

PLAT RECORDS, DENTON COUNTY, TEXAS REAL PROPERTY RECORDS,								
DENTON COUNTY, TEXAS	CURVE TABLE							
UTILITY EASEMENT DRAINAGE EASEMENT		CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHO! LENG
WALL & FENCE MANTAINANCE EASEMENT		C1	97°18'43"	35.50	60.29	40.35	S44°14'32"W	53.3
DIN DING CETDACK LINE		C2	7°27'47"	250.00	32.56	16.30	S89°19'05"W	32.5
BUILDING SETBACK LINE		C3	89°21'14"	35.50	55.36	35.10	S42°16'25"E	49.9
DENTON COUNTY FRESH WATER		C4	6°49'01"	2500.00	297.44	148.90	N01°00'19"W	297
SUPPLY DISTRICT		C5	2°40'18"	250.00	11.66	5.83	N88°55'57"W	11.6
5/8-INCH IRON ROD FOUND		C6	3°02'39"	507.50	26.96	13.48	N88°23'05"E	26.9
- <b>,</b>		C7	164°25'35"	60.00	172.19	438.77	S44°14'32"W	118.8
5/8-INCH IRON ROD W/CAP MARKED		C8	156°28'07"	60.00	163.85	288.06	N42°16'25"W	117.4
"PETITT-RPLS 4087" SET		C9	10°43'36"	2372.50	444.17	222.74	N02°57'36"W	443.
		C10	89°50'58"	35.50	55.67	35.41	S47°58'26"W	50.1
RIGHT-OF-WAY		C11	122°51'03"	65.00	139.37	119.34	S63°22'53"W	114.
DESIGNATES SUBDIVISION BLOCK								

**LEGEND** 

POINT OF BEGINNING

VOLUME

CABINET

		L3	N41°57'03"W	28.28
		L4	N48°02'57"E	28.28
		L5	N47°58'26"E	16.99
		L6	N40°35'11"E	16.97
	]	L7	N49°24'49"W	16.97
RD		L8	N41°13'18"E	20.98
TH_		L9	N44°32'01"W	27.31
0		L10	N38°27'39"E	25.42
0 4		L11	N48°46'32"W	21.45
2		L12	S45°33'07"E	17.06
<u>-</u> 27 6		L13	N47°24'12"E	16.97
6		L14	N42°35'48"W	16.97
6 39		L15	N47°24'12"E	16.97
18 18		L16	N42°35'48"W	16.97
52		L17	N45°07'44"E	17.09
4		L18	N42°20'54"W	17.04
6		L19	N47°39'06"E	16.90
	ı	L20	N42°20'54"W	17.04
		L21	N47°39'06"E	16.90
		L22	N36°49'52"E	12.36
		L23	N89°19'05"E	14.06
		L24	N85°35'11"E	33.19
		L25	N44°14'32"E	15.85'
		L26	S42°16'25"E	17.07

LINE TABLE

INE BEARING DISTANCI

L1 N85°35'11"E 58.19

L2 N89°43′54″E 80.59

STATE OF TEXAS § COUNTY OF DENTON

WHEREAS HARLAN PROPERTIES, INC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A. TOMPKINS SURVEY, ABSTRACT NO. 1246 IN DENTON COUNTY, TEXAS, SAID TRACT BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO HARLAN PROPERTIES, INC., RECORDED IN DOCUMENT NO. 00-103912, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

### TRACT 1

COMMENCING AT A FOUND 5/8-INCH IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HARLAN TRACT, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DENTON, AS RECORDED IN INSTRUMENT NO. 2013-150940, RPRDCT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES AND MARIE TRAVELL, AS RECORDED IN DOCUMENT NO. 2014-67538, RPRDCT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE CHAMBERLAIN TRUST, AS RECORDED IN VOL. 4522, PAGE 1335, RPRDCT;

THENCE SOUTH 87'29'45" EAST, A DISTANCE OF 114.64 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE POINT OF BEGINNING, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF SAID CITY OF DENTON TRACT;

THENCE ALONG THE EASTERLY LINE OF SAID CITY OF DENTON TRACT THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:

NORTH 02°24'12" EAST, A DISTANCE OF 1162.97 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 02\*57'36" WEST FOR 438.85 FEET, A CENTRAL ANGLE OF 10.43'36", AND A RADIUS OF 2347.50 FEET, FOR AN ARC DISTANCE OF 439.49 FEET;

NORTH 0819'24" WEST, A DISTANCE OF 95.82 FEET;

NORTH 36'49'52" EAST, A DISTANCE OF 27.66 FEET;

NORTH 81°49'52" EAST, A DISTANCE OF 88.52 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 86°27'07" EAST FOR 110.38 FEET, A CENTRAL ANGLE OF 1113'18" AND A RADIUS OF 564.50 FEET, FOR AN ARC DISTANCE OF 110.38 FEET;

SOUTH 86°56'50" EAST, A DISTANCE OF 130.00 FEET;

AND NORTH 03°03'10" EAST, A DISTANCE OF 35.50 FEET;

THENCE SOUTH 86'56'50" EAST, A DISTANCE OF 111.32 FEET TO AN IRON ROD FOUND FOR CORNER, SAID IRON ROD ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY OF THE ATCHISON, TOPEKA, AND SANTA FE RAILROAD

THENCE SOUTH 3018'38" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 583.84 FEET TO AN IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING IN THE EAST LINE OF SAID HARLAN TRACT, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO GARY P. BLACK, RECORDED IN DOCUMENT NO. 95-0083284, RPRDCT;

THENCE SOUTH 03°03'32" WEST, A DISTANCE OF 878.95 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTHWEST CORNER OF SAID BLACK TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALAN CHAMBERLAIN AND CURTIS ELDER, RECORDED IN DOCUMENT NO. 00-20968, RPRDCT. ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CURTIS AND KATHLEEN ELDER, RECORDED IN DOCUMENT NO. 00-11949, RPRDCT;

THENCE SOUTH 02°35'05" WEST, A DISTANCE OF 408.42 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID HARLAN TRACT AND BEING THE NORTHEAST CORNER OF SAID CHAMBERLAIN

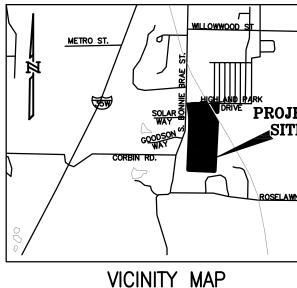
THENCE NORTH 87'29'45" WEST, A DISTANCE OF 699.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.068 ACRES OF LAND, MORE OR LESS.

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID HARLAN TRACT; THENCE SOUTH 02°29'03" WEST, A DISTANCE OF 210.74 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD ALSO BEING IN THE WEST LINE OF SAID BLACK TRACT, AND THE NORTHERLY LINE OF SAID ATCHISON, TOPEKA, AND SANTA FE RAILROAD RIGHT-OF-WAY:

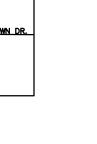
THENCE NORTH 30'19'15" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 252.37 FEET TO AN IRON ROD FOUND FOR CORNER;

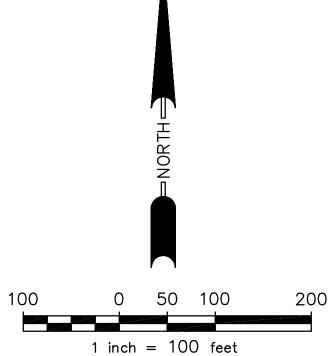
THENCE SOUTH 86'56'20" EAST, A DISTANCE OF 136.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.331 ACRES OF LAND, MORE OR LESS.

FOR AN OVERALL AREA OF 27.399 ACRES OF LAND, MORE OR LESS.



NOT TO SCALE





#### DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HARLAN PROPERTIES, INC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE COURTS OF BONNIE BRAE, AN ADDITION TO DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO DENTON COUNTY, IN FEE SIMPLE, THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO THE EXCLUSIVE USE FOREVER OF DENTON COUNTY, ALL SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON OVER OR ACROSS THE EASEMENTS ON SAID PLAT. AT THE DISCRETION OF THE DISTRICT AND SUBJECT TO IT'S WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICT USI THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICT TO USE SAID EASEMENTS 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 EASEMENTS. AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE. I DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, EASEMENTS AND RIGHTS UNTO THE DISTRICT AGAINST EVERY PERSON WHOMSOEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY.

WITNESS MY HAND THIS	DAY OF	, 2017.
BY: SURESH SHRIDHARA	NI	
BY:		·
STATE OF TEXAS	§	
COUNTY OF DALLAS	<b>§</b>	
PERSONALLY APPEARED_NAMES ARE SUBSCRIBED	<u>SURESH SHRIDHARANI.</u> KNOWN TO TO THE FOREGOING INSTRUMENT	JBLIC IN AND FOR THE STATE OF TEXAS ON THIS DIME TO BE THE PERSONS AND OFFICERS WHOSE AND ACKNOWLEDGED TO ME THAT THEY EXECUTE EREIN EXPRESSED AND IN THE CAPACITY THEREIN
GIVEN UNDER MY HAND	AND SEAL OF OFFICE, THIS	DAY OF, 2017.
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS.	
MY COMMISSION EXPIRES:		
SURVEYOR'S CERTIFICATE		
KNOW ALL ME BY THESE	PRESENTS:	
PREPARED FROM AN ACT THE CORNER MONUMENTS	UAL SURVEY MADE ON THE GRO	LAND SURVEYOR, HEREBY CERTIFY THIS PLAT WA UND OF THE LAND DESCRIBED HEREON, AND THAT AND/OR PLACED UNDER MY PERSONAL SUPERVISIO TIONS OF THE CITY OF SACHSE.
	CUMENT SHALL NOT BE RECORD VIEWED OR RELIED UPON AS A	
JIMMIE D. NICHOLS TEXAS REGISTERED PROF	ESSIONAL LAND SURVEYOR NO. 5	 5184
STATE OF TEXAS	<b>§</b>	
COUNTY OF DALLAS	§	
DAY PERSONALLY APPEA	RED JIMMIE D. NICHOLS, KNOWN EGOING INSTRUMENT AND ACKNO	JBLIC IN AND FOR THE STATE OF TEXAS, ON THIS TO ME TO BE THE PERSON WHOSE NAME IS WLEDGED TO ME THAT HE EXECUTED THE SAME IN
GIVEN UNDER MY HAND	AND SEAL OF OFFICE, THIS	DAY OF, 2017.
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS.	<del></del>
MY COMMISSION EXPIRES:		
APPROVED BY THE CITY	OF DENTON ON THIS DA	Y OF 2017.
CHAIR, PLANNING AND ZO		ATE:

DATE: \_\_\_\_\_

## FINAL PLAT

CITY SECRETARY

OWNER: HARLAN PROPERTIES, INC.

CONTACT: SURESH SHRIDHARANI

2404 TEXAS DRIVE, SUITE 103

IRVING, TEXAS 75062-7011

PHONE (972) 659-0655

CITY OF DENTON, TEXAS

# COURTS OF BONNIE BRAE

27.399 ACRES 106 RESIDENTIAL LOTS - 5 HOA LOTS

SITUATED IN THE

A. TOMPKINS SURVEY ABSTRACT NO. 1246 CITY OF DENTON, COUNTY OF DENTON, TEXAS CITY OF DENTON PROJECT NUMBER FP16-0012

> PETITT BARRAZAS **ENGINEERING PLANNING SURVEYING** TBPLS FIRM REGISTRATION NO. 101068 TBPE FIRM REGISTRATION NO. 1488 1651 GLENVILLE DRIVE, SUITE 212 Tel. No. (214) 221-9955 Fax No. (214) 340-3550 Richardson, Texas 75081

> > JOB NO. 9905600

SCALE: 1"= 100' DATE: JANUARY, 2017

RECORDING BLOCK