



CURVE	CENTRAL ANGLE	RADIUS	CURVE BEARING	CURVE LENGTH	ARC LENGTH
C1	3.49 08	277.50	N83°42'51" E	18.33	18.33
C2	07 21 32	113.30	N89°00'00" E	13.60	13.60
C3	07 08 35	1228.00	N81°34'20" E	2.35	3.38
C4	37 08 47	1228.00	N56°37'30" E	73.67	73.66
C5	07 21 32	113.30	N44°45'00" E	13.60	13.60
C6	07 01 54	1384.50	S20°42'44" E	0.77	0.77
C7	08 01 22	1228.00	S89°00'00" E	13.60	13.61
C8	07 22 34	1437.00	S20°32'20" E	11.15	11.45
C9	41 12 12	222.00	S87°34'07" E	18.63	18.64
C10	07 21 32	113.30	S89°00'00" E	13.60	13.60
C11	26 47 08	1415.00	N18°19'15" E	854.10	680.09
C12	43 34 55	250.00	N85°41'17" E	225.33	233.77
C13	07 21 32	113.30	N89°00'00" E	13.60	13.60
C14	41 12 12	222.00	S88°48'31" E	177.17	181.11
C15	07 21 32	113.30	N89°00'00" E	13.60	13.61
C16	41 12 12	222.00	N87°32'40" E	18.63	18.64
C17	18 08 46	50.00	N89°30'00" E	99.98	158.08
C18	07 21 32	113.30	N89°00'00" E	13.60	13.61

LINE	BEARING	DISTANCE
L11	N89°31'00"E	89.29
L12	N89°31'00"E	106.29
L13	N79°56'30"E	88.07
L14	N89°31'00"E	111.00
L15	N89°40'00"E	111.00
L16	N50°10'00"E	108.01
L17	N89°31'00"E	111.00
L18	N50°10'00"E	111.01
L19	N89°31'00"E	111.00
L20	N50°11'02"E	120.03
L21	N89°31'00"E	111.00
L22	N60°01'32"E	72.00
L23	S40°03'07"E	124.00
L24	N89°31'00"E	111.00
L25	N49°34'48"E	14.74
L26	N89°31'00"E	111.00
L27	S89°31'26"E	0.00
L28	S89°31'26"E	0.00
L29	N89°31'00"E	111.00
L30	S89°31'26"E	116.00
L31	N89°31'00"E	111.00
L32	S40°01'00"E	119.04
L33	S74°46'48"E	42.80
L34	S74°46'48"E	125.00
L35	N44°31'26"E	14.74
L36	N89°31'00"E	111.00
L37	N44°31'26"E	14.74
L38	N44°31'26"E	14.74
L39	S44°28'54"E	63.00
L40	S44°28'54"E	14.74
L41	N89°31'00"E	111.00
L42	S89°31'26"E	63.00
L43	N89°31'00"E	111.00
L44	S44°31'26"E	14.74
L45	N89°31'00"E	111.00
L46	N44°31'26"E	14.74
L47	N11°59'45"E	63.00
L48	N89°31'00"E	111.00
L49	N89°00'48"E	49.29
L50	N89°00'48"E	49.29
L51	S89°31'26"E	55.00
L52	S89°31'26"E	111.00
L53	S89°31'26"E	111.00
L54	S89°31'26"E	111.00
L55	N89°40'00"E	81.58
L56	N89°40'00"E	81.58
L57	N89°40'00"E	81.58
L58	N89°40'00"E	81.58
L59	S44°31'26"E	14.74
L60	N89°31'00"E	111.00
L61	N89°31'00"E	111.00
L62	N89°31'00"E	111.00
L63	N89°31'00"E	111.00
L64	N89°31'00"E	111.00
L65	N89°31'00"E	111.00
L66	N89°31'00"E	111.00
L67	N89°31'00"E	111.00
L68	N89°31'00"E	111.00
L69	N89°31'00"E	111.00
L70	N89°31'00"E	111.00
L71	N89°31'00"E	111.00
L72	N89°31'00"E	111.00
L73	N89°31'00"E	111.00
L74	N89°31'00"E	111.00
L75	N89°31'00"E	111.00
L76	N89°31'00"E	111.00
L77	N89°31'00"E	111.00
L78	N89°31'00"E	111.00
L79	N89°31'00"E	111.00
L80	N89°31'00"E	111.00
L81	N89°31'00"E	111.00
L82	N89°31'00"E	111.00
L83	N89°31'00"E	111.00
L84	N89°31'00"E	111.00
L85	N89°31'00"E	111.00
L86	N89°31'00"E	111.00
L87	N89°31'00"E	111.00
L88	N89°31'00"E	111.00
L89	N89°31'00"E	111.00
L90	N89°31'00"E	111.00
L91	N89°31'00"E	111.00
L92	N89°31'00"E	111.00
L93	N89°31'00"E	111.00
L94	N89°31'00"E	111.00
L95	N89°31'00"E	111.00
L96	N89°31'00"E	111.00
L97	N89°31'00"E	111.00
L98	N89°31'00"E	111.00
L99	N89°31'00"E	111.00
L100	N89°31'00"E	111.00

- 1) BEARING BASIS IS THE EAST LINE OF COUNTY LANE NORTH PHASE ONE, AS SHOWN ON THE PLAT. THE PLAT IS FILED IN THE PUBLIC RECORDS IN CACKETT U, PAGE 823, PLAT RECORDS, DENTON COUNTY, TEXAS.
- 2) ALL COMMON AREAS, DETENTION PONDS, OPEN SPACES AND ORNAMENTALS/FACILITIES NOT DEDICATED TO THE CITY SHALL BE OWNED, YET MAINTAINED BY NEIGHBORING OWNERS ASSOCIATION AS OPEN SPACE EASEMENTS.
- 3) NO IMPROVEMENTS SHALL ENCRUMB WITHIN A DED, REAR AND/OR FRONT YARD, EXCEPT THOSE WHICH ARE REQUIRED BY CITY ORDINANCES.
- 4) NO LOT SHALL DRAIN ACROSS ANOTHER ADJACENT RESIDENTIAL LOT WITHOUT A PLATTED DRAINAGE EASEMENT.
- 5) LANDSCAPING SHALL BE INSTALLED AS REQUIRED BY CITY ORDINANCE. THERE SHALL BE A TREE FACTOR OF AT LEAST ONE (1) INCH CALIBER TREE, MEASURED 8" HIGHER ABOVE GROUND, IN THE PLANTING AREA BETWEEN THE LOT AND THE STREET.
- 6) THE MINIMUM FINISH FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISH FLOOR ELEVATIONS SHALL BE BASED ON THE CITY OF DENTON'S 2015 FLOOD INSURANCE RATE MAP. FINISH FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN FINISH FLOOR BASED ON.
- 7) FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER, MO. 4812103035, IS DATED APRIL 1, 2011.
- 8) THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODES"), THE CODES GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET OF THE SIDE OF A HIGHWAY OR STATE HIGHWAY. THE CODES ALSO PROHIBITS AND WITHIN 50 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD POWER LINES. IN SOME INSTANCES, THE CODES REQUIRE EXISTING CLEARANCES; BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICE FOR SPECIFIC QUESTIONS.
- 9) ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON BOLT WITH YELLOW PLASTIC CAP STAMPED "JACOBSON". UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH 5/8" IRON BOLT WITH YELLOW PLASTIC CAP STAMPED "JACOBSON".
- 10) ALL EXISTING GAS LINES, WATER LINES, AND ALL OTHER CARRIED EASEMENTS OR PIPELINES ARE LOCATED WITHIN THE BOUNDARY OF THIS PLAT

[illegible]

A
FINAL PLAT
OF
COUNTRY LAKES NORTH
PHASE 7

OUT OF THE
THE MARY SMITH SURVEY, ABSTRACT NO. 1181,
THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1182 AND
THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1187
IN THE
CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER: 22.988 ACRES
BLOOMFIELD HOMES, L.P. 100 RESIDENTIAL LOTS
1050 E. HWY #210 3 HOA LOTS
SOUTHLAKE, TEXAS 76092
(972) 877-1458

DEVELOPER:
DOUGLAS PROPERTIES, INC.
2309 AVENUE K, SUITE 100
PLANO, TEXAS 75074
(972) 472-1658

ENGINEER/SURVEYOR:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-04

MARCH 2018

LEGEND	
"CAB"	5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"
IRF	IRON ROD FOUND
FE	FLOODPLAIN EASEMENT
DE	UTILITY EASEMENT
UE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
MIN FF=	MINIMUM FINISHED FLOOR ELEVATION
	STREET CHANGE

CITY PROJECT NUMBER: FP17-0029

THIS PLAT FILED IN

A:\DATA\CD4464\CD4464451700 CAD0713 SURVEY713.DWG 11/19/2016 2:37 PM A:\DATA\CD4464\CD4464451700 CAD0713 SURVEY713.DWG 11/19/2016 2:37 PM

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S CERTIFICATE

WE, BLOOMFIELD HOMES, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, OUR DULY AUTHORIZED AGENT ARE OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 22.988 ACRES OF LAND SITUATED IN THE MARY SMITH SURVEY, ABSTRACT NO. 1181, THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1182, AND THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1187, CITY OF DENTON, DENTON COUNTY, TEXAS AND BEING PART OF A 200.561 ACRE TRACT OF LAND, CONVEYED AS TRACT 2 TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2013-108870, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 22.988 ACRE TRACT, BEING BASED BEING THE EAST LINE OF COUNTRY LAKES NORTH PHASE ONE, AN ADDITION TO THE CITY OF DENTON ACCORDING TO THE PLAT RECORDED IN CARNET U, PAGE 625, PLAT RECORDS, DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF LOT 80, BLOCK D, OF COUNTRY LAKES NORTH, PHASE 3A1 & 3B, AN ADDITION TO THE CITY OF DENTON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-39, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ON THE EAST LINE OF SAID TRACT 2, AND THE COMMON WEST LINE OF A 24.37 ACRE TRACT OF LAND CONVEYED AS SHARE NUMBER FOUR PROPERTY, TO PATRICIA ALMAJAO BROWN, BETTY SUE MALONE, DONNA DORIS POWELL AND GARY PAUL DORR, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2017-12928A, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID TRACT 2 AND SAID COUNTRY LAKES NORTH PHASE 3A-1 & 3B, AND THE COMMON SOUTHWEST CORNER OF SAID SHARE NUMBER FOUR PROPERTY, BEARS SOUTH 60 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 308.18 FEET;

THENCE, OVER AND ACROSS SAID TRACT 2 AND ALONG THE NORTH LINE OF SAID COUNTRY LAKES NORTH, PHASE 3A1 & 3B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 128.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 179 DEGREES 21 MINUTES 54 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 17 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 136.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 89 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 89.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 00 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 336.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 49 MINUTES 08 SECONDS, A RADIUS OF 276.00 FEET, AND A LONG CHORD THAT BEARS NORTH 83 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 183.33 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 18.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 08 DEGREES 11 MINUTES 43 SECONDS WEST, A DISTANCE OF 108.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 76 DEGREES 08 MINUTES 57 SECONDS WEST, A DISTANCE OF 65.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 67 DEGREES 14 MINUTES 17 SECONDS WEST, A DISTANCE OF 65.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 57 DEGREES 40 MINUTES 10 SECONDS WEST, A DISTANCE OF 65.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 50 DEGREES 10 MINUTES 05 SECONDS WEST, A DISTANCE OF 108.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 53 DEGREES 08 MINUTES 01 SECOND WEST, A DISTANCE OF 111.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 36 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 110.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 02 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 02 MINUTES 25 SECONDS, A RADIUS OF 1175.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 51 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 0.82 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 0.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 38 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 35 SECONDS, A RADIUS OF 1225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 51 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF 2.35 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 2.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 07 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 36 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 0.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 53 DEGREES 08 MINUTES 01 SECOND WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 58 DEGREES 53 MINUTES 59 SECONDS WEST, A DISTANCE OF 0.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 01 DEGREES 11 MINUTES 53 SECONDS WEST, A DISTANCE OF 14.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 28 MINUTES 47 SECONDS, A RADIUS OF 1225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF 73.67 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 72.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 58 DEGREES 11 MINUTES 02 SECOND WEST, A DISTANCE OF 135.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 13 DEGREES 48 MINUTES 44 SECONDS WEST, A DISTANCE OF 14.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 53 SECONDS, A RADIUS OF 144.92 FEET, AND A LONG CHORD THAT BEARS NORTH 30 DEGREES 23 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 2.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 58 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 54 SECONDS, A RADIUS OF 134.92 FEET, AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 21 MINUTES 54 SECONDS WEST, A DISTANCE OF 0.77 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 0.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 76 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 58 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 120.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 13 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 21.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 54 SECONDS, A RADIUS OF 124.92 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 0.14 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 0.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 00 DEGREES 01 MINUTE 27 SECONDS WEST, A DISTANCE OF 73.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTH CORNER OF SAID COUNTRY LAKES NORTH, PHASE 3A1 & 3B, SAID POINT BEING ON THE EAST LINE OF A 14.420 ACRE TRACT OF LAND CONVEYED TO DENTON L.S.D., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2013-108870, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 11 MINUTES 05 SECONDS WEST, A RADIUS OF 1175.00 FEET, AND A LONG CHORD THAT BEARS NORTH 18 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.83 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID TRACT 2, ALONG THE EAST LINE OF SAID 14.420 ACRE TRACT, AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 354.58 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 24 SECONDS, A RADIUS OF 14.420 FEET, AND A LONG CHORD THAT BEARS SOUTH 03 DEGREES 05 MINUTES 20 SECONDS WEST, A DISTANCE OF 11.45 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 40 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 85 DEGREES 17 MINUTES 14 SECONDS EAST, A DISTANCE OF 12.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 12 SECONDS, A RADIUS OF 238.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 57 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 16.83 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 16.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 383.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 45 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 00 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 0.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 0.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 44 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 116.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE EAST LINE OF SAID TRACT 2 AND THE COMMON WEST LINE OF A 14.420 ACRE TRACT OF LAND CONVEYED AS SHARE NUMBER THREE PROPERTY, TO PATRICIA ALMAJAO BROWN, BETTY SUE MALONE, DONNA DORIS POWELL AND GARY PAUL DORR, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2017-12928A, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID TRACT 2 AND SAID COUNTRY LAKES NORTH PHASE 3A-1 & 3B, AND THE COMMON SOUTHWEST CORNER OF SAID SHARE NUMBER FOUR PROPERTY, BEARS SOUTH 60 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 308.18 FEET;

THENCE, SOUTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT 2, AND THE COMMON WEST LINE OF SAID SHARE TRACT NUMBER ONE, THE WEST LINE OF A 23.50 ACRE TRACT CONVEYED AS SHARE NUMBER THREE PROPERTY, TO PATRICIA ALMAJAO BROWN, BETTY SUE MALONE, DONNA DORIS POWELL AND GARY PAUL DORR, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2017-12928A, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND AFORESAID SHARE NUMBER FOUR PROPERTY, A DISTANCE OF 1484.12 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 22.988 ACRES OF LAND.

OWNERS DEDICATION

AND DESIGNATED HEREIN AS COUNTRY LAKES NORTH, PHASE 7, SUBDIVISION TO THE CITY OF DENTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS RIGHT-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS _____ DAY OF _____, 2018

ON BEHALF OF: BLOOMFIELD HOMES, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: BLOOMFIELD PROPERTIES, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

BY: DONALD J. DYSTRIA, PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS DONALD J. DYSTRIA SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE

I, MICHAEL J. BATUP, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY, MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT UPON COMPLETION OF CONSTRUCTION 5/8" IRON RODS CAPPED "JACOBS" WILL BE SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.



MICHAEL J. BATUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BATUP, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

SIGNED: _____ CHAIR

ATTEST: _____ CITY SECRETARY

A FINAL PLAT OF COUNTRY LAKES NORTH PHASE 7

OUT OF THE
THE MARY SMITH SURVEY, ABSTRACT NO. 1181,
THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1182 AND
THE WILLIAM SMITH SURVEY, ABSTRACT NO. 1187
IN THE
CITY OF DENTON, DENTON COUNTY, TEXAS

22.988 ACRES
100 RESIDENTIAL LOTS
3 HOA LOTS

OWNER:
BLOOMFIELD HOMES, L.P.
1050 E. HWY #210
SOUTHLAKE, TEXAS 76092
(972) 877-1458

DEVELOPER:
DOUGLAS PROPERTIES, INC.
2308 AVENUE K, SUITE 100
PLANO, TEXAS 75074
(972) 472-1658

ENGINEER/SURVEYOR:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FRM# 10152300

CITY PROJECT NUMBER: FP17-0029

THIS PLAT FILED IN _____

MARCH 2018

SHEET 2 OF 2