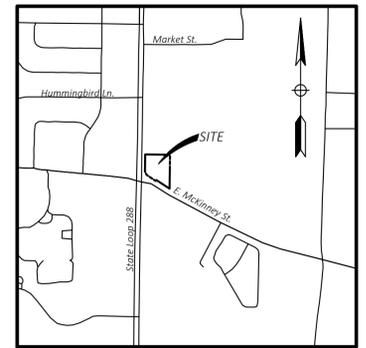


- GENERAL NOTES:**
1. Basis of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, North Central Zone, established using a GPS observation derived from TrimbleRTX and compared to an OPUS solution for accuracy.
 2. Basis of Elevation: NAVD88, established using a GPS observation derived from TrimbleRTX and compared to an OPUS solution for accuracy.
 3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
 4. This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.
 5. By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Denton County, Texas Map Revised: April 18, 2011.
 6. 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 site of the drainage easement to accommodate the flow.
 7. 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, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
 8. There was no observed evidence of any protected trees on the subject property at the time of the survey.



VICINITY MAP
 NOT TO SCALE
 Latitude: 33°12'48.17"N
 Longitude: 97°5'23.87"W

Legend

- Boundary Line
- - - - - Adjoining Boundary Line
- - - - - Right-of-Way Line
- - - - - Easement Line
- ⊕ Benchmark (BM)
- ⊕ Found Monument (As Noted)
- ⊕ Set 5/8" Rebar "CEI ENG ASSOC INC."
- ⊕ Set Mag Nail w/Washer "CEI ENG ASSOC INC."
- (XXXX) Record Bearing & Distance per DEED DOC. NO. 2015-27554
- (XXXX) Record Bearing & Distance per DEED INST. NO. 44998
- ESMT. Easement
- O.P.R.D.C.T. Official Public Records, Denton County, Texas
- VOL. Volume
- PG. Page
- DOC. Document
- NO. Number
- C.C.F. County Clerk's File

Easement Line Table

LINE	BEARING	DISTANCE
EL1	N32°55'34"E	14.00'
EL2	S57°04'20"E	30.00'
EL3	S32°55'40"W	6.00'
EL4	S57°04'20"E	75.00'
EL5	S00°53'17"W	9.44'
EL6	N32°55'34"E	19.31'
EL7	N27°31'50"W	16.32'
EL8	N51°03'37"E	113.80'
EL9	N00°52'08"E	32.72'
EL10	N89°07'52"W	9.50'
EL11	N00°52'08"E	53.41'
EL12	S89°07'52"E	4.75'
EL13	N00°52'08"E	42.70'
EL14	S89°07'52"E	15.74'
EL15	N00°52'08"E	4.30'
EL16	S89°07'52"E	23.76'
EL17	S00°52'08"W	39.88'
EL18	S89°07'52"E	9.50'
EL19	S00°52'08"W	74.77'
EL20	N89°07'52"W	9.50'
EL21	S00°52'08"W	26.00'
EL22	S89°07'52"E	4.68'
EL23	S00°52'08"W	16.00'
EL24	N89°07'52"W	42.66'
EL25	S51°03'37"W	99.50'
EL26	N00°52'10"E	102.96'
EL27	N57°04'26"W	157.48'
EL28	N00°52'10"E	90.31'
EL29	N89°07'52"W	34.39'
EL30	N00°58'18"E	3.54'
EL31	S89°07'52"E	183.89'
EL32	S00°52'08"W	314.68'
EL33	S32°55'34"W	23.53'
EL34	N57°04'26"W	103.28'
EL35	N00°52'08"E	84.30'
EL36	S89°07'52"E	109.50'
EL37	S00°52'08"W	140.02'

SURVEY DESCRIPTION

Being a 2.10 acre tract out of the M.E.P. & P.R.R. Co. Survey, Abstract No. 927, in the City of Denton, Denton County, Texas, and being a portion of that tract conveyed to Quick N Clean TX-04, LLC, as recorded in/under instr. no. 2022-81941, real property records, Denton County, Texas (RP/RC/T), and being more particularly described by metes and bounds as follows:
 BEGINNING at a 5/8-inch rebar with cap stamped CEI ENG INC set at the southwest corner of said 2.10 acre tract, being in the south line of said Quick N Clean TX-04, LLC tract and the northeast right-of-way line of McKinney Street, variable width right-of-way line; THENCE departing the northeast line of said McKinney Street and the southwest line of said Quick N Clean TX-04, LLC, North 27°31'50" West, with the west line of said 2.10 acre tract, a distance of 43.97 feet to a 1/2-inch rebar set for corner; THENCE North 00°52'08" East, with the west line of said 2.10 acre tract, a distance of 201.61 feet to a 1/2-inch rebar set for the northwest corner of said 2.10 acre tract; THENCE South 89°03'07" East, with the north line of said 2.10 acre tract, a distance of 293.25 feet to a set "X" in concrete for the northeast corner of said 2.10 acre tract; THENCE South 00°52'08" West, with the east line of said 2.10 acre tract, a distance of 397.30 feet to a 5/8-rebar with cap stamped CEI ENG INC set for the southeast corner of said 2.10 acre tract, being in the southwest line of Quick N Clean TX-04, LLC tract and being in the northeast line of the aforementioned McKinney Street, from where a mag nail set with a cap stamped CEI ENG INC bears South 00°52'05" West, at a distance of 15.00 feet; THENCE North 57°04'26" West, with the northeast line of said McKinney Street, also being the southwest line of said 2.10 acre tract, a distance of 186.78 feet to a mag nail with cap stamped CEI ENG INC set for corner; THENCE South 33°15'50" West, with the northeast line of said McKinney Street, also being the southwest line of said 2.10 acre tract, a distance of 13.67 feet to a 5/8-inch rebar with cap stamped CEI ENG INC set for corner; THENCE North 55°56'06" West, with the northeast line of said McKinney Street, also being the southwest line of said 2.10 acre tract, a distance of 127.52 feet to the point of beginning, and containing 2.10 acre or 91,267 square feet of land, more or less.

Easement Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC1	10.00'	5.59'	32°03'24"	S16°53'52"W	5.52'
EC2	5.00'	5.06'	57°56'36"	S28°06'08"E	4.84'
EC3	20.00'	20.23'	57°56'36"	S28°06'08"E	19.38'
EC4	5.75'	9.03'	90°00'02"	S44°07'51"E	8.13'
EC5	29.25'	45.95'	90°00'00"	S44°07'52"E	41.37'
EC6	7.31'	9.25'	72°29'17"	S59°17'58"E	8.65'
EC7	24.25'	38.09'	90°00'00"	S44°07'52"E	34.29'
EC8	24.25'	13.57'	32°03'26"	S16°53'51"W	13.39'
EC9	15.75'	33.55'	122°03'26"	S61°53'51"W	27.56'
EC10	20.01'	17.61'	50°26'10"	N32°25'26"W	17.05'
EC11	5.75'	9.03'	90°00'00"	N45°52'08"E	8.13'
EC12	5.75'	9.03'	90°00'00"	S44°07'52"E	8.13'

Owner / Owners
 Parcel Number #660171
 Quick N Clean TX-04, LLC
 7291 E. Adobe Dr. Suite 115
 Scottsdale, AZ 85255-4042
 Contact: Richard Karle
 Phone: (480) 444-8060

Engineers/Surveyors:
 CEI Engineering Associates, Inc.
 3030 LB Freeway, suite 100
 Dallas, Texas 75234
 Phone: (972) 488-3737
 Fax: (972) 488-6732
 Surveyor: James G Temple



PRELIMINARY PLAT OF QUICK N CLEAN ADDITION LOT 1

AND PART OF THE M.E.P. & P.R.R. COMPANY ABSTRACT NO. 927 QUICK N CLEAN TX-04, LLCC DEED DOC. NO. 2022-81941 91,267 SQ. FT.± OR 2.10 AC.±

CITY OF DENTON DENTON COUNTY, TEXAS 76207 JANUARY 11, 2023