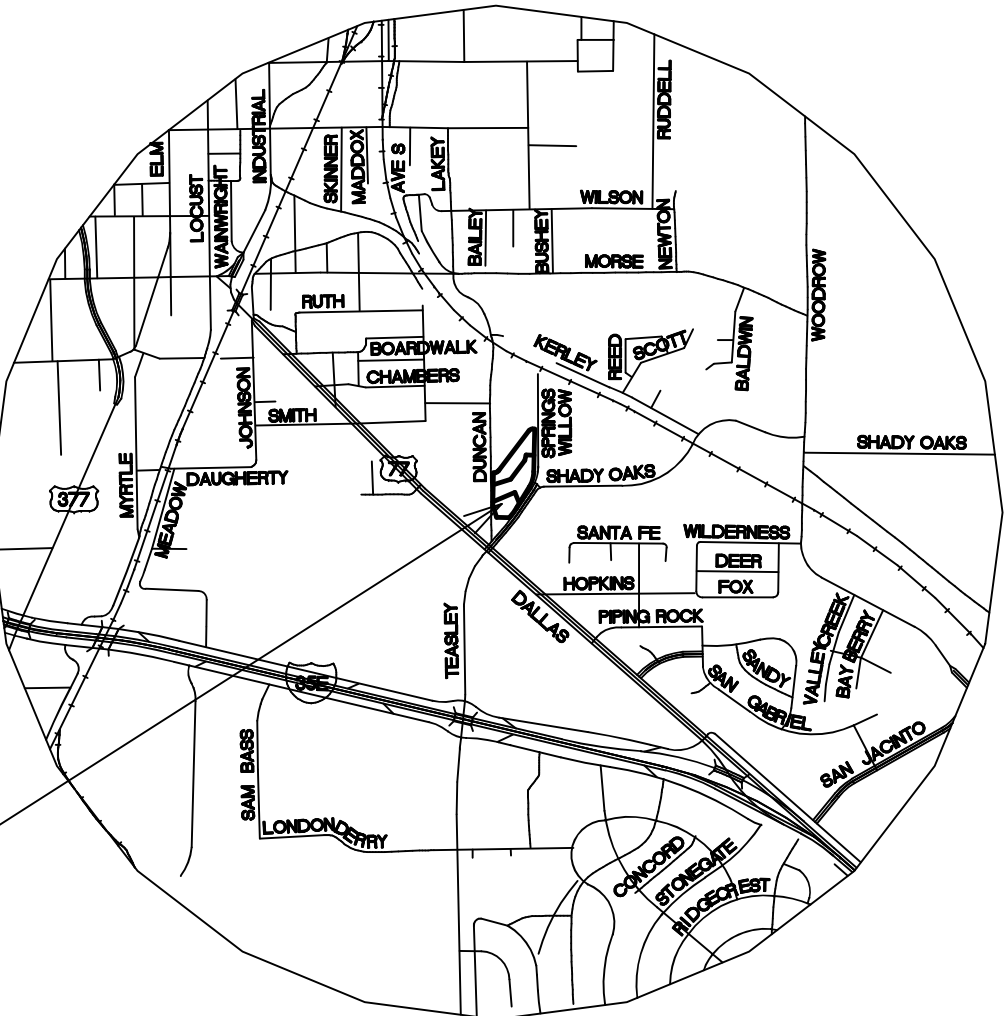


NUM	BEARING	DISTANCE
L1	N 82°54'24" W	35.71'
L2	N 1°53'37" E	67.53'
L3	N 63°13'40" W	26.21'
L4	S 63°13'40" E	23.27'
L5	S 1°53'37" W	61.93'
L6	N 1°04'53" E	35.11'
L7	N 52°13'08" W	83.32'
L8	S 52°13'08" E	83.32'
L9	S 1°04'53" W	35.11'
L10	N 88°17'35" E	35.88'
L11	N 66°56'52" E	11.45'
L12	N 23°03'08" W	15.65'
L13	S 23°03'08" E	13.28'
L14	N 66°56'52" E	27.67'
L15	S 88°17'35" W	37.03'
L16	S 66°56'52" W	179.02'
L17	S 23°03'08" E	18.31'
L18	N 22°25'21" W	108.20'
L19	S 22°25'21" E	108.20'
L20	S 37°07'44" W	275.21'
L21	N 37°07'44" E	259.56'
L22	N 88°55'07" W	71.09'
L23	S 88°55'07" E	71.09'
L24	N 13°49'19" E	25.59'
L25	N 66°56'52" E	61.85'
L26	N 67°10'21" E	15.80'
L27	N 22°49'39" W	16.00'
L28	S 67°10'21" W	8.73'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	21°20'43"	25.33'	68.00'	N 77°37'13" E	25.19'
C2	21°20'43"	34.27'	92.00'	S 77°37'13" W	34.08'
C3	53°07'33"	27.82'	30.00'	N 40°33'05" E	26.83'
C4	23°18'25"	21.97'	54.00'	N 25°28'31" E	21.82'
C5	53°57'09"	50.85'	54.00'	N 64°06'18" W	48.99'
C6	53°57'09"	28.25'	30.00'	S 64°06'18" E	27.22'
C7	90°37'47"	85.42'	54.00'	S 67°44'15" E	76.79'
C8	90°37'47"	47.45'	30.00'	N 67°44'15" W	42.66'
C9	65°07'17"	19.32'	17.00'	N 30°40'02" W	18.30'
C10	65°07'17"	37.51'	33.00'	S 30°40'02" E	35.52'
C11	53°18'01"	32.56'	35.00'	N 25°34'08" E	31.40'
C12	53°18'01"	47.44'	51.00'	S 25°34'08" W	45.75'
C13	27°11'42"	14.24'	30.00'	S 36°01'12" E	14.11'
C14	31°16'15"	29.47'	54.00'	N 38°03'29" W	29.11'



PROJECT LOCATION

VICINITY MAP
SCALE 1" = 2000'

- NOTES:
- PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

LEGEND
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Shady Oaks Partnership Ltd., are the owners of that certain lot, tract or parcel of land situated in the S. C. Hiram Survey Abstract Number 616 in the City of Denton, Denton County, Texas, being all of Lot 1A, Block A of Shady Oaks Industrial Park, an addition to the City of Denton, Denton County, Texas according to the amending plat thereof recorded in Cabinet Q, Page 95, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete in the east line of Duncan Street and in the south line of a 60.0 foot drainage and utility easement recorded in Cabinet A, Page 22, Plat Records, Denton County, Texas;

THENCE along the arc of a curve to the left having a central of 54° 09' 43", a radius of 69.36 feet, an arc length of 65.57 feet whose chord bears N 64° 21' 34" E, 63.15 feet with said south line of said drainage and utility easement to an "X" in concrete for corner;

THENCE N 37° 11' 21" E, 516.78 feet with said south line of said drainage and utility easement to an "X" in concrete for corner;

THENCE along the arc of a curve to the right having a central of 54° 28' 37", a radius of 47.60 feet, an arc length of 45.26 feet whose chord bears N 64° 20' 57" E, 43.57 feet with said south line of said drainage and utility easement to an "X" in concrete for corner;

THENCE S 88° 32' 25" E, 20.30 feet with said south line of said drainage and utility easement to an "X" in concrete for corner in the west line of Teasley Lane, a public roadway having a right-of-way of 80.0 feet;

THENCE S 01° 04' 53" W, 442.24 feet with said west line of said Teasley Lane to a capped iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the right having a central of 30° 12' 07", a radius of 321.45 feet, an arc length of 169.44 feet whose chord bears S 16° 08' 25" W, 167.49 feet with said west line of said Teasley Lane whose right-of-way widens to 120.0 feet to an iron rod found for corner;

THENCE S 31° 14' 43" W, 243.32 feet with said west line of said Teasley Lane to an iron rod found for corner;

THENCE along the arc of a curve to the right having a central of 08° 41' 36", a radius of 920.21 feet, an arc length of 139.62 feet whose chord bears S 35° 35' 27" W, 139.49 feet with said west line of said west line of said Teasley Lane to a capped iron rod marked RPLS 4561 set for corner at a right-of-way flare;

THENCE N 87° 59' 56" W, 135.04 feet with said right-of-way flare to an iron rod found for corner in said east line of said Duncan Street;

THENCE N 17° 19' 19" W, 126.98 feet with said east line of said Walker tract to an iron rod found for corner in the west line of Lot 4, Block 12 of said Duncan Street to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 01° 02' 23" E, 341.26 feet with said east line of said Duncan Street to the PLACE OF BEGINNING and containing 5.615 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 1-R, 2-R and 3-R, BLOCK A, SHADY OAKS INDUSTRIAL PARK, being a replat of LOT 1-A, BLOCK A OF Shady Oaks Industrial Park, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.
WITNESS MY HAND this ____ day of _____, 2017

Charles V. Brown, Manager of Title Resources of North Texas GP, LLC. General Partner of Shady Oaks Partnership, LTD.

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2017 by Charles V. Brown.

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

CERTIFICATE OF APPROVAL
Approved this ____ day of _____ A. D. 2017
By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

Jennifer Walters, City Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensen
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this plat is to replat a single platted lot in order to create three lots. All three lots have existing improvements and no new improvements are proposed.
 - The City of Denton has adopted the National Electric Safety Code (The "CODE"). The CODE generally prohibits structures within 17.5 feet on either side of the centerline 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. Contact the building official with specific questions.
 - Property owners shall be responsible for maintenance of access easements.
 - Any gas, petroleum, or similar common carrier easements located within the boundary of the property are shown hereon.
 - This re-plat does not remove or amend any covenants or restrictions.

FINAL REPLAT
LOTS 1-R, 2-R, AND 3-R, BLOCK A
OF SHADY OAKS INDUSTRIAL PARK
BEING A REPLAT OF LOT 1A, BLOCK A
OF SHADY OAKS INDUSTRIAL PARK
BEING 5.615 ACRES IN THE S.C. HIRAM SURVEY A-616
CITY OF DENTON, DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 06 JUNE, 2017

DRAWN BY: BTH SCALE: 1"=50' DATE: 05 JANUARY, 2017 JOB NO: 163835

OWNER/DEVELOPER
SHADY OAKS
PARTNERSHIP, LTD.
2908 PENNSYLVANIA
DENTON, TX 76205
(940) 383-8899

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FR17-0002