

DEDICATION

WHEREAS, B-29 INVESTMENTS L.L.C., THROUGH ITS DULY SWORN REPRESENTATIVE STEVE SCHMITZ, IS THE OWNER OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE M.E.P. & P. RAILROAD SURVEY, ABSTRACT NUMBER 923, DENTON COUNTY, TEXAS, AND BEING A RETRACEMENT SURVEY OF ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO BRICE R. BONNER, JR., RECORDED IN VOLUME 1156, PAGE 229 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2" CAPPED IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #114 ALSO KNOWN AS BYRON NELSON BOULEVARD, AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MENDEZ, LTD. RECORDED IN VOLUME 2788, PAGE 290 OF SAID DEED RECORDS;

THENCE NORTH 69 DEGREES 19 MINUTES 19 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 24.09 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 11409.16 FEET AND AN ARC LENGTH OF 156.90 FEET AND THE CHORD BEARS NORTH 68 DEGREES 55 MINUTES 41 SECONDS WEST A DISTANCE OF 156.90 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JACK E. CHASTEN RECORDED IN INSTRUMENT NUMBER 05-119431 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 23 DEGREES 49 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID CHASTEN TRACT A DISTANCE OF 150.92 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 68 DEGREES 53 MINUTES 57 SECONDS EAST A DISTANCE OF 180.98 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID MENDEZ TRACT;

THENCE SOUTH 23 DEGREES 49 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID MENDEZ TRACT A DISTANCE OF 150.66 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 0.627 OF AN ACRE OF LAND MORE OR LESS.

I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, B-29 INVESTMENTS L.L.C., DO ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS REPLAT OF LOT 29R OF HENRY HOWE SUBDIVISION IN ROANOKE, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON AND DO HEREBY SWEAR OR AFFIRM THAT ACCORDING TO DENTON COUNTIES WEBSITE AND THE CITY OF ROANOKE, THE PROPERTY SHOWN HEREON IS WITHIN THE CITY OF ROANOKE'S LIMITS.

REPRESENTATIVE FOR B-29 INVESTMENTS L.P.
STEVE SCHMITZ

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVE SCHMITZ KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 20th DAY OF August 2007.
NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES

COUNTY REQUIRED GENERAL NOTES:

- 1.) WATER SERVICE TO BE PROVIDED BY THE CITY OF ROANOKE.
- 2.) SANITARY SEWER TO BE PROVIDED BY THE CITY OF ROANOKE.
- 3.) ELECTRIC SERVICE TO BE PROVIDED BY TXU ENERGY.
- 4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE WORK.
- 5.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN LIEU OF A PLAT, PRIOR TO PLATING, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6.) FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121C, EFFECTIVE DATE 3-30-1998 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" AS SHOWN IN PANEL G516 F OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS, TEXAS NORTH CENTRAL NAD 83.

NOTE: VERTICAL DATUM BASED ON NAVD 88.

NOTE: THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE STATE OF TEXAS MINIMUM STANDARDS.

APPROVAL OF THE PLANNING AND ZONING COMMISSION OF THE CITY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROANOKE, TEXAS, AND IS HEREBY RECOMMENDED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS 14th DAY OF Aug. 2007, BY: Lewis Rice
CHAIRMAN

ATTEST: Kelly Edwards
SECRETARY

APPROVAL OF THE CITY COUNCIL OF THE CITY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AND IS HEREBY APPROVED BY CITY COUNCIL.

DATED THIS 14th DAY OF August, 2007, BY: [Signature]
MAYOR

ATTEST: Kelly Edwards
SECRETARY

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVE WILL HAVE 30 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISTAKES OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

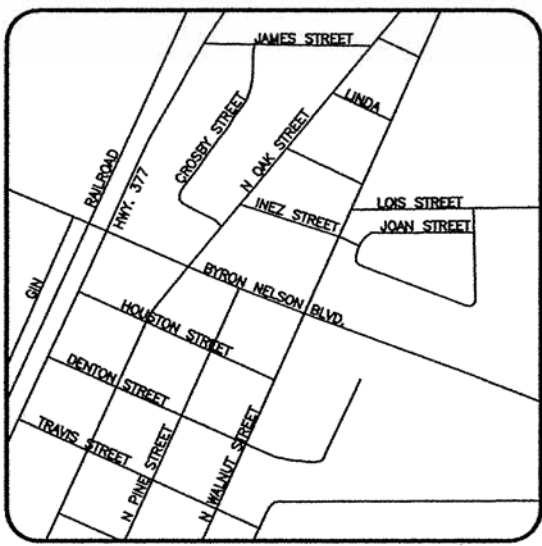
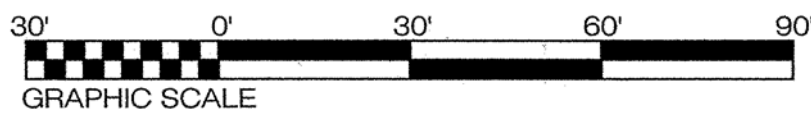
Course	Bearing	Distance
CT	Rad: 11409.16' Tan: 78.45' Chd: N 88°55'41" W	Arc: 156.90' CA: 0°47'17" 156.90'

UTILITY PROVIDERS
WATER
CITY OF ROANOKE
108 SOUTH OAK STREET
ROANOKE, TX 76262
817-401-2411
ELECTRIC
TXU ENERGY
3100 GARRISON ROAD
CORINTH, TX 76201
940-497-7550
TELEPHONE
AT&T



REPLAT OF
LOT 29R OF HENRY HOWE SUBDIVISION

REPLAT OF A PART OF LOT 29 OF THE HENRY HOWE SUBDIVISION BEING 0.627 OF AN ACRE IN THE M.E.P. & P. RAILROAD SURVEY ABSTRACT NO. #923, IN THE E.T.J. OF THE CITY OF ROANOKE, DENTON COUNTY, TEXAS.



LEGEND

- MONUMENT LABELS
- UTILITY POLE (PP)
- UTILITY RISER/TRANSFORMER (UR)
- FIRE HYDRANT (CH)
- WATER VALVE (WV)
- WATER METER (WM)
- SEWER MANHOLE (MH)
- GAS METER (GM)
- SURVEY CORNER
- CONTROLLING MONUMENT
- BEARING BASIS
- FINISHED FLOOR ELEVATION
- METAL FCP
- WOOD FCP
- PLAT OR DEED CALL
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT-OF-WAY
- COMMUNICATION EASEMENT
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- UTILITY EASEMENT
- WATERLINE EASEMENT
- PUBLIC UTILITY EASEMENT
- BURIED CABLE MARKER
- BURIED PIPELINE MARKER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- DEED/LOT LINES
- FENCE LINES
- SURVEY LINES
- APO = A PART OF

Filed for Record in:
Denton County

On: Aug 20, 2007 at 02:04P

As a
Plat

Document Number: 100194

Amount 43.00

Receipt Number - 414072

By: Jane Morris

NUMBER

DRAWING NUMBER

DRAWING NUMBER
907

MJ THOMAS
ENGINEERING, LLC
PHONE: (817) 232-9839
FAX: (817) 232-9841
AUT. NO. 57401

ROANOKE PHARMACY
DENTON COUNTY
ROANOKE, TEXAS

FINAL PLAT

PROJECT	551-001	DATE	11/10/2010	DESIGNED	MAT	DRAWN	RI	CHECKED	MAT
NO. REVISION									

SHEET

C0.0