

OWNERS CERTIFICATION

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. 2014-817, Real Property Records of Denton County, Texas, said point lies in the southwesterly Right-of-Way line of Interstate I-35E Frontage Road;

Thence South 39°34'22" West with the westerly boundary line of said CNMK tract for a distance of 309.89 feet to a 1/2" capped iron rod 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 536.50 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°55'07" 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 Dariush H. Heidary as recorded in Volume 2960, Page 287, Real Property Records of Denton County, Texas;

Thence along the southerly boundary line of said Heidary tract the following courses to wit:
North 89°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 I-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, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **DENTON COMMONS, LLC**BY: _____
AUTHORIZED AGENT DATESTATE 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 _____, 2017.

NOTARY PUBLIC, _____ COUNTY, TEXAS

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, **ERNEST WOORSTER**, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "EAGLE SURVEYING" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE CURRENT PROVISIONS OF THE TEXAS ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

ERNEST WOORSTER R.P.I.S. # 6509

DATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ERNEST WOORSTER**, 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.

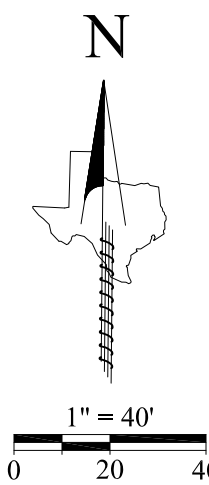
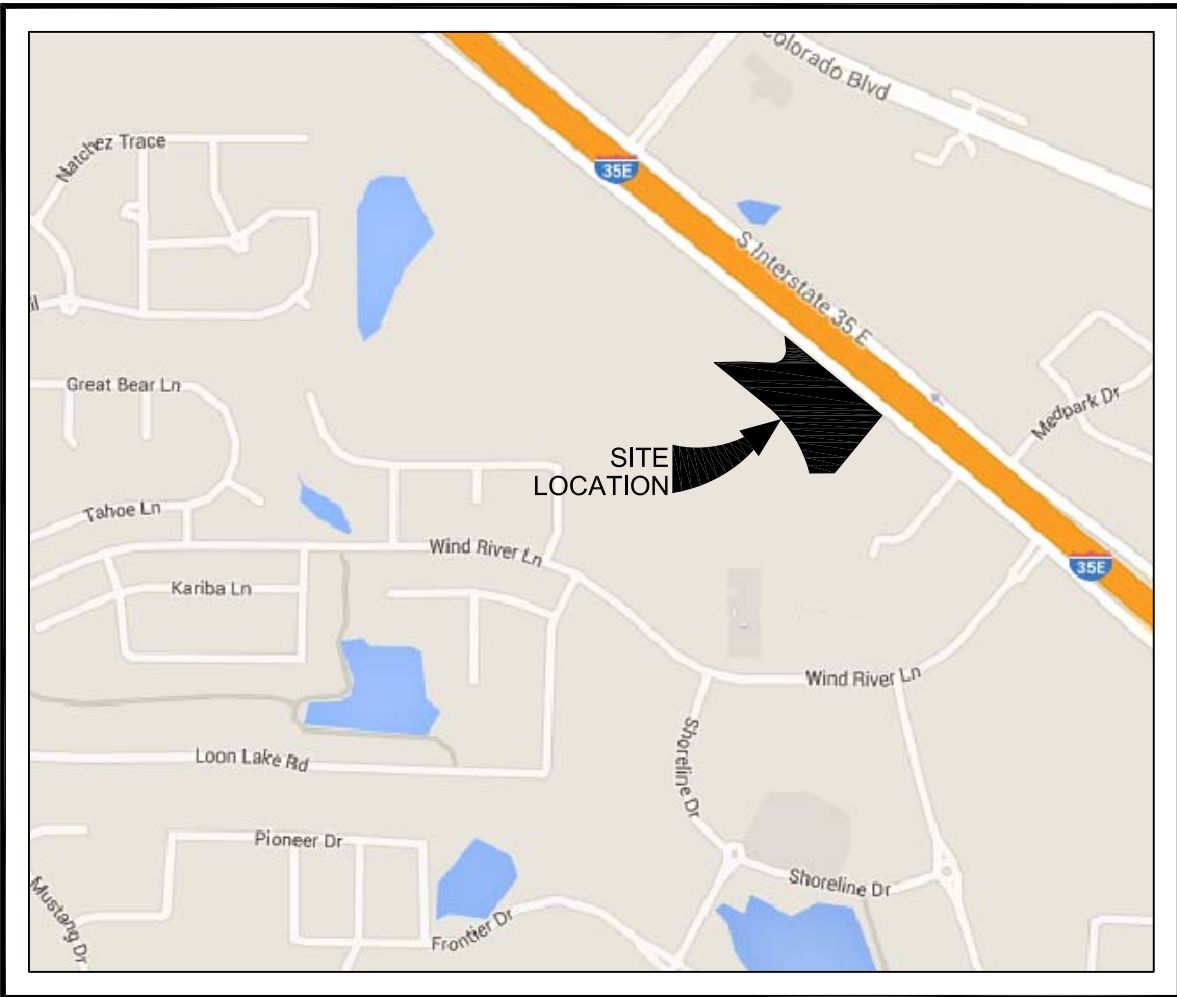
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2017.

JOHN COX, NOTARY PUBLIC, TEXAS

MY COMMISSION EXPIRES JULY 11, 2020.

PREVIOUS CASE # PP16-0015
CASE # FP17-0015FINAL 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

VICINITY MAP
NOT TO SCALE

GENERAL PLAT NOTES

- All interior property corners are marked with a capped 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "**Non-shaded Zone X**" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0390G. The location of the Flood Zone is approximate; no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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 centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas.
- There are no gas well drilling and production sites located within 1000 feet of this property at the time it was platted
- The purpose of this plat is to create two lots of record for development purposes.
- Property owners are responsible for the maintenance of Access Easement shown on plat.

APPROVED BY THE CITY OF DENTON PLANNING AND ZONING COMMISSION
ON THIS _____ DAY OF _____, 2017.

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY

LEGEND

- (A) = BLOCK
IRF = IRON PIPE FOUND
CIRS = CAPPED IRON ROD SET
- POB = POINT OF BEGINNING
CIRF = CAPPED IRON ROD FOUND
— = CENTERLINE OF ROAD

SURVEYOR

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

ENGINEER

THE BOUSQUET GROUP, INC.
501 S. CARROLL BLVD.
SUITE: 201
DENTON, TX 76201
940.566.0088

OWNER

DENTON COMMONS, LLC
1215 EXECUTIVE DR.
RICHARDSON, TX 75081-2283
972.732.0000

JOB #: 16-05-41 FP

DATE: 10/11/2017

DRAWN BY: JDC



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