

Boundary & Lot Curve Table					
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	2°38'45"	215.00'	9.93'	N77°30'46"E	9.93'
C5	14°38'56"	225.00'	57.53'	N83°30'51"E	57.37'

Boundary & Lot Line Table		
Line #	Direction	Length
L1	N0°56'45"W	28.17'
L2	N0°48'45"W	48.60'
L3	S44°47'20"E	14.14'
L4	S89°47'20"E	10.00'
L5	S76°03'40"E	32.30'
L6	N77°49'15"E	44.03'
L7	S89°36'35"E	42.06'
L8	N45°47'00"W	39.32'

LEGEND

CIRF.....5/8" Capped Iron Rod Marked "RPLS 1640"
IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
CIRF (BHB INC).....Found 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
MIN FF.....Minimum Finished Floor Elevation

NOTES

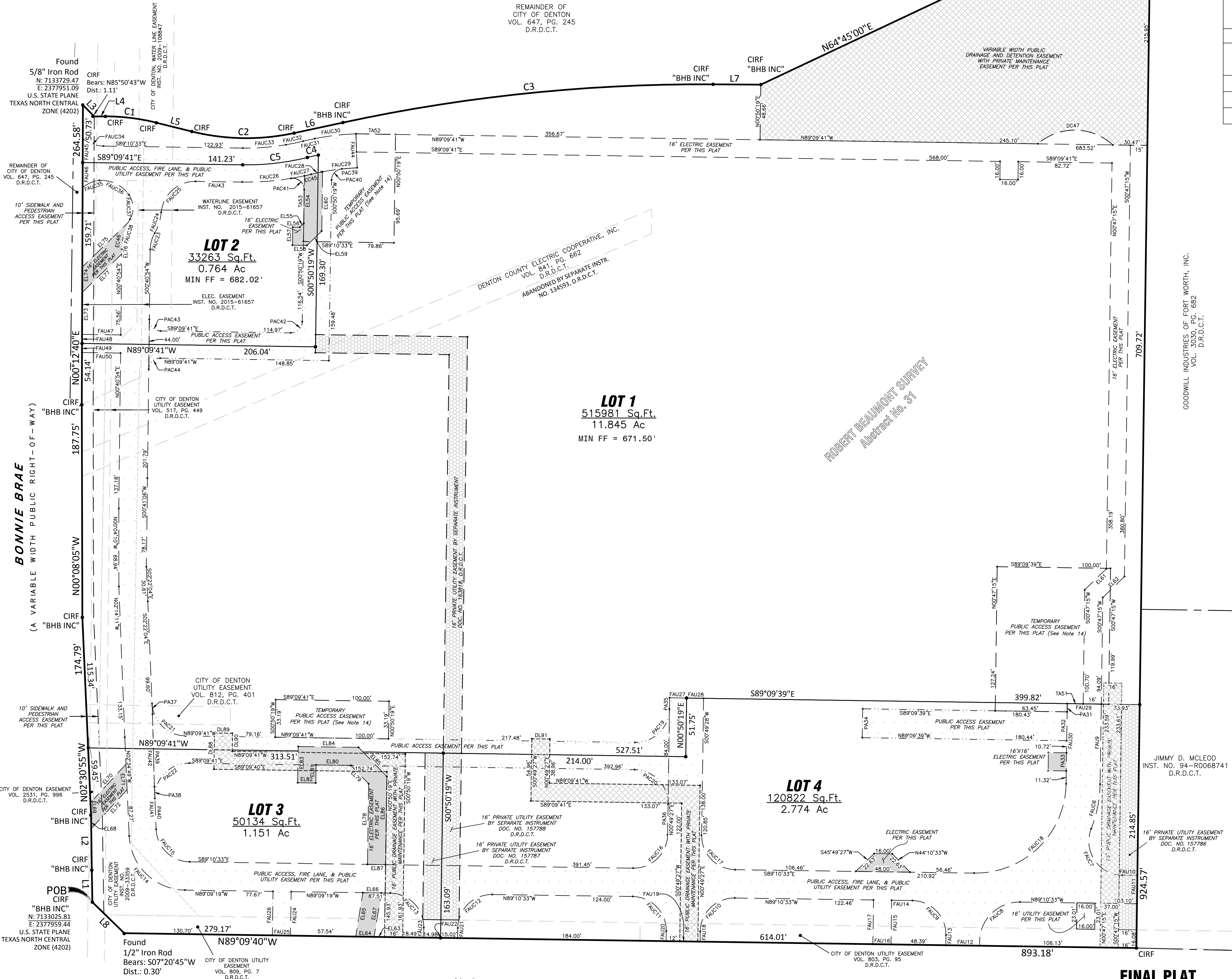
- Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
- All distances shown are at ground.
- Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
- Property Owner is responsible for the maintenance of the Access Easements.
- Water service to be provided by The City of Denton.
- Sanitary sewer to be provided by The City of Denton.
- 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.
- 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.
- 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
- 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.
- 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.
- 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.
- The Private Utility Easements shown hereon are for the installation and maintenance of private utility lines only and are not dedicated to the public.
- The Temporary Access Easements on this plat are for the purposes of providing for access to the solid waste enclosures and a fire turnaround prior to the completion of drives without the Public Access, Fire Lane & Public Utility Easements shown on the plat on Lot 1. Upon completion of the Public Access, Fire Lane & Public Utility Easements on Lot 1, such Temporary Access Easements shall automatically terminate.
- The drainage easements shown are for underground facilities and appurtenances, and the property owner reserves the right to use the area of such drainage easements in any manner that does not damage or interfere with the drainage facilities located in such easement, such reserve rights including without limitation the right to install and construct paving, drives, improvements, landscaping (excluding trees), signage and utilities on, under, over and/or across such drainage easement.
- Any and all easements as dedicated and shown on the Conveyance Plat of Lot CV-1, Lot CV-2, Lot CV-3 & Lot CV-4, NORTH LAKES SHOPPING CENTER ADDITION, an addition to the City of Denton, Denton County, Texas as recorded in Document Number 2015-362 of Plat Records of Denton County, Texas are hereby abandoned and vacated forever.

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 Ridgelo Place, Ste. 700, Ft. Worth, TX 76116
mail@bbhinc.com 817-338-1277 www.bbhinc.com
BBH Project #2014.187.000 BBH Firm F-44 BBHLS Firm 10011300



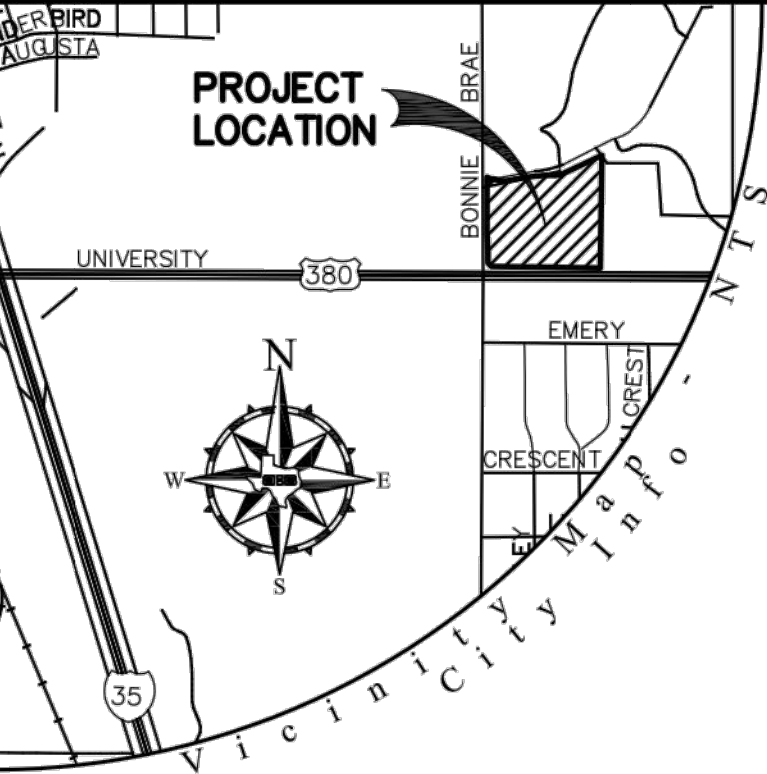
PLAT SUMMARY ANALYSIS

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

Denton County File No. FP16-0014

FINAL PLAT
LOT 1, LOT 2, LOT 3 & LOT 4, BLOCK 1
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 1 OF 2



Fire Lane, Access & Utility Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
FAUC6	20°55'28"	110.00'	40.17'	S11°17'14"W	39.95'
FAUC7	11°05'30"	30.00'	58.08'	S33°42'48"E	49.43'
FAUC8	97°03'05"	35.00'	59.29'	S42°41'08"W	52.45'
FAUC9	90°00'00"	30.00'	47.12'	N44°10'33"W	42.43'
FAUC10	89°59'59"	30.00'	47.12'	S45°49'27"W	42.43'
FAUC11	90°00'00"	30.00'	47.12'	N44°10'33"W	42.43'
FAUC12	90°00'00"	30.00'	47.12'	S45°49'27"W	42.43'
FAUC13	89°58'46"	30.00'	47.11'	N44°09'56"W	42.42'
FAUC14	86°34'30"	50.00'	75.55'	S45°52'04"E	68.57'
FAUC15	86°48'29"	30.00'	45.45'	S45°46'19"E	41.23'
FAUC16	90°00'00"	30.00'	47.12'	N45°49'27"E	42.43'
FAUC17	90°00'01"	30.00'	47.12'	S44°10'33"E	42.43'
FAUC18	89°59'54"	80.00'	125.66'	N45°49'27"E	113.14'
FAUC23	29°07'22"	30.00'	15.25'	S15°14'35"W	15.09'
FAUC24	24°43'15"	45.00'	19.42'	N17°26'38"E	19.27'
FAUC25	85°44'27"	30.00'	44.89'	S47°57'14"W	40.82'
FAUC26	10°26'10"	240.00'	43.72'	N89°36'22"E	43.63'
FAUC27	4°12'46"	240.00'	17.65'	N78°16'54"E	17.64'
FAUC28	2°38'45"	200.00'	9.24'	S77°29'54"W	9.24'
FAUC29	9°05'18"	200.00'	31.72'	S83°21'55"W	31.69'
FAUC30	9°05'18"	230.00'	36.48'	S83°21'55"W	36.44'
FAUC31	2°38'45"	230.00'	10.62'	S77°29'54"W	10.62'
FAUC32	4°12'46"	210.00'	15.44'	N78°16'54"E	15.44'
FAUC33	10°26'10"	210.00'	38.25'	N89°36'22"E	38.20'
FAUC34	37°45'26"	30.00'	19.77'	S70°17'50"E	19.41'
FAUC35	30°16'03"	30.00'	15.85'	S66°50'45"W	15.66'
FAUC36	57°57'08"	30.00'	30.34'	N63°52'02"W	29.07'
FAUC37	64°41'44"	20.00'	22.58'	N2°32'36"W	21.40'
FAUC38	29°07'22"	55.00'	27.96'	N15°14'35"E	27.66'

Public Access Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
PAC19	90°00'52"	30.00'	47.13'	N45°49'53"E	42.43'
PAC20	89°59'08"	30.00'	47.12'	N44°10'07"W	42.42'
PAC21	86°47'36"	30.00'	45.44'	S45°45'53"E	41.22'
PAC22	93°12'24"	30.00'	48.80'	S44°14'07"W	43.60'
PAC39	3°54'20"	200.00'	13.63'	S85°57'25"W	13.63'
PAC40	83°09'56"	10.00'	14.52'	S42°25'17"W	13.27'
PAC41	100°18'59"	10.00'	17.51'	N49°19'10"W	15.36'
PAC43	89°50'34"	10.00'	15.68'	S44°14'24"E	14.12'
PAC44	90°09'26"	10.00'	15.74'	S45°45'36"W	14.16'

Electric Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
EC45	1°28'18"	240.00'	6.16'	N76°54'40"E	6.16'
EC46	25°48'09"	55.00'	24.77'	S13°34'58"W	24.56'

Drainage Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
DC47	83°21'47"	49.83'	72.50'	N89°09'41"W	66.27'

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 an 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 final plat designating the above described property as **LOTS 1, 2, 3 & 4, BLOCK 1, 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 final plat designating the above described property as **LOTS 1, 2, 3 & 4, 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 .

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
December 19, 2016

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

Denton County File No. FP16-0014

APPROVED by the City Of Denton
Planning & Zoning Commission
this ____ day of _____, 2016.

Chairman

Secretary

FINAL PLAT

LOT 1, LOT 2, LOT 3 & LOT 4, BLOCK 1 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