

PLAT SUMMARY ANALYSIS	
DESCRIPTION	RESULT
PHASE ONE AREA	16.534 ACRES / 4 LOTS
COMMERCIAL LOTS	4
MINIMUM LOT SIZE	33,263 sq ft
MAXIMUM LOT SIZE	515,981 sq ft

Curve Data Table				
Number	Delta	Radius	Arc Length	Chord Bearing
C1	13°40'43"	190.00'	45.36'	S82°56'59"E
C2	26°04'00"	200.00'	90.99'	S89°08'04"E
C3	12°32'55"	1502.54'	329.08'	N84°06'03"E
C4	14°38'56"	225.00'	57.53'	N83°30'51"E
C5	2°38'45"	215.00'	9.93'	N77°30'46"E
C6	6°49'18"	204.01'	24.29'	N84°39'50"E
C9	72°56'55"	50.00'	63.66'	N89°09'41"W
C10	23°20'11"	50.00'	20.36'	S38°32'00"W
C11	46°59'46"	50.00'	41.01'	N65°29'44"W
C12	37°50'55"	30.00'	19.82'	S70°15'05"E
C13	10°26'10"	210.00'	38.25'	N85°36'22"E
C14	9°05'18"	230.00'	36.48'	N83°21'55"E
C15	2°38'45"	230.00'	10.62'	N77°29'54"E
C16	2°54'53"	230.00'	11.70'	N89°22'01"E
C17	90°00'01"	50.00'	78.54'	S44°10'33"E
C18	90°00'01"	30.00'	47.12'	S44°10'33"E
C19	89°59'54"	80.00'	125.66'	N45°49'27"E
C20	36°52'12"	80.00'	51.48'	N19°15'33"E
C21	36°52'12"	20.00'	12.87'	N19°15'33"E
C22	82°49'09"	30.00'	43.36'	N40°35'08"W
C23	262°49'09"	50.00'	229.35'	N49°24'52"E
C24	36°52'12"	50.00'	32.18'	S19°15'33"W
C25	36°52'12"	50.00'	32.18'	S19°15'33"W
C26	20°55'28"	110.00'	40.17'	S11°17'14"W
C27	110°55'30"	30.00'	58.08'	S33°42'48"E
C28	97°03'04"	35.00'	59.29'	S42°41'08"W
C29	90°00'00"	30.00'	47.12'	N44°10'33"W
C30	89°59'59"	30.00'	47.12'	S45°49'27"W

Curve Data Table				
Number	Delta	Radius	Arc Length	Chord Bearing
C31	90°00'00"	30.00'	47.12'	N44°10'33"W
C32	90°00'00"	30.00'	47.12'	S45°49'27"W
C33	89°58'46"	30.00'	47.11'	N44°09'56"W
C34	86°34'30"	50.00'	75.55'	N45°52'04"W
C35	29°07'22"	55.00'	27.96'	N15°14'35"E
C36	64°41'44"	20.00'	22.58'	N2°32'36"W
C37	57°57'08"	30.00'	30.34'	N63°52'02"W
C38	30°19'57"	30.00'	15.88'	S66°48'48"W
C39	82°40'20"	30.00'	43.29'	S49°29'17"W
C40	14°38'56"	240.00'	61.36'	S83°29'59"W
C41	14°38'56"	200.00'	51.13'	S83°29'59"W
C42	78°27'47"	25.00'	34.24'	N49°56'39"W
C43	90°06'07"	25.00'	39.31'	N45°46'24"E
C44	89°51'39"	30.00'	47.05'	S44°14'43"E
C45	33°03'34"	30.00'	17.31'	S17°12'23"W
C46	25°35'02"	44.00'	19.65'	S20°56'38"W
C47	90°00'00"	25.00'	39.27'	S44°10'33"E
C48	90°00'00"	30.00'	47.12'	S45°49'27"W
C49	86°48'29"	30.00'	45.45'	N45°46'19"W
C50	93°11'31"	30.00'	48.80'	N44°13'41"E
C51	100°16'04"	10.00'	17.50'	S49°18'35"E
C52	86°48'29"	20.00'	30.30'	N45°46'19"W
C53	90°00'00"	20.00'	31.42'	S45°49'27"W
C54	90°00'00"	20.00'	31.42'	S44°10'33"E
C55	92°17'51"	20.00'	32.22'	N44°40'32"E

Line Table		
Line #	Direction	Length
L1	N0°56'45"W	28.17'
L2	N0°48'45"W	48.60'
L3	N2°30'55"W	59.45'
L4	S44°47'20"E	14.14'
L5	S89°47'20"E	10.00'
L6	S76°03'40"E	32.30'
L7	N77°49'15"E	44.03'
L8	S89°36'35"E	42.06'
L9	N45°47'00"W	39.32'
L10	N21°02'50"W	40.34'
L11	N68°57'10"E	105.82'
L12	S89°09'41"E	307.95'
L13	S54°06'15"E	37.96'
L14	N54°06'15"W	27.86'
L15	N89°09'41"W	304.38'
L16	N0°50'19"E	106.49'
L17	S89°09'41"E	288.30'
L18	N0°50'19"E	114.15'
L19	S89°09'41"E	165.56'
L20	N0°48'04"E	16.00'
L21	N89°09'41"W	181.55'
L22	S0°50'19"W	114.15'
L23	S89°09'41"E	288.30'
L24	S0°50'19"W	77.80'
L25	S9°29'21"W	39.31'
L26	S0°50'19"W	124.21'
L27	S68°57'10"W	121.42'
L28	N89°09'41"W	211.63'
L29	N89°09'41"W	33.88'
L30	N0°47'15"E	214.85'
L31	S89°09'39"E	16.00'
L32	S0°47'15"W	233.61'
L33	S89°12'45"E	16.00'
L34	N0°47'15"E	233.62'
L35	S89°15'50"E	16.00'
L36	S89°09'40"E	16.00'

Line Table		
Line #	Direction	Length
L37	N0°43'20"E	123.23'
L38	S89°09'40"E	321.66'
L39	S0°50'19"W	16.00'
L40	N89°09'40"W	321.63'
L41	S89°09'41"E	133.07'
L42	S0°49'27"W	54.96'
L43	N89°10'33"W	16.00'
L44	N0°49'27"E	38.97'
L45	S0°49'27"W	54.96'
L46	N89°10'33"W	16.00'
L47	N0°49'27"E	38.97'
L48	N89°09'41"W	133.07'
L49	N0°49'27"E	139.00'
L50	S89°09'41"E	16.00'
L51	S0°50'19"W	145.93'
L52	S89°09'41"E	154.74'
L53	S0°50'19"W	16.00'
L54	N89°09'41"W	170.74'
L55	N0°50'19"E	161.93'
L56	S89°09'40"E	16.00'
L57	S89°10'33"W	16.17'
L58	S9°13'40"W	39.29'
L59	N89°10'33"W	16.00'
L60	N0°50'19"E	71.17'
L61	S0°50'19"W	77.80'
L62	S9°29'21"W	39.31'
L63	N44°09'41"W	22.63'
L64	S89°09'19"E	16.35'
L65	S44°09'41"E	35.88'
L66	S89°09'41"E	53.27'
L67	N89°09'41"W	30.64'
L68	N89°11'40"W	338.36'
L69	N89°10'33"W	5.32'
L70	S0°49'27"W	16.00'
L71	N89°10'33"W	16.00'
L72	N0°49'27"E	16.00'
L73	N89°12'08"W	268.15'

Line Table		
Line #	Direction	Length
L74	N0°43'20"E	54.65'
L75	N45°50'19"E	17.93'
L76	S89°10'33"E	24.95'
L77	S0°49'27"W	16.00'
L78	N89°10'33"W	18.33'
L79	S45°50'19"W	4.68'
L80	S0°50'19"W	45.19'
L81	S46°07'33"W	55.87'
L82	S45°50'19"W	48.66'
L83	N42°38'48"E	46.23'
L84	N42°38'48"E	46.77'
L85	S0°49'27"W	16.06'
L86	N89°09'41"W	8.00'
L87	N0°49'27"E	16.06'
L88	N42°38'48"E	46.77'
L89	S0°49'27"W	16.06'
L90	N0°49'27"E	15.98'
L91	S0°50'19"W	16.00'
L92	S0°49'27"W	16.06'
L93	N89°09'41"W	15.98'
L94	S89°10'33"E	122.93'
L95	S89°10'33"E	252.29'
L96	S0°49'27"W	565.00'
L97	S89°10'33"E	210.92'
L98	N0°49'27"E	133.15'
L99	S0°50'19"W	16.00'
L100	S0°49'27"W	260.73'
L101	S0°49'27"W	340.10'
L102	S0°49'27"W	127.00'
L103	N0°43'20"E	278.96'
L104	S0°46'23"W	25.00'
L105	N89°10'33"W	103.10'
L106	N89°18'12"W	30.00'
L107	N0°49'27"E	9.05'
L108	N89°10'33"W	18.40'
L109	S0°40'36"W	39.04'
L110	N89°09'40"W	16.00'
L111	N0°48'33"E	39.04'

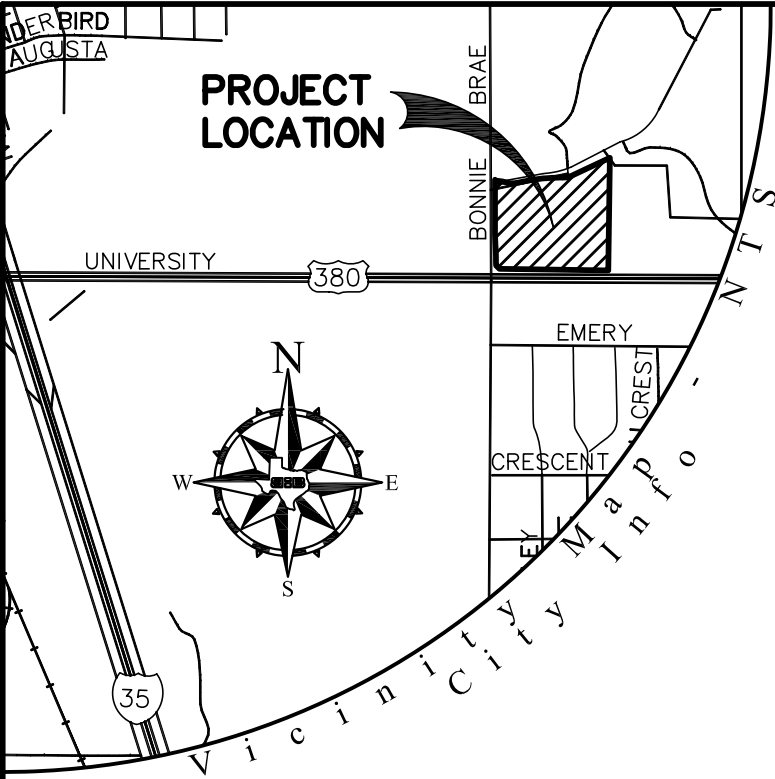
Line Table		
Line #	Direction	Length
L112	N89°10'33"W	122.46'
L113	S0°49'28"W	9.10'
L114	N89°10'32"W	30.00'
L115	N1°28'24"W	9.10'
L116	N89°10'33"W	124.00'
L117	S0°49'27"W	9.09'
L118	N89°10'32"W	30.00'
L119	N84°43'47"E	30.00'
L120	S89°10'33"E	126.46'
L121	S0°49'27"E	11.32'
L122	N0°50'19"E	32.00'
L123	N89°09'41"W	16.00'
L124	N2°34'49"W	87.27'
L125	N2°14'11"W	133.15'
L126	N0°40'54"E	75.56'
L127	N0°40'54"E	43.06'
L128	S0°49'27"W	123.00'
L129	N0°40'54"E	137.18'
L130	N89°09'41"W	34.06'
L131	N0°12'40"E	16.00'
L132	S89°09'41"E	34.19'
L133	N0°40'54"E	75.56'
L134	S0°49'27"E	278.96'
L135	S0°49'27"W	340.10'
L136	S0°49'27"W	127.00'
L137	N0°43'20"E	278.96'
L138	S0°46'23"W	25.00'
L139	N89°10'33"W	103.10'
L140	N89°18'12"W	30.00'
L141	N0°49'27"E	9.05'
L142	N89°10'33"W	18.40'
L143	S0°40'36"W	39.04'
L144	N89°09'40"W	16.00'
L145	N0°48'33"E	39.04'

Line Table		
Line #	Direction	Length
L146	N2°22'04"W	37.62'
L147	N1°28'24"W	64.05'
L148	N2°22'04"W	99.60'
L149	N89°09'39"W	27.38'
L150	N84°43'47"E	112.76'
L151	S89°10'33"E	126.46'
L152	N0°49'27"E	11.32'
L153	N0°50'19"E	32.00'
L154	N89°09'41"W	16.00'
L155	S89°10'33"E	80.00'
L156	S0°49'27"W	45.70'
L157	S89°11'26"E	180.42'
L158	S0°48'34"W	25.50'
L159	N89°11'26"W	116.98'
L160	S0°49'15"W	127.21'
L161	N89°10'33"W	227.49'
L162	S0°49'15"E	119.99'
L163	S1°28'24"E	64.05'
L164	N89°10'33"W	88.60'
L165	S0°50'19"W	33.19'
L166	N89°09'41"W	100.00'
L167	N0°50'19"E	33.17'
L168	N89°10'33"W	227.49'
L169	S0°49'27"E	64.00'
L170	S89°10'33"E	413.52'
L171	N89°15'20"W	6.55'

**PRELIMINARY PLAT**  
**LOT 1, LOT 2, LOT 3 & LOT 4, BLOCK ONE**  
**NORTH LAKES SHOPPING**  
**CENTER ADDITION**  
Being a 16.534 acre tract of land situated within the  
**Robert Beaumont Survey, Abstract No. 31**  
City of Denton, Denton County, Texas

City of Denton  
File No.  
Prelim: PP16-0001





LEGEND

CIRF.....5/8" Capped Iron Rod Marked "RPLS 1640 " IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC" P.R.D.C.T.....Plat Records Denton County, Texas D.R.D.C.T.....Deed Records Denton County, Texas

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.

2. All distances shown are at ground.

3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.

4. Property Owner is responsible for the maintenance of the Access Easements.

5. Water service to be provided by The City of Denton.

6. Sanitary sewer to be provided by The City of Denton.

7. By scaled location of FEMA FIRM Map No. 480194 0360 G, Effective Date April 18, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

8. 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."

9 Taps made to existing water lines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact Harry Bopp with the Water Department at 940-349-7167

10. Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact Justin Diviney with the Wastewater Department at 940-349-8489.

11. The City of Denton has adopted the Nation 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.

12. 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.

13. The Private Utility Easements shown hereon are for the installation and maintenance of private utility lines only and are not dedicated to the public.

14. Temporary Access Easements, provided for access to the solid waste enclosures and a fire lane turn around, shall automatically terminate once the adequate paving on lot 1, providing such access, has been completed and accepted.

OWNER: LOT 1  
HEB GROCERY COMPANY, L.P.  
646 S. FLORES STREET  
SAN ANTONIO, TX 78204

OWNER: LOTS 2, 3 & 4  
LO DENTON BONNIE BRAE, LTD  
2000 MCKINNEY AVENUE, SUITE 1000  
DALLAS, TX 75201

LAND SURVEYOR:  
**B B** BAIRD, HAMPTON & BROWN, INC.  
ENGINEERING & SURVEYING  
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116  
mail@bhbinc.com 817-338-1277 www.bhbinc.com  
BHB Project # 2014.187.000 TBPE Firm F-44 TBPLS Firm 10011300

PLAT SUMMARY ANALYSIS

DESCRIPTION	RESULT
PHASE ONE AREA	16.534 ACRES / 4 LOTS
COMMERCIAL LOTS	4
MINIMUM LOT SIZE	33,263 sf
MAXIMUM LOT SIZE	515,981 sf

State of Texas §  
County of Denton §

**WHEREAS** LO Denton Bonnie Brae, LTD is the owner of Lots CV-2, CV-3, and CV-4, North Lakes Shopping Center Addition, as described in the Special Warranty Deed, recorded in Document No. 2015-108707, Deed Records, Denton County, Texas, and HEB Grocery Company, LP, is the owner of Lot CV-1, of said North Lakes Shopping Center, as described in the Special Warranty Deed, recorded in Document No. 2015-108708, of said Deed Records, said lots being shown on the Conveyance Plat of the North Lakes Shopping Center Addition, recorded in Document No. 2015-362, Plat Records, Denton County, Texas, 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 GPS Technology in conjunction with the RTK Cooperative Network, all distance at ground);

**BEGINNING** at a found 5/8" iron rod with a yellow cap marked "BHB INC" (CIRF) for the northern most corner of a clip corner at the northeast corner of the intersection of U.S. Highway 380 (West University Drive) (a variable width right-of-way) and Bonnie Brae (a variable width right-of-way), same being a southwest corner of the said Lot North Lakes Shopping Center Addition;

**THENCE** with the east line of said Bonnie Brae the following courses and distances:

North 00°56'45" West, a distance of 28.17 feet to an CIRF;

North 00°48'45" West, a distance of 48.60 feet to an CIRF;

North 02°30'55" West, a distance of 174.79 feet to an CIRF;

North 00°08'05" West, a distance of 187.75 feet to an CIRF;

North 00°12'40" East with the west line of the said North Lakes Shopping Center Addition, same being the east line of the said City of Denton remainder tract, a distance of 264.58 feet to a found 5/8" iron rod for the northwest corner of the said North Lakes Shopping Center Addition;

**THENCE** With the north line of the said North Lakes Shopping Center Addition, same being the south line of the said City of Denton remainder tract the following courses and distances:

South 44°47'20" East, a distance of 14.14 feet to a point from which a found 5/8" capped iron rod with marked "RPLS 1640" (CIRF) bears North 85°50'43" West, a distance of 1.11 feet;

South 89°47'20" East, a distance of 10.00 feet to a CIRF;

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;

South 76°03'40" East, a distance of 32.30 feet to a CIRF;

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 a chord which bears South 89°08'40" East, a distance of 90.21 feet to a CIRF;

North 77°49'15" East, a distance of 44.03 feet to an CIRF;

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 an CIRF;

South 89°36'35" East, a distance of 42.06 feet to an CIRF ;

North 64°45'00" East, a distance of 380.41 feet to an CIRF for the northeast corner of the said North Lakes Shopping Center Addition, same being the northwest corner of a tract of land described by deed to Goodwill Industries of Fort Worth, Inc. as shown on document recorded in Volume 3030, Page 682, DRDCT;

**THENCE** South 00°47'15" West with the west line of the said Goodwill Industries tract, a distance of 924.57 feet to a CIRF for the southwest corner of the said Goodwill Industries tract, same being in the north right-of-way of the aforementioned U.S. Highway 380 and being the southeast corner of the said North Lakes Shopping Center Addition;

**THENCE** North 89°09'40" West with the north line of said U.S. Highway 380, a distance of 893.18 feet to a point from which a found 1/2" iron rod bears South 07°20'45" West, a distance of 0.30 feet for the southern end of the aforementioned clip corner;

**THENCE** North 45°47'00" West with the said clip corner, a distance of 39.32 feet to the **POINT OF BEGINNING** and containing 720,200 Square feet or 16.534 Acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, LO DENTON BONNIE BRAE, LTD, owner of lots 2, 3, & 4 do hereby adopt this preliminary plat designating the above described property as **LOTS 1, 2, 3 & 4, BLOCK ONE NORTH LAKES SHOPPING CENTER ADDITION**, an addition to the The City of Denton, Denton County, Texas and does hereby dedicate without reservation to the City of Denton for public use; the streets, rights-of-way, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS the \_\_\_\_ day of \_\_\_\_\_, 2016.

By: Authorized Agent  
LO DENTON BONNIE BRAE, LTD

STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, HEB GROCERY COMPANY, LP, owner of lot 1, do hereby adopt this preliminary plat designating the above described property as **LOTS 1, 2, 3 & 4, BLOCK ONE 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.

WITNESS UNDER MY HAND THIS the \_\_\_\_ day of \_\_\_\_\_, 2016.

HEB GROCERY COMPANY, LP.

By: Todd A. Piland  
Executive Vice President

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Todd A. Piland known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Denton, Denton County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL  
NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review  
Surveyor: John G. Margotta  
Registered Professional Land Surveyor No. 5956

John G. Margotta  
RPLS No. 5956  
September 14, 2016

**PRELIMINARY PLAT**  
**LOT 1, LOT 2, LOT 3 & LOT 4, BLOCK ONE**  
**NORTH LAKES SHOPPING**  
**CENTER ADDITION**  
Being a 16.534 acre tract of land situated within the  
**Robert Beaumont Survey, Abstract No. 31**  
**City of Denton, Denton County, Texas**

SHEET 2 OF 2

City of Denton  
File No.

Prelim: PP16-0001