

VICINITY MAP  
NOT TO SCALE

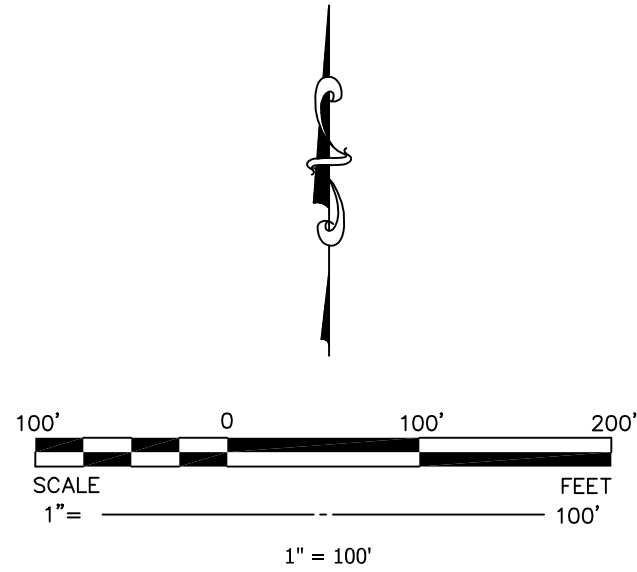
**SURVEYOR/ENGINEER**

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVE.  
SUITE 400  
FORT WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
(817) 335-7437 (FAX)  
FIRM REGISTRATION NUMBER: 10098100

**OWNER/DEVELOPER**

JIM/HERITAGE, LP  
ATTN: AL McNATT  
4401 N. 1-35, #107  
DENTON, TX 76207  
(940)-382-1020 (PHONE)

SYMBOL	DESCRIPTION
	GAS VALVE
	MONITOR WELL
	SANITARY SEWER MANHOLE
	SIGN
	TELEPHONE VAULT
	UNDERGROUND VAULT
	UTILITY MARKER
	UTILITY POLE
	WATER VALVE
	EDGE OF ASPHALT
	OVERHEAD WIRE
	FENCE



**METES AND BOUNDS DESCRIPTION**

BEING a 34.368 acre tract of land situated in the Gideon Walker Survey, Abstract Number 1330, Denton County, Texas, in the City of Denton, Being the tract of land described in the instrument to Jim/Heritage, L.P., recorded in Document Number 2007-123418, Deed Records of Denton County, Texas, said 34.368 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "KAZ" found in the southwesterly right-of-way line of Interstate Highway 35E for the most easterly corner of the tract of land described in the instrument to TT of Denton, Inc. recorded in Document Number 2014-3733, Deed Records of Denton County, Texas;

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

South 50° 32' 52" East (Document Number 2007-123418 = South 50° 37' 07" East) a distance of 1,242.42 feet to the beginning of a non-tangent curve to the left having a radius of 5,879.65 feet;

Southeasterly along said curve through a central angle of 00° 11' 11" an arc distance of 19.13 feet with a chord bearing of South 41° 00' 10" East (Document Number 2007-123418 = South 41° 04' 25" East) and a chord distance of 19.13 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the most northerly corner of the tract of land described in the deed to 4984 Partners Limited recorded in Document Number 2004-22521, Deed Records of Denton County, Texas;

THENCE departing the southwesterly right-of-way line of Interstate Highway 35E, with the northwesterly line of said 4984 Partners Limited tract South 51° 31' 36" West (Document Number 123418 = South 51° 32' 17" West) a distance of 713.01 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 50° 26' 08" West (Document Number 123418 = North 50° 25' 27" West) a distance of 630.36 feet to a point;

THENCE North 87° 46' 57" West (Document Number 123418 = North 87° 46' 16" West) a distance of 761.94 feet to a 1/2 inch iron rod found for the northeasterly corner of a 110 foot wide Channel as shown on the Wimbledon Village, Phase V Addition according to the plat recorded in Cabinet B, Page 309, Plat Records of Denton County, Texas for the beginning of a non-tangent curve to the left having a radius of 2,672.21 feet;

THENCE with the northerly line of said 110 foot wide Channel the following:

Northwesterly along said curve through a central angle of 02° 03' 24" an arc distance of 95.92 feet with a chord bearing of North 88° 48' 39" West (Document Number 123418 = North 88° 47' 58" West) and a chord distance of 95.91 feet to a point in the southerly line of Wimbledon Boulevard as shown on said Wimbledon Village, Phase V Addition for the beginning of a non-tangent curve to the right having a radius of 785.00 feet;

Northwesterly along said curve through a central angle of 32° 15' 54" an arc distance of 442.06 feet with a chord bearing of North 74° 06' 02" West (Document Number 123418 = North 74° 05' 21" West) and a chord distance 436.24 feet to a 1/2 inch iron rod found for the end of said curve;

North 57° 55' 39" West (Document Number 123418 = North 57° 54' 58" West) a distance of 322.96 feet found for the southeasterly corner of James Wood Autopark Addition, Phase III, an addition to the City of Corinth according to the plat recorded in Cabinet R, Slide 308, Plat Records of Denton County, Texas;

THENCE departing the northerly line of said 110 foot wide Channel with the easterly line of said James Wood Autopark Addition North 38° 05' 43" East a distance of 739.03 feet (Document Number 123418 = North 38° 03' 04" East 739.24 feet) to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the most westerly corner of the tract of land described in the instrument to TT of North Texas, Inc. recorded in Document Number 2014-3738, Deed Records of Denton County, Texas;

THENCE departing the easterly line of said James Wood Autopark Addition with the southwesterly line of said TT of North Texas, Inc. tract South 50° 26' 08" East (Document Number 123418 = South 50° 25' 27" East) at a distance of 463.20 feet passing a 1/2 inch iron rod with a cap stamped "KAZ" found for the common southerly corner of said TT of North Texas, Inc. tract and said TT of Denton, Inc. tract, continuing along the southwesterly line of said TT of Denton, Inc. tract in all a total distance of 935.68 feet to a bent 5/8 inch iron rod found for the most southerly corner of said TT of Denton, Inc. tract;

THENCE with the southeasterly line of said TT of Denton, Inc. tract North 39° 37' 46" East a distance of 698.42 feet (Document Number 123418 = North 39° 38' 27" East 696.42 feet) to the POINT OF BEGINNING;

CONTAINING a computed area of 34.368 acres (1,497,071 square feet) of land.

**NOTES:**

- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements, according to the North Central Texas Cooperative VRS Network.
- According to the graphical plotting of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Panel Number 48121C0390G, Map Revised Date: April 18, 2011, the subject property is located in Zone "Floodway Areas in Zone AE", Zone "X" (unshaded), Zone "X" (shaded), and Zone "A". This statement does not reflect any type of flood study by this firm.
- Site topography is taken from Vargas, 2002 data.
- All fire lanes and easements are shown for reference and may be revised at the time of final plan/plot/site plan.
- Pavement sections will be determined by geotechnical consultant and shown on the final plans.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the preliminary plat subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Design Criteria and Comprehensive Master Drainage Plan.
- Acceptance of the water line and sewer line improvements identified on the preliminary plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with the City of Denton Subdivision and Land Regulations, Utility Design Criteria and Fire Flow Requirements.
- No information has been provided that the property can be sewered conventionally.

**FIRE LANE AND PAVEMENT MARKINGS:**

Shall be red traffic paint 6-inches wide to show the exact boundary lines of the fire lane. These boundary lines may be on the curbs or on the flat pavement. The lines shall be marked by painted 4-inch high lettering, using a 1-inch wide stroke of white traffic paint on the contrasting red background stating: "NO PARKING - FIRE LANE". This marking is to be placed at 20-foot intervals along each boundary line.

**PRELIMINARY PLAT  
OF  
LOT 1, BLOCK 1  
DENTON CARMAX ADDITION**

Situated in the Gideon Walker Survey, Abstract Number 1330  
City of Denton, Denton County, Texas

GRASS AREA = 34.368 ACRES / 1,497,071 SQUARE FEET  
THIS PLAT WAS PREPARED IN JANUARY, 2018



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