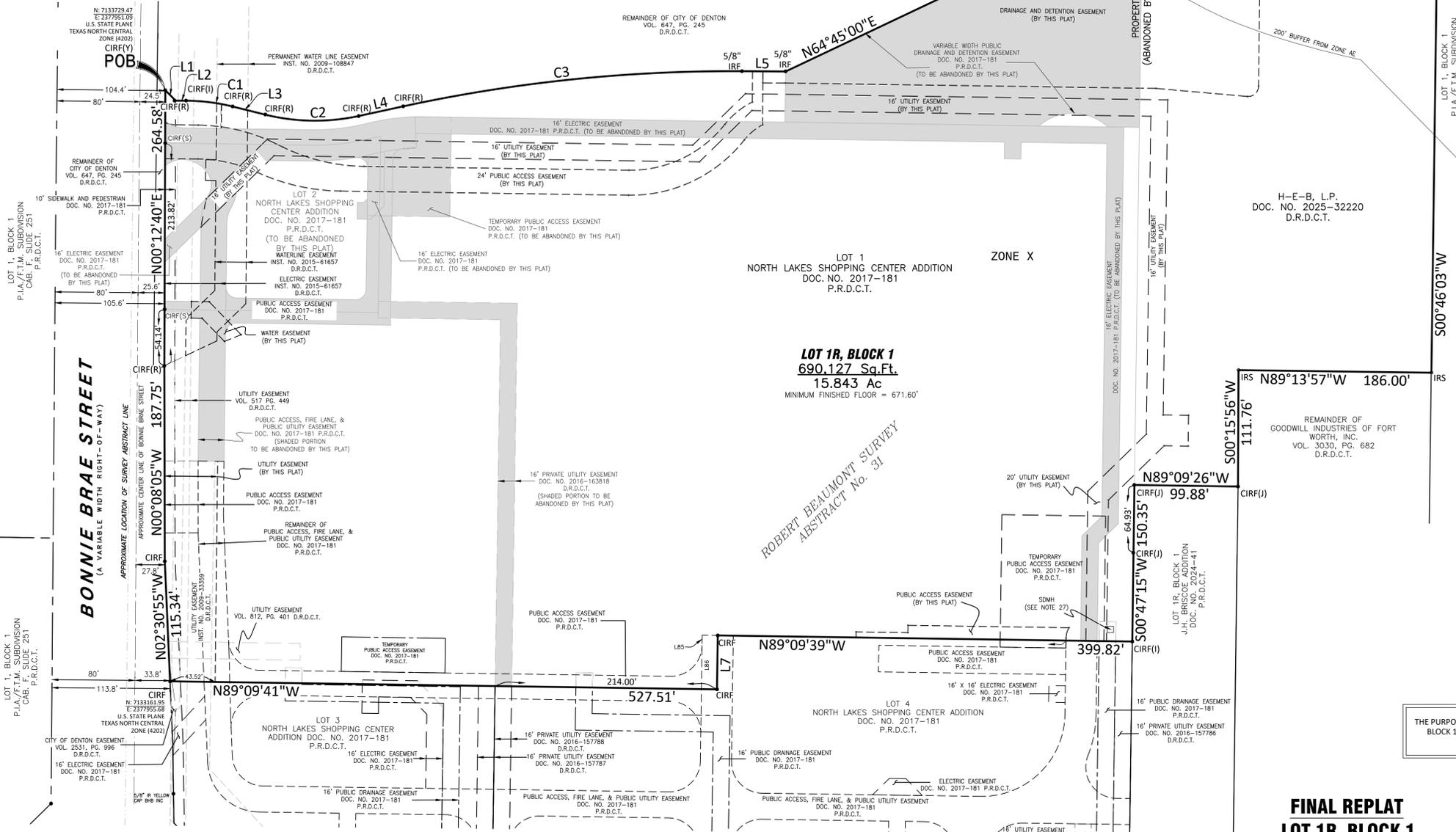
Line #	Direction	Length
L43	S89°09'39"E	14.96
L44	S89°09'39"E	15.03
L45	S89°09'41"E	100.00
L46	N00°50'19"E	33.19
L47	N89°09'41"W	100.00
L48	S00°50'19"W	33.19
L49	S89°09'41"E	79.16
L50	S00°49'27"W	13.86
L51	N89°09'41"W	16.00
L52	S00°49'27"W	13.86
L53	S44°09'36"E	5.66
L54	S89°09'41"E	53.27
L55	S00°50'19"W	4.00
L56	N00°50'19"E	14.83
L57	N89°09'41"W	16.00
L58	S89°49'27"W	14.83
L59	N89°05'49"W	126.62
L60	S00°19'09"E	16.00
L61	S89°05'49"E	127.23
L62	N02°30'55"W	16.02
L63	S00°22'04"E	99.60

Line #	Direction	Length
L64	S00°41'06"W	51.22
L65	S89°18'54"E	25.00
L66	S00°04'10"E	68.94
L67	N02°14'11"W	133.15
L68	N02°14'11"W	133.15
L69	S89°51'55"W	32.30
L70	N00°08'05"W	68.94
L71	S89°51'55"W	32.38
L72	S45°53'05"W	38.57
L73	S01°03'59"W	8.71
L74	N64°45'00"E	33.45
L75	N01°03'59"E	35.92
L76	N45°53'05"E	38.42
L77	N89°24'51"W	10.00
L78	N00°35'09"E	20.00
L79	S89°24'51"E	10.00
L80	N00°34'37"E	54.26
L81	S76°08'41"E	15.03
L82	S00°12'40"W	40.73
L83	S02°22'04"E	30.61
L84	N76°03'40"W	17.26

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	13°40'43"	190.00'	45.36'	S82°56'59"E	45.25'
C2	26°04'00"	200.00'	90.99'	S89°08'40"E	90.21'
C3	12°32'55"	1502.54'	329.08'	N84°06'03"E	328.42'
C4	94°19'56"	10.00'	16.46'	N47°50'08"E	14.67'
C5	24°01'15"	55.00'	23.06'	S50°25'58"W	22.89'
C6	52°24'34"	140.00'	128.06'	N64°37'10"E	123.64'
C7	23°43'23"	200.00'	82.81'	S77°18'52"E	82.22'
C8	23°55'07"	141.50'	59.07'	N77°24'44"W	58.64'
C9	23°03'01"	26.00'	10.46'	S77°50'47"E	10.39'
C10	25°11'45"	174.00'	76.52'	N76°46'25"W	75.90'
C11	25°00'00"	186.00'	81.16'	S76°40'33"E	80.52'
C12	52°24'34"	116.00'	106.11'	N64°37'10"E	102.45'
C13	25°02'26"	79.00'	34.53'	S50°56'33"W	34.25'
C14	10°25'42"	190.00'	34.58'	N84°34'29"W	34.53'
C15	30°13'12"	20.00'	10.55'	S15°56'03"W	10.43'
C16	4°43'47"	190.00'	15.68'	S78°28'44"E	15.68'
C18	86°47'36"	30.00'	45.44'	S45°45'53"E	41.22'
C19	90°00'52"	30.00'	47.13'	N45°49'53"E	42.43'



- GENERAL NOTES**
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 - Vertical Datum established using the AITerra RTKNet Cooperative Network. All elevations shown are NAVD88.
 - The purpose of this plat is to abandon Lot 2 North Lakes Shopping Center Addition and create one Lot.
 - This plat was prepared in accordance with Denton County requirements. This plat was prepared from information furnished by First American Title Guaranty Insurance Company, GF No. 24-2391, effective date of November 13, 2024, the surveyor has not abstracted the above property.
 - This plat lies wholly within the City Limits of Denton.
 - 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/or withholding of utilities and building permits.
 - Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
 - There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
 - All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
 - No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
 - Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
 - Encroachment of private improvements into public easements shall not be permitted.
 - There was no observed evidence of any protected trees on the subject property at the time of the survey.
 - Wastewater utility service will be provided by the City of Denton.
 - Water utility service will be provided by the City of Denton.
 - All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
 - Vertical datum used for the minimum finished floor elevations is NAV88 and is the same as the datum used to establish 100-year base flood elevations.
 - The minimum finished floor (Slab) elevation shall be one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher.
 - The property is subject to zoning by the City of Denton ordinance and all regulations set forth herein.
 - The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
 - The Surveyor, as required by State Law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.
 - 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 and within 37.5 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.
 - A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 77.4.
 - The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
 - The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
 - This plat is hereby adopted by the owner and approved by the City of Denton subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement dedicated by this plat 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 material 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. 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 material 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 for reasonable cost 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 structures, within the easement of otherwise.
 - The grate inlet structure and related improvements are privately owned and maintained by Lot 1R, Block 1 and is located within the Public Drainage Easement with Private maintenance per Document Number 2017-181, P.R.D.C.T.
 - The subject property is subject to the Declaration of Easements, Covenants, Conditions and Restrictions as recorded in Document Number 2015-108709, D.R.D.C.T.



LEGEND

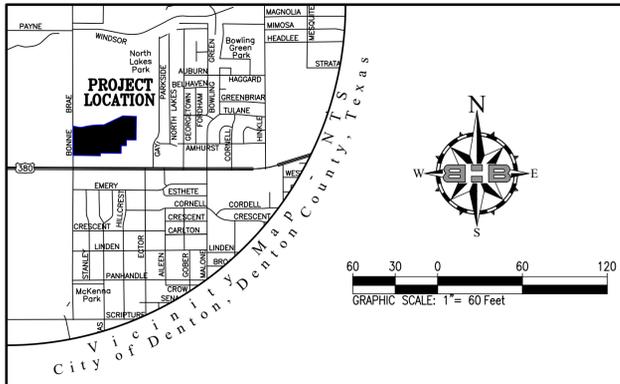
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 - CIRF(I).....Found 5/8" Capped Iron Rod "ILLEGIBLE"
 - CIRF(J).....Found 1/2" Capped Iron Rod Marked "JPH LAND SURVEYING"
 - CIRF(K).....Found 5/8" Capped Iron Rod Marked "1640"
 - CIRF(S).....Found 5/8" "Remains Of Cap" On Iron Rod
 - CIRF(TX).....Found 1/2" Capped Iron Rod Marked "TEXAS SURVEYING"
 - CIRF(Y).....Found 5/8" Capped Iron Rod Marked With A "CROSS HAIR"
- D.R.D.C.T....Deed Records, Denton County, Texas
 - IRF.....Iron Rod Found
 - IRS.....Set 5/8" Yellow Capped Iron Rod Marked "BIB INC"
 - POB.....Point Of Beginning
 - P.R.D.C.T....Plat Records, Denton County, Texas
 - Plat Boundary
 - Lot Line
 - Public Access, Fire Lane And Utility Easement
 - Found 5/8" "Remains Of Cap" On Iron Rod
 - Temporary Public Access Easement
 - Drainage Easement
 - City Of Denton Easement
 - Approximate Location Of Survey Abstract
 - Abandoned By This Plat

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48121C0360G, Map Revised April 18, 2011.

B&B
BAIRD, HAMPTON & BROWN
 engineering and surveying
 OWNER:
 H-E-B, LP
 646 S. FLORES STREET
 SAN ANTONIO, TX 78204
 LANCE KLEIN, PE, PH, CFM
 210-938-4076
 klein.lane@heb.com

FINAL REPLAT
LOT 1R, BLOCK 1
NORTH LAKES SHOPPING CENTER ADDITION
 BEING 15.843 ACRES SITUATED WITHIN THE
 ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31,
 NORTH LAKES SHOPPING CENTER AND A ALL OF H-E-B, LP
 CITY OF DENTON, DENTON COUNTY, TEXAS
 DECEMBER 2025
 SHEET 1 OF 4



GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTNets Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
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- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
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- Encroachment of private improvements into public easements shall not be permitted.
- There was no observed evidence of any protected trees on the subject property at the time of the survey.
- Wastewater utility service will be provided by the City of Denton.
- Water utility service will be provided by the City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Vertical datum used for the minimum finished floor elevations is NAV88 and is the same as the datum used to establish 100-year base flood elevations.
- The minimum finished floor (51a) elevation shall be one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher.
- The property is subject to zoning by the City of Denton ordinance and all regulations set forth herein.
- The use of the word "Certify" or "Certification" used herein constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- The Surveyor, as required by State Law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.
- 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 distribution lines and within 37.5 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.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4.
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OWNER:
H-E-B, LP
646 S. FLORES STREET
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klein.lane@heb.com

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jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

LEGEND

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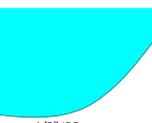
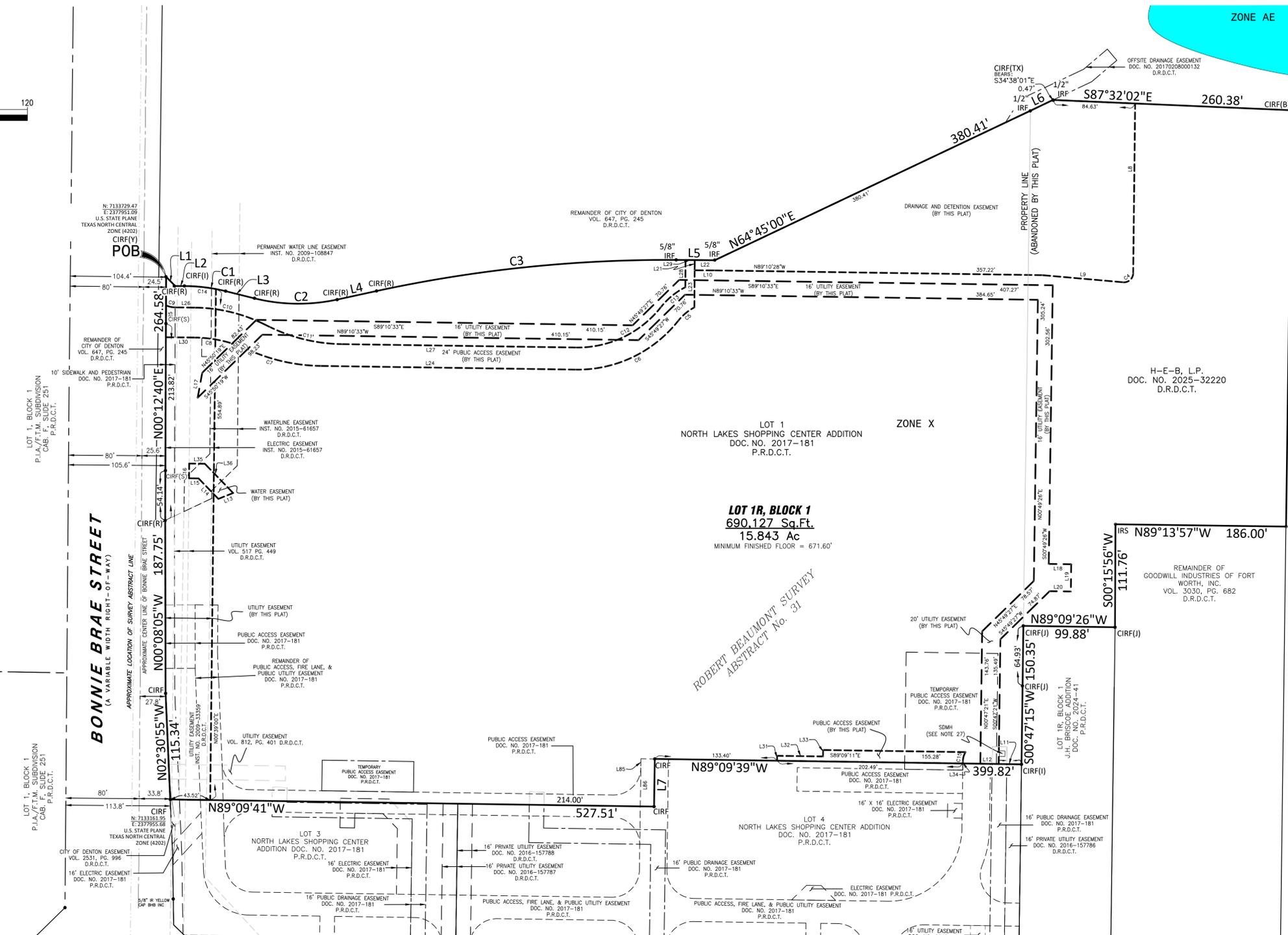
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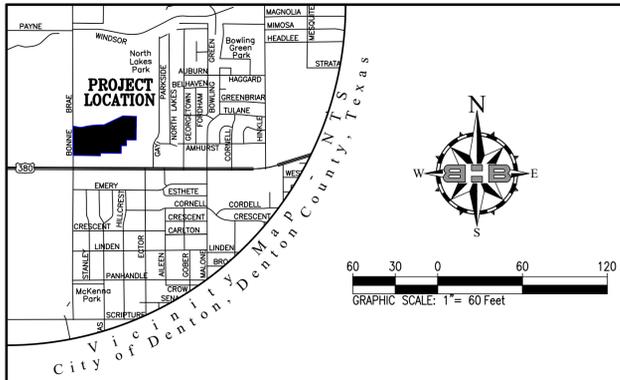
THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 1 AND COMBINE A PORTION OF GOODWILL INDUSTRIES OF FORT WORTH, INC.

**FINAL REPLAT
PROPOSED EASEMENT DETAILS**

**LOT 1R, BLOCK 1
NORTH LAKES SHOPPING
CENTER ADDITION**
BEING 15.843 ACRES SITUATED WITHIN THE
ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31,
BEING ALL OF LOT 1 & LOT 2, BLOCK 1,
NORTH LAKES SHOPPING CENTER AND A ALL OF H-E-B, LP
CITY OF DENTON, DENTON COUNTY, TEXAS
DECEMBER 2025
SHEET 2 OF 4



FR25-0019



GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
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16. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
17. Vertical datum used for the minimum finished floor elevations is NAV88 and is the same as the datum used to establish 100-year base flood elevations.
18. The minimum finished floor (5/8a) elevation shall be one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher.
19. The property is subject to zoning by the City of Denton ordinance and all regulations set forth herein.
20. The use of the word "Certify" or "Certification" used herein constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
21. The Surveyor, as required by State Law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.
22. 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 distribution lines and within 37.5 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.
23. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4.
24. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
25. The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
26. This plat is hereby adopted by the owner and approved by the City of Denton subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement dedicated by this plat 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 material 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. 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 material 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 for reasonable cost 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 structures, within the easement of otherwise.
27. The grate inlet structure and related improvements are privately owned and maintained by Lot 1R, Block 1 and is located within the Public Drainage Easement with Private maintenance per Document Number 2017-181, P.R.D.C.T.
28. The subject property is subject to the Declaration of Easements, Covenants, Conditions and Restrictions as recorded in Document Number 2015-108709, D.R.D.C.T.



OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TX 78204
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6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

LEGEND

- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- CIRF(B).....Found 1/2" Capped Iron Rod Marked "BEASLEY 4050"
- CIRF(I).....Found 5/8" Capped Iron Rod "ILLEGIBLE"
- CIRF(J).....Found 1/2" Capped Iron Rod Marked "JPH LAND SURVEYING"
- CIRF(R).....Found 5/8" Capped Iron Rod Marked "1640"
- CIRF(S).....Found 5/8" "Remains Of Cap" On Iron Rod
- CIRF(TX).....Found 1/2" Capped Iron Rod Marked "TEXAS SURVEYING"
- CIRF(Y).....Found 5/8" Capped Iron Rod Marked With A "CROSS HAIR"
- D.R.D.C.T.-----Deed Records, Denton County, Texas
- IRF.....Iron Rod Found
- IRS.....Set 5/8" Yellow Capped Iron Rod Marked "BHB INC"
- POB.....Point Of Beginning
- P.R.D.C.T.-----Plat Records, Denton County, Texas
- Plat Boundary
- Lot Line
- Public Access, Fire Lane And Utility Easement
- 24" Public And Detention Access Easement
- Temporary Public Access Easement
- Drainage Easement
- City Of Denton Easement
- Approximate Location Of Survey Abstract
- Abandoned By This Plat

FLOOD ZONE NOTE

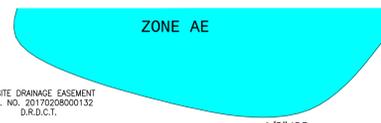
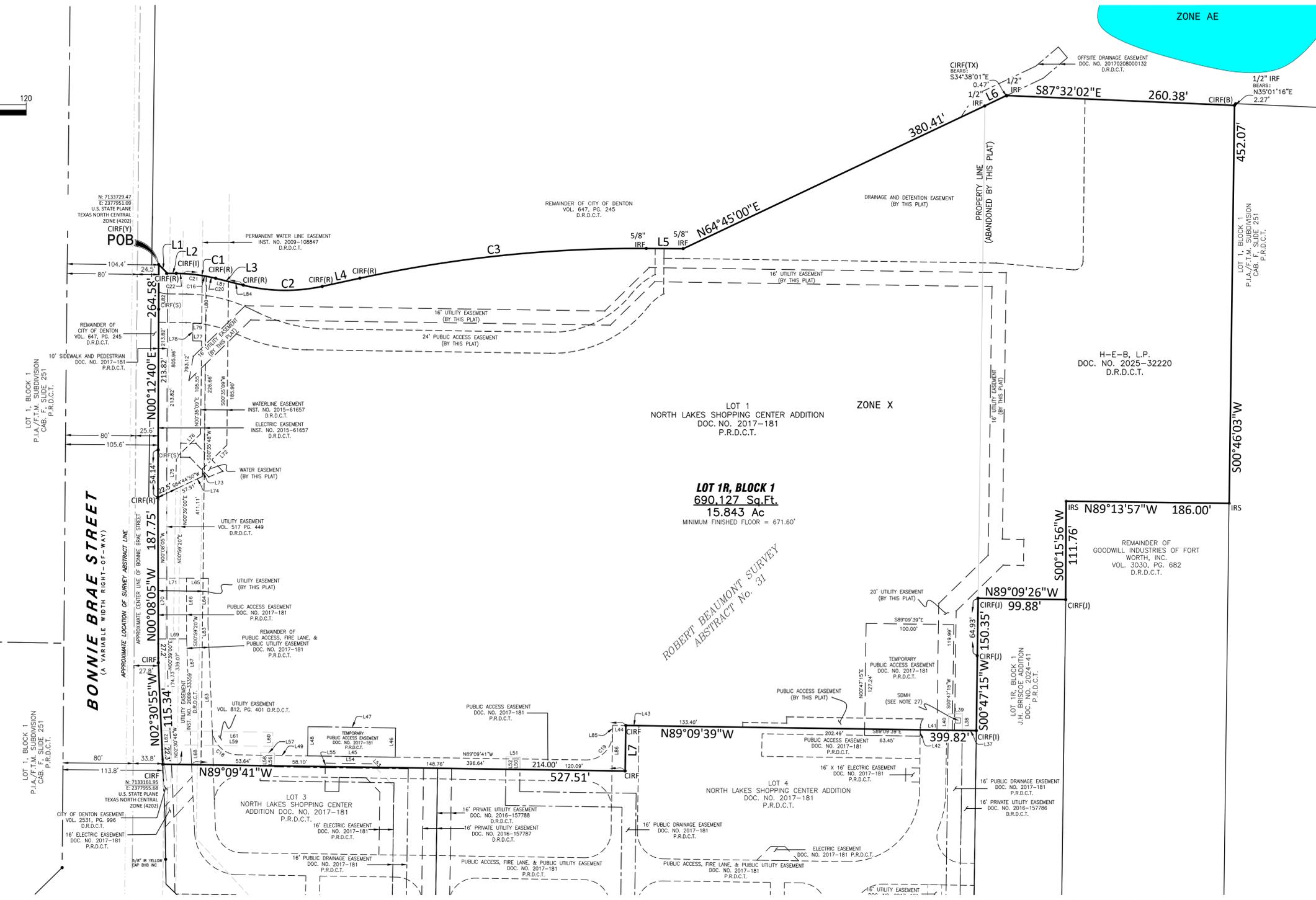
The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRMA Flood Insurance Rate Map, Community Panel Number 48121C0360G, Map Revised April 18, 2011.

FR25-0019

**FINAL REPLAT
EXISTING EASEMENT DETAILS**

**LOT 1R, BLOCK 1
NORTH LAKES SHOPPING
CENTER ADDITION**
BEING 15.843 ACRES SITUATED WITHIN THE
ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31,
BEING ALL OF LOT 1 & LOT 2, BLOCK 1,
NORTH LAKES SHOPPING CENTER AND A ALL OF H-E-B, LP
CITY OF DENTON, DENTON COUNTY, TEXAS
DECEMBER 2025
SHEET 3 OF 4

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 1 AND COMBINE A PORTION OF GOODWILL INDUSTRIES OF FORT WORTH, INC.



State of Texas §

County of Denton §

WHEREAS H-E-B, LP is the owner of a tract of land situated in the Robert Beaumont Survey, Abstract Number 31, City of Denton, Denton County, Texas and being all of Lots 1 and 2, Block 1, North Lakes Shopping Center Addition, an addition to the City of Denton, Denton County, Texas as shown on the plat recorded in Document Number 2017-181, Plat Records, Denton County, Texas (P.R.D.C.T.) and being a tract of land as described by special warranty deed to H-E-B, L.P. as recorded in Document Number 2025-32220, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 5/8-inch capped iron rod marked with a "Crosshair" (CIRF(Y)) for the northwest corner of said Lot 1, same being the southwest corner of the remainder of a tract of land as described by deed to City of Denton as recorded in Volume 647, Page 245, D.R.D.C.T. having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 7133729.47' Easting 2377951.09';

THENCE with the north line of the said North Lakes Shopping Center, same being the south line of the said remainder tract the following courses and distances:

- South 44°47'20" East, a distance of 14.14 feet to a found 5/8-inch capped iron rod marked "1640" (CIRF(R));
South 89°47'20" East, a distance of 10.00 feet to a 5/8-inch capped iron rod marked (ILLEGIBLE) (CIRF(I));
along a curve to the right having a central angle of 13°40'43", a radius of 190.00 feet, an arc length of 45.36 feet and a chord which bears South 82°56'59" East, a distance of 45.25 feet to a CIRF(R);
South 76°03'40" East, a distance of 32.30 feet to a CIRF(R);
along a curve to the left having a central angle of 26°04'00", a radius of 200.00 feet, an arc length of 90.99 feet and chord which bears South 89°08'40" East, a distance of 90.21 to a CIRF(R);
North 77°49'15" East, a distance of 44.03 feet to a CIRF(R);
along a curve to the right having a central angle of 12°32'55", a radius of 1502.54 feet, an arc length of 329.08 feet and a chord which bears North 84°06'03" East, a distance of 328.42 feet to found 5/8-inch iron rod;
South 89°36'35" East, a distance of 42.06 feet to a found 5/8-inch iron rod;

North 64°45'00" East, a distance of 380.41 feet to a found 1/2-inch iron rod for the northeast corner of the said North Lakes Shopping Center Addition, same being the northwest corner of the aforementioned HEB tract and being in the south line of the said remainder tract;

THENCE with the common line between the said HEB tract and the said remainder tract the following courses and distances:

North 64°32'03" East, a distance of 27.24 feet to a found 1/2-inch iron rod, from which a found 1/2-inch capped iron rod marked "TEXAS SURVEYING" bears South 34°38'01" East, a distance of 0.47 feet;

South 87°32'02" East, a distance of 260.38 feet to a found 1/2-inch capped iron rod marked "BEASLEY 4050" for the northeast corner of the said HEB tract, same being the northwest corner of Lot 1, Block 1, P.I.A./F.T.M. Subdivision as shown on plat recorded in Cabinet F, Slide 251, P.R.D.C.T., from which a found 1/2-inch iron rod bears North 35°01'16" East, a distance of 2.27 feet;

THENCE South 00°46'03" West, with the common line between the said HEB tract and said Lot 1 P.I.A./F.T.M. Subdivision, a distance of 452.07 feet to a set iron rod with yellow cap marked "BHB INC" (IRS) for the easternmost southeast corner of the said HEB tract, same being the northeast corner of the remainder of a tract of land as described by deed to Goodwill Industries of Fort Worth as recorded in Volume 3030, Page 682, D.R.D.C.T.;

THENCE with the common line between the said HEB tract and the said Goodwill Industries remainder tract, the following courses and distances:

- North 89°13'57" West, a distance 186.00 feet to an IRS;
South 00°15'56" West, a distance of 111.76 feet to a found 1/2-inch capped iron rod marked "JPH LAND SURVEYING" (CIRF(J)) for the southernmost southeast corner of the said HEB tract, same being the northeast corner of Lot 1R, Block 1, J.H. Briscoe Addition, an addition to the City of Denton, Denton County, Texas as shown on plat recorded in Document Number 2024-41, P.R.D.C.T. and being in the west line of the aforesaid Goodwill Industries remainder tract;

THENCE North 89°09'26" West, with the common line between said HEB tract and the said J.H. Briscoe Addition, a distance of 99.88 feet to a CIRF(I) for the southwest corner of said HEB tract, same being the northwest corner of the said J.H. Briscoe Addition and being in the east line of the aforementioned North Lakes Shopping Center Addition;

THENCE South 00°47'15" West, with the common line between said North Lakes Shopping Center Addition and said J.H. Briscoe Addition, a distance of 150.35 feet to a CIRF(I) for the northeast corner of Lot 4, Block 1, North Lakes Shopping Center Addition;

THENCE with the common line between said Lot 1 and said Lot 4 the following courses and distances:

- North 89°09'39" West, a distance of 399.82 feet to found 5/8-inch capped iron rod marked "BHB INC" (CIRF);
South 00°50'19" West, a distance of 51.75 feet to a CIRF;
North 89°09'41" West, at a distance of 214.00 feet passing the northwest corner of said Lot 4, same being the northeast corner of Lot 3, Block 1, North Lakes Shopping Center Addition, and now continuing, in all, for a total distance of 527.51 feet to a CIRF for the southwest corner of Lot 1, Block 1 of the said North Lakes Shopping Center Addition, same being the northwest corner of the said Lot 3, Block 1 and being in the east line of Bonnie Brae (a variable width right-of-way), having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 7133161.95' Easting 2377955.68';

THENCE with the west line of the said North Lakes Shopping Center Addition and the east line of Bonnie Brae the following courses and distances:

- North 02°30'55" West, a distance of 115.34 feet to a CIRF;
North 00°08'05" West, a distance of 187.75 feet to a CIRF(R);
North 00°12'40" East, a distance of 264.58 feet to the POINT OF BEGINNING and containing 690,127 Square feet or 15.843 acres of land more

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, H-E-B, LP, owner of Lots 1 & 2, Block 1, North Lakes Shopping Center Addition and a tract of land as described by deed to H-E-B, L.P. do hereby adopt this final plat designating the above described property as LOT 1R, BLOCK 1, NORTH LAKES SHOPPING CENTER ADDITION, an addition to the The City of Denton, Denton County, Texas and does hereby dedicate for the purposes shown to the City of Denton for public use; the streets, rights-of-way, easements and any other public areas shown on the plat, excluding such easements that were created by separate instrument or are marked private which are governed by the terms, provisions and conditions of such separate instruments.

WITNESS UNDER MY HAND THIS the ____ day of _____ 2026.

H-E-B, LP
a Texas Limited Partnership

By: Benjamin R. Scott
Group Vice President of Real Estate
and Shopping Center Development

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Benjamin R. Scott, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2026.

Notary Public

SURVEYOR'S CERTIFICATE

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 01-23-2026

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: January 23, 2026

CERTIFICATE OF APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of Lot 1R, Block 1, North Lakes Shopping Center Addition in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this ____ day of 2026.

Chair, Planning & Zoning Commission
City Secretary



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TX 78204
LANCE KLEIN, PE, PH, CFM
210-938-4076
klein.lane@heb.com

FR25-0019

FINAL REPLAT
LOT 1R, BLOCK 1
NORTH LAKES SHOPPING
CENTER ADDITION
BEING 15.843 ACRES SITUATED WITHIN THE
ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31,
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CITY OF DENTON, DENTON COUNTY, TEXAS
December 2025 SHEET 4 OF 4