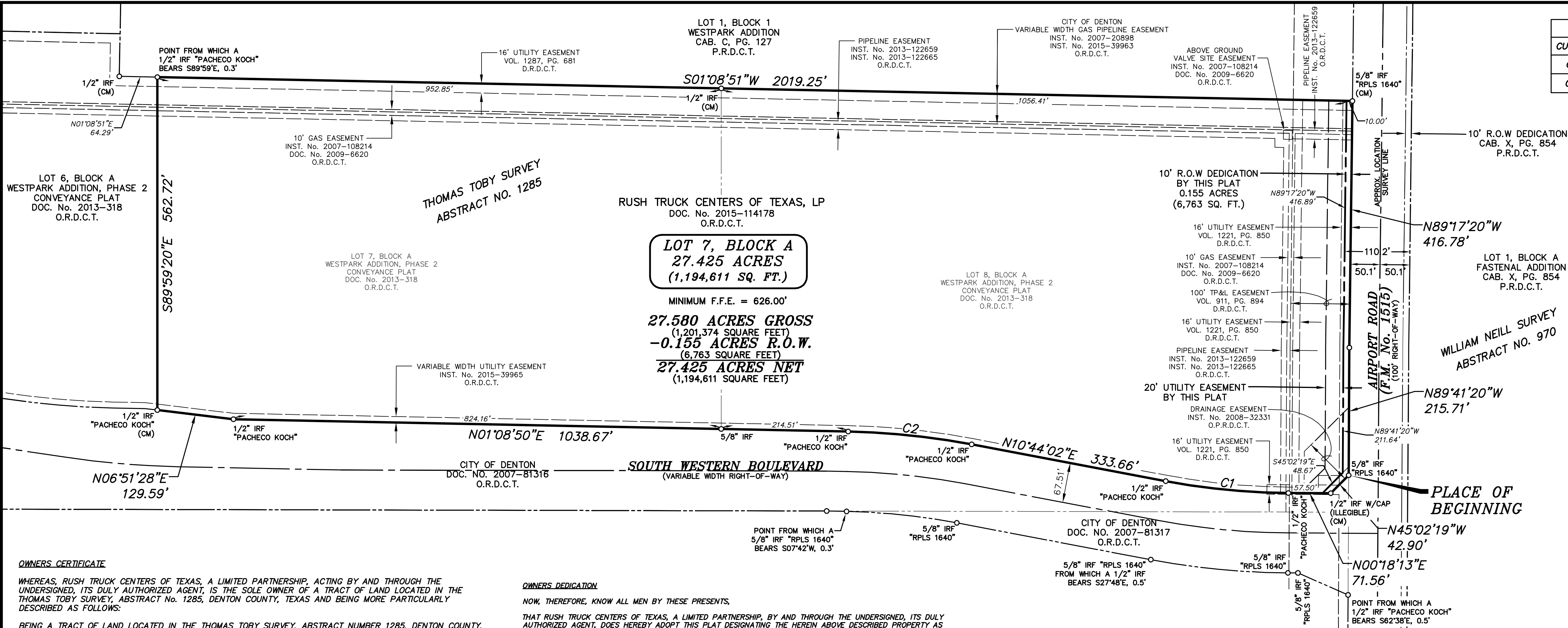
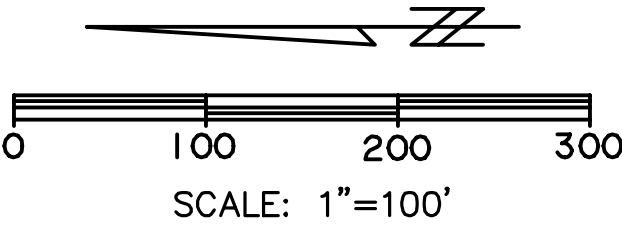


PRINTED: 8/11/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/11/2017 3:17 PM SAVED BY: AARON L. FILE: FINAL PLAT-13041.DWG



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	208.35'	1144.55'	10°25'48"	N05°31'08"E	208.06'
C2	210.07'	1255.50'	9°35'12"	N05°56'26"E	209.82'



* LEGEND *	
IRF (CM)	IRON ROD FOUND CONTROLLING MONUMENT

NOTES:

1. 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. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

2. 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.

OWNERS CERTIFICATE

WHEREAS, RUSH TRUCK CENTERS OF TEXAS, A LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE THOMAS TOBY SURVEY, ABSTRACT No. 1285, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE THOMAS TOBY SURVEY, ABSTRACT NUMBER 1285, DENTON COUNTY, TEXAS, BEING ALL OF LOTS 7 AND 8, BLOCK A, WESTPARK ADDITION, PHASE 2, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE CONVEYANCE PLAT RECORDED IN DOCUMENT NUMBER 2013-318, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSH TRUCK CENTERS OF TEXAS, LP, RECORDED IN DOCUMENT NUMBER 2015-114178, O.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1640", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RUSH TRUCK CENTERS TRACT AND SAID LOT 8, AND THE SOUTHEAST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A 100' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF WESTERN BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 45°02'19" W, ALONG SAID CORNER CLIP, 42.90 FEET TO A 1/2" IRON ROD FOUND WITH A CAP (ILLEGIBLE), SAID IRON ROD BEING THE NORTHWEST END OF SAID CORNER CLIP;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WESTERN BOULEVARD, THE WEST LINE OF SAID RUSH TRUCK CENTERS TRACT AND THE WEST LINES OF SAID LOTS 7 AND 8 AS FOLLOWS:

- 1) N 00°18'13" E, 71.56 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) NORTHERLY, AN ARC LENGTH OF 208.35 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1144.55 FEET, A DELTA ANGLE OF 10°25'48", AND A CHORD BEARING OF N 05°31'08" E, 208.06 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH";
- 3) N 10°44'02" E, 333.66 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" AT THE BEGINNING OF A CURVE TO THE LEFT;
- 4) NORTHERLY, AN ARC LENGTH OF 210.07 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1255.50 FEET, A DELTA ANGLE OF 09°35'12", AND A CHORD BEARING OF N 05°56'26" E, 209.82 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH";
- 5) N 01°08'50" E, AT A DISTANCE OF 214.51 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING IN ALL A TOTAL DISTANCE OF 1038.67 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH";
- 6) N 06°51'28" E, 129.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID RUSH TRUCK CENTERS TRACT AND SAID LOT 7 AND THE SOUTHWEST CORNER OF LOT 6, BLOCK A, OF SAID WESTPARK ADDITION, PHASE 2;

THENCE S 89°59'20" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WESTERN BOULEVARD AND ALONG THE NORTH LINE OF SAID RUSH TRUCK CENTERS TRACT AND SAID LOT 7 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 562.72 FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID RUSH TRUCK CENTERS TRACT AND SAID LOT 7, THE SOUTHEAST CORNER OF SAID LOT 6 AND IN THE WEST LINE OF A LOT 1, BLOCK 1, WESTPARK ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 127, PLAT RECORDS, DENTON COUNTY, TEXAS, (P.R.D.C.T.), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" BEARS S 89°59' E, 0.3 FEET;

THENCE S 01°08'51" W, ALONG THE WEST LINE OF SAID LOT 1, THE EAST LINES OF SAID LOTS 7 AND 8, AND THE EAST LINE OF SAID RUSH TRUCK CENTERS TRACT, AT A DISTANCE OF 952.85 FEET PASSING A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 8, CONTINUING IN ALL A TOTAL DISTANCE OF 2019.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1640", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID RUSH TRUCK CENTERS TRACT AND SAID LOT 8, THE SOUTHWEST CORNER OF SAID LOT 1, AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD;

THENCE ALONG THE SOUTH LINE OF SAID RUSH TRUCK CENTERS TRACT AND SAID LOT 8 AND THE NORTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD AS FOLLOWS:

- 1) N 89°17'20" W, 416.78 FEET TO A POINT;
- 2) N 89°41'20" W, 215.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27.580 ACRES (1,201,374 SQUARE FEET) OF LAND MORE OR LESS.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT RUSH TRUCK CENTERS OF TEXAS, A LIMITED PARTNERSHIP, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 7, BLOCK A, WESTPARK ADDITION, PHASE 2, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN THEREON AND DOES FURTHER CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

WITNESS MY HAND AT DENTON, DENTON COUNTY, TEXAS THIS THE _____ DAY OF _____, 2017.

DERREK WEAVER EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

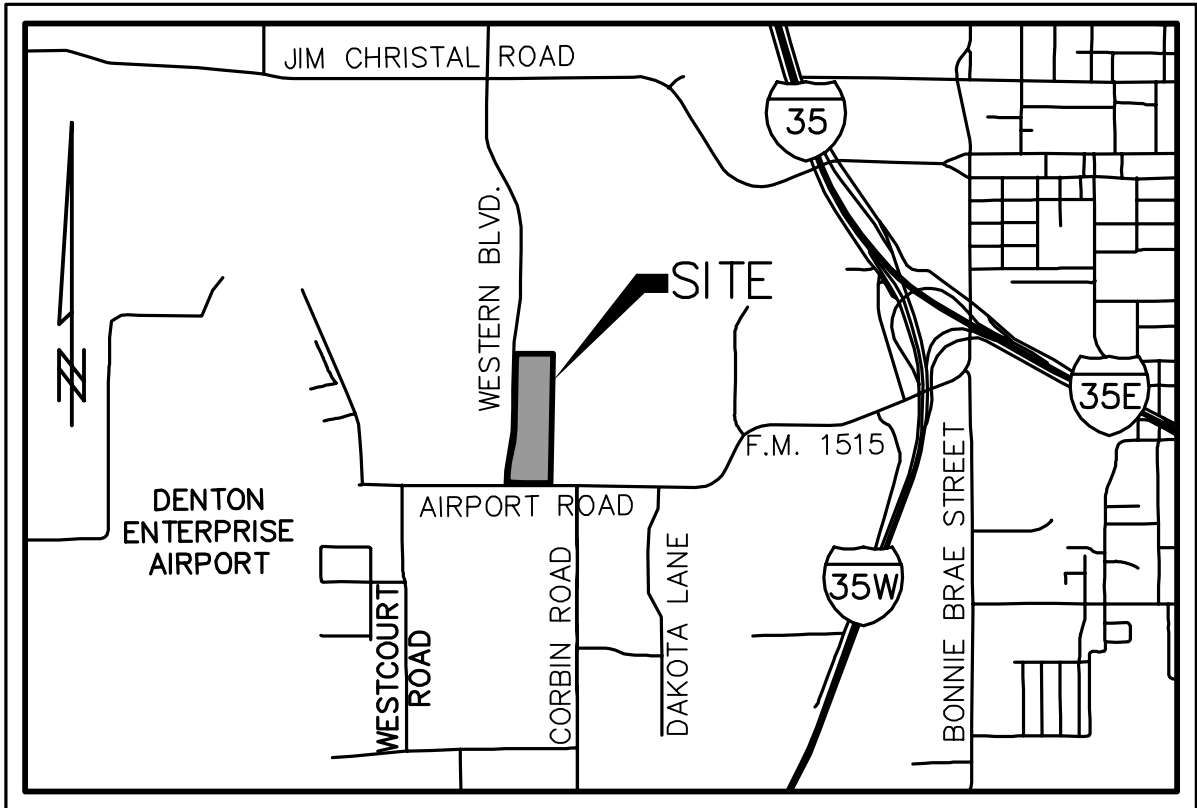
AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6373

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

THE PURPOSE OF THIS PLAT IS TO FINAL PLAT LOT 7 FROM CONVEYANCE PLATTED LOTS 7 AND 8.

CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 2017

BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF DENTON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

CITY PROJECT No. FP17-0020
AUGUST, 2017

OWNER / DEVELOPER
RUSH TRUCK CENTERS OF TEXAS, LP
555 I.H. 35 SOUTH, SUITE 242-E
NEW BRAUNFELS, TEXAS 78130
CONTACT: BRAD VICKERS
PH: (830) 302-5616

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: TIM WALLACE, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT
LOT 7, BLOCK A
WESTPARK ADDITION, PHASE 2

AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS
BEING A PLAT OF LOT 7, BLOCK A, WESTPARK ADDITION, PHASE 2
BEING 27.580 ACRES OF LAND LOCATED IN THE
THOMAS TOBY SURVEY, ABSTRACT No. 1285, DENTON COUNTY, TEXAS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 1

DATE: 8/11/2017
W.A. No. 13041