

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 29°15'33" W	83.73'
L2	S 60°44'27" W	6.17'
L3	S 29°44'07" E	126.63'
L4	S 22°21'48" E	174.54'
L5	S 56°30'14" E	50.60'
L6	S 18°26'54" E	50.52'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	1000.00'	29°20'33"	512.12'	N 43°55'49" W	506.55'
C2	3984.80'	0°44'28"	51.54'	S 29°38'17" E	51.54'
C3	183.00'	11°23'25"	36.38'	S 24°08'36" E	36.32'

NOTES:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE A SINGLE LOT INTO 2 (TWO) SEPARATE LOTS.
 SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF THE COLONY, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

****FEMA FLOOD NOTE****

THIS PROPERTY LIES ENTIRELY WITHIN OTHER AREAS -ZONE X- AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS, PANEL 580 (MAP NUMBER 48121C0580 G) OF 750, MAP REVISED APRIL 18, 2011 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

LEGEND

MON	MONUMENT
IRS	IRON ROD SET
IRF	IRON ROD FOUND
DRDCT	DEED RECORDS DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS DENTON COUNTY TEXAS
CCF	COUNTY CLERK FILE
SEP	SEPARATE
INST	INSTRUMENT

STATE HIGHWAY NO. 121
 (VARIABLE WIDTH RIGHT-OF-WAY)

OWNER
 COLONY 5 PARTNERS LLC
 400 PERIMETER CENTER TERRACE NE
 SUITE 800
 ATLANTA, GEORGIA 30346-1242
 CONTACT: JEFFREY FINKEL

SURVEYOR
 BLUE SKY SURVEYING & MAPPING, CORP.
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 CONTACT: DAVID PETREE, RPLS
 TBPLS REGISTRATION No. 10105700



**REPLAT
 COLONY CENTER ADDITION
 LOTS 7A AND 7B - BLOCK A**

BEING 20.160 ACRES OUT OF THE
 B.B.B. AND C.R.R. SURVEY, ABSTRACT NO. 174
 CITY OF THE COLONY, DENTON COUNTY, TEXAS

CITY FILE NO. RP18-0001

Filed for Record
 in the Official Records Of:
 Denton County
 On: 2/14/2018 9:58:21 AM
 In the PLAT RECORDS
 COLONY CENTER ADDITION
 Doc Number: 2019-68
 Number of Pages: 2
 Amount: 100.00
 Order#: 20190214000137
 By: TD

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND COMPRISING 20.1601 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 174, CITY OF THE COLONY, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 7, BLOCK A, OF COLONY CENTER ADDITION, AN ADDITION TO THE CITY OF THE COLONY AS RECORDED INSTRUMENT NO. 2015-457 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND ALSO BEING A PART OF THE 47.651 ACRE TRACT CONVEYED TO COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED AS RECORDED IN DOCUMENT NUMBER 2012-140998 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF 30/THE COLONY ADDITION, AN ADDITION TO THE CITY OF THE COLONY AS RECORDED UNDER INSTRUMENT NO. 2014-192 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF THE COLONY CENTER ADDITION, AN ADDITION TO THE CITY OF THE COLONY AS RECORDED UNDER INSTRUMENT NO. 2015-334 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 29° 15' 33" WEST (BASIS OF BEARINGS PER PLAT RECORDED UNDER INSTRUMENT NO. 2014-192 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS) AND DEPARTING THE NORTHWEST CORNER OF LOT 1, BLOCK A OF 30/THE COLONY ADDITION, AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID LOT 1, BLOCK A OF 30/THE COLONY ADDITION, AND ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK A OF THE COLONY CENTER ADDITION FOR A DISTANCE OF 260.65 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A OF THE COLONY CENTER ADDITION, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 29° 15' 33" WEST AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID LOT 1, BLOCK A OF 30/THE COLONY ADDITION FOR A DISTANCE OF 83.73 FEET TO A 5/8" IRON ROD FOUND, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29° 20' 33" WITH A RADIUS OF 1000.00 FEET AND A CHORD BEARING NORTH 43° 55' 49" WEST AT A DISTANCE OF 506.55 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 90.07 FEET THE NORTH CORNER OF SAID LOT 1, BLOCK A OF 30/THE COLONY ADDITION, SAME BEING THE EAST CORNER OF LOT 2, BLOCK A OF SAID 30/THE COLONY ADDITION, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 512.12 FEET TO A 5/8" IRON ROD FOUND;

THENCE NORTH 58° 36' 06" WEST ALONG THE SOUTHWEST LINE OF SAID 47.651 ACRE TRACT CONVEYED TO COLONY 5 PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED AS RECORDED IN DOCUMENT NUMBER 2012-140998 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAME BEING THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 30/THE COLONY, LTD. UNDER COUNTY CLERK'S FILE NO. 2003-00095422, FOR A DISTANCE OF 191.04 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 60° 44' 27" EAST AND DEPARTING SAID COMMON LINE AND CROSSING THE COLONY 5 PARTNERS, LLC 47.651 ACRE TRACT, PASSING AT A DISTANCE OF 820.13 FEET A 5/8" IRON ROD SET, AND CONTINUING FOR A TOTAL DISTANCE OF 1326.17 FEET TO A 5/8" IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH COLONY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 44' 28" WITH A RADIUS OF 3,984.80 FEET AND A CHORD BEARING SOUTH 29° 38' 17" EAST AT A DISTANCE OF 51.54 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG SAID LINE OF SOUTH COLONY BOULEVARD FOR AN ARC DISTANCE OF 51.54 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 29° 16' 03" EAST AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID SOUTH COLONY BOULEVARD FOR A DISTANCE OF 258.06 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR SAID SOUTH COLONY BOULEVARD AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-6188 IN THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG SAID RIGHT-OF-WAY DEDICATION FOR SOUTH COLONY BOULEVARD, THE FOLLOWING BEARINGS AND DISTANCES:

- (1) SOUTH 60° 44' 13" WEST FOR A DISTANCE OF 6.17 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- (2) SOUTH 29° 44' 07" EAST FOR A DISTANCE OF 126.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- (3) SOUTH 22° 21' 48" EAST FOR A DISTANCE OF 174.54 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
- (4) SOUTH 56° 30' 14" EAST FOR A DISTANCE OF 50.60 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, AND BEING IN THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11° 23' 25" WITH A RADIUS OF 183.00 FEET, AND A CHORD BEARING SOUTH 24° 08' 36" EAST AT A DISTANCE OF 36.32 FEET;
- (5) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 36.38 FEET TO A 5/8" IRON ROD FOUND;
- (6) SOUTH 18° 26' 54" EAST FOR A DISTANCE OF 50.52 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, BLOCK A, OF SAID COLONY CENTER ADDITION RECORDED IN INSTRUMENT NO. 2015-457;

THENCE SOUTH 60° 44' 27" WEST AND ALONG THE NORTHWEST LINE OF SAID LOT 5, SAME BEING A SOUTHWEST LINE OF SAID LOT 7 FOR A DISTANCE OF 236.52 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 29° 15' 33" EAST AND ALONG THE SOUTHWEST LINE OF SAID LOT 5 FOR A DISTANCE OF 28.50 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121, A VARIABLE WIDTH RIGHT-OF-WAY, AS ESTABLISHED BY RIGHT-OF-WAY DEDICATION RECORDED UNDER COUNTY CLERK'S FILE NO. 2014-6187;

THENCE SOUTH 60° 44' 27" WEST AND FOLLOWING ALONG SAID NORTHWEST LINE OF STATE HIGHWAY NO. 121 AS ESTABLISHED BY RIGHT-OF-WAY DEDICATION RECORDED UNDER COUNTY CLERK'S FILE NO. 2014-6187, FOR A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 4, BLOCK A OF SAID COLONY CENTER ADDITION AS RECORDED UNDER INSTRUMENT NO. 2015-335 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 29° 15' 33" WEST AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID LOT 4, FOR A DISTANCE OF 260.50 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 60° 44' 27" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID LOT 4, PASSING AT A DISTANCE OF 155.00 FEET THE NORTHWEST CORNER OF LOT 4, SAME BEING THE NORTHEAST CORNER OF LOT 3, BLOCK A OF SAID COLONY CENTER ADDITION AS RECORDED UNDER INSTRUMENT NO. 2015-335 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 393.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 29° 15' 33" EAST AND FOLLOWING ALONG THE SOUTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 260.50 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121;

THENCE SOUTH 60° 44' 27" WEST AND FOLLOWING ALONG STATE HIGHWAY NO. 121 FOR A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK A OF SAID COLONY CENTER ADDITION AS RECORDED UNDER INSTRUMENT NO. 2015-334 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 29° 15' 33" WEST AND DEPARTING SAID STATE HIGHWAY NO. 121 AND FOLLOWING ALONG THE NORTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 260.50 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 60° 44' 27" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID LOT 2, PASSING AT A DISTANCE OF 56.00 FEET A 5/8" IRON ROD SET, AND PASSING AT A DISTANCE OF 244.75 FEET THE NORTHWEST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A OF COLONY CENTER ADDITION, AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 399.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.160 ACRES (878,171 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COLONY 5 PARTNERS, LLC, DOES HEREBY ADOPT THE HEREIN DESCRIBED PROPERTY AS LOTS 7A AND 7B, BLOCK A, COLONY CENTER ADDITION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS.

COLONY 5 PARTNERS LLC
A DELAWARE LIMITED LIABILITY COMPANY

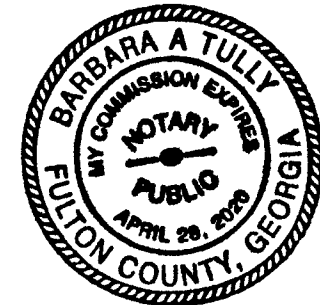
Jeffrey H. Finkel
JEFFREY H. FINKEL
VICE PRESIDENT
1/14/2019
DATE

STATE OF GEORGIA
COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY H. FINKEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF
JANUARY, 2019.

Barbara A. Sulley
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES: April 29, 2020



SURVEYOR'S CERTIFICATE

THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT ALL THE CORNER MONUMENTS SHOWN HEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

SIGNED THIS 10th DAY OF JANUARY, 2019.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

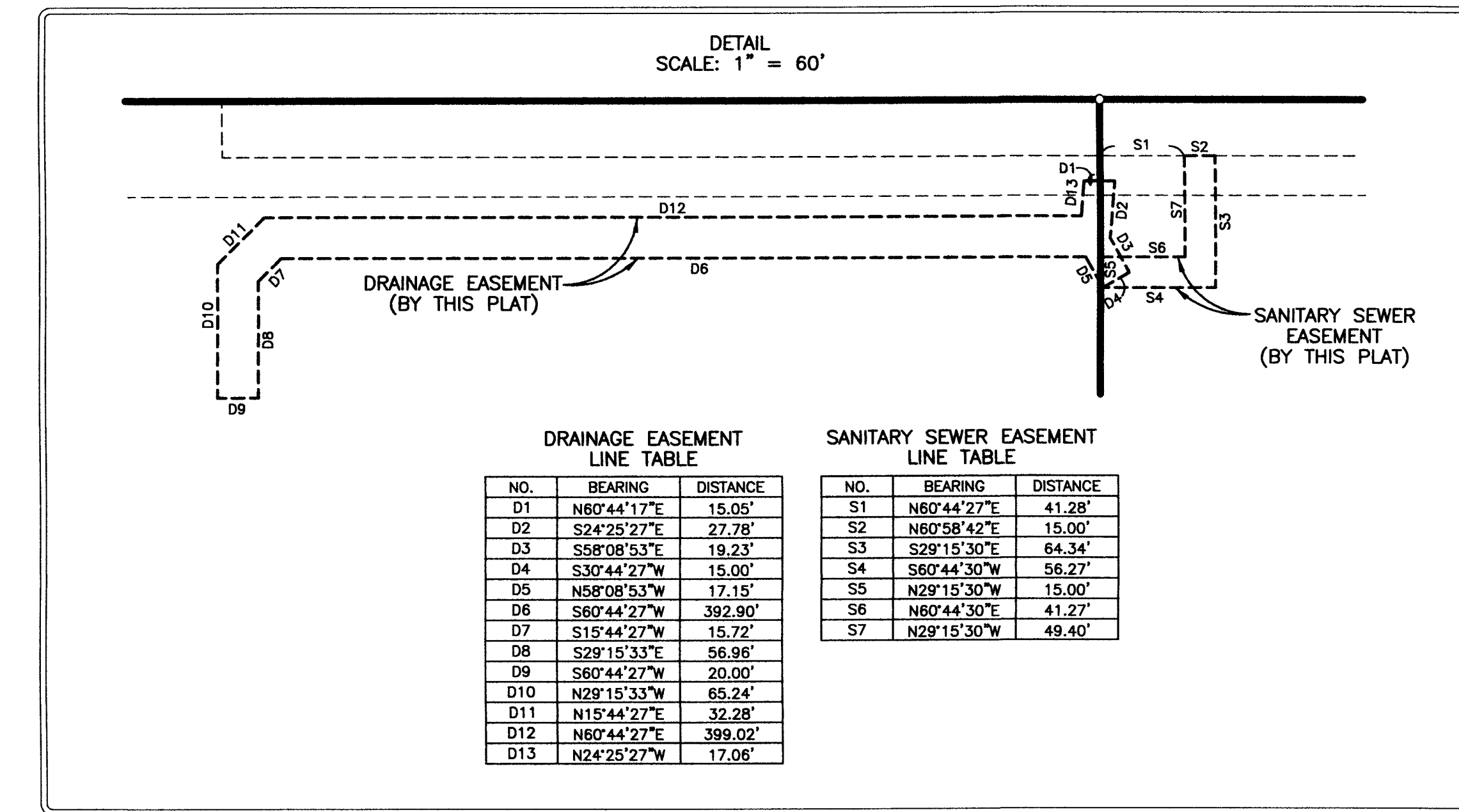
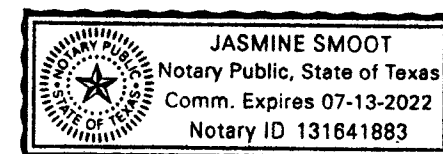


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF
January, 2019.

Jasmine Smoot
NOTARY PUBLIC, DALLAS COUNTY, TEXAS



CITY SIGNATURE BLOCK

ON THE 12th DAY OF February, 2019, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF THE COLONY.

SIGNED: *Karen Holmes*
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

ATTEST: *Sina Stewart*
CITY SECRETARY



OWNER
COLONY 5 PARTNERS LLC
400 PERIMETER CENTER TERRACE NE
SUITE 800
ATLANTA, GEORGIA 30346-1242
CONTACT: JEFFREY FINKEL

SURVEYOR
BLUE SKY SURVEYING & MAPPING, CORP.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID PETREE, RPLS
TBPLS REGISTRATION No. 10105700



**REPLAT
COLONY CENTER ADDITION
LOTS 7A AND 7B - BLOCK A**

BEING 20.160 ACRES OUT OF THE
B.B.B. AND C.R.R. SURVEY, ABSTRACT NO. 174
CITY OF THE COLONY, DENTON COUNTY, TEXAS

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