

VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

BEING a 57.942 acre tract of land situated in the B. B. B. & C. R. R. Survey, Abstract Number 192, Denton County, Texas, in the City of Denton, being a portion of the tract of land described in the deed to DB Denton II, LLC recorded in Document Number 2010-74478, Deed Records of Denton County, Texas and being a portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center, an addition to the City of Denton according to the plat recorded in Document Number 2017-19, Plat Records of Denton County, Texas, said 57.942 acre tract of land being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way line of Interstate Highway 35 (a variable width right-of-way) and the southerly right-of-way line of University Drive (U. S. Highway 380, a variable width right-of-way);

THENCE with the southerly right-of-way line of University Drive the following:

South 88° 51' 08" East a distance of 233.78 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the right having a radius of 4,950.00 feet;

Southeasterly along said curve through a central angle of 00° 16' 47" an arc distance of 24.17 feet with a chord bearing of South 88° 42' 45" East and a chord distance of 24.17 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the most northerly northwest corner of Lot 1R, Block A of said Rayzor Ranch Town Center (Document Number 2015-426), in a non-tangent curve to the left having a radius of 150.00 feet;

THENCE departing the southerly right-of-way line of University Drive with the westerly line of said Lot 1R, Block A the following:

Southwesterly along said curve through a central angle of 32° 09' 30" an arc distance of 84.19 feet with a chord bearing of South 50° 47' 41" West and a chord distance of 83.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of compound curvature of a curve to the left having a radius of 50.00 feet;

Southwesterly along said curve through a central angle of 33° 46' 01" an arc distance of 29.47 feet with a chord bearing of South 17° 49' 56" West and a chord distance of 29.04 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve;

South 00° 56' 55" West a distance of 221.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 35.00 feet;

Southeasterly along said curve through a central angle of 90° 00' 00" an arc distance of 54.98 feet with a chord bearing of South 44° 03' 05" East and a chord distance of 49.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve, also being the southwesterly corner of said Lot 1R, Block A;

THENCE with the southerly line of said Lot 1R, Block A and Lot 2R, Block A and Lot 3R, Block A of said Rayzor Ranch Town Center (Document Number 2015-426) South 89° 03' 05" East a distance of 508.01 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 35.00 feet, also being the southeasterly corner of said Lot 3R, Block A;

THENCE with the easterly line of said Lot 3R, Block A the following:

Northeasterly along said curve through a central angle of 67° 37' 54" an arc distance of 41.31 feet with a chord bearing of North 57° 07'58" East and a chord distance of 38.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve;

North 23° 19' 01" East a distance of 19.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 500.00 feet;

Northeasterly along said curve through a central angle of 22° 45' 20" an arc distance of 198.58 feet with a chord bearing of North 11° 56' 21" East and a chord distance of 197.28 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve;

North 00° 36' 01" East a distance of 57.43 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 02° 16' 14" West a distance of 5.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 07° 57' 20" West a distance of 3.28 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found in the southerly right-of-way line of University Drive for the northeasterly corner of said Lot 3R, Block A;

THENCE with the southerly right-of-way line of University Drive North 85° 26' 14" East a distance of 89.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the most westerly northwest corner of Lot 4, Block A, Rayzor Ranch Town Center according to the plat recorded in Document Number 2015-180, Plat Records of Denton County, Texas;

THENCE departing the southerly right-of-way line of University Drive with the westerly line of said Lot 4, Block A the following:

South 05° 55' 51" West a distance of 1.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

South 01° 45' 41" West a distance of 3.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

South 01° 13' 10" East a distance of 12.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the right having a radius of 500.00 feet;

Southwesterly along said curve through a central angle of 15° 54' 19" an arc distance of 138.80 feet with a chord bearing of South 08° 16' 09" West and a chord distance of 138.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve;

South 16° 13' 19" West a distance of 111.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 35.00 feet;

Southeasterly along said curve through a central angle of 97° 24' 45" an arc distance of 59.51 feet with a chord bearing of South 32° 29' 04" East and a chord distance of 52.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve, also being the most southerly southwest corner of said Lot 4, Block A;

THENCE with the southerly line of said Lot 4, Block A and Lot 5R, Block A of said Rayzor Ranch Town Center (Document Number 2015-426) the following:

South 81° 11' 26" East a distance of 15.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 185.00 feet;

Northeasterly along said curve through a central angle of 36° 41' 42" an arc distance of 118.48 feet with a chord bearing of North 80° 27' 43" East and a chord distance of 116.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve;

North 62° 06' 52" East a distance of 108.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the right having a radius of 365.00 feet;

Northeasterly along said curve through a central angle of 20° 51' 54" an arc distance of 132.92 feet with a chord bearing of North 72° 32' 49" East and a chord distance of 132.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found at the end of said curve;

North 88° 14' 28" East a distance of 74.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found corner;

South 89° 03' 05" East a distance of 258.85 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 35.00 feet;

Northeasterly along said curve through a central angle of 89° 53' 11" an arc distance of 54.91 feet with a chord bearing of North 46° 00' 20" East and a chord distance of 49.45 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve, also being the most easterly southeast corner of said Lot 5R, Block A;

THENCE with the easterly line of said Lot 5R, Block A the following:

North 01° 03' 44" East a distance of 120.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 36° 36' 25" West a distance of 66.23 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found in the southerly right-of-way line of University Drive for the most northerly northeast corner of said Lot 5R, Block A, in a non-tangent curve to the left having a radius of 5,050.11 feet;

THENCE with the southerly right-of-way line of University Drive the following:

Southeasterly along said curve through a central angle of 00° 05' 59" an arc distance of 8.78 feet with a chord bearing of South 89° 56' 40" East and a chord distance of 8.78 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the end of said curve;

North 84° 31' 22" East a distance of 54.26 feet to an "X" found in concrete for the most northerly northwest corner of Lot 8R, Block A of said Rayzor Ranch Town Center (Document Number 2015-426);

THENCE departing the southerly right-of-way line of University Drive with the westerly line of said Lot 8R, Block A the following:

South 02° 29' 06" West a distance of 196.54 feet to an "X" cut in concrete for the point of curvature of a curve to the right having a radius of 325.16 feet;

Southwesterly along said curve through a central angle of 32° 43' 56" an arc distance of 185.76 feet with a chord bearing of South 18° 51' 04" West and a chord distance of 183.24 feet to an "X" cut in concrete for the point of tangency of said curve;

South 36°38' 00" West a distance of 182.34 feet to an "X" cut in concrete for corner;

South 53° 22' 00" East a distance of 74.17 feet to an "X" cut in concrete for corner;

South 26° 38' 00" West a distance of 190.09 feet to an "X" cut in concrete for corner;

North 63° 22' 00" West a distance of 5.00 feet to an "X" cut in concrete for corner;

South 26° 38' 00" West a distance of 79.56 feet to an "X" cut in concrete for corner;

North 89° 02' 53" West a distance of 51.96 feet to an "X" cut in concrete for corner;

South 00° 57' 07" West a distance of 72.25 feet to an "X" cut in concrete for corner;

South 12° 25' 49" West a distance of 205.57 feet to an "X" cut in concrete for the southwesterly corner of said Lot 8R, Block A;

THENCE with the southerly line of said Lot 8R, Block A South 89° 03' 05" East a distance of 453.96 feet to an "X" cut in concrete in the westerly right-of-way line of Heritage Trail (a variable width right-of-way) as described in the instrument recorded in Document Number 2014-112839, Deed Records of Denton County, Texas for the southeasterly corner of said Lot 8R, Block A;

THENCE with the westerly right-of-way line of Heritage Trail South 01° 00' 20" West a distance of 36.45 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the northeasterly corner of Lot 9R-1, Block A of said Rayzor Ranch Town Center (Document Number 2017-19);

THENCE with the northerly line of said Lot 9R-1 the following:

North 44° 01' 32" West a distance of 30.33 feet to an "X" found in concrete for corner;

North 89° 03' 05" West a distance of 362.89 feet to an "X" found in concrete for the point of curvature of a curve to the left having a radius of 35.00 feet;

Southwesterly along said curve through a central angle of 90° 09' 19" an arc distance of 55.07 feet with a chord bearing of South 45° 52' 16" West and a chord distance of 49.56 feet to an "X" found in concrete for the point of tangency of said curve, also being the northwesterly corner of said Lot 9R-1;

THENCE with the westerly line of said Lot 9R-1 the following:

South 00° 48' 14" West a distance of 386.31 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

South 00° 45' 34" West a distance of 298.91 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

South 00° 56' 31" West a distance of 89.94 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

South 00° 54' 18" West a distance of 327.40 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of curvature of a curve to the left having a radius of 30.00 feet;

Southeasterly along said curve through a central angle of 61° 12' 07" an arc distance of 32.05 feet with a chord bearing of South 29° 39' 05" East and a chord distance of 30.54 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the southerly line of said Lot 10R-1A in a non-tangent curve to the left having a radius of 985.00 feet for the southwesterly corner of said Lot 9R-1;

THENCE with the southerly line of said Lot 10R-1A the following:

Southwesterly along said curve through a central angle of 01° 58' 50" an arc distance of 34.05 feet with a chord bearing of South 78° 47' 03" West and a chord distance of 34.05 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

South 77° 47' 38" West a distance of 9.51 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the southeasterly corner of Lot 11R, Block A, Rayzor Ranch Town Center according to the plat recorded in Document Number 2016-2173, Plat Records of Denton County, Texas;

THENCE departing the southerly line of said Lot 10R-1A with the easterly line of said Lot 11R, Block A the following:

North 00° 56' 58" East a distance of 362.89 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 38.25 feet;

Northwesterly along said curve through a central angle of 90° 00' 05" an arc distance of 60.08 feet with a chord bearing of North 44° 03' 05" West and a chord distance of 54.09 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve, also be the most northerly northeast corner of said Lot 11R, Block A;

THENCE with the northerly line of said Lot 11R, Block A the following:

North 89° 03' 00" West a distance of 384.45 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for corner;

South 00° 56' 56" West a distance of 69.07 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for corner;

South 73° 13' 43" West a distance of 364.79 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for the northwesterly corner of said Lot 11R, Block A;

THENCE departing the northerly line of said Lot 11R, Block A with the westerly line of said Lot 11R, Block A South 16° 23' 26" East a distance of 217.87 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found in the southerly line of said Lot 10R-1A for the southwesterly corner of said Lot 11R, Block A, in a non-tangent curve to the left having a radius of 485.00 feet;

THENCE with the southerly line of said Lot 10R-1A the following:

Southwesterly along said curve through a central angle of 12° 18' 37" an arc distance of 104.21 feet with a chord bearing of South 79° 45' 39" West and a chord distance of 104.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of tangency of said curve;

South 73° 36' 21" West a distance of 99.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 17° 16' 37" West a distance of 15.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

South 73° 36' 21" West a distance of 15.74 feet to a TxDOT aluminum cap found in the easterly line of the tract of land described in the deed to the State of Texas recorded in Document Number 152257, Deed Records of Denton County, Texas;

THENCE with the easterly line of said State of Texas tract the following:

North 16° 23' 40" West a distance of 231.52 feet to a TxDOT aluminum cap found for corner;

North 17° 22' 36" West a distance of 700.10 feet to a TxDOT aluminum cap found for corner;

North 20° 12' 31" West a distance of 676.50 feet to a TxDOT aluminum cap found for corner;

North 18° 22' 37" West a distance of 260.16 feet to a TxDOT aluminum cap found for corner;

North 10° 07' 02" West a distance of 100.60 feet to a TxDOT aluminum cap found for corner;

North 16° 23' 40" West a distance of 123.62 feet to a TxDOT aluminum cap found in the easterly right-of-way line of Interstate Highway 35 (a variable width right-of-way) for the northeasterly corner of said State of Texas tract;

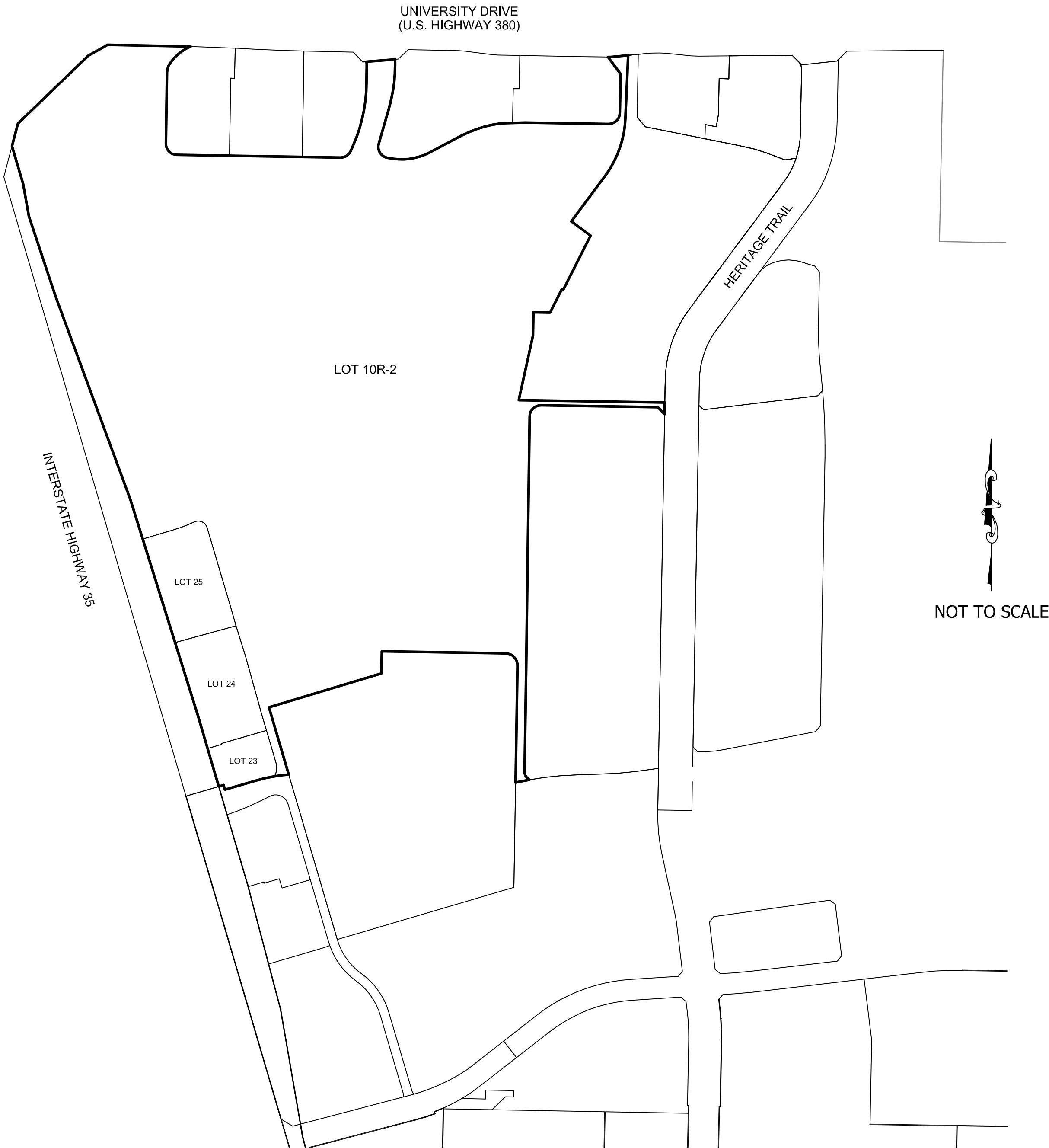
THENCE with the easterly right-of-way line of Interstate Highway 35 the following:

North 14° 50' 06" East a distance of 72.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc, LP" found for corner;

North 46° 04' 12" East a distance of 303.95 feet to a 5/8 inch iron rod found for corner;

North 60° 32' 22" East a distance of 68.86 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 57.942 acres (2,523,942 square feet) of land.



NOT TO SCALE

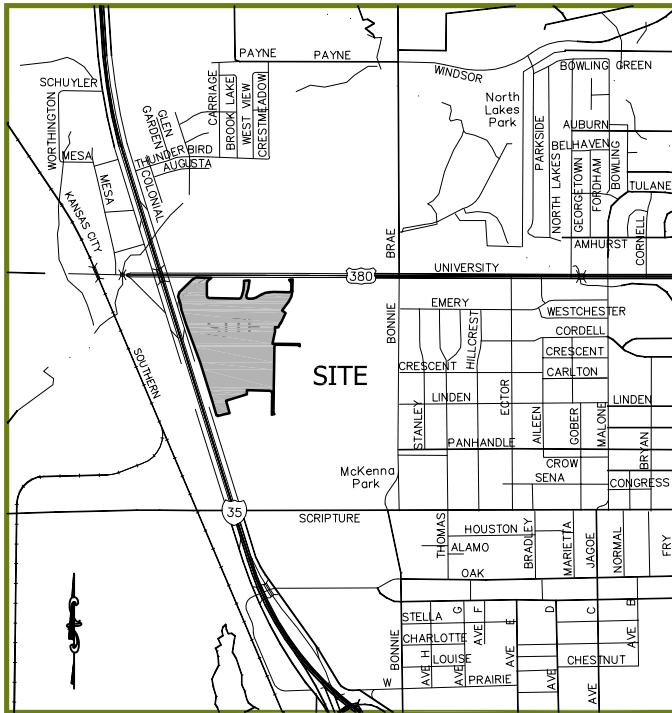
FINAL RE-PLAT
OF
RAYZOR RANCH TOWN CENTER
LOTS 10R-2, 23, 24 AND 25
BLOCK A

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas
Being all of portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center recorded in Document Number 2017-19, Plat Records of Denton County, Texas, and a portion of the tract of land described in the deed to DB Denton II, LLC, recorded in Document Number 2010-74478, Deed Records of Denton County, Texas.

GROSS AREA = 57.942 ACRES / 2,523,942 SQUARE FEET
THIS PLAT WAS CREATED MARCH, 2017



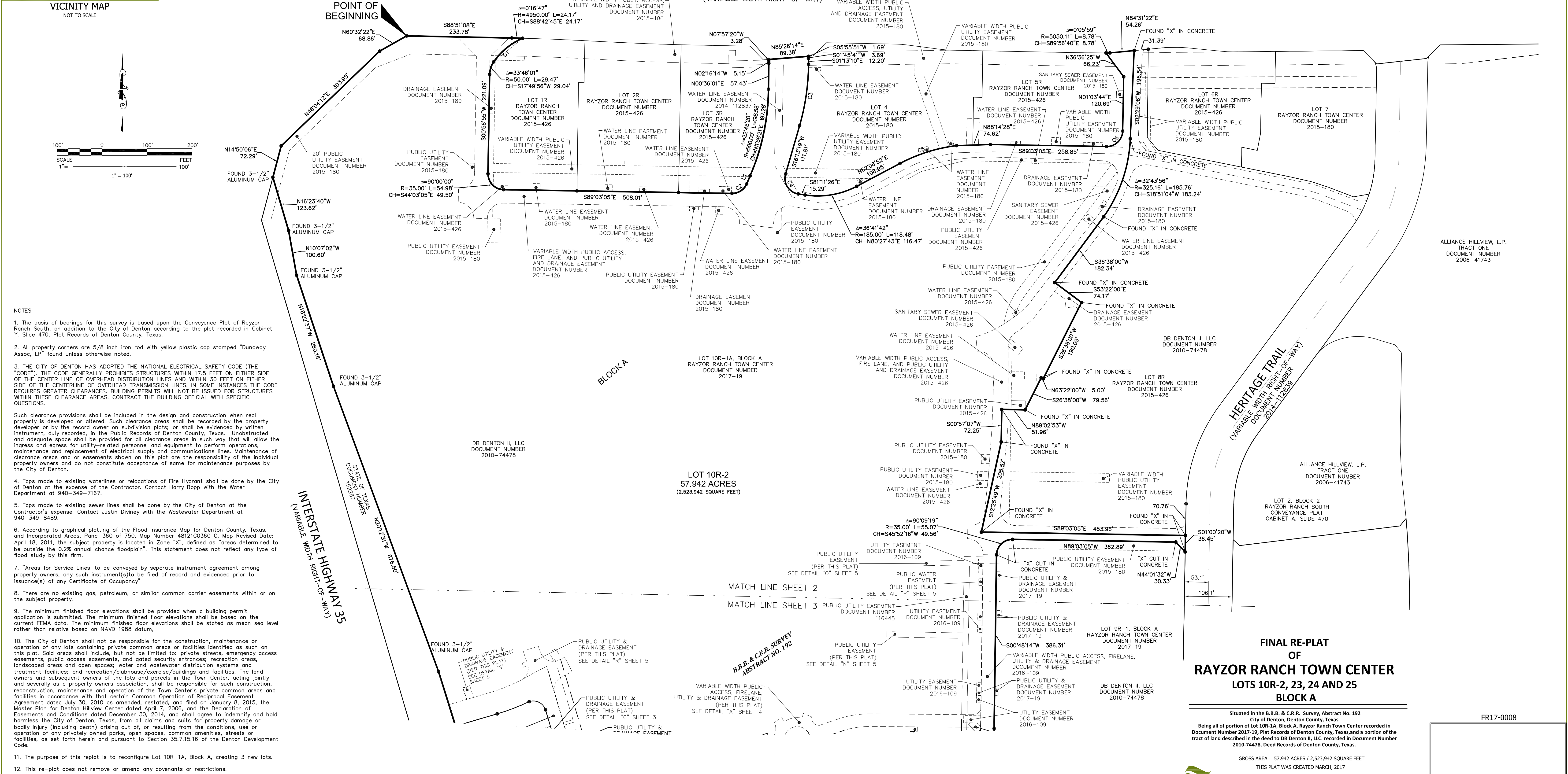
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100



SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER/DEVELOPER
DB DENTON II, LLC
1 E. WASHINGTON STREET STE. 300
PHOENIX, AZ 85004-2513
(480) 556-7741 (PHONE)

**UNIVERSITY DRIVE
(U.S. HIGHWAY 380)**
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTES:

- The basis of bearings for this survey is based upon the Conveyance Plat of Rayzor Ranch South, an addition to the City of Denton according to the plat recorded in Cabinet Y, Slide 470, Plat Records of Denton County, Texas.
- All property corners are 5/8 inch iron rod with yellow plastic cap stamped "Dunaway Assoc, LP" found unless otherwise noted.
- THE CITY OF DENTON HAS ADOPTED THE NATIONAL 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 30 FEET 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. CONTRACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded, in the Public Records of Denton County, Texas. Unobstructed and adequate space shall be provided for all clearance areas in such way that will allow the ingress and egress for utility-related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communications lines. Maintenance of clearance areas and or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City of Denton.
- Taps made to existing waterlines or relocations 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 Contractor's expense. Contact Justin Diviney with the Wastewater Department at 940-349-8489.
- According to graphical plotting of the Flood Insurance Map for Denton County, Texas, and Incorporated Areas, Panel 360 of 750, Map Number 48121C0360 G, Map Revised Date: April 18, 2011, the subject property is located in Zone "X", defined as "areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- "Areas for Service Lines-to be conveyed by separate instrument agreement among property owners, any such instrument(s) to be filed of record and evidenced prior to issuance(s) of any Certificate of Occupancy"
- There are no existing gas, petroleum, or similar common carrier easements within or on the subject property.
- 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.
- The City of Denton shall not be responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, public access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in the Town Center, acting jointly and severally as a property owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the Town Center's private common areas and facilities in accordance with that certain Common Operation of Reciprocal Easement Agreement dated July 30, 2010 as amended, restated, and filed on January 8, 2015, the Master Plan for Denton Hillview Center dated April 7, 2006, and the Declaration of Easements and Conditions dated December 30, 2014, and shall agree to indemnify and hold harmless the City of Denton, Texas, from all claims and suits for property damage or bodily injury (including death) arising out of, or resulting from the conditions, use or operation of any privately owned parks, open spaces, common amenities, streets or facilities, as set forth herein and pursuant to Section 35.7.15.16 of the Denton Development Code.
- The purpose of this replat is to reconfigure Lot 10R-1A, Block A, creating 3 new lots.
- This re-plat does not remove or amend any covenants or restrictions.



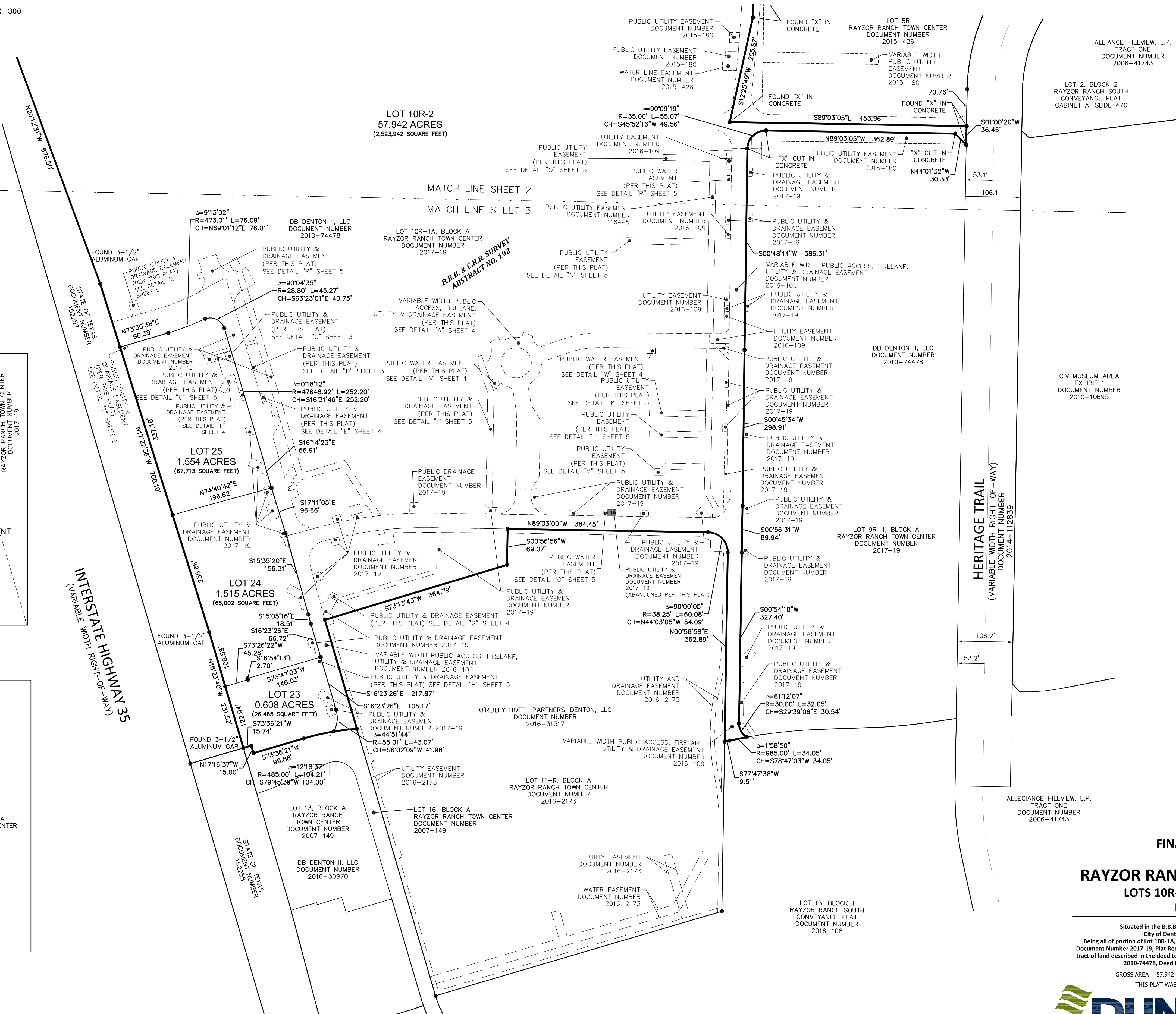
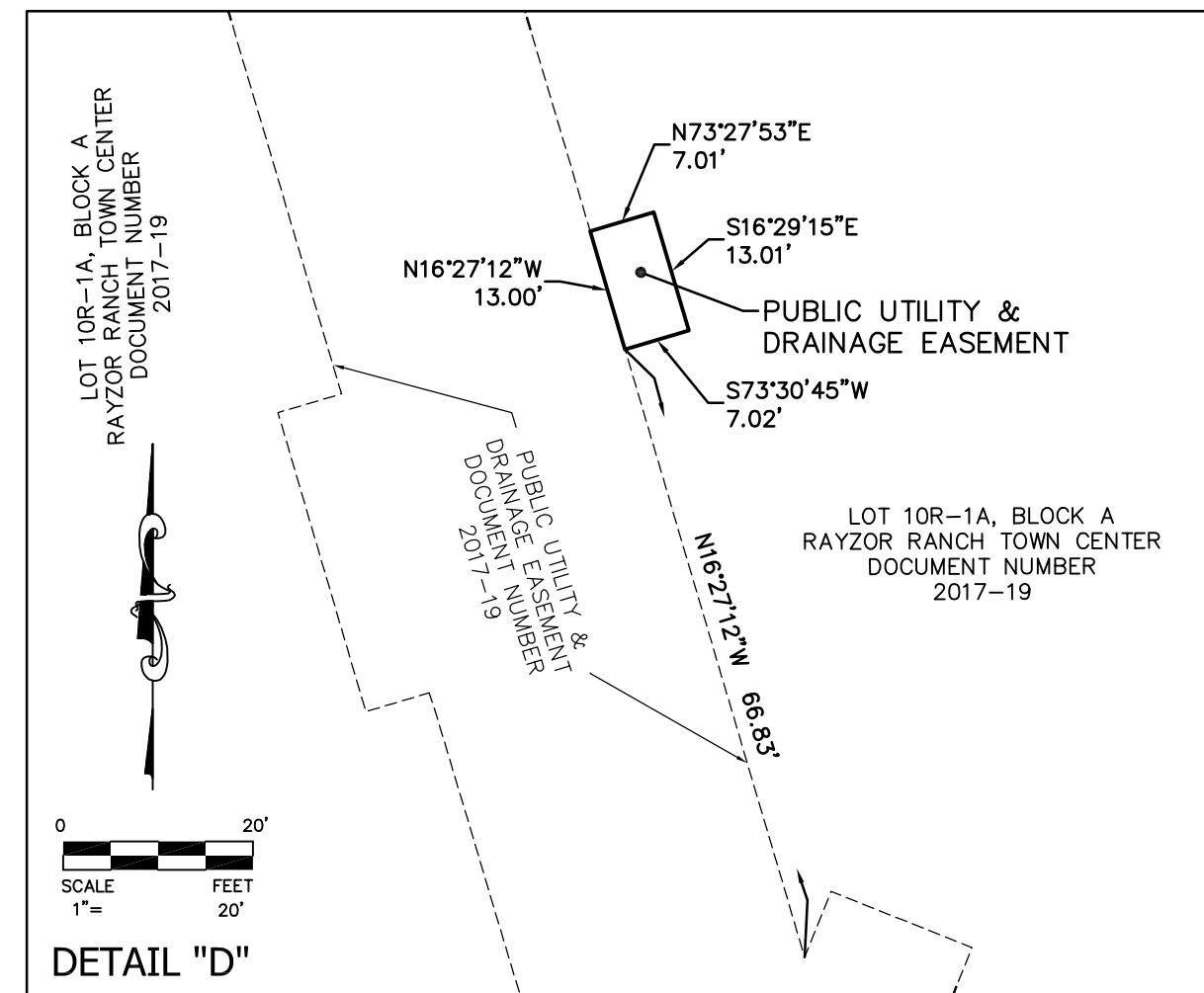
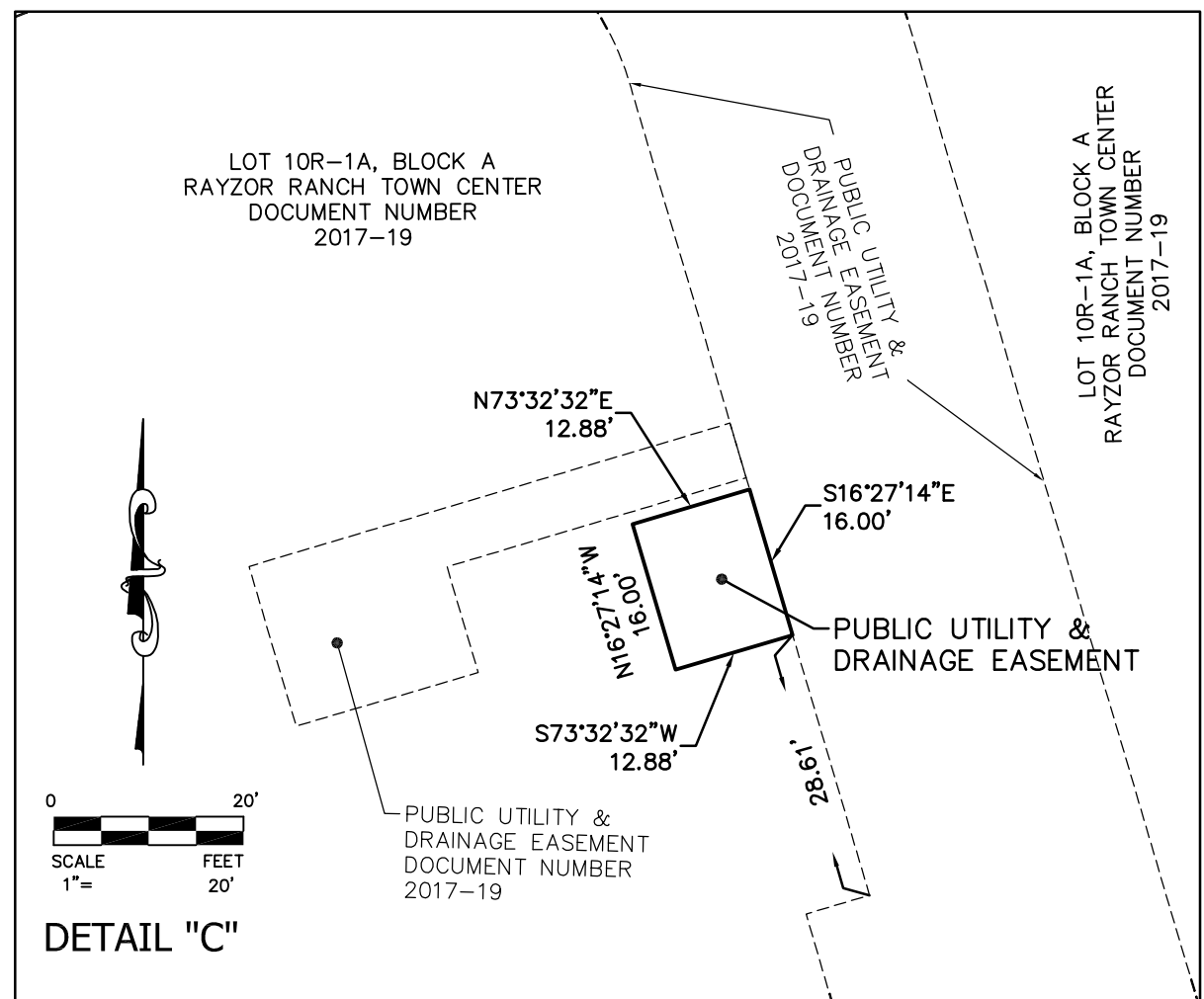
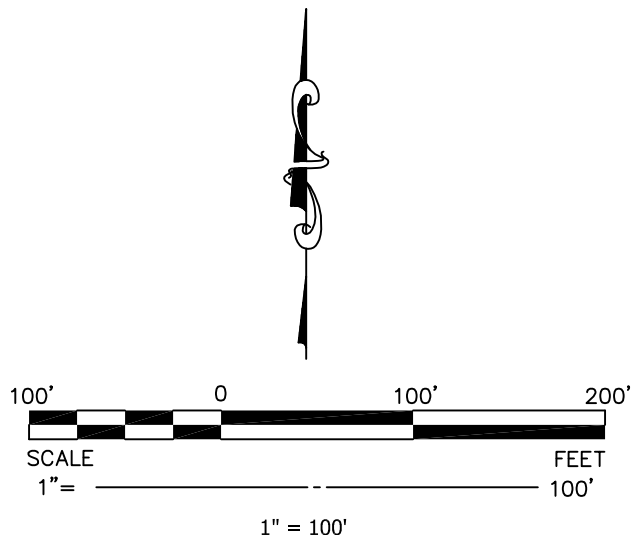
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER/DEVELOPER
DB DENTON II, LLC
1 E. WASHINGTON STREET STE. 300
PHOENIX, AZ 85004-2513
(480) 556-7741 (PHONE)



Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	32°09'30"	150.00'	84.19'	S50°47'41"W 83.09'
C2	67°37'54"	35.00'	41.31'	N57°07'58"E 38.96'
C3	15°54'19"	500.00'	138.80'	S08°16'09"W 138.36'
C4	97°24'45"	35.00'	59.51'	S32°29'04"E 52.59'
C5	20°51'54"	365.00'	132.92'	N72°32'49"E 132.19'
C6	89°53'11"	35.00'	54.91'	N46°00'20"E 49.45'
C7	64°30'22"	20.00'	22.52'	N57°20'08"W 21.35'
C8	15°20'45"	190.77'	51.10'	S82°34'12"W 50.94'
C9	59°03'53"	15.00'	15.46'	S38°02'54"W 14.79'
C10	43°26'35"	47.99'	36.39'	S30°14'27"W 35.52'
C11	61°44'48"	15.00'	16.17'	S21°35'13"W 15.40'
C12	32°42'51"	8.08'	4.61'	S14°33'36"E 4.55'
C13	32°02'01"	7.99'	4.47'	S16°56'27"W 4.41'
C14	32°02'30"	7.99'	4.47'	S16°56'31"W 4.41'
C15	89°52'44"	35.04'	54.96'	S43°56'32"E 49.50'
C16	4°56'17"	452.13'	38.97'	N00°52'44"W 38.95'
C17	63°48'52"	9.19'	10.23'	N46°54'26"W 9.71'
C18	30°46'26"	49.83'	26.77'	N58°25'41"W 26.44'
C19	66°17'15"	13.46'	15.57'	N85°40'42"W 14.72'
C20	74°39'43"	35.05'	45.68'	N13°18'35"E 42.51'
C21	102°49'15"	3.50'	6.28'	S71°07'07"E 5.47'
C22	39°56'02"	49.03'	34.18'	N77°26'17"E 33.49'
C23	115°46'02"	4.75'	9.60'	N48°03'31"E 8.05'
C24	18°32'17"	14.00'	4.53'	N06°04'21"E 4.51'
C25	88°32'22"	18.38'	28.40'	S39°02'49"E 25.65'
C26	18°52'20"	214.00'	70.49'	N80°33'50"E 70.17'
C27	180°00'00"	29.00'	91.11'	S53°18'25"E 58.00'
C28	180°00'00"	29.00'	91.11'	S53°18'25"E 58.00'
C29	23°11'55"	91.13'	36.90'	S87°02'22"W 36.65'
C30	36°04'14"	37.00'	23.29'	S53°44'16"W 22.91'
C31	26°21'37"	37.00'	17.02'	S13°11'45"W 16.87'
C32	1°13'29"	363.06'	7.76'	S00°00'01"E 7.76'

Line Table		
Line Number	Bearing	Distance
L1	N23°19'01"E	19.59'
L2	N89°34'28"W	228.70'
L7	S71°28'47"W	56.75'
L8	S09°17'19"E	29.11'
L9	S31°03'16"E	31.28'
L10	S00°57'04"W	104.54'
L11	S32°57'30"W	23.71'
L12	S00°57'03"W	11.43'
L13	N09°17'30"W	39.49'
L17	N53°18'25"W	34.22'
L18	N53°18'25"W	58.00'
L19	N00°56'55"E	43.51'
L20	N88°54'41"W	70.26'
L21	S45°00'00"W	13.85'
L22	S00°00'00"E	2.64'
L23	N90°00'00"W	15.58'
L24	N00°00'00"E	14.25'
L25	N90°00'00"E	10.22'
L26	N45°00'00"E	14.52'
L27	S00°56'55"W	12.17'

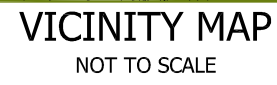
**FINAL RE-PLAT
OF
RAYZOR RANCH TOWN CENTER
LOTS 10R-2, 23, 24 AND 25
BLOCK A**

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas
Being all of portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center recorded in
Document Number 2017-19, Plat Records of Denton County, Texas, and a portion of the
tract of land described in the deed to DB Denton II, LLC, recorded in Document Number
2010-74478, Deed Records of Denton County, Texas.

GROSS AREA = 57.942 ACRES / 2,523,942 SQUARE FEET
THIS PLAT WAS CREATED MARCH, 2017

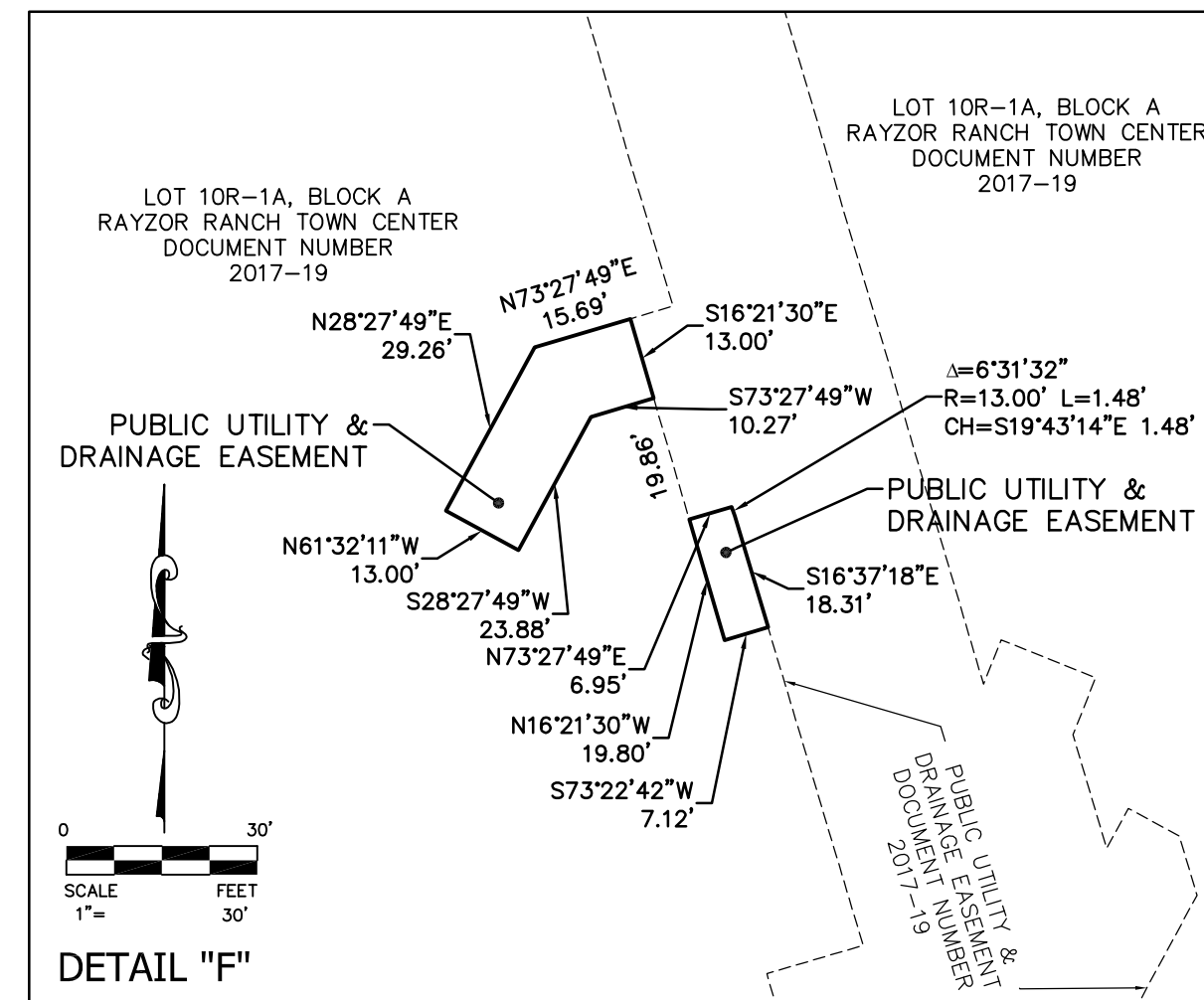
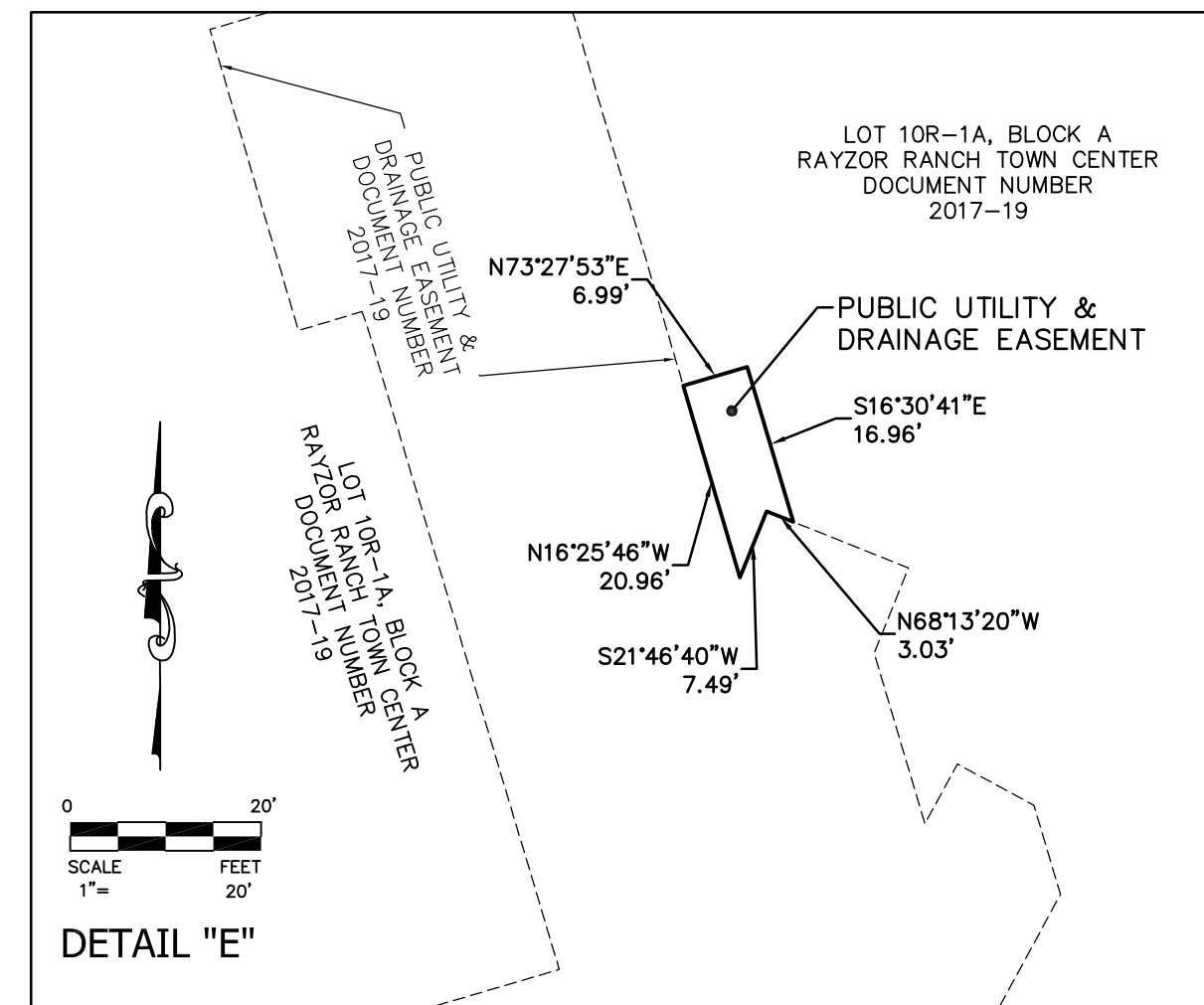
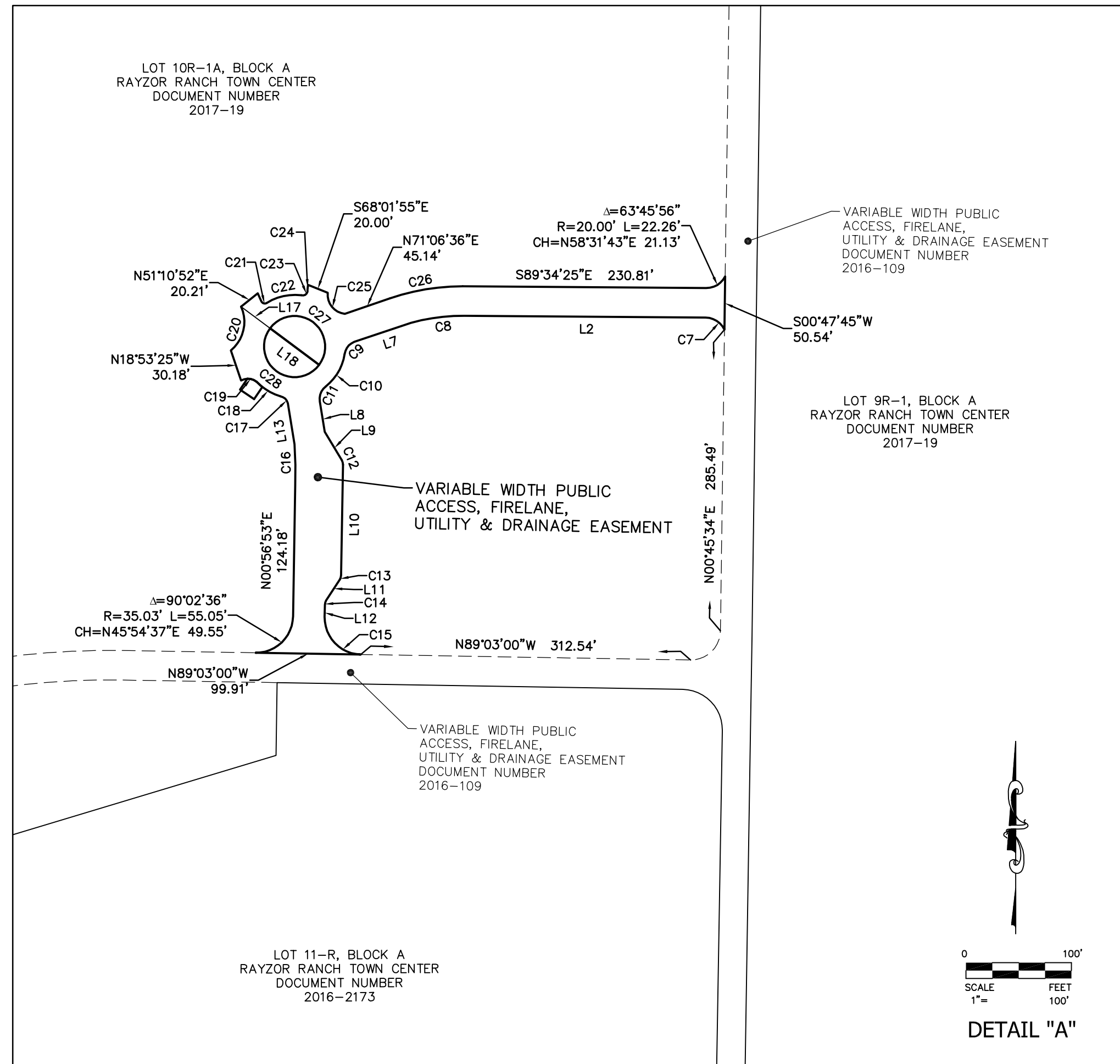
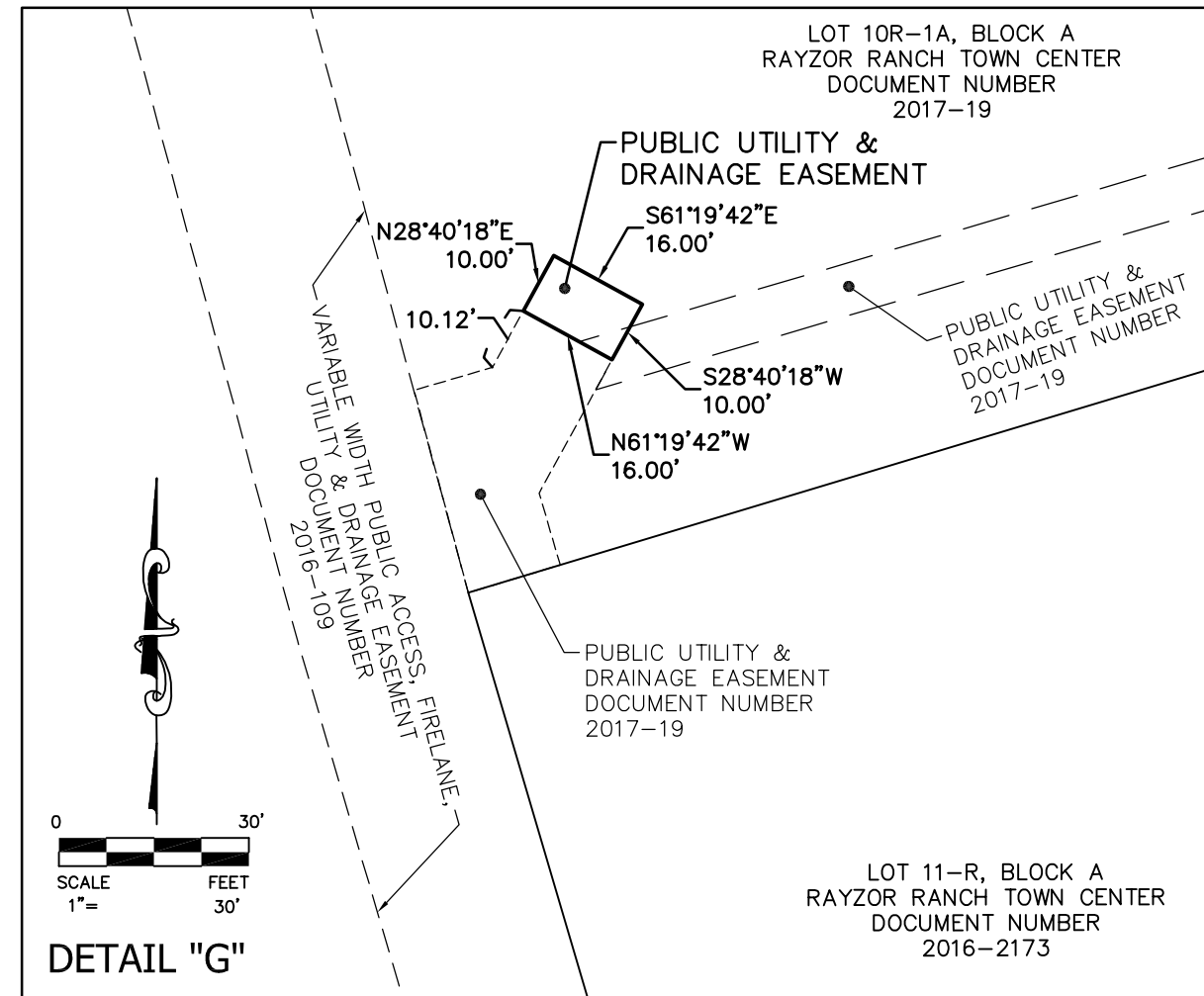


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100



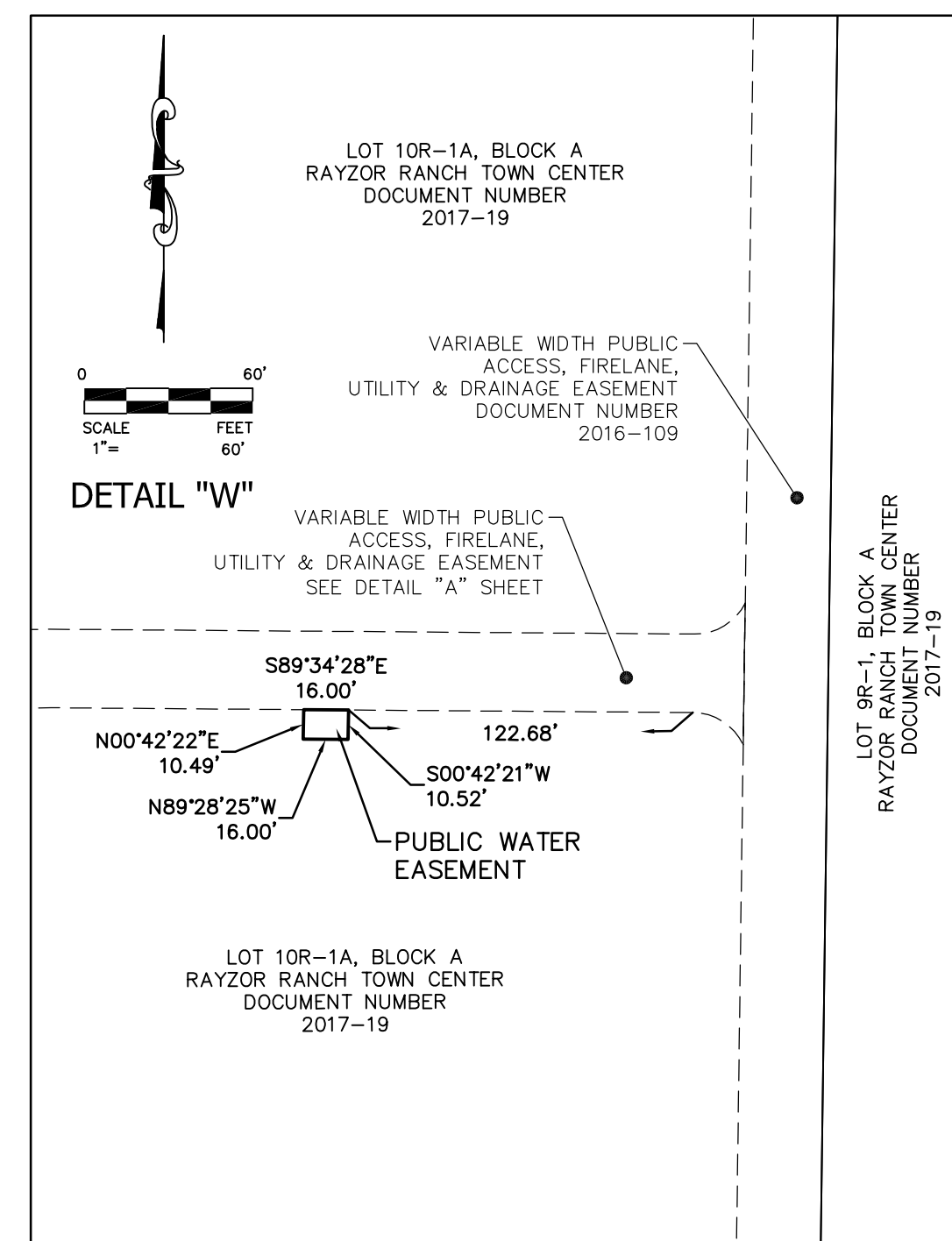
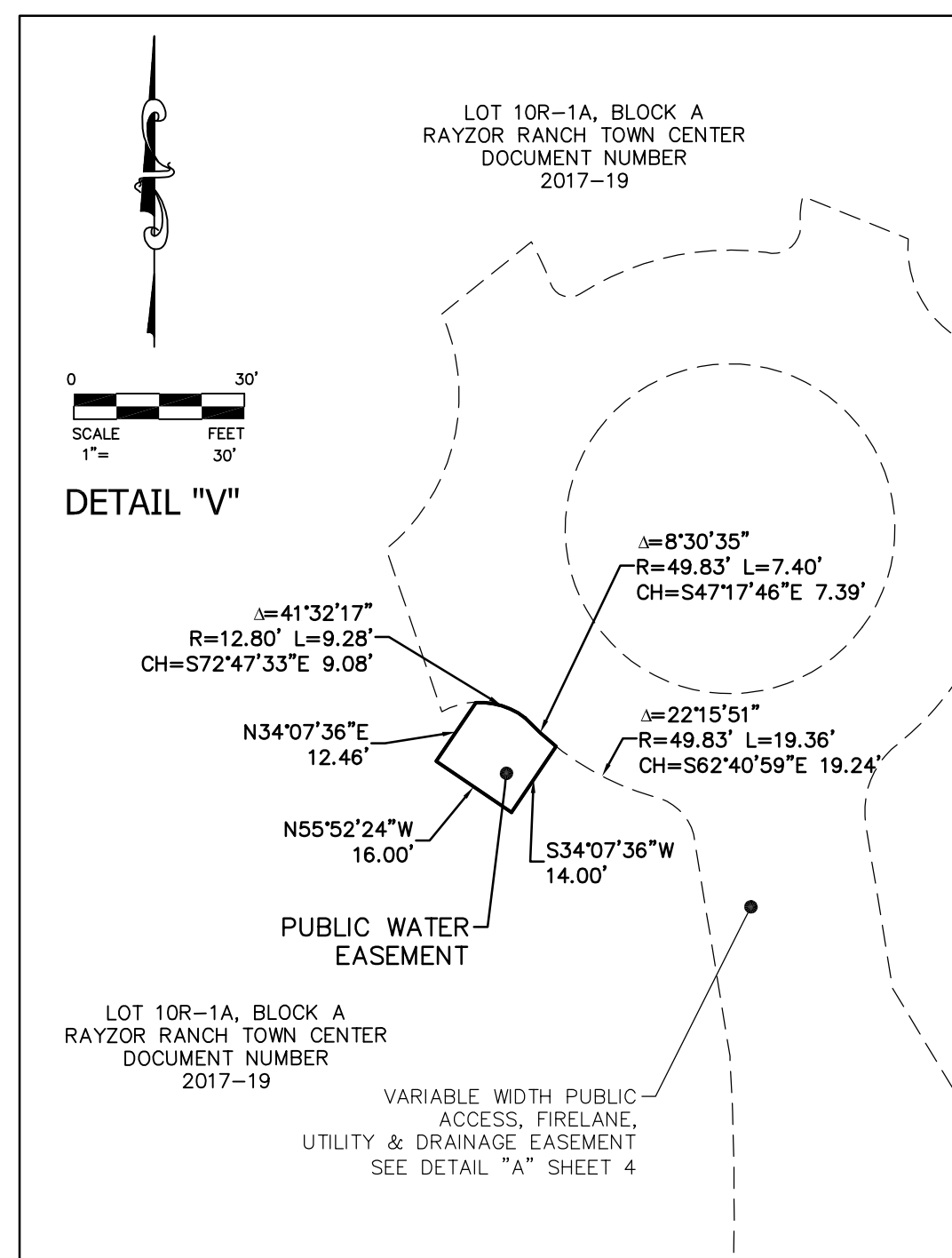
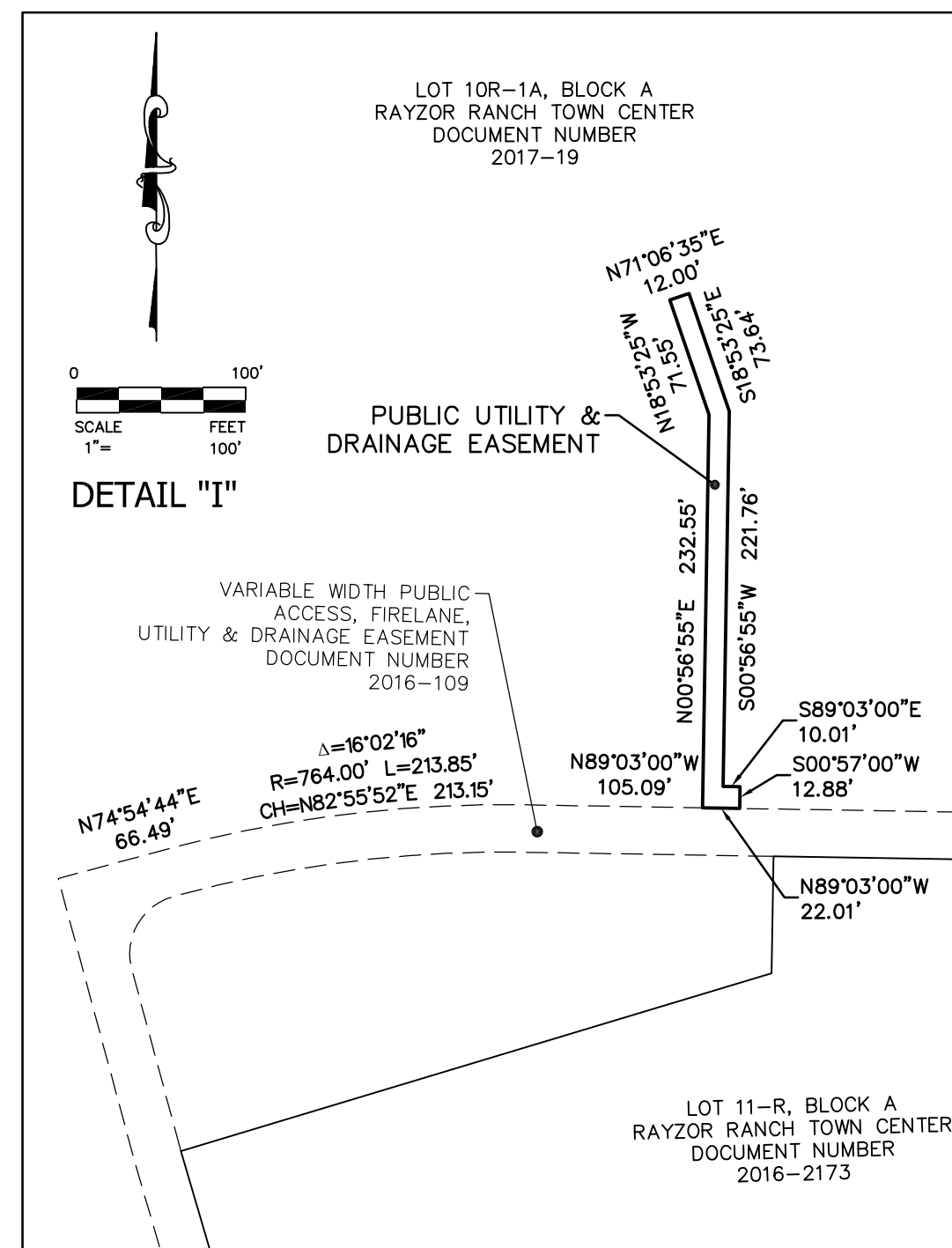
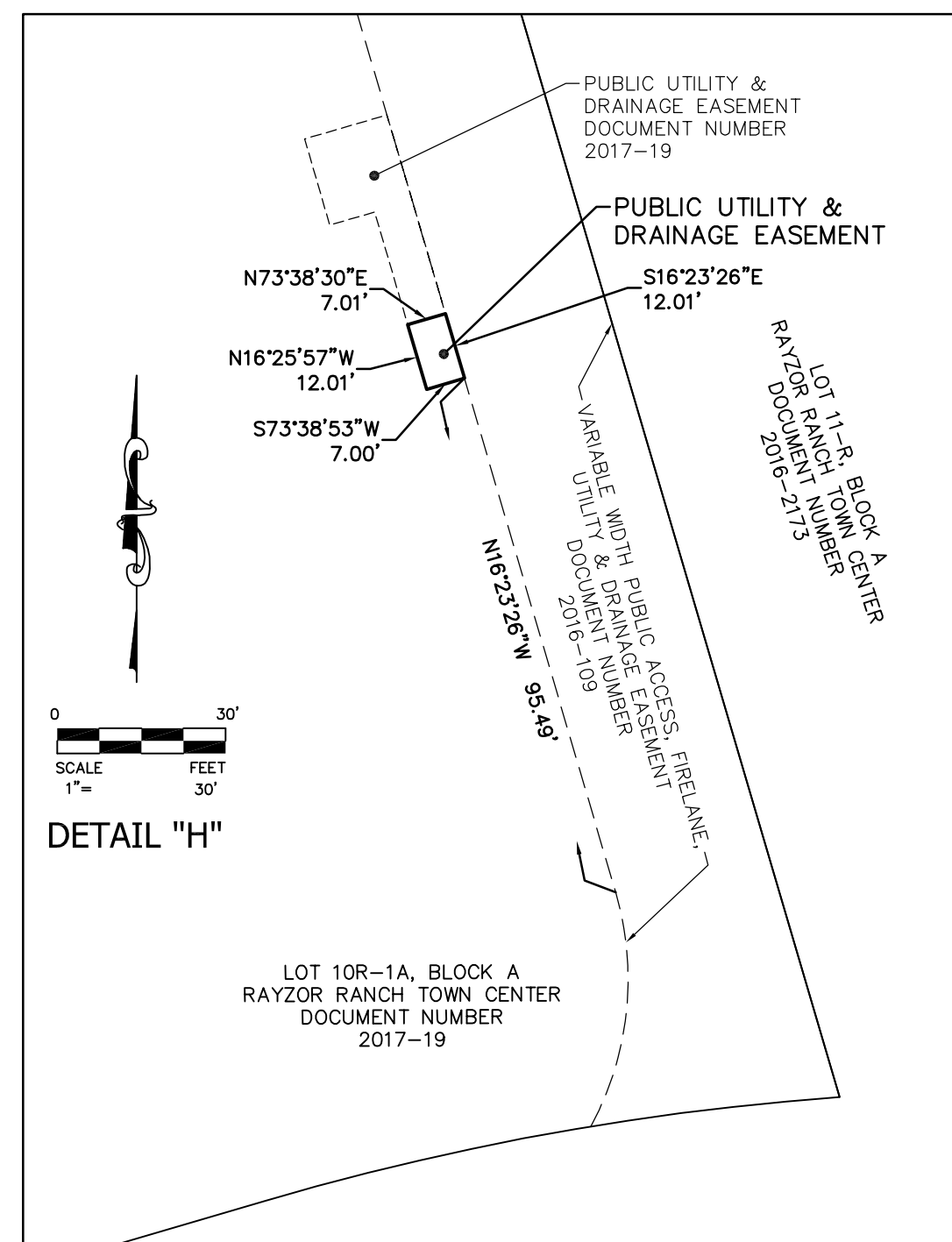
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

DB DENTON II, LLC
1 E. WASHINGTON STREET STE. 300
PHOENIX, AZ 85004-2513
(480) 556-7741 (PHONE)



Line Table		
Line Number	Bearing	Distance
L1	N23°19'01"E	19.59
L2	N89°34'28"W	228.70
L7	S71°28'47"W	56.75
L8	S09°17'19"E	29.11
L9	S31°03'16"E	31.28
L10	S00°57'04"W	104.54
L11	S32°57'30"W	23.71
L12	S00°57'03"W	11.43
L13	N00°17'30"W	39.49
L17	N53°18'25"W	34.22
L18	N53°18'25"W	58.00
L19	N00°56'55"E	43.51
L20	N88°54'41"W	70.28
L21	S45°00'00"W	13.85
L22	S00°00'00"W	2.64
L23	N90°00'00"E	15.58
L24	N00°00'00"E	14.25
L25	N90°00'00"E	10.22
L26	N45°00'00"E	14.52
L27	S00°56'55"W	12.17

Curve Table					
Curve Number	Central Angle	Radius	Arc Length	Chord and Bearing	
C1	32°09'30"	150.00'	84.19'	S50°47'41"W	83.09'
C2	67°37'54"	35.00'	41.31'	N57°07'58"E	38.96'
C3	15°54'19"	500.00'	138.80'	S08°16'09"W	138.36'
C4	97°24'45"	35.00'	59.51'	S32°29'04"E	52.59'
C5	20°51'54"	365.00'	132.92'	N72°32'49"E	132.19'
C6	89°53'11"	35.00'	54.91'	N46°00'20"E	49.45'
C7	64°30'22"	20.00'	22.52'	N57°20'08"W	21.35'
C8	15°20'45"	190.77'	51.10'	S82°34'12"W	50.94'
C9	59°03'53"	15.00'	15.46'	S38°02'54"W	14.79'
C10	43°26'35"	47.99'	36.39'	S30°14'27"W	35.52'
C11	61°44'48"	15.00'	16.17'	S21°35'13"W	15.40'
C12	32°42'51"	8.08'	4.61'	S14°33'36"E	4.55'
C13	32°02'01"	7.99'	4.47'	S16°56'27"W	4.41'
C14	32°02'30"	7.99'	4.47'	S16°56'31"W	4.41'
C15	89°52'44"	35.04'	54.96'	S43°56'32"E	49.50'
C16	4°56'17"	452.13'	38.97'	N00°52'44"W	38.95'
C17	63°48'52"	9.19'	10.23'	N46°54'26"W	9.71'
C18	30°46'26"	49.83'	26.77'	N58°25'41"W	26.44'
C19	66°17'15"	13.46'	15.57'	N85°40'42"W	14.72'
C20	74°39'43"	35.05'	45.68'	N13°18'35"E	42.51'
C21	102°49'15"	3.50'	6.28'	S71°07'07"E	5.47'
C22	39°56'02"	49.03'	34.18'	N77°26'17"E	33.49'
C23	115°46'02"	4.75'	9.60'	N48°03'31"E	8.05'
C24	18°32'17"	14.00'	4.53'	N06°04'21"E	4.51'
C25	88°32'22"	18.38'	28.40'	S39°02'49"E	25.65'
C26	18°52'20"	214.00'	70.49'	S08°33'50"E	70.17'
C27	180°00'00"	29.00'	91.11'	S53°18'25"E	58.00'
C28	180°00'00"	29.00'	91.11'	S53°18'25"E	58.00'
C29	183°11'55"	91.13'	36.90'	S87°02'22"W	36.65'
C30	36°04'14"	37.00'	23.29'	S53°44'16"W	22.91'
C31	26°21'37"	37.00'	17.02'	S13°11'45"W	16.87'
C32	113°29'29"	363.06'	7.76'	S00°00'01"E	7.76'



Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas
Being all of portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center recorded in Document Number 2017-19, Plat Records of Denton County, Texas, and a portion of the tract of land described in the deed to DB Denton II, LLC. recorded in Document Number 2010-74478, Deed Records of Denton County, Texas.

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas

Being all of portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center recorded in Document Number 2017-19, Plat Records of Denton County, Texas, and a portion of the tract of land described in the deed to DB Denton II, LLC. recorded in Document Number 2010-74478, Deed Records of Denton County, Texas.

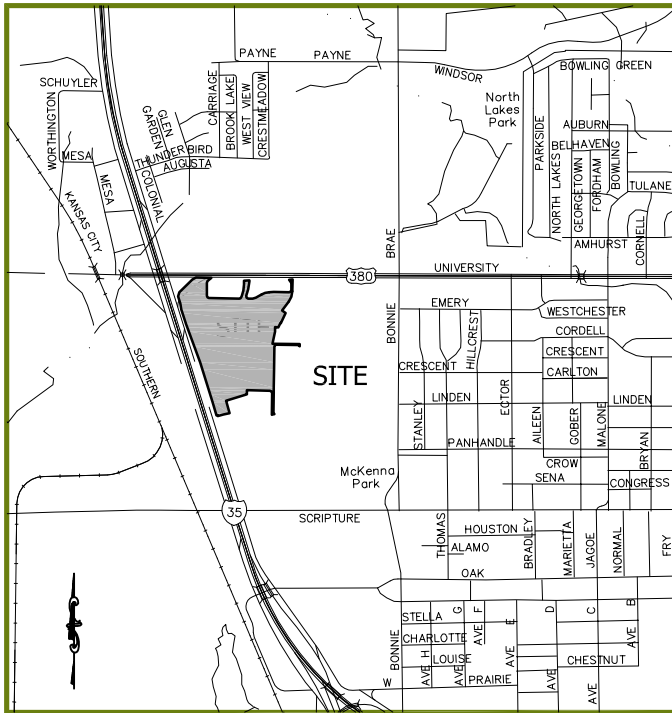
GROSS AREA = 57.942 ACRES / 2,523,942 SQUARE FEET
THIS PLAT WAS CREATED MARCH, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100

FR17-0008

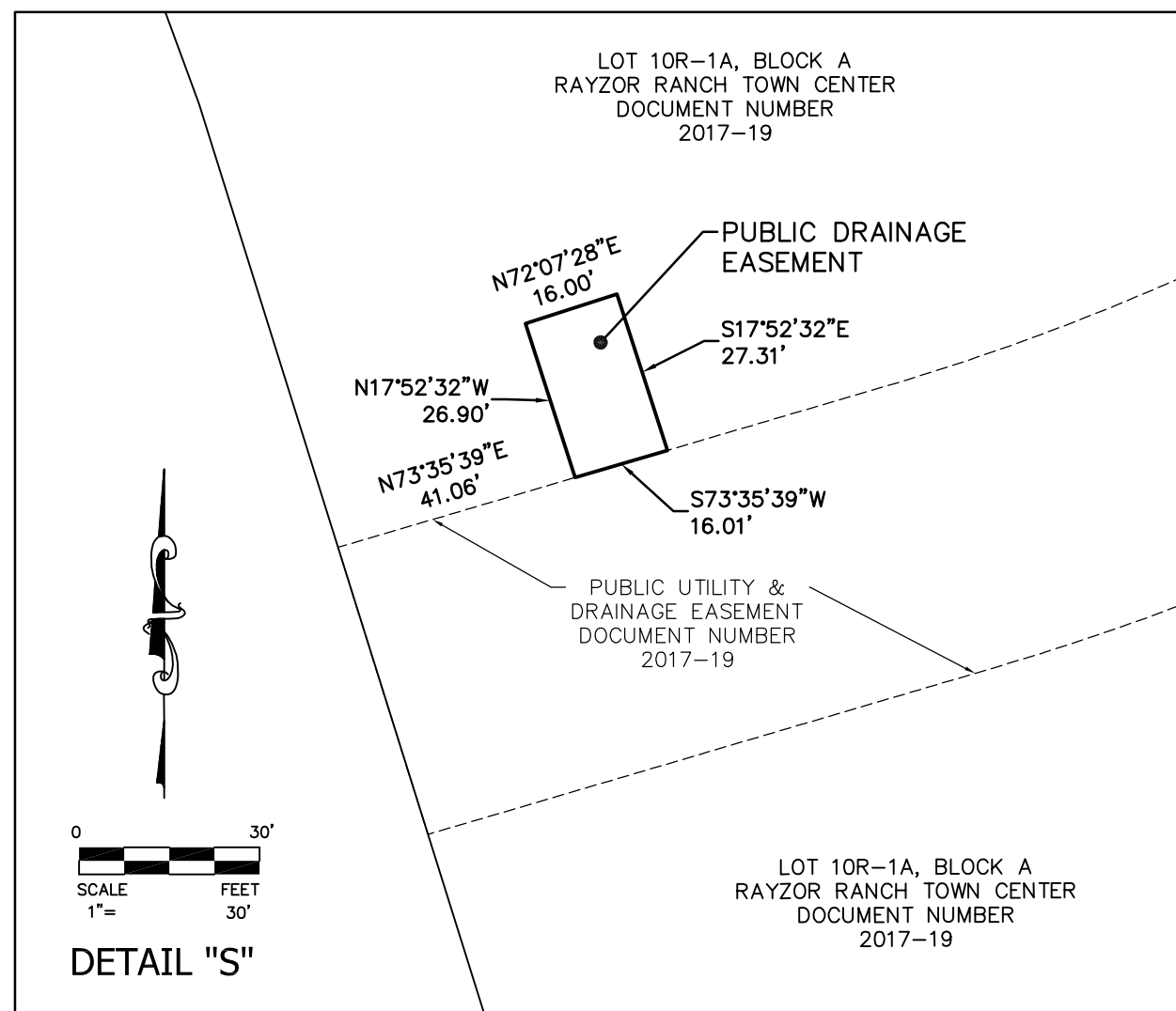
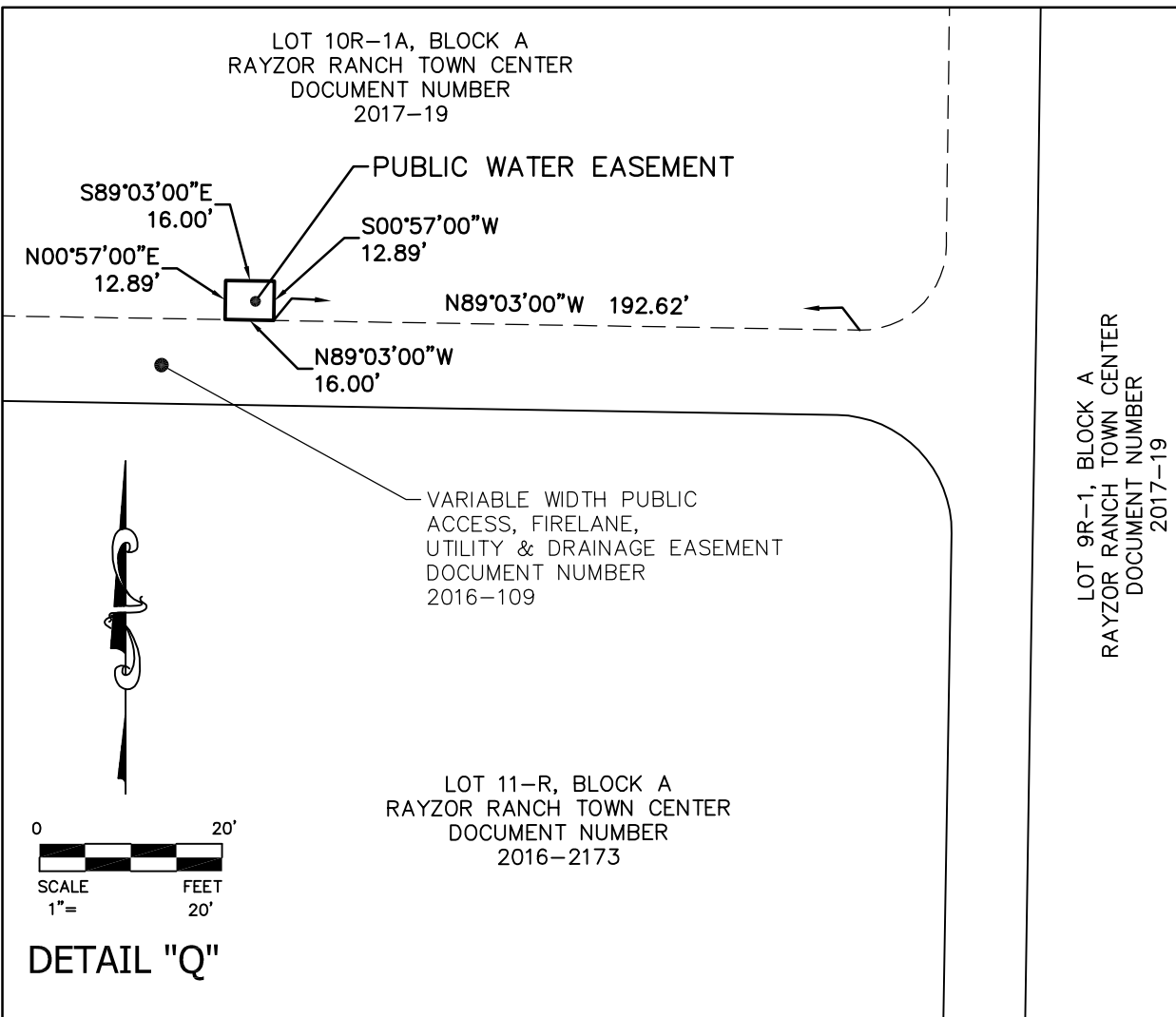
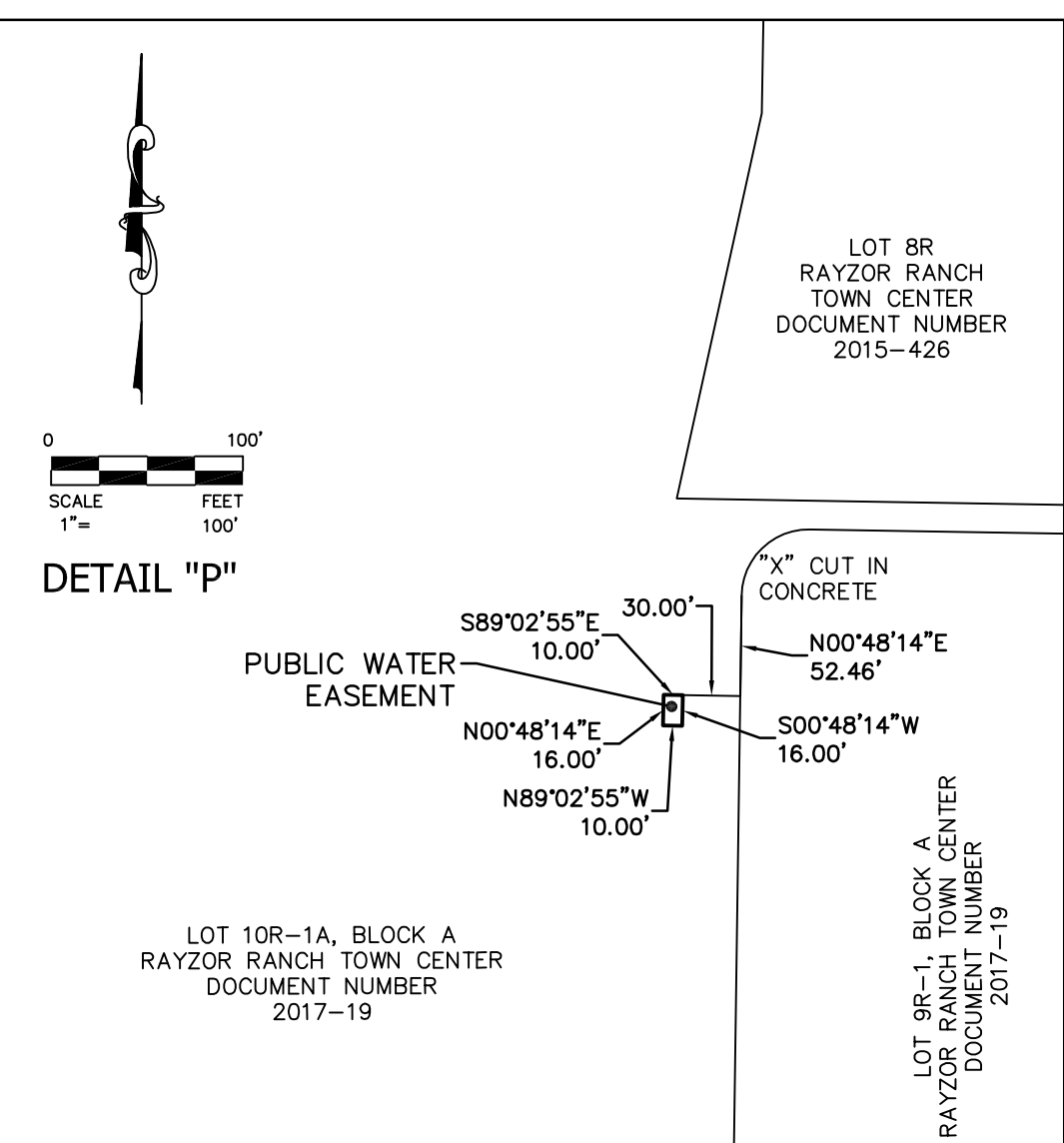
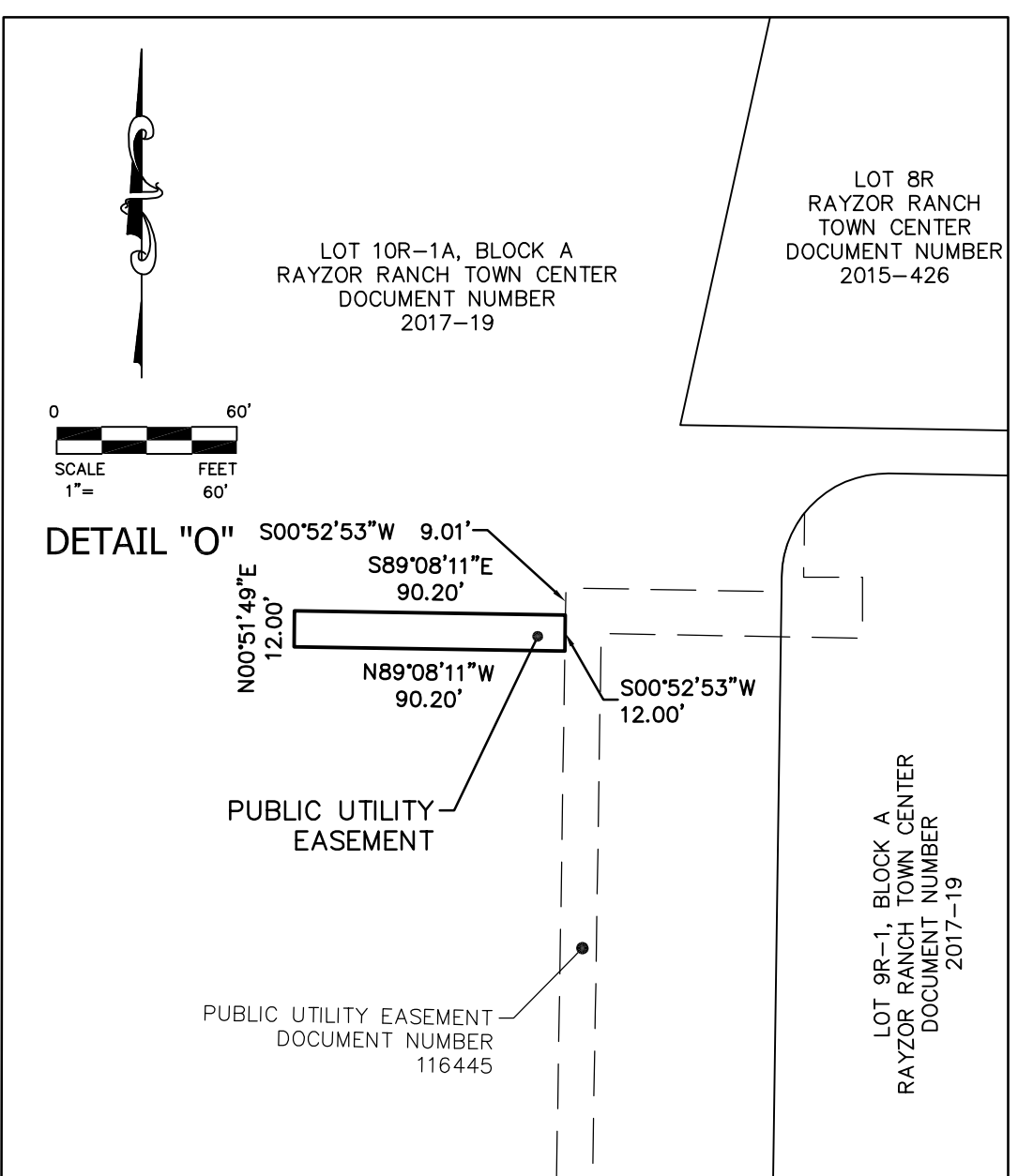
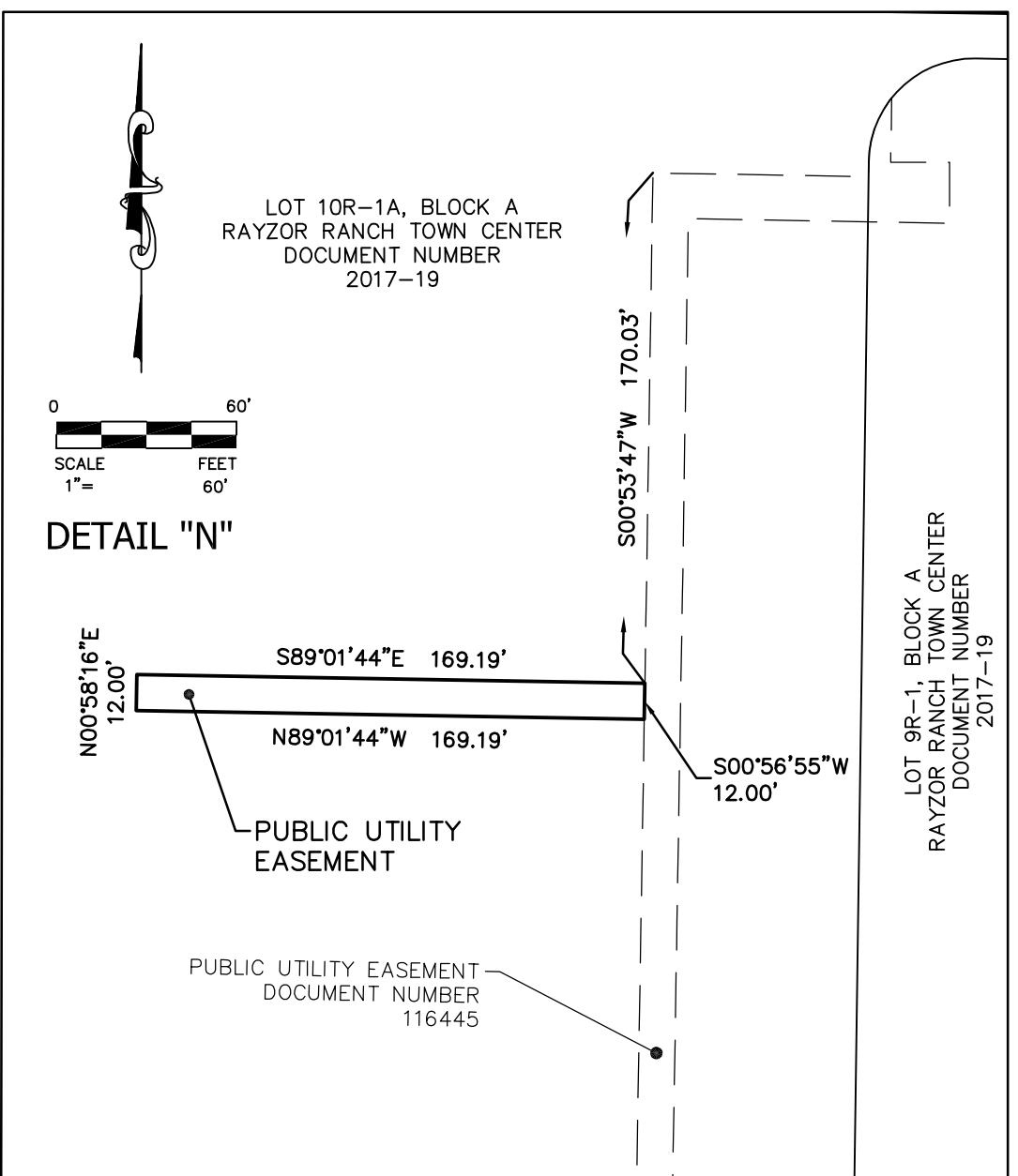
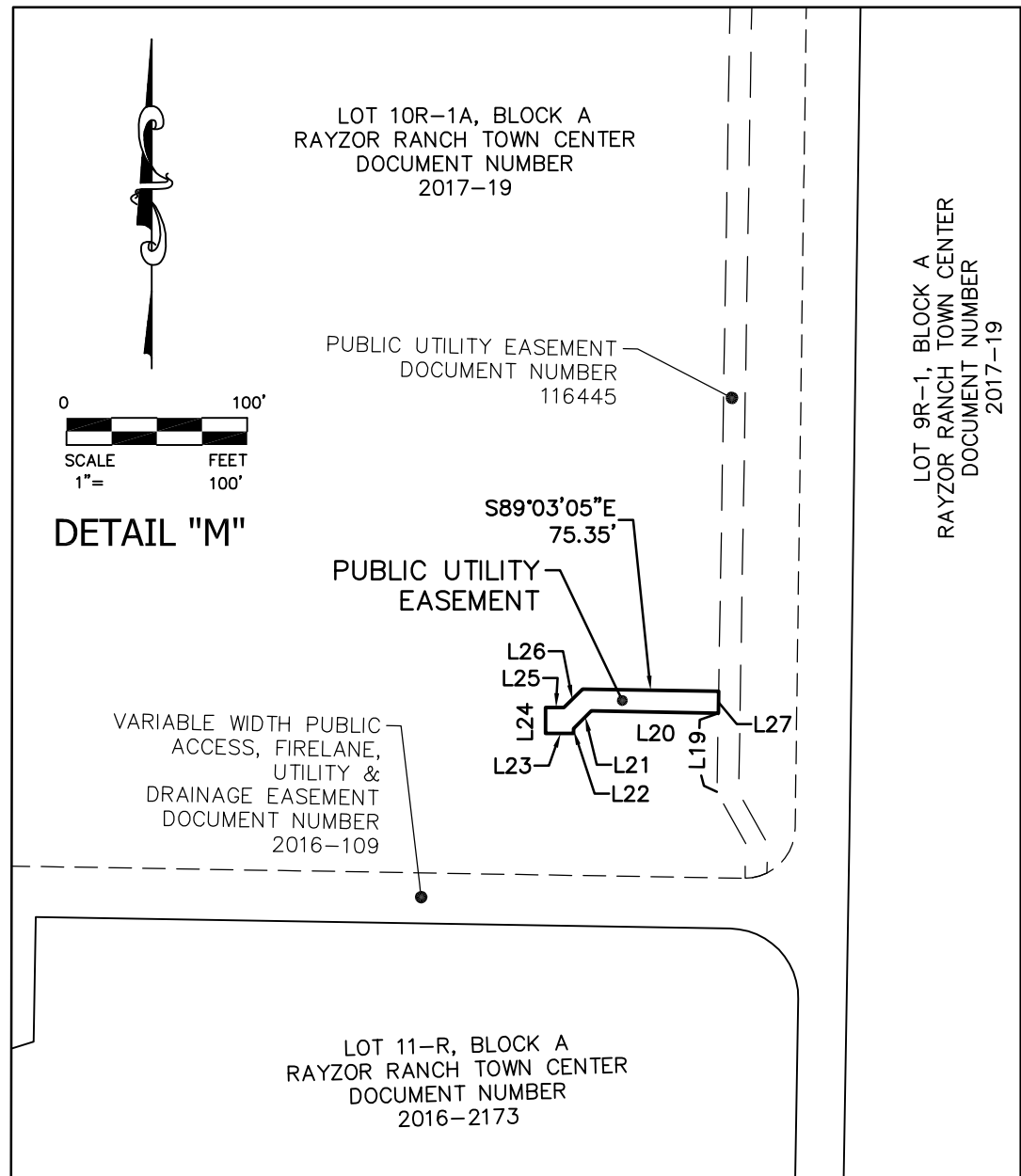
JOB NUMBER: B000056.008



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER/DEVELOPER
DB DENTON II, LLC
1 E. WASHINGTON STREET STE. 300
PHOENIX, AZ 85004-2513
(480) 556-7741 (PHONE)



Line Table		
Line Number	Bearing	Distance
L1	N23°19'01"E	19.59'
L2	N89°34'28"W	228.70'
L7	S71°28'47"W	56.75'
L8	S09°17'19"E	29.11'
L9	S31°03'16"E	31.28'
L10	S00°57'04"W	104.54'
L11	S32°57'30"W	23.71'
L12	S00°57'03"W	11.43'
L13	N09°17'30"W	39.49'
L17	N53°18'25"W	34.22'
L18	N53°18'25"W	58.00'
L19	N00°56'55"E	43.51'
L20	N88°54'41"W	70.26'
L21	S45°00'00"W	13.85'
L22	S00°00'00"E	2.64'
L23	N90°00'00"W	15.58'
L24	N00°00'00"E	14.25'
L25	N90°00'00"E	10.22'
L26	N45°00'00"E	14.52'
L27	S00°56'55"W	12.17'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	32°09'30"	150.00'	84.19'	S50°47'41"W 83.09'
C2	67°37'54"	35.00'	41.31'	N57°07'58"E 38.96'
C3	15°54'19"	900.00'	138.80'	S08°16'09"W 138.36'
C4	97°24'45"	35.00'	59.51'	S32°29'04"E 52.59'
C5	20°51'54"	365.00'	132.92'	N72°32'49"E 132.19'
C6	89°53'11"	35.00'	54.91'	N46°00'20"E 49.45'
C7	64°30'22"	20.00'	22.52'	N57°20'08"W 21.35'
C8	15°20'45"	190.77'	51.10'	S82°34'12"W 50.94'
C9	59°03'53"	15.00'	15.46'	S38°02'54"W 14.79'
C10	43°26'35"	47.99'	36.39'	S30°14'27"W 35.52'
C11	61°44'48"	15.00'	16.17'	S21°35'13"W 15.40'
C12	32°42'51"	8.08'	4.61'	S14°33'36"E 4.55'
C13	32°02'01"	7.99'	4.47'	S16°56'27"W 4.41'
C14	32°02'30"	7.99'	4.47'	S16°56'31"W 4.41'
C15	89°52'44"	35.04'	54.96'	S43°56'32"E 49.50'
C16	4°56'17"	452.13'	38.97'	N00°52'44"W 38.95'
C17	63°48'52"	9.19'	10.23'	N46°54'26"W 9.71'
C18	30°46'26"	49.83'	26.77'	N58°25'41"W 26.44'
C19	66°17'15"	13.46'	15.57'	N85°40'42"W 14.72'
C20	74°39'43"	35.05'	45.68'	N13°18'35"E 42.51'
C21	102°49'15"	3.50'	6.28'	S71°07'07"E 5.47'
C22	39°56'02"	49.03'	34.18'	N77°26'17"E 33.49'
C23	115°46'02"	4.75'	9.60'	N48°03'31"E 8.05'
C24	18°32'17"	14.00'	4.53'	N06°04'21"E 4.51'
C25	88°32'22"	18.38'	28.40'	S39°02'49"E 25.65'
C26	18°52'20"	214.00'	70.49'	N80°33'50"E 70.17'
C27	180°00'00"	29.00'	91.11'	S53°18'25"E 58.00'
C28	180°00'00"	29.00'	91.11'	S53°18'25"E 58.00'
C29	23°11'55"	91.13'	36.90'	S87°02'22"W 36.65'
C30	36°04'14"	37.00'	23.29'	S53°44'16"W 22.91'
C31	26°21'37"	37.00'	17.02'	S13°11'45"W 16.87'
C32	1°13'29"	363.06'	7.76'	S00°00'01"E 7.76'

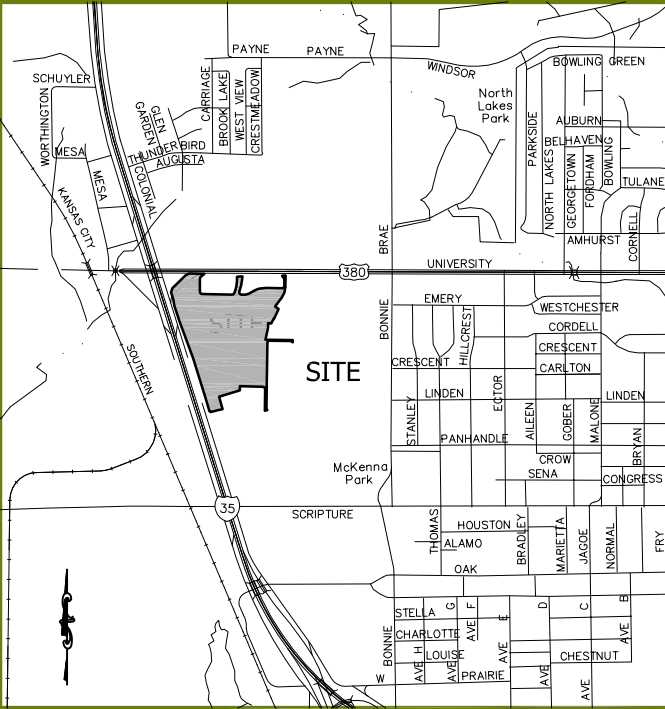
**FINAL RE-PLAT
OF
RAYZOR RANCH TOWN CENTER
LOTS 10R-2, 23, 24 AND 25
BLOCK A**

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas
Being all of portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center recorded in
Document Number 2017-19, Plat Records of Denton County, Texas, and a portion of the
tract of land described in the deed to DB Denton II, LLC, recorded in Document Number
2010-74478, Deed Records of Denton County, Texas.

GROSS AREA = 57.942 ACRES / 2,523,942 SQUARE FEET
THIS PLAT WAS CREATED MARCH, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER/DEVELOPER
DB DENTON II, LLC
1 E. WASHINGTON STREET STE. 300
PHOENIX, AZ 85004-2513
(480) 556-7741 (PHONE)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DB DENTON II, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS

RAYZOR RANCH TOWN CENTER
Lots 10R-2, 23, 24 and 25
Block A

An addition to the City of Denton, Denton County, Texas and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Denton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Denton's use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas

WITNESS MY HAND THIS _____ DAY OF _____, 2017

Title: _____ - DB Denton II, LLC

STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2017

NOTARY PUBLIC
MARICOPA COUNTY, ARIZONA

MY COMMISSION EXPIRES: _____

I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated hereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Denton, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor No. 4351

Date

**FINAL RE-PLAT
OF
RAYZOR RANCH TOWN CENTER
LOTS 10R-2, 23, 24 AND 25
BLOCK A**

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas
Being all of portion of Lot 10R-1A, Block A, Rayzor Ranch Town Center recorded in Document Number 2017-19, Plat Records of Denton County, Texas, and a portion of the tract of land described in the deed to DB Denton II, LLC, recorded in Document Number 2010-74478, Deed Records of Denton County, Texas.

GROSS AREA = 57.942 ACRES / 2,523,942 SQUARE FEET
THIS PLAT WAS CREATED MARCH, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100