

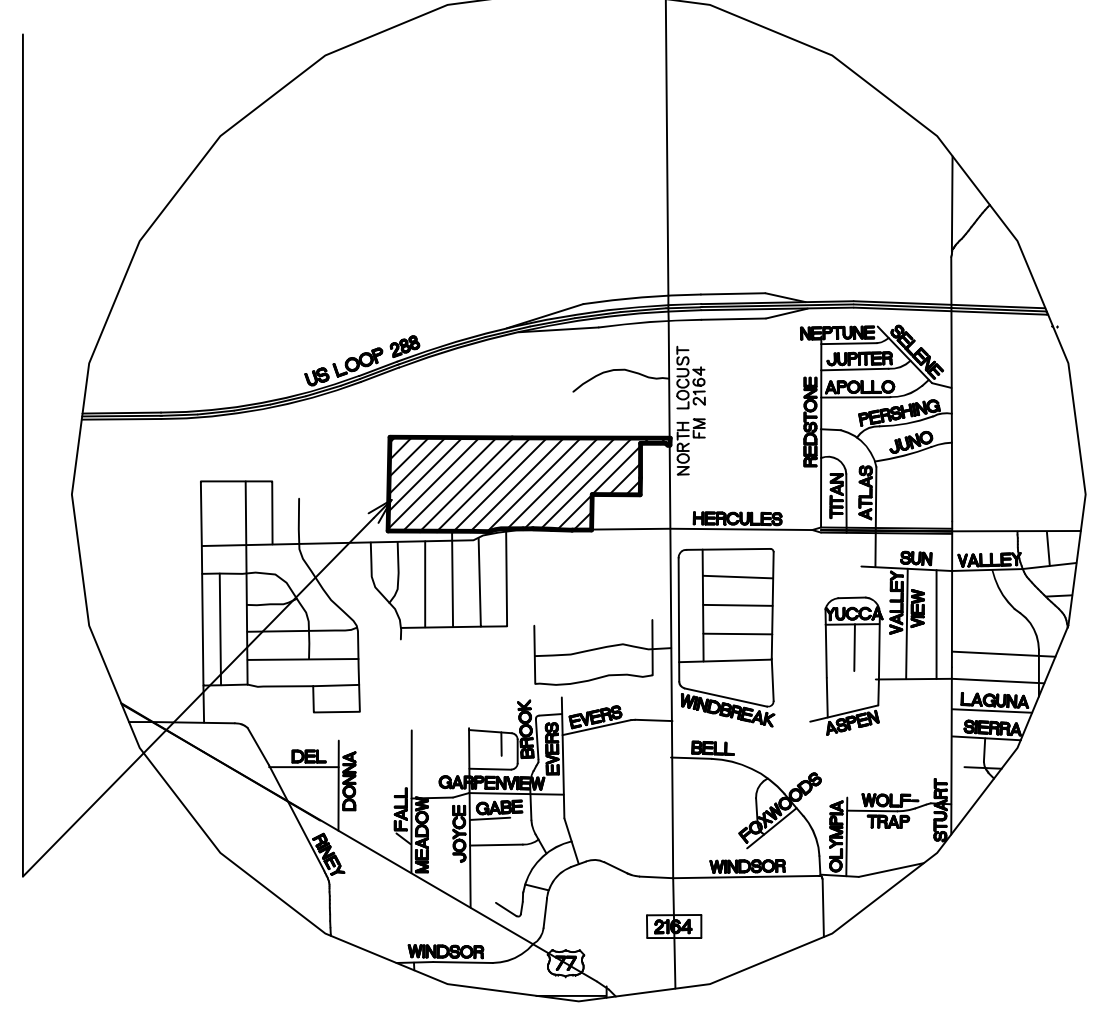
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

NUM	BEARING	DISTANCE
L1	N 88°40'13" W	23.34'
L2	N 45°12'36" W	28.13'
L3	N 44°48'43" W	17.68'
L4	N 45°11'17" E	21.21'
L5	N 13°01'21" E	13.39'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°40'18"	17.13	387.50'	S 88°42'44" W	17.13'
C2	35°37'54"	248.76'	400.00'	S 72°22'20" W	244.77'
C3	7°38'30"	53.35'	400.00'	S 58°22'37" W	53.31'
C4	19°02'49"	132.97'	400.00'	S 71°43'17" W	132.36'
C5	29°34'35"	193.24'	400.00'	S 42°35'20" E	192.10'
C6	8°11'43"	171.64'	1200.00'	N 86°05'57" E	171.50'
C7	8°24'19"	146.70'	1000.00'	N 85°59'39" E	146.57'
C8	19°59'40"	383.80'	1100.00'	S 68°24'11" E	381.92'
C9	11°32'27"	201.43'	1000.00'	S 83°59'04" E	201.09'
C10	14°44'29"	128.64'	500.00'	S 73°36'57" W	128.29'
C11	14°45'20"	128.77'	500.00'	S 73°36'31" W	128.41'



PROJECT LOCATION



LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" IRON ROD MARKED RPLS 4561

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS We Marker Stone Realty Partners 2, LLC are the owners of all that certain lot, tract, or parcel of land situated in the T. Toby Survey Abstract Number 1288 in the City of Denton, Denton County, Texas, being a part of La Hacienda Heights Phase I, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 666, Plat Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Baltazar Mesa and Ivonne Mesa to North Locust Properties LLC recorded under Document Number 2009-80381, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of Lot 1, Block 6, Public Open Space/Park, Northpointe Phase IV A, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 820, Plat Records, Denton County, Texas, said point being the northwest corner of Lot 2, Block 6-Open Space in said Northpointe Phase IV A;

THENCE N 01° 08' 54" E, 977.52 feet with said east line of said Lot 1, Block 6 Public Open Space/Park and with the east line of that certain tract of land conveyed by deed from Locust/288 Partners, Ltd. to Beall Denton Partners, LP, recorded under Document Number 2003-201281, Real Property Records, Denton County, Texas, to an iron rod found for corner in the south line of that certain tract of land conveyed by deed from Beall Denton Partners, LP, to Gardens of Denton III, LP, recorded under Document Number 2014-77379, Real Property Records, Denton County, Texas;

THENCE S 89° 45' 18" E, 1274.63 feet with said south line of said Gardens of Denton III LP, tract to an iron rod found for corner in the south line of a variable width right-of-way dedicated by plat of Locust LP Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded under Document Number 2011-79, Plat Records, Denton County, Texas;

THENCE S 89° 48' 43" E, 1644.14 feet with said south line of said variable width right-of-way to an "X" in concrete found for corner in the west line of Farm-to-Market Highway Number 2164 (also known as North Locust Street), a public roadway having a variable width right-of-way;

THENCE S 01° 13' 13" W, 72.01 feet with said west line of said F.M. Highway to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from North Locust Properties LLC to the City of Denton recorded under Document Number 2014-83627, Real Property Records, Denton County, Texas;

THENCE N 88° 40' 13" W, 23.34 feet with the north line of said City of Denton tract to an iron rod found for corner;

THENCE N 45° 12' 36" W, 28.13 feet with said north line of said City of Denton tract to an iron rod found for corner;

THENCE N 89° 49' 34" W, 245.67 feet with said north line of said City of Denton tract to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 02° 40' 15", a radius of 367.50 feet, an arc length of 17.13 feet, whose chord bears S 88° 42' 44" W, 17.13 feet with said north line of said City of Denton tract to an iron rod found for corner, said point being the northwest corner of said City of Denton tract;

THENCE S 00° 11' 07" W, 359.64 feet with the west line of said City of Denton tract to an iron rod found for corner, said point being the northwest corner of that certain tract of land conveyed by deed to the City of Denton recorded in Volume 732, Page 972, Deed Records, Denton County, Texas;

THENCE S 01° 03' 03" W, 177.83 feet with the west line of said City of Denton tract recorded in Volume 732, Page 972 to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed to the City of Denton recorded under Document Number 2005-144542, Real Property Records, Denton County, Texas, Deed Records, Denton County, Texas;

THENCE N 89° 46' 34" W, 499.95 feet with the north line of said City of Denton tract recorded under Document Number 2005-144542 to an iron rod found for corner, said point being the northwest corner of said City of Denton tract recorded under Document number 2005-144542;

THENCE S 01° 05' 10" W, 369.48 feet with the west line of said City of Denton tract recorded under Document Number 2005-144542 to a capped iron rod marked RPLS 4561 set for corner in the north line of proposed Hercules right-of-way;

THENCE S 89° 57' 20" W, 200.63 feet with said north line of said proposed Hercules right-of-way to a capped iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the right having a central angle of 04° 02' 28", a radius of 3000.00 feet, an arc length of 211.59 feet, whose chord bears N 88° 01' 28" W, 211.55 feet with said north line of said proposed Hercules right-of-way to a capped iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the left having a central angle of 03° 50' 05", a radius of 3000.00 feet, an arc length of 200.79 feet, whose chord bears N 87° 55' 15" W, 200.75 feet with said north line of said proposed Hercules right-of-way to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 89° 50' 17" W, 289.91 feet with said north line of said proposed Hercules right-of-way and with the existing north line of said Hercules to a capped iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the left having a central angle of 21° 31' 45", a radius of 430.00 feet, an arc length of 161.57 feet, whose chord bears S 79° 23' 47" W, 160.63 feet with said north line of said existing Hercules right-of-way to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of Lot 3B, Block 6 Open Space in Northpointe Phase IV B, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded under Document number 2015-25, Plat Records, Denton County, Texas;

THENCE N 89° 50' 19" W, 213.63 feet with the north line of said Lot 3B, Block 6 to an iron rod found for corner, said point being the northeast corner of Lot 3A in said Block 6 Open Space said Northpointe Phase IV A;

THENCE N 89° 46' 09" W, 845.27 feet with the north line of said Lot 3A and with the north line of said Lot 2, Block 6 Open Space to the PLACE OF BEGINNING and containing 54.053 acres of land, of which 10.047 acres are hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as BEALL WAY ADDITION, being a replat of La Hacienda Addition and 45.447 acres of previously unplatted land, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.

WITNESS MY HAND THIS ____ day of _____, 2018

Jim Strange, Manager

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2018 by Jim Strange.

NOTARY PUBLIC

STATE OF TEXAS

My commission expires _____

WITNESS MY HAND THIS ____ day of _____, 2018

David Marks, Manager

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2018 by David Marks.

NOTARY PUBLIC

STATE OF TEXAS

My commission expires _____

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, A. D. 2018

By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

Jennifer Walters, City Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan

Registered Professional Land Surveyor No. 4561

NOTES:

- The purpose of this plat is to replat a previously platted subdivision together with previously unplatted land to create a new subdivision.
- The City of Denton has adopted the National Electric 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 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.
- All property corners are SET CAPPED 1/2" IRON RODS MARKED RPLS 4561 UNLESS OTHERWISE NOTED.
- There are no gas, petroleum, or similar common carrier easements located within the boundary of the property.
- This re-plat does not remove or amend any covenants or restrictions.
- This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. Common Area lots (CA-1, CA-2, and CA-3) shall be owned by the Property Owners Association. Those lots and all other areas designated on this plat as Drainage and Detention Easement, except for Lot 3B, Block A, shall remain open at all times and will be maintained in a safe and sanitary condition by the Property Owner's Association. The Drainage Easement on Lot 3B, Block A shall be maintained by the owner of the lot. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- Finished floor elevations within Beall Way are deed restricted and are set as follows:
 - Single Story no higher than 710 at finished floor elevation.
 - Two Story no higher than 700 at finished floor elevation.

OWNER/DEVELOPER
MARKER STONE
REALTY PARTNERS II, LLC.
P.O. BOX 117
DENTON, TX 76202
(940) 391-3178

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT

BEALL WAY ADDITION

(191 LOTS AND 3 COMMON AREA LOTS)

BEING A REPLAT OF PART OF LA HACIENDA HEIGHTS, PHASE I

AND BEING 45.447 ACRES OF PREVIOUSLY UNPLATTED LAND

A TOTAL OF 54.419 ACRES IN THE T. TOBY SURVEY A-1288

CITY OF DENTON, DENTON COUNTY, TEXAS

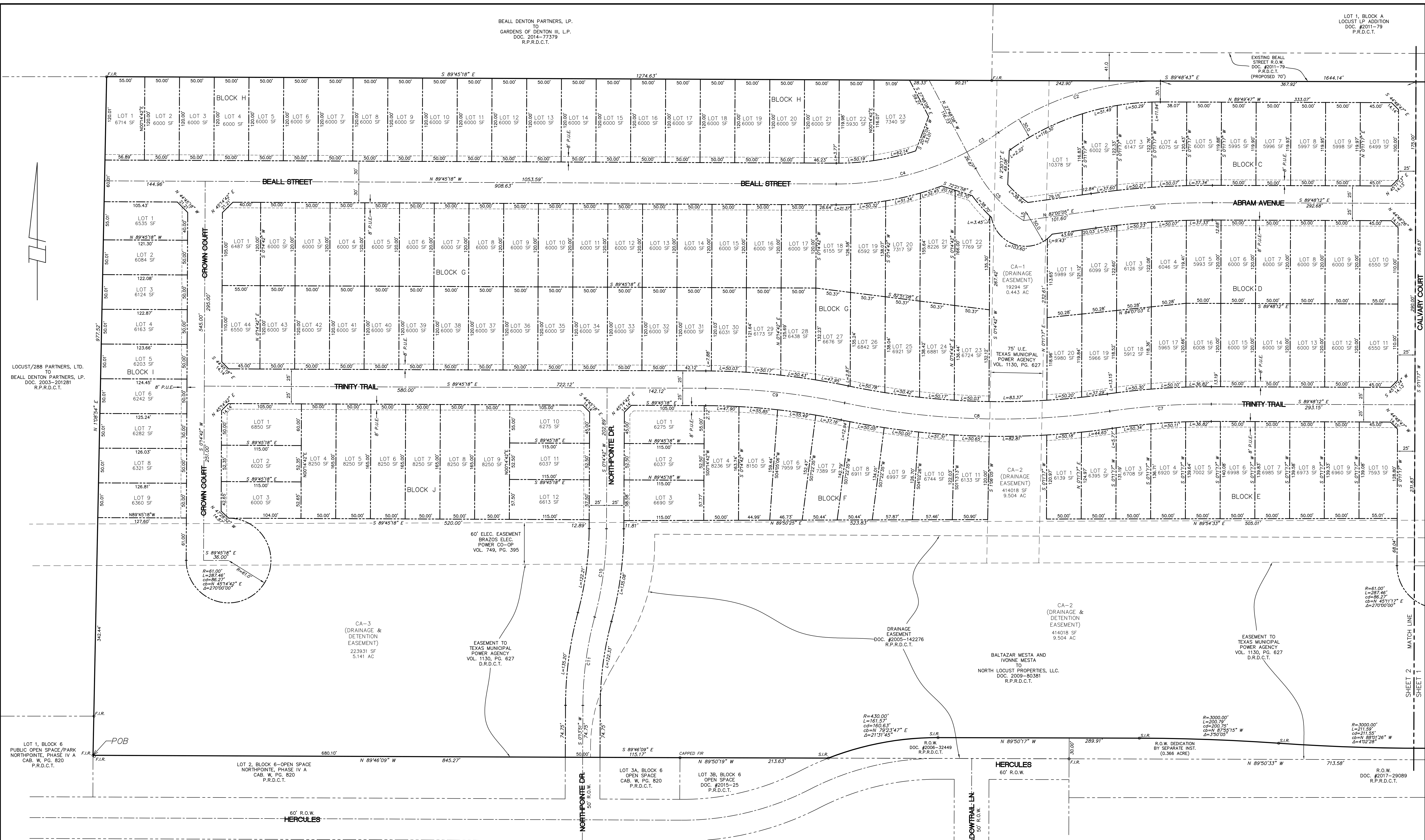
LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 14 MAY, 2018

BEALL DENTON PARTNERS, L.P.
TO
GARDENS OF DENTON III, L.P.
DOC. 2014-77379
R.P.R.D.C.T.

LOT 1, BLOCK A
LOCUST LP ADDITION
DOC. #2011-79
P.R.D.C.T.

EXISTING BEALL
STREET R.O.W.
DOC. #2011-79
P.R.D.C.T.
(PROPOSED 70')



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A TOTAL OF 54.419 ACRES IN THE T. TOBY SURVEY A-1288
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4238 I-35 NORTH
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REVISED: 14 MAY, 2018
DRAWN BY: BTH SCALE: 1\"=60' DATE: 18 OCTOBER, 2017 JOB NO: 174037

SHEET 2 OF 2

FR17-0024