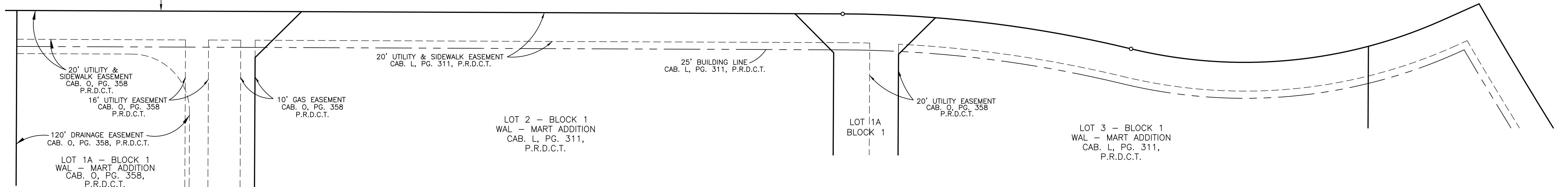


- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  2. BEARINGS SHOWN HEREON ARE ORIENTED TO TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE 4202 NAD 83, FEET.
  3. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON NAVD 1988 DATUM.
  4. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
  5. 5/8" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  6. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5' ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30' ON EITHER SIDE OF THE CENTERLINE 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 BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
  7. THE "PRIVATE ELECTRIC UTILITY AREA" IS FOR THE BENEFIT OF PRIVATE ELECTRIC FACILITIES AND MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
  8. THERE ARE NO KNOWN GAS, PETROLEUM, OR SIMILAR COMMON CARRIER EASEMENTS LOCATED WITHIN OR ON THE BOUNDARY OF THE DEVELOPMENT.



OWNER'S CERTIFICATE

WHEREAS, CATERINA, L.P. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE J. S. TAFT SURVEY, ABSTRACT NO. 1256, AND BEING ALL OF LOT 1 IN BLOCK 1 OF BRINKER CROSSING ADDITION, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CABINET W, AT PAGE 717 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING DESCRIBED IN DEED TO CATERINA, L.P. BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2003-R0082072 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALSO A TRACT OF LAND CONVEYED TO CATERINA, LLC BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2004-R0141648 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN "X" IN CONCRETE FOUND IN THE WEST RIGHT OF WAY LINE OF BRINKER ROAD (80 FOOT RIGHT OF WAY) AS RECORDED IN CABINET L, PAGE 311 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN BLOCK A OF THE SOUTHEAST DENTON RACETRAC ADDITION, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 373 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00° 33' 20" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1 OF BRINKER CROSSING ADDITION COMMON TO THE WEST RIGHT OF WAY LINE OF SAID BRINKER ROAD (BASIS OF BEARINGS PER PLAT RECORDED IN CABINET L, PAGE 311 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS) FOR A DISTANCE OF 467.71 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK A OF BRINKER CROSSING II ADDITION, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 331 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT CONVEYED TO CATERINA, LLC BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2003-R0082072 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89° 24' 28" WEST AND FOLLOWING ALONG THE NORTH LINE OF BRINKER CROSSING II ADDITION FOR A DISTANCE OF 190.20 FEET TO THE NORTHWEST CORNER OF SAID BRINKER CROSSING II ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO CATERINA, LLC BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2004-R0141648 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND THE SOUTHEAST CORNER OF LOT 3 IN BLOCK A OF DENTON TOWN CROSSING, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 893 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING NORTHEAST CORNER OF LOT 3 IN BLOCK A OF DENTON TOWN CROSSING, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 893 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 35' 32" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 3 IN BLOCK A OF DENTON TOWN CROSSING FOR A DISTANCE OF 236.73 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 00° 38' 54" WEST AND CONTINUING ALONG THE EAST LINE OF SAID LOT 3 IN BLOCK A OF DENTON TOWN CROSSING FOR A DISTANCE OF 231.11 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 1 OF BRINKER TOWN CROSSING ADDITION, SAME BEING THE NORTHWEST CORNER OF THE AFORESAID LOT 1 IN BLOCK A OF THE SOUTHEAST DENTON RACETRAC ADDITION;

THENCE NORTH 89° 26' 53" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF THE SOUTHEAST DENTON RACETRAC ADDITION AND LOT 1 IN BLOCK 1 OF BRINKER CROSSING ADDITION FOR A DISTANCE OF 190.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0447 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION:

STATE OF TEXAS}  
COUNTY OF DENTON}

KNOW ALL MEN BY THESE PRESENTS}

THAT PETER NASR, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOTS 1A & 1B, BLOCK 1, BRINKER CROSSING, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS THEREON, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS, OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM 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 ANY OF 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 OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DENTON, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

OWNER: CATERINA L.P.  
BY: BRINKER CROSSING PLAZA, LLC  
ITS: GENERAL PARTNER  
BY: PETER NASR  
ITS: PRESIDENT

By: \_\_\_\_\_  
NAME: PETER NASR

STATE OF TEXAS}  
COUNTY OF DENTON}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION}

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890 DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DENTON.

DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS}  
COUNTY OF DENTON}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48121C0380G, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY THE PLANNING AND ZONING COMMISSION, CITY OF DENTON

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

ATTESTED

JENNIFER WALTERS, CITY SECRETARY DATE

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE EXISTING LOT.

FINAL PLAT  
LOTS 1A & 1B, BLOCK 1  
BRINKER CROSSING

BEING A REPLAT OF  
LOT 1, BLOCK 1, BRINKER CROSSING  
2.0447 ACRES

SITUATED IN THE  
J.S. TAFT SURVEY, ABSTRACT NO. 1256  
CITY OF DENTON, DENTON COUNTY, TEXAS

SEPTEMBER 14, 2016  
PROJECT NO. FR16-0014

DEVELOPER &  
OWNER LOTS 1A & 1B  
CATERINA, L.P.  
1800 BRINKER ROAD, SUITE 100  
DENTON, TEXAS 76205  
CONTACT: PETER NASR

SURVEYOR:  
BLUE SKY SURVEYING  
& MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
(214) 358-4500  
CONTACT: DAVID R. PETREE R.P.L.S.