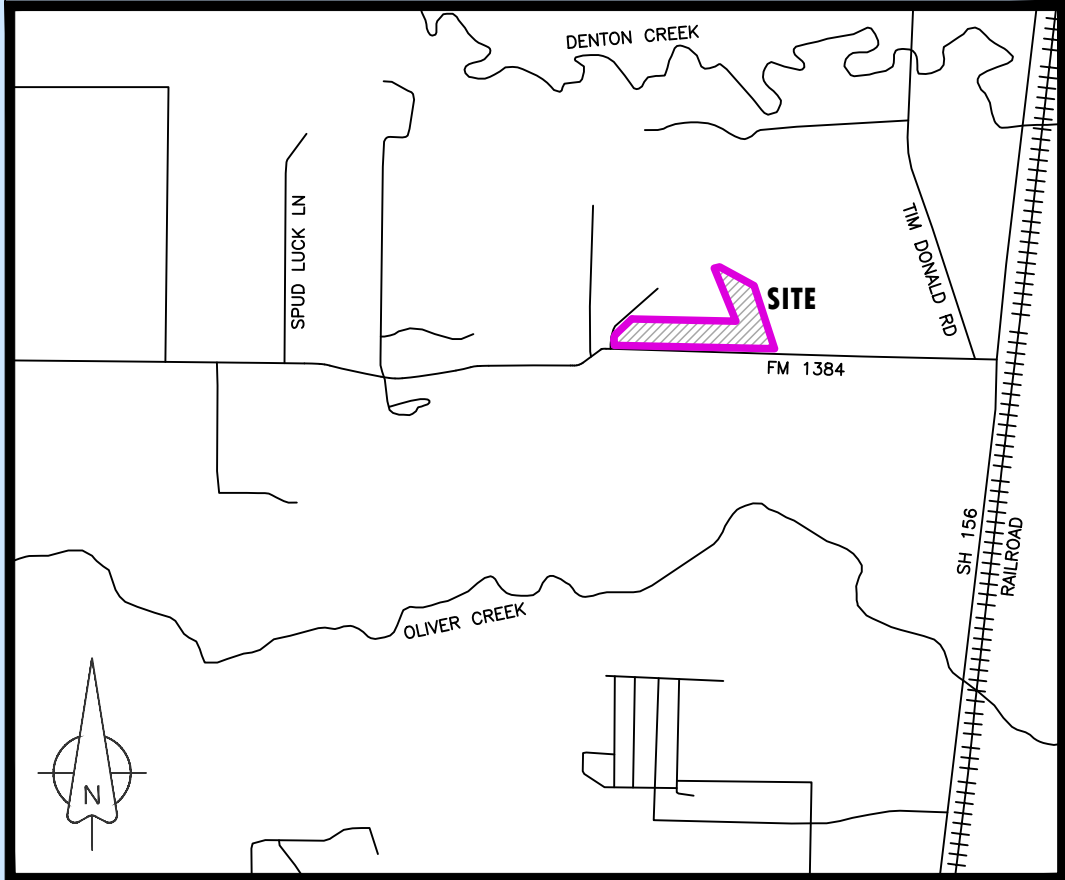


- SURVEY NOTES**
1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, derived from GPS observations made on the ground.
  2. All "CIRS" are a 5/8-inch capped iron rod with plastic cap marked "MLS #5799" unless otherwise noted.
  3. The purpose of this Replat is to create 2 lots from 1 lot.

**FLOOD STATEMENT**

I have examined the F.E.M.A. Flood Insurance Rate Map for Denton County, Texas, Community Number 480774, effective date April 18, 2011, and that map indicates that a portion of this property is within Shaded Zone AE" which is defined as "Special Flood Hazard Areas Inundated by 100-year Flood, with base flood elevations determined" and the remaining portion in "Non-Shaded Zone X" which is defined as "Areas outside 500-year flood", and a portion of this property lies within " Shaded Zone A" which is defined as "Special Flood Hazard Areas Inundated by 100-year Flood, no base flood elevations determined." as shown in Panel 0485 G of said Map.



VICINITY MAP (NTS)

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS CHALLENGER HOLDINGS PROPERTIES, LLC is the rightful owner of all of that certain tract of land situated in the W. Reed Survey, Abstract No. 1071, Denton County, Texas, and being all of Lot 1, Block A, of Bridgeport Tank Truck Addition, an addition to Denton County, Texas, same being Tract 9 in the deed to Challenger Holdings Properties, LLC, recorded in Instrument No. 2018-76356, Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" inch iron rod with a plastic cap stamped "MLS #5799" set in an easterly line of a called 62.615 acre tract of land described in the deed to Rickey Perry and Sherry Perry, recorded in Instrument No. 2018100401, said Official Public Records, and in the northerly line of Farm to Market 1384 per 20' Wide Right-of-Way Dedication reflected on said plat recorded in Instrument No. 2015-164, said Plat Records, for the southwest corner of said Lot 1, from which an iron rod with a plastic cap (illegible) found for the southwest corner of said 20' Wide Right-of-Way Dedication bears South 04°06'35" West, a distance of 20.09 feet;

THENCE North 04°06'35" West, with the westerly line of said Lot 1 and the easterly line of said 62.615 acre tract, a distance of 67.88 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right having a radius of 101.67 feet, a delta angle of 50°39'50", and a chord bearing and distance of North 21°14'10", 87.00 feet;

THENCE continuing with the westerly line of said Lot 1 and the easterly line of said 62.615 acre tract, and with said tangent curve to the right, an arc length of 89.90 feet to an iron rod with a plastic cap stamped "METROPLEX 1849" found for the point of tangency;

THENCE North 46°24'59" East, continuing with the westerly line of said Lot 1 and the easterly line of said 62.615 acre tract, a distance of 266.16 to an iron rod with a plastic cap stamped "METROPLEX 1849" found for the western-most northwest corner of said Lot 1, common to a re-entrant corner of said 62.615 acre tract;

THENCE South 88°47'45" East, with a northerly line of said Lot 1 and a southerly line of said 62.615 acre tract, a distance of 1,310.06 feet to an iron rod with a plastic cap stamped "METROPLEX 1849" found for a re-entrant corner of said Lot 1, common to a salient corner of said 62.615 acre tract;

THENCE North 21°18'40" West, with a westerly line of said Lot 1 and an easterly line of said 62.615 acre tract, a distance of 240.35 feet to a 5/8" iron rod found for an angle point;

THENCE North 22°28'27" West, with a westerly line of said Lot 1 and an easterly line of said 62.615 acre tract, a distance of 480.34 feet to a 2" metal fence corner post found for the norther-most northwest corner of said Lot 1, common to a re-entrant corner of said 62.615 acre tract;

THENCE North 76°43'46" East, with a northerly line of said Lot 1 and a southerly line of said 62.615 acre tract, a distance of 68.86 feet to a 3" metal fence corner post found for the most northerly corner of said Lot 1, common to an a re-entrant corner of said 62.615 acre tract;

THENCE South 61°23'19" East, with a northerly line of said Lot 1 and a southerly line of said 62.615 acre tract, a distance of 494.15 feet to a 4" metal fence corner post found in the westerly line of a called 22,000 acre tract of land described in the deed to Texas Irondale Holdings, LLC, recorded in Instrument No. 2011-12498, said Official Public Records, for the northeast corner of said Lot 1, common to the eastern-most southeast corner of said 62.615 acre tract;

THENCE South 18°00'34" East, with the easterly line of said Lot 1 and the westerly line of said 22,000 acre tract, a distance of 833.70 feet to a 1/2" inch iron rod with a plastic cap stamped "MLS #5799" set in the northerly line of Farm to Market 1384 per said 20' Wide Right-of-Way Dedication, from which an iron rod with a plastic cap stamped "METROPLEX 1849" found for the southeast corner of said 20' Wide Right-of-Way Dedication bears South 18°00'34" East, a distance of 21.18 feet;

THENCE North 88°47'59" West, with the southerly line of said Lot 1 and the northerly right-of-way line of said Farm to Market 1384, a distance of 2,016.52 feet to the POINT OF BEGINNING and enclosing 19,931 acres of land, more or less.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT CHALLENGER HOLDINGS PROPERTIES, LLC does hereby adopt this Replat designating the herein described property as LOTS 1R & 2R, BLOCK A, BRIDGEPORT TRUCK TANK ADDITION, an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate to the public use forever the streets and easements shown here.

Representative, Challenger Holdings Properties, LLC \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, Texas \_\_\_\_\_

REPLAT OF  
LOTS 1R & 2R, BLOCK A  
BRIDGEPORT TANK TRUCK ADDITION  
BEING ALL OF LOT 1, BLOCK A  
BRIDGEPORT TANK TRUCK ADDITION  
INST. NO. 2015-164, P.R.D.C.T.  
SAME BEING 19.931 ACRES IN THE  
W. REED SURVEY, ABSTRACT NO. 1071  
TOWN OF NORTHLAKE ETJ  
DENTON COUNTY, TEXAS

[PRELIMINARY - FOR REVIEW ONLY]

|                                                                                               |                  |
|-----------------------------------------------------------------------------------------------|------------------|
| PROJECT: 2019.0045 DENTON - NORTHLAKE - REPLAT                                                |                  |
| DRAWING: 83_4202 REPLAT                                                                       |                  |
| REVISION: -                                                                                   |                  |
| <b>M</b><br>MCKOY<br>LAND SURVEYS<br>9321 Athens Drive<br>Argyle, TX 76216<br>Firm # 10194257 | DRAWN BY: JG     |
|                                                                                               | DATE: 2019.08.09 |
|                                                                                               | CHECKED BY: DM   |
|                                                                                               | DATE: 2019.08.12 |
| SCALE: 1" = 100' PAGE: 1 OF 1                                                                 |                  |

Surveyor  
Douglas A. McKay  
McKay Land Surveys  
9321 Athens Drive  
Argyle, TX 76226

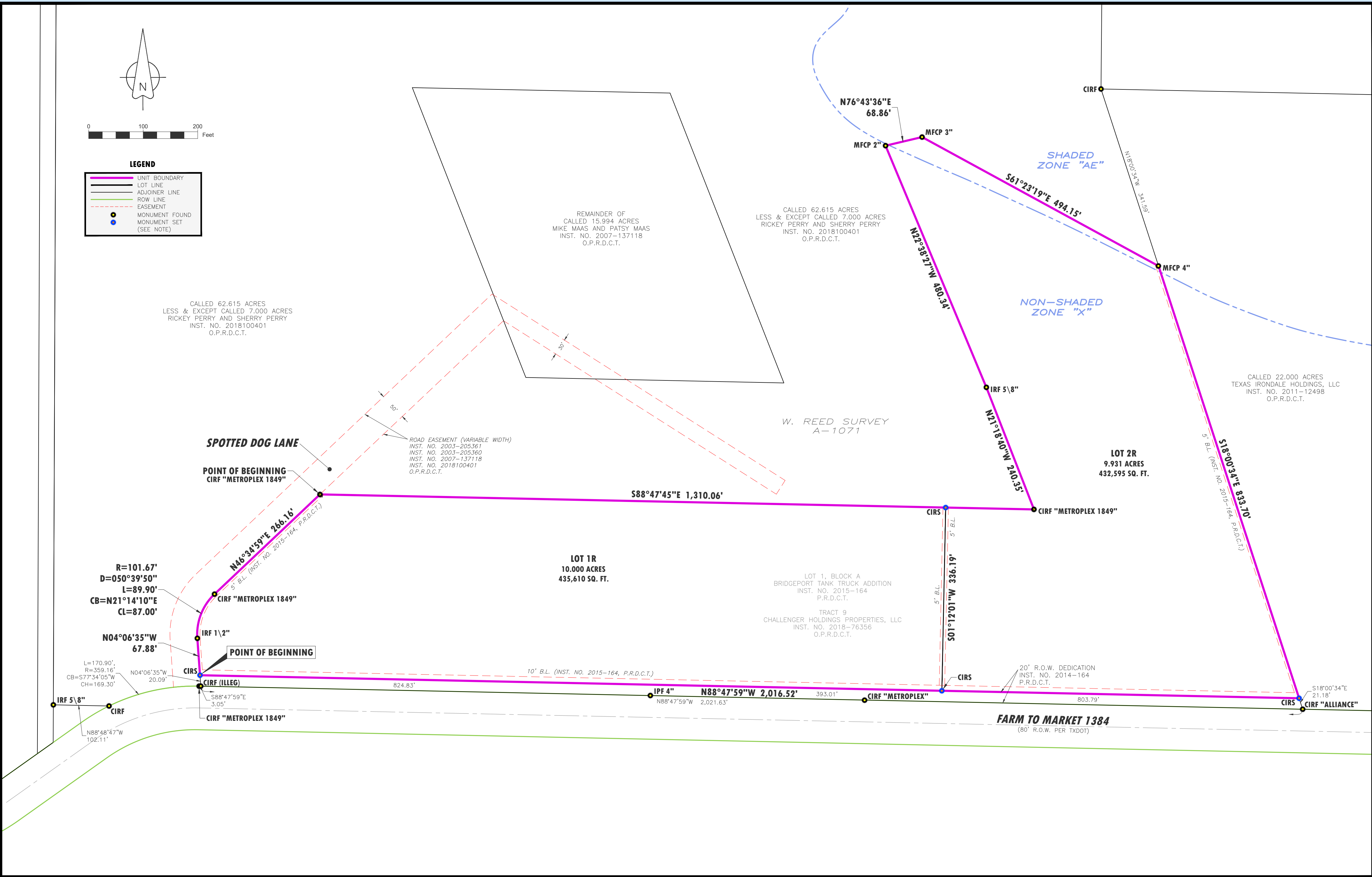
Owner  
Challenger Holdings  
Properties, LLC  
P.O. Box 64119  
Lubbock, TX 79408

APPROVED BY THE TOWN COUNCIL ON:

Date \_\_\_\_\_

Mayor, Town of Northlake \_\_\_\_\_

Town Secretary, Town of Northlake \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I, Douglas A. McKay, Registered Professional Land Surveyor No. 5799, do hereby certify that I prepared this plat from an on the ground survey of the land and that the corner monuments shown thereon were properly placed or found under my personal supervision, and this plat was prepared in accordance with the rules and regulations of the Town of Northlake.

[PRELIMINARY - FOR REVIEW ONLY]

Douglas A. McKay, R.P.L.S. No. 5799

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Doug A. McKay, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, Texas \_\_\_\_\_