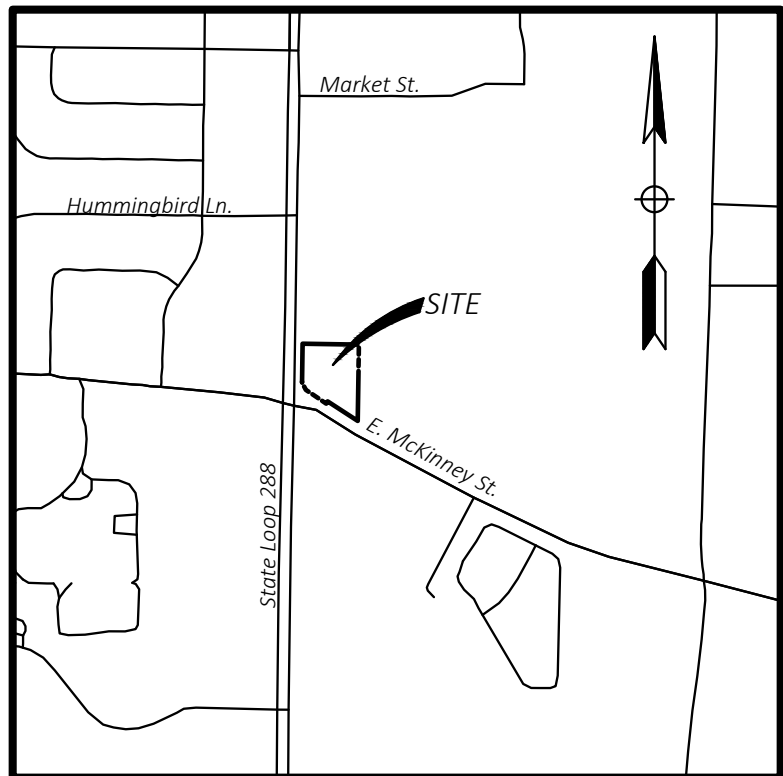


Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N32°55'34"E	14.00'
EL2	S57°04'20"E	30.00'
EL3	S32°55'40"W	6.00'
EL4	S57°04'20"E	75.00'
EL5	S00°53'17"W	9.44'
EL6	N32°55'34"E	19.31'
EL7	N27°31'50"W	16.32'
EL8	N51°03'37"E	113.80'
EL9	N00°52'08"E	32.72'
EL10	N89°07'52"W	9.50'
EL11	N00°52'08"E	53.41'
EL12	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'

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'

- 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 Number: 48121C0380G 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 size 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

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, LLC
DEED DOC. NO. 2022-81941
91,267 SQ. FT. ±
OR 2.10 AC. ±

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



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 BJ Freeway, suite 100
Dallas, Texas 75234
Phone: (972) 488-3737
Fax: (972) 488-6732
Surveyor: James G Temple