

LEGEND

SET 5/8" I.R. = SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5574"

FND "X" = FOUND X CUT IN CONCRETE

SET "X" = SET X CUT IN CONCRETE

PND 1/2" I.R. = FOUND 1/2" IRON ROD

P.R.C.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS

D.R.C.C.T. = DEED RECORDS DENTON COUNTY, TEXAS

EASMT. = EASEMENT

SQ. FT. = SQUARE FEET

R.O.W. = RIGHT-OF-WAY

B.S.I. = BY SEPARATE INSTRUMENT

P.D.U.E. = PUBLIC DRAINAGE AND UTILITY EASEMENT

ENGINEER: RALPH L. MASON REVOCABLE TRUST
5725 NW 132ND ST
PO BOX 22775
OKLAHOMA CITY, OK 73123-1775
PH: (405) 722-9390

SURVEYOR: IMPERIUM HOLDINGS, LP
6350 LBJ FREEWAY, SUITE 163
DALLAS, TEXAS 75240
PH: (972) 385-1907
FAX: (972) 991-1192

BEING SITUATED IN THE W. POGUE SURVEY, ABSTRACT NO. 1012, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 14.22 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RALPH L. MASON TRUST OF RECORD IN VOLUME 906, PAGE 3823 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS THAT INCLUDES A PART OF LOT 1 AND 2, THOMPSON ADDITION SECTION TWO, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 263 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A CALLED 1.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RALPH L. MASON TRUST OF RECORD IN VOLUME 5040, PAGE 1273 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A CALLED 0.76 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RALPH L. MASON TRUST OF RECORD IN VOLUME 5040, PAGE 1269 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A CALLED 0.40 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN A DEED TO RALPH L. MASON TRUST OF RECORD IN VOLUME 5150, PAGE 1708 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING ALSO PART OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RALPH L. MASON, TRUSTEE OF THE RALPH L. MASON TRUST OF RECORD IN VOLUME 4885, PAGE 749 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN CONCRETE IN THE WEST RIGHT-OF-WAY OF OLD NORTH ROAD AND AT THE MOST EASTERN NORTHEAST CORNER OF SAID 14.22 ACRE TRACT;

THENCE SOUTH 01°40'54" WEST WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 319.73 FEET TO A 60D NAIL FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 THE FOLLOWING COURSES AND DISTANCES:

NORTH 88°13'42" WEST, A DISTANCE OF 278.69 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 72°32'32" WEST, A DISTANCE OF 88.04 FEET TO AN "X" SET FOR CORNER;

NORTH 73°39'25" WEST, A DISTANCE OF 80.98 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 74°42'17" WEST, A DISTANCE OF 81.29 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 76°06'07" WEST, A DISTANCE OF 79.95 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 77°09'56" WEST, A DISTANCE OF 79.83 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 78°15'52" WEST, A DISTANCE OF 80.15 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 79°26'41" WEST, A DISTANCE OF 79.99 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 80°36'13" WEST, A DISTANCE OF 79.88 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 81°38'04" WEST, A DISTANCE OF 80.15 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 82°43'17" WEST, A DISTANCE OF 79.83 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 83°51'40" WEST, A DISTANCE OF 79.83 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 85°00'03" WEST, A DISTANCE OF 79.83 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 86°20'54" WEST, A DISTANCE OF 79.92 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 87°25'09" WEST, A DISTANCE OF 80.15 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 88°33'33" WEST, A DISTANCE OF 80.15 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 89°31'10" WEST, A DISTANCE OF 80.32 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

SOUTH 88°51'04" WEST, A DISTANCE OF 18.26 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

NORTH 89°51'54" WEST, A DISTANCE OF 9.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 89°13'33" WEST, A DISTANCE OF 52.28 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 88°04'38" WEST, A DISTANCE OF 80.00 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

SOUTH 86°56'15" WEST, A DISTANCE OF 79.85 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

SOUTH 84°55'03" WEST, A DISTANCE OF 80.13 FEET TO AN "X" SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.76 ACRE TRACT AND IN THE EAST LINE OF A CALLED 3 ACRE TRACT OF LAND DESCRIBED IN A DEED TO VALERIE DOTY OF RECORD IN COUNTY CLERK FILE NUMBER 96-R003174 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 01°07'45" EAST, A DISTANCE OF 1.68 FEET;

THENCE SOUTH 88°12'59" EAST WITH THE SOUTH LINE THEREOF AND CONTINUING, A DISTANCE OF 1593.38 FEET TO A 1/2" IRON ROD FOUND FOR A TRACT OF LAND;

THENCE WITH EASTERLY AND NORTHERLY LINES OF SAID 14.22 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°51'16" WEST, A DISTANCE OF 151.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 23°53'17" WEST, A DISTANCE OF 96.61 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

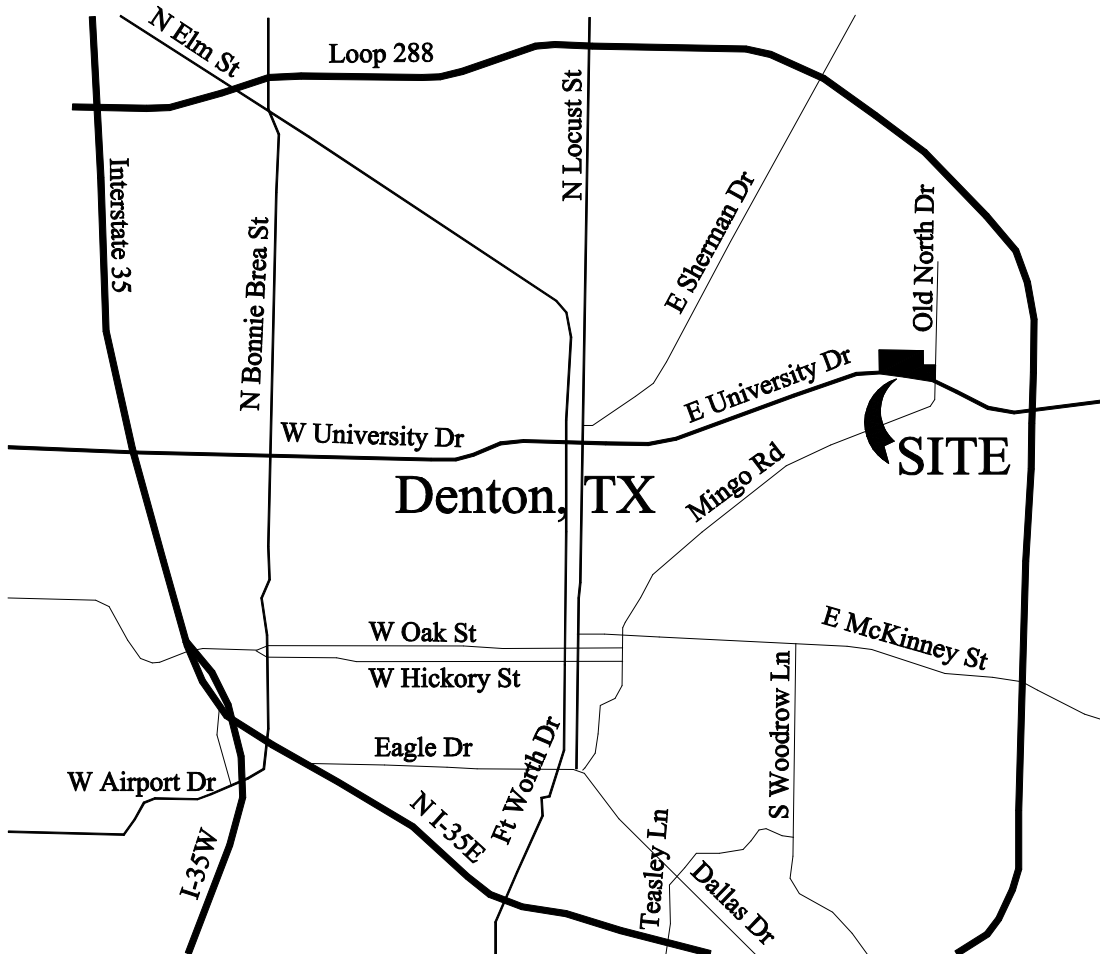
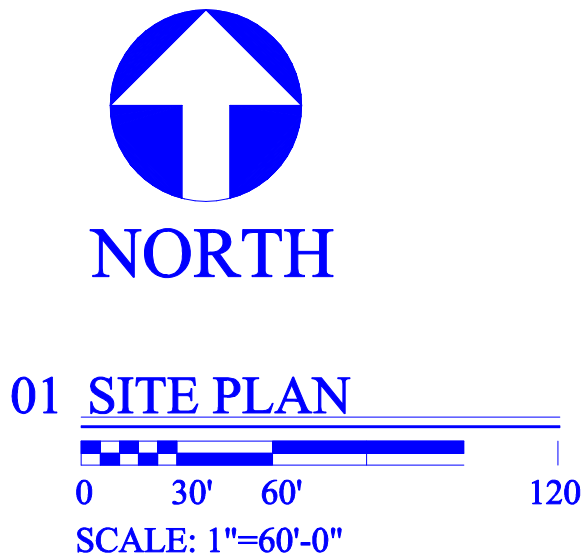
SOUTH 65°51'54" EAST, A DISTANCE OF 79.73 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88°18'24" EAST CONTINUING WITH A NORTH LINE OF SAID 14.22 ACRE TRACT, A DISTANCE OF 246.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.136 ACRES OF LAND.

- ANNUAL PLANTING**
- 8" RED MAPLE
Acer rubrum
<http://texastreed.tamu.edu/content/TreeDetails/?id=7>
 - 5" LIVE OAK
Quercus virginiana
<http://texastreed.tamu.edu/content/TreeDetails/?id=109>
 - 5" BALDCYPRESS
Taxodium distichum
<http://texastreed.tamu.edu/content/TreeDetails/?id=121>
 - 3" CRAPEMYRTLE
Lagerstroemia indica (pink)
<http://texastreed.tamu.edu/content/TreeDetails/?id=55>
 - 5-GAL MEX. FEATHERGRASS / MUHLENBERGIA LINDHEIMERI
36" spacing
 - 5-GAL TEXAS SAGE
36" spacing
 - 3-GAL LANTANA / RED TEXAS SAGE / SALVIA
 - 6" RIVER ROCK
Charcoal

- PAVER - HERRINGBONE**
Antique Red
- PAVER - 8" SOLDIER**
Charcoal
- PAVER - ADA**
Charcoal
- GRASS PAVER**
Charcoal
<http://www.generalpavingstones.com/com-grasspavers.php>
- CRUSHED GRANITE**
Red
- STAINED CONCRETE**
Rock Salt Finish - Charcoal
- STAINED CONCRETE**
Rock Salt Finish - Antique Terra Cotta
- STAINED CONCRETE**
Aggregate Exposed - Antique Red
- 1 1/2" PERVIOUS SLATE**
Oklahoma Red/Charcoal Blend

LOT #	USE	BLDG SF (UNITS)	SITE SF
1	SONIC	1,500	40,117
2	BANK	5,586	55,417
3	RETAIL/REST	8,192	47,305
4	ANCHOR/GROCER	27,546	131,049
5	REST	3,000	43,209
6	REST	4,000	47,840
7	REST	4,000	46,782
8	REST	3,000	47,586
9	MULTI FAMILY	298,479 (237)	374,266
	TOTAL	355,303	833,571





Imperium Architecture, LLC
6350 LBJ Freeway
Suite 163
Dallas, TX 75240
972.385.1907 (P)
972.385.4884 (F)

Project Number: 05007
Date Issued: 2013-09-30
Designed By:
Drawn By:
Checked By:
Revisions:

The Shops at Old North
US 380 at Old North Road
Denton, TX

Signature: _____
Sealed: _____
Registration Expires: _____
Sheet Number: SP-20