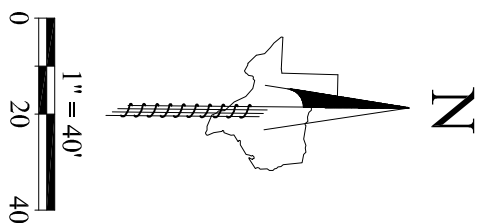
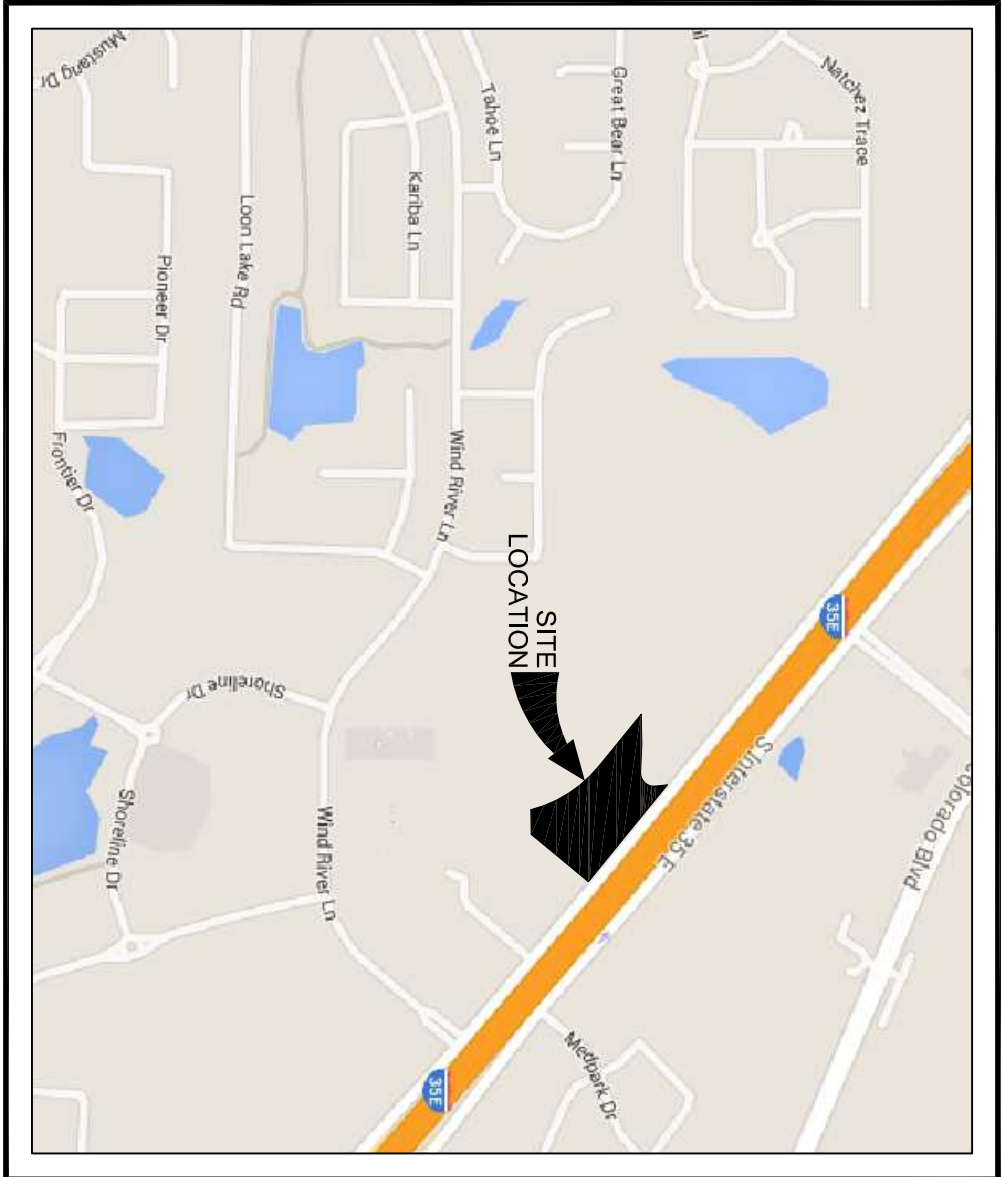


VICINITY MAP  
NOT TO SCALE



CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	S 84.94° E	58.66'	N 42° 52' 22" E	84.02'
C3	S 50° 55' 06" W	174.95'	N 41° 42' 54" W	62.34'
C4	S 50° 55' 06" W	174.95'	N 41° 42' 54" W	174.60'
C5	S 50° 55' 06" W	16.10'	S 46° 15' 28" W	16.03'
C6	S 50° 55' 06" W	22.44'	S 50° 01' 16" E	22.31'
C7	S 50° 55' 06" W	22.44'	S 50° 01' 16" E	22.31'
C8	S 50° 55' 06" W	13.31'	S 40° 01' 16" E	13.23'
C9	S 50° 55' 06" W	13.31'	S 40° 01' 16" E	13.23'
C10	S 50° 55' 06" W	160.17'	S 50° 01' 16" E	158.68'
C11	S 50° 55' 06" W	41.87'	S 52° 24' 00" E	38.51'
C12	S 50° 55' 06" W	112.73'	N 27° 21' 21" W	112.56'
C13	S 50° 55' 06" W	48.17'	N 17° 42' 48" E	44.46'
C14	S 50° 55' 06" W	112.73'	N 27° 21' 21" W	112.56'
C15	S 50° 55' 06" W	13.31'	N 40° 01' 16" E	13.23'
C16	S 50° 55' 06" W	41.87'	N 54° 56' 52" E	38.25'
C17	S 50° 55' 06" W	13.31'	N 40° 01' 16" E	13.23'
C18	S 50° 55' 06" W	13.31'	N 40° 01' 16" E	13.23'
C19	S 50° 55' 06" W	34.95'	N 07° 17' 28" W	46.58'
C20	S 42.23° E	14.44'	N 62° 23' 31" W	14.33'

LINE TABLE

LINE	BEARING	LINE LENGTH
L1	S 50° 55' 06" W	16.03'
L2	S 39° 02' 04" W	62.34'
L3	S 50° 55' 06" W	174.95'
L4	S 50° 55' 06" W	174.95'
L5	S 50° 55' 06" W	16.03'
L6	S 50° 55' 06" W	22.44'
L7	S 50° 55' 06" W	22.44'
L8	S 50° 55' 06" W	13.31'
L9	S 50° 55' 06" W	13.31'
L10	S 50° 55' 06" W	160.17'
L11	S 50° 55' 06" W	41.87'
L12	S 50° 55' 06" W	112.73'
L13	S 50° 55' 06" W	48.17'
L14	S 50° 55' 06" W	112.73'
L15	S 50° 55' 06" W	13.31'
L16	S 50° 55' 06" W	41.87'
L17	S 50° 55' 06" W	13.31'
L18	S 50° 55' 06" W	13.31'
L19	S 50° 55' 06" W	34.95'
L20	S 50° 55' 06" W	14.44'
L21	S 50° 55' 06" W	62.34'
L22	S 50° 55' 06" W	174.95'
L23	S 50° 55' 06" W	174.95'
L24	S 50° 55' 06" W	16.03'
L25	S 50° 55' 06" W	22.44'
L26	S 50° 55' 06" W	22.44'
L27	S 50° 55' 06" W	13.31'
L28	S 50° 55' 06" W	13.31'
L29	S 50° 55' 06" W	160.17'
L30	S 50° 55' 06" W	41.87'
L31	S 50° 55' 06" W	112.73'
L32	S 50° 55' 06" W	48.17'
L33	S 50° 55' 06" W	112.73'
L34	S 50° 55' 06" W	13.31'
L35	S 50° 55' 06" W	41.87'
L36	S 50° 55' 06" W	13.31'
L37	S 50° 55' 06" W	13.31'
L38	S 50° 55' 06" W	34.95'
L39	S 50° 55' 06" W	14.44'
L40	S 50° 55' 06" W	62.34'

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, **DENTON COMMONS, LLC** is the sole owner of a tract of land with parts situated in the M.E.P. & P.R.R. Company Survey, Abstract Number 950, and the D. Lombard Survey, Abstract No. 784, Denton County, Texas, being all of Lot 1, Block 1 of Denton Commons, an addition to the City of Denton, as recorded in Document No. 2009-56, Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete for the Northeast corner of said Lot 1, and being the Northwest corner of a tract of land described in a deed to CNMK Properties, Ltd. as recorded in Document No. 2011-4-917, Real Property Records of Denton County, Texas, said point lies in the southwestern Right-of-Way line of Interstate 35E Frontage Road;

Thence South 39°34'22" West with the western boundary line of said CNMK tract for a distance of 303.89 feet to a 1/2" capped iron stamped "Eagle Surveying" set for corner;

Thence South 89°32'23" West with the North boundary line of said CNMK tract for a distance of 102.87 feet to an "X" cut found in concrete at the Southeast corner of Lot 1, Block A of The Epic Addition, an addition to the City of Denton, as recorded in Document No. 2016-30, Plat Records of Denton County, Texas;

Thence along the East boundary line of said Lot 1 of The Epic Addition the following courses to wit:

Along a non-tangent curve to the left, having a radius of 536.50 feet, having a chord bearing and distance of North 23°24'42" West, 169.70 feet, and for an arc distance of 170.42 feet to a 1/2" capped iron rod set stamped "Eagle Surveying" at the beginning of a curve to the left, having a radius of 550.50 feet;

Thence along said curve to the left having a chord bearing and distance of North 41°42'54" East, 171.61 feet, for an arc distance of 172.35 feet to a 1/2" capped iron rod set stamped "Eagle Surveying";

North 50°58'07" West for a distance of 279.43 feet to a 1/2" capped iron rod set stamped "Eagle Surveying" for the Northeast corner of said Lot 1 of The Epic Addition, said point lies in the Southern boundary line of a tract of land described in a deed to Danish H. Hedberg as recorded in Volume 2860, Page 287, Real Property Records of Denton County, Texas;

Thence along the southeasterly boundary line of said Hedberg tract the following courses to wit:

North 68°54'16" East for a distance of 126.08 feet to a 1/2" iron rod found;

South 87°23'30" East for a distance of 117.37 feet to a 1/2" iron rod found at the beginning of curve to the left with a radius of 54.94 feet;

Thence along said curve to the left having a chord bearing and distance of North 42°52'22" East, 84.02 feet, for an arc distance of 95.66 feet to a 1/2" iron rod found;

North 06°53'40" West for a distance of 50.42 feet to a 1/2" capped iron rod found in the southeasterly Right-of-Way line of said Interstate 35E Frontage Road;

Thence along the southeasterly Right-of-Way of said frontage road the following courses to wit:

South 50°55'06" East for a distance of 293.33 feet to a 1/2" capped iron rod set stamped "Eagle Surveying";

South 50°55'06" East for a distance of 43.06 feet to a 1/2" iron rod found;

South 50°46'48" East for a distance of 184.94 feet to the POINT OF BEGINNING and there terminating, enclosing 3.73 acres of land, more or less.

**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT DENTON COMMONS, LLC, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING HEREIN DESCRIBED PROPERTY AS DENTON COMMONS, LOTS 1 & 2, BLOCK 1, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, AND EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DENTON COMMONS, LLC

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

AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

NOTARY PUBLIC \_\_\_\_\_ COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

**CERTIFICATE OF SURVEYOR**

I, **ERNEST WOOSTER**, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACCORDS TO THE SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE PLACED BY ME OR BY AN ASSISTANT OF MINE IN ACCORDANCE WITH THE CURRENT PROVISIONS OF THE TEXAS ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ERNEST WOOSTER**, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

JOHN COX, NOTARY PUBLIC, TEXAS.

MY COMMISSION EXPIRES JULY 11, 2020.

STATE OF TEXAS  
COUNTY OF TARRANT

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OWNER: DENTON COMMONS, LLC

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

AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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MY COMMISSION EXPIRES \_\_\_\_\_

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COUNTY OF TARRANT

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JOHN COX, NOTARY PUBLIC, TEXAS.

MY COMMISSION EXPIRES JULY 11, 2020.

STATE OF TEXAS  
COUNTY OF TARRANT

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IFR = IRON ROD FOUND  
CIRF = CAPPED IRON ROD FOUND  
CIBS = CAPPED IRON ROD SET  
POB = POINT OF BEGINNING  
ROW = RIGHT-OF-WAY  
FIBER = FIBER OPTIC CABLE  
CUTTER = CUTTER ADJUSTERS  
S = SURVEY LINE  
C = CENTERLINE OF ROAD

= SUBJECT PROPERTY  
= LOT ADJACENT  
= LANDSCAPE BUFFER  
= EASEMENT  
= ELEVATION CONTOUR  
= ASPHALT  
= GRASS LINE  
= WASTEWATER  
= SANITARY SEWER

④ = BLOCK  
+ = LIGHT POLE  
+ = FIRE HYDRANT  
+ = WATER VALVE  
+ = POWER POLE  
+ = SEWER MANHOLE  
+ = CONCRETE

LEGEND

SURVEYOR

ENGINEER

OWNER

JOB # 16-05-41 PP  
DATE: 12/6/2016  
DRAWN BY: JDC

EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009

THE BOUSQUET GROUP, INC.  
501 S. CARROLL BLVD.  
DENTON, TX 76201  
940.222.3009

DENTON COMMONS, LLC  
501 S. CARROLL BLVD.  
DENTON, TX 76201  
940.222.3009

EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET  
SUITE: 104  
DENTON, TX 76201  
940.222.3009  
TX FIRM # 10194177

PRELIMINARY PLAT  
DENTON COMMONS  
LOTS 1 & 2, BLOCK A

BEING 3.73 ACRES OF LAND WITH PARTS IN THE  
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 950,  
& D. LOMBARD SURVEY, ABSTRACT NO. 784,  
AN ADDITION TO THE CITY OF DENTON,  
DENTON COUNTY, TEXAS

CASE # PP16-0015