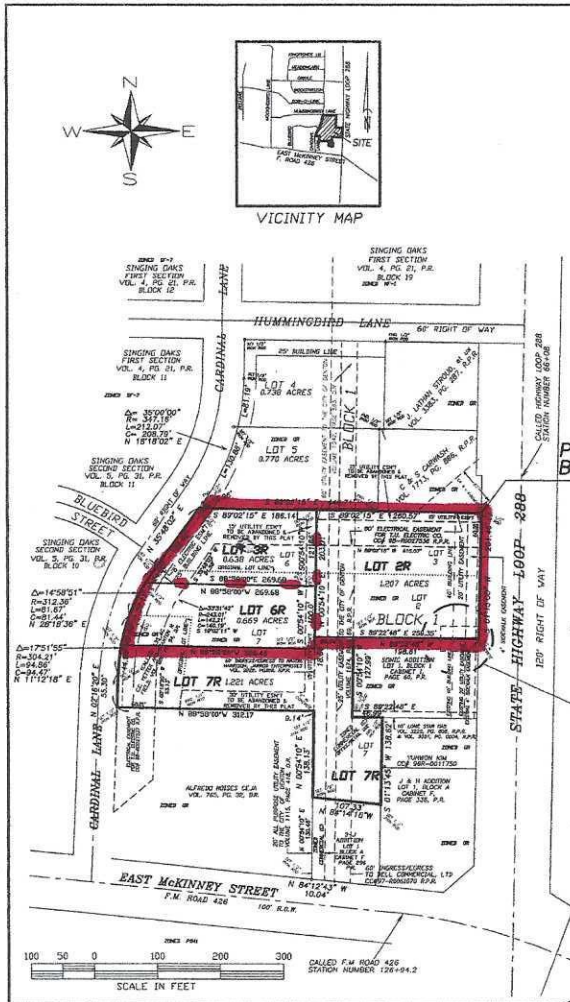
Cab P
Pg 14



THENCE ALONG THE EAST RIGHT OF WAY OF CARDINAL LANE, WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14 DEGREES 08 MINUTES 51 SECONDS, A RADIUS OF 312.36 FEET, A CHORD OF NORTH 28 DEGREES 18 MINUTES 36 SECONDS EAST, 81.44 FEET, AND AN ARC LENGTH OF 81.67 FEET TO A 1/2 INCH IRON PIN FOUND IN THE WEST LINE OF SAID LOT 7;

THENCE NORTH 35 DEGREES 48 MINUTES 02 SECONDS EAST, WITH SAID RIGHT OF WAY, A DISTANCE OF 129.22 FEET TO A 1/2 INCH IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, OF SAID SONIC ADDITION;

THENCE SOUTH 89 DEGREES 02 MINUTES 15 SECONDS EAST, PASSING AT 186.14 FEET THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID LOT 3, AND CONTINUING IN ALL A TOTAL DISTANCE OF 446.71 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3.736 ACRES OF LAND.

OWNER'S CERTIFICATE

THAT, BELL COMMERCIAL LTD., JACK BELL OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 2R, 3R, 6R, 7R, BLOCK 1, SONIC ADDITION, PHASE 2, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREET RIGHT-OF-WAYS AND EASEMENTS AS SHOWN HEREON.

BELL COMMERCIAL, LTD.
BY: JACK BELL

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSTOOD AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JACK BELL OWNER OF BELL COMMERCIAL LTD., KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID BELL COMMERCIAL LTD., FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED:

GIVEN, UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF July 1998

BRAD G. SHELTON
MY COMMISSION EXPIRES
February 15, 1999
(SEAL)

NOTARY PUBLIC, STATE OF TEXAS
Brad G Shelton
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES 2-15-99

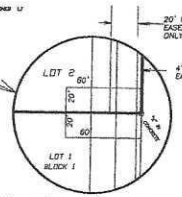
KNOW THESE MEN BY THESE PRESENTS:

THAT I, GARY W. HAMMETT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF LAND, AND THAT THE IRON PINS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

GARY W. HAMMETT #1849

7/7/98
DATE

STATE OF TEXAS
REGISTERED
GARY W. HAMMETT
1849
PROFESSIONAL
LAND SURVEYOR



40' x 60' MUTUAL INGRESS / EGRESS / REGRESS EASEMENT, VOLUME 3222, PAGE 823, R.P.R.

NOTES:

1.) ALL BOUNDARY AND LOT LINE DESCRIPTIONS CLOSES 1/10,000.

2.) 3.736 ACRES FOR OFFICE/RETAIL USE.

3.) 1/2 INCH IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 199 . BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

CHAIRPERSON

CITY SECRETARY

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS, BELL COMMERCIAL, LTD., IS THE OWNER A 3.736 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE M. YOACHAM SURVEY, ABSTRACT NUMBER 1442, CITY AND COUNTY OF DENTON, TEXAS, BEING ALL OF A CERTAIN TRACT DESCRIBED IN A DEED TO C. E. YETTER AND STANTON M. FIELD, RECORDED IN VOLUME 820, PAGE 94, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING LOTS 2, 3, 6, AND 7, BLOCK 1, OF SONIC ADDITION, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 328, PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID ADDITION, AND THE SOUTHEAST CORNER OF A CERTAIN TRACT TO C & S CARWASH AS DESCRIBED IN A DEED RECORDED IN VOLUME 1713, PAGE 888, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY OF STATE HIGHWAY LOOP 288 (120' RIGHT OF WAY);

THENCE SOUTH 01 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST RIGHT OF WAY OF STATE HIGHWAY LOOP 288 AND THE EAST BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 201.46 FEET TO AN X CUT IN A CONCRETE DRIVEWAY AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SONIC ADDITION, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, PAGE 60, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 22 MINUTES 48 SECONDS WEST ALONG THE NORTH BOUNDARY LINE OF SAID SONIC ADDITION, A DISTANCE OF 198.61 FEET TO A 1/2 INCH IRON PIN SET AT THE NORTHWEST CORNER OF SAID SONIC ADDITION;

THENCE SOUTH 00 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE WEST BOUNDARY LINE OF SAID SONIC ADDITION, A DISTANCE OF 127.93 FEET TO A 1/2 INCH IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SONIC ADDITION;

THENCE SOUTH 89 DEGREES 22 MINUTES 48 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF LOT 1, SAID SONIC ADDITION, A DISTANCE OF 46.99 FEET TO A 1/2 INCH IRON PIN FOUND WITH A RED PLASTIC CAP AT THE NORTHWEST CORNER OF A TRACT DEEDED TO YUNWON KIM AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 96R-0011750, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 13 MINUTES 45 SECONDS WEST, A DISTANCE OF 138.62 FEET TO A 1/2 INCH IRON PIN SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, J-J ADDITION AS RECORDED IN CABINET F, PAGE 266, PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK A, OF THE J & H ADDITION, AN ADDITION TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, PAGE 336, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 84 DEGREES 14 MINUTES 16 SECONDS WEST, A DISTANCE OF 107.33 FEET TO A 1/2 INCH IRON PIN SET IN THE EAST LINE OF A TRACT DEEDED TO ALFREDO MOISES CEJA AS RECORDED IN VOLUME 793, PAGE 32, DEED RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING AT THE NORTHWEST CORNER OF SAID J-J ADDITION;

THENCE NORTH 00 DEGREES 54 MINUTES 10 SECONDS EAST ALONG THE EAST BOUNDARY LINE OF SAID CEJA TRACT, A DISTANCE OF 138.13 FEET TO AN X CUT IN THE CONCRETE AT THE NORTHWEST CORNER OF SAID CEJA TRACT;

THENCE NORTH 88 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID CEJA TRACT, PASSING AT 212.17 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF A TRACT DEEDED TO C. E. YETTER AND STANTON M. FIELD AS RECORDED IN VOLUME 820, PAGE 94, DEED RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING IN ALL A TOTAL DISTANCE OF 312.17 FEET TO A 1/2 INCH IRON PIN SET AT THE SOUTHWEST CORNER OF SAID YETTER AND FIELD TRACT IN THE EAST LINE OF CARDINAL LANE (60 FOOT RIGHT OF WAY);

THENCE NORTH 02 DEGREES 16 MINUTES 20 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID YETTER AND FIELD TRACT, A DISTANCE OF 55.30 FEET TO A 1/2 INCH IRON PIN SET FOR CORNER;

THENCE ALONG THE EAST RIGHT OF WAY OF CARDINAL LANE, WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17 DEGREES 51 MINUTES 55 SECONDS, A RADIUS OF 304.21 FEET, A CHORD OF NORTH 11 DEGREES 12 MINUTES 18 SECONDS EAST, 94.47 FEET, AND AN ARC LENGTH OF 94.86 FEET TO A 1/2 INCH IRON PIN FOUND IN THE WEST LINE OF SAID LOT 7;

FINAL PLAT
OF
SONIC ADDITION
PHASE 2

LOTS 2R, 3R, 6R, 7R, BLOCK 1
BEING A REPLAT OF SONIC ADDITION, PHASE 2, LOTS 2, 3, 6, AND 7, BLOCK 1, CAB. N, PG. 328, P.R. AND BEING ALL OF AN UNPLATTED 0.35 ACRE TRACT RECORDED IN VOL. 820, PG. 94, D.R.
BEING A TOTAL OF 3.736 ACRES IN THE M. YOACHUM SURVEY, ABSTRACT NUMBER 1442
CITY OF DENTON, DENTON COUNTY, TEXAS

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY CLERK

On Jul 13 1998
At 3:04pm

Doc/Num : 98-R0061117
Doc/Type : PLA
Recordings: 29.00
Doc/Mgmt : 6.00
Receipt #: 25106
Deputy - BRANDIE

DATE	REVISIONS	BY:
6/08/98	REVISED PLAT AND FIELD NOTES	P.J.K.

DWN. P.J.K.
CKD.
SCALE 1" = 100'
DATE 4-9-1998

OWNER
BELL COMMERCIAL, LTD.
521 E. WINDSOR
DENTON, TEXAS 76201

SHEET OF
JOB No. 3010BA

HAMMETT & NASH, INC.
ENGINEERS & SURVEYORS
(940) 387-0506 DENTON, TEXAS 76201 223 W. HICKORY