



**RIGHT-OF-WAY DEDICATION CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	534.23'	1055.00'	32°03'03"	S 73°28'50" E	527.16'
C2	590.16'	1055.00'	32°03'03"	S 73°16'17" E	582.50'

**BOUNDARY & RIGHT-OF-WAY DEDICATION LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°17'49" E	171.07'
L2	S 00°26'12" W	172.60'
L3	S 88°42'27" E	61.05'
L4	S 00°44'37" W	242.00'
L5	S 45°12'21" E	28.21'
L6	S 89°17'49" E	75.54'
L7	S 44°19'24" E	42.45'
L8	S 00°39'00" W	88.51'
L9	S 89°46'27" E	66.19'
L10	S 89°59'38" E	15.00'
L11	S 89°38'09" E	76.81'
L12	S 89°36'09" E	32.50'
L13	S 00°26'12" E	127.14'
L14	S 89°59'38" E	75.54'
L15	S 86°33'30" W	40.42'
L16	S 03°35'29" W	46.42'
DD1	S 36°31'21" W	89.58'
DD2	S 53°28'39" W	36.58'
DD3	N 66°28'41" W	83.27'
DD4	S 64°19'56" W	128.24'
DD5	S 65°42'54" W	222.69'
DD6	S 00°00'22" E	137.17'
DD7	S 30°00'06" W	13.00'
DD8	S 84°04'07" E	104.77'
DD9	S 67°10'57" E	181.97'
DD10	S 04°13'13" E	148.16'
DD11	S 53°28'39" E	130.03'

**PUBLIC UTILITY EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	S 00°01'15" E	5.00'
E2	S 89°38'15" E	16.00'
E3	S 00°01'15" W	5.00'
E4	S 45°00'22" W	64.08'
E5	S 45°00'22" W	71.20'
E6	S 00°00'22" W	13.64'
E7	S 89°59'38" W	15.00'
E8	S 00°00'22" W	16.00'
E9	S 89°59'38" E	15.00'
E10	S 35°01'06" E	47.50'
E11	S 64°59'38" W	16.00'
E12	S 35°01'06" W	47.50'
E13	S 89°59'38" E	56.50'
E14	S 00°00'22" E	16.00'
E15	S 89°59'38" W	58.50'
E16	S 45°00'22" E	57.94'
E17	S 45°00'22" E	77.34'
F1	S 43°49'19" E	87.16'
F2	N 87°43'06" E	59.30'
F3	N 33°42'46" E	67.65'
F4	N 00°00'12" W	49.29'
F5	N 14°21'57" E	114.09'
F6	N 18°04'16" E	98.20'
F7	N 27°33'57" E	70.58'
F8	S 82°19'14" E	100.95'
F9	S 75°40'34" E	162.61'
F10	S 75°22'58" E	145.24'
F11	S 83°59'50" E	34.20'
F12	N 68°31'35" E	94.29'
F13	S 71°13'47" E	134.13'
F14	S 35°31'25" E	74.30'
F15	S 71°35'17" E	132.97'
F16	S 89°59'38" E	120.02'
F17	S 42°16'06" E	49.18'
F18	S 14°41'43" E	95.18'
F19	S 18°39'50" E	234.06'
F20	N 40°18'42" E	93.37'
F21	S 57°29'25" E	63.30'
F22	N 18°17'57" E	162.47'
F23	S 51°20'18" E	46.88'
F24	N 81°26'29" E	61.85'
F25	S 89°08'05" E	49.24'
F26	S 61°28'49" E	54.36'
F27	S 73°45'44" E	74.38'
F28	S 47°50'00" E	129.89'
F29	N 68°38'36" E	94.29'
F30	S 50°41'11" E	75.04'
F31	S 72°40'05" E	94.18'
F32	S 77°26'21" E	90.51'
F33	S 44°58'50" E	94.29'
F34	S 02°44'57" E	34.82'

**DRAINAGE & FLOODPLAIN EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
D1	S 23°49'00" W	33.50'
D2	N 90°00'00" W	5.33'
D3	S 00°00'00" E	20.00'
D4	N 90°00'00" E	20.00'
D5	N 00°00'00" W	16.08'
D6	N 23°49'00" E	37.57'

**DRAINAGE & DETENTION EASEMENT CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DDC1	45.64'	52.25'	50°03'10"	S 89°15'31" W	44.21'
DDC2	103.57'	90.30'	65°43'16"	N 32°51'16" W	97.99'
DDC3	37.01'	70.70'	29°59'29"	N 15°00'22" E	36.58'
DDC4	80.74'	85.56'	54°04'16"	N 57°01'59" E	77.78'
DDC5	87.18'	173.75'	28°44'56"	S 81°33'25" E	86.27'
DDC6	37.73'	34.33'	62°57'45"	S 35°42'05" E	35.86'

**DRAINAGE & DETENTION EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
DDE1	S 36°31'21" W	89.58'
DDE2	S 53°28'39" W	36.58'
DDE3	N 66°28'41" W	83.27'
DDE4	S 64°19'56" W	128.24'
DDE5	S 65°42'54" W	222.69'
DDE6	S 00°00'22" E	137.17'
DDE7	S 30°00'06" W	13.00'
DDE8	S 84°04'07" E	104.77'
DDE9	S 67°10'57" E	181.97'
DDE10	S 04°13'13" E	148.16'
DDE11	S 53°28'39" E	130.03'

**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

- CALCULATED POINT
- 5/8" IRON ROD WITH CAP STAMPED "TNP" SET
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- GAS LINE WORKER
- RECORDED RECORDS DENTON COUNTY TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY TEXAS
- O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY TEXAS
- PLAT BOUNDARY
- PROPERTY LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY DEDICATION LINE (BY THIS PLAT)
- EASEMENT LINE (BY THIS PLAT)
- ENVIRONMENTALLY SENSITIVE AREA (E.S.A.)
- APPROXIMATE CENTERLINE OF EXISTING ROAD
- OVERHEAD ELECTRIC LINE

**PLAT NOTES:**

- All lot corners, angle points, PC's and PT's are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
- All coordinates and bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone No. 4202, NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown herein represent surface values using an average Combination Factor of 1.000147317 to scale from grid to surface. The coordinate data shown herein represents grid values.
- This property lies within Zone "AE" and Zone "X" (UNSHADED), as depicted by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel Nos. 48121C08060 and 48121C02200, as revised on April 18, 2011. Zone "AE" is defined as areas within a special flood hazard area (SFHA) subject to inundation by the 1% annual chance flood and base flood elevations determined. Zone X (unshaded) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.
- This Plat was prepared with the benefit of certain Title Commitment GF No. 1675437-ALPL with effective date of March 20, 2018, provided by Allegiance Title Company. For easements, rights-of-way and/or other matters of record may affect this property, the Surveyor relied solely on said Title Commitment.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
- Taps made to existing water lines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact the Water Department at 940-349-7181.
- Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact the Wastewater Department at 940-349-8489.
- This plat does not remove or amend any covenants or restrictions. [Sec. 212014, (3), Local Government]
- Tree species size, canopy diameter, condition, action, and tree designation is based on information provided by Coleman & Assoc. Land Surveying and shown on Sheets 01 & 02 of the Tree Survey & Tree Preservation Plan, dated 08-28-19. Located within Lot 1 is a total of 1,201 dbh Preserved (inches) of trees which are to be protected. Per City of Denton Development Code [17.7.A.E.7] No future unauthorized land disturbing activity or construction is permitted that would impact and/or damage the tree(s) to be preserved.
- 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. The Drainage and Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. 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 water. No obstruction to the natural flow of storm water runoff 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. 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, the City of Denton shall be reimbursed by the owners for 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.
- No on-street parking permitted.
- The Environmentally Sensitive Area (E.S.A.) shown hereon is based on the Topographic Survey provided by Coleman & Assoc. Land Surveying, and City of Denton GIS data.

**CITY OF DENTON PROJECT NO. FP19-0021**  
PAGE 1 OF 1

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, DENTON INDEPENDENT SCHOOL DISTRICT, is the owner of that certain 151.848 acre tract of land situated in the F. Batson Survey, Abstract No. 43 and the N. Wade Survey, Abstract No. 1407, City of Denton, Official Records of Denton County, Texas, and being known as the same tract of land described in a Deed to Denton Independent School District, as recorded in Document No. 2018-48651 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for the Southwest corner of the above cited 151.848 acre tract, said point being in the approximate centerline of Westgate Drive, a variable width right-of-way;

THENCE North 00°02'22" East along the West line of said 151.848 acre tract, and along the approximate centerline of said Westgate Drive, for a distance of 2906.11 feet to a Mag Nail found for corner at an angle point in the West line of said 151.848 acre tract;

THENCE North 00°03'36" East continuing along the West line of said 151.848 acre tract, passing the Southeast corner of a called 49.642 acre tract of land described in a Deed to CATDENTON 35 THREE, Inc., as recorded in Document No. 2013-145663 of the Official Records of Denton County, Texas, at a distance of 241.08 feet, and continuing along the West line of said 151.848 acre tract and the East line of said 49.642 acre tract, for a distance of 473.62 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Northwest corner of said 151.848 acre tract, from which a 1/2 inch iron rod with cap stamped "PJB Surveying" found for the Northwest corner of a called 77.8847 acre tract of land described in a Deed to MM Westgate, LLC as recorded Document No. 2018-55905 of the Official Records of Denton County, Texas, bears North 00°03'36" East a distance of 874.57 feet;

THENCE South 89°38'15" East departing the East line of said 49.642 acre tract, and along the North line of said 151.848 acre tract, for a distance of 658.16 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction, continuing along the North line of said 151.848 acre tract, and along said curve to the right having a central angle of 32°03'03", a radius of 1000.00 feet, a chord bearing of South 73°26'30" East, a chord distance of 557.84 feet and an arc length of 565.34 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 57°14'45" East continuing along the North line of said 151.848 acre tract, for a distance of 981.96 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction, continuing along the North line of said 151.848 acre tract, and along said curve to the right having a central angle of 32°03'03", a radius of 1000.00 feet, a chord bearing of South 73°16'17" East, a chord distance of 552.13 feet and an arc length of 559.39 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89°17'49" East continuing along the North line of said 151.848 acre tract, for a distance of 171.07 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most Northern Northeast corner of said 151.848 acre tract, said point being in the West line of a called 0.1895 acre tract of land conveyed to the City of Denton, Texas for street purposes, per Quitclaim Deed recorded in Volume 2580, Page 823 of the Real Property Records of Denton County, Texas, same being the West line of Bonnie Brae Street, a variable width right-of-way;

THENCE South 00°26'12" West along the West line of said 0.1895 acre tract and said Bonnie Brae Street, for a distance of 172.96 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Southwest corner of said 0.1895 acre tract and the most Northern Southeast corner of said 151.848 acre tract, said point being in the North line of a called 30 acre tract of land described in a Deed to Smith 37, LLC, as recorded in Document No. 2012-104468 of the Official Records of Denton County, Texas, from which a PK nail found for the Northeast corner of said 30 acre tract bears South 89°46'27" East a distance of 27.50 feet;

THENCE North 89°46'27" West along an interior South line of said 151.848 acre tract and the North line of said 30 acre tract, for a distance of 963.21 feet to a 1/2 inch iron rod with cap stamped "PJB Surveying" found for an interior ell corner of said 151.848 acre tract and the Northwest corner of said 30 acre tract, from which a 5/8 inch iron rod found in a tree bears North 85°17'15" West a distance of 4.77 feet and a 1/2 inch iron rod found bears South 75°34'34" East a distance of 2.54 feet;

THENCE South 00°26'07" West along an interior East line of said 151.848 acre tract and the West line of said 30 acre tract, for a distance of 1444.19 feet to a 1/2 inch iron rod with cap stamped "PJB Surveying" found for an interior ell corner of said 151.848 acre tract and the most Western Southeast corner of said 30 acre tract;

THENCE South 88°42'27" East along an interior North line of said 151.848 acre tract and the South line of said 30 acre tract, for a distance of 61.05 feet to a 1/2 inch iron rod found for an interior Northeast corner of said 151.848 acre tract and an interior ell corner of said 30 acre tract, said point also being the Northwest corner of a called 4.979 acre tract of land described in a Deed to R. Eric Fullerton and spouse, Maria R. Fullerton, as recorded in Document No. 1995-8696 of the Real Property Records of Denton County, Texas;

THENCE South 00°44'37" West along an interior East line of said 151.848 acre tract and the West line of said 4.979 acre tract, for a distance of 242.00 feet to a 1/2 inch iron rod found for an interior ell corner of said 151.848 acre tract and the Southwest corner of said 4.979 acre tract;

THENCE North 88°55'44" East along an interior North line of said 151.848 acre tract and the South line of said 4.979 acre tract, passing a 1/2 inch iron rod found for reference at a distance of 898.76 feet, and continuing along said line for a total distance of 900.00 feet to a point for corner in the West line of a called 0.5950 acre tract of land conveyed to the City of Denton, Texas for street purposes, per Quitclaim Deed recorded in Volume 2580, Page 823 of the Real Property Records of Denton County, Texas, same being the West line of said Bonnie Brae Street;

THENCE South 01°01'58" West along the West line of said 0.5950 acre tract and said Bonnie Brae Street, for a distance of 669.56 feet to a point for the most Southern Southeast corner of said 151.848 acre tract, said point being in the North line of a called 9.97 acre tract of land described in a Deed to First Apostolic Jesus Name Church of Denton, Texas, as recorded in Volume 4405, Page 1498 of the Real Property Records of Denton County, Texas, from which a PK nail found in said Bonnie Brae Street bears South 89°36'09" East a distance of 38.77 feet;

THENCE North 89°36'09" West along the South line of said 151.848 acre tract, passing a 1/2 inch capped iron rod found for the Northwest corner of a called 0.0101 acre tract of land described in a Deed to Pensco Trust Company LLC, Custodian FBO Randall Smith, IRA, as recorded in Document No. 2017-140490 of the Official Records of Denton County, Texas, and the Northeast corner of Lot 1, Block A per the Minor Plat of Iglesia La Hermosa Addition, as recorded in Document No. 2016-84 of the Plat Records of Denton County, Texas, at a distance of 874.09 feet, and continuing along the South line of said 151.848 acre tract and the North line of said Lot 1, passing a 1/2 inch iron rod found for the Northwest corner of said Lot 1 and the Northeast corner of Westgate Hills North Phase III, per the Final Plat recorded in Cabinet P, Page 43 of the Plat Records of Denton County, Texas, at a distance of 328.00 feet, and continuing along the South line of said 151.848 acre tract and the North line of said Westgate Hills North Phase III part way, for a total distance of 2689.56 feet to the POINT OF BEGINNING, and containing 151.848 acres of land, more or less.

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT DENTON INDEPENDENT SCHOOL DISTRICT, does hereby adopt this Final Plat, designating the herein described property as **BONNIE BRAE HIGH SCHOOL ADDITION**, an Addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon for the purpose and consideration therein expressed.

This plat is approved subject to all planning ordinances, rules, regulations and resolutions of the City of Denton, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

DENTON INDEPENDENT SCHOOL DISTRICT  
By: \_\_\_\_\_  
Dr. Jamie Wilson, Superintendent

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Dr. Jamie Wilson, 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 purpose and considerations therein expressed and the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public  
My commission expires on \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon are as shown and that this plat correctly represents the survey made by me or under my direct supervision and was prepared in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Todd B. Turner, R.P.L.S.  
Registration Number 4859

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Todd B. Turner, 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 purpose and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public  
My commission expires on March 20, 2022.

CITY OF DENTON PROJECT NO. FP19-0021  
PAGE 1 OF 1

**CITY OF DENTON PROJECT NO. FP19-0021**  
PAGE 1 OF 1

**CERTIFICATE OF APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairperson, Planning and Zoning Commission \_\_\_\_\_  
City Secretary \_\_\_\_\_

**FINAL PLAT**  
**BONNIE BRAE**  
**HIGH SCHOOL ADDITION**  
BEING LOT 1, BLOCK A  
CONTAINING 151.848 ACRES OF LAND  
SITUATED IN THE F. BATSON SURVEY, ABSTRACT NO. 43  
AND THE N. WADE SURVEY, ABSTRACT NO. 1407  
City of Denton, Denton County, Texas  
FEBRUARY 2020

0 100 200 400  
SCALE: 1" = 200'

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DENTON INDEPENDENT SCHOOL DISTRICT  
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Denton, Texas 76201  
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FAX: 940-389-4982

**IMPORTANT NOTICE:**  
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 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.