

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, STUART APARTMENT PROPERTIES, LLC, is the sole owner of a certain tract of land in the City of Denton, in the Thomas Toby Survey, Abstract No. 1288 of Denton County, Texas and being all of that certain tract of land described in a Special Warranty Deed with Vendor's Lien recorded in Document No. 2021-234568, Deed Records, Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped 'KAZ RPLS 5312', found on the south right-of-way line of North Loop 288 (a variable width right-of-way for the northwest corner of the above described Stuart Apartment Properties tract and same being the northeast corner of Towne North Addition, Sixth Section, an addition to the City of Denton according to the plat thereof, recorded in Volume 6, Page 19, Plat Records, Denton County, Texas (P.R.D.C.T.));

THENCE: South 89 deg. 28 min. 40 sec. East, along the south right-of-way line of said North Loop 288 and the north line of said Stuart Apartment Properties tract, a distance of 458.09 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the northerly northeast corner of said Stuart Apartment Properties tract and an angle corner of said North Loop 288 right-of-way;

THENCE: South 44 deg. 16 min. 37 sec. East, continuing along said common line, a distance of 31.05 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped 'KAZ RPLS 5312', found for the easterly northeast corner of said Stuart Apartment Properties tract, on the west right-of-way line of Stuart Road (an apparent 80 wide right-of-way);

THENCE: South 01 deg. 04 min. 43 sec. West, along the west right-of-way line of said Stuart Road and the east line of said Stuart Apartment Properties tract, a distance of 415.59 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the southwest corner of said Stuart Apartment Properties tract and same being on the north line of Lot 1 of Towne North Addition, Fourth Section, an addition to the City of Denton according to the plat thereof, recorded in Volume 4, Page 44, P.R.D.C.T. and a found 1/2 inch iron rod bears South 09 deg. 25 min. 14 sec. East - 0.71 feet;

THENCE: North 88 deg. 25 min. 20 sec. West, departing from said Stuart Road, along the common line of said Stuart Apartment Properties tract and said Lot 1, a distance of 58.73 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the southwest corner of said Stuart Apartment Properties tract and the northwest corner of said Lot 1 and same being the easterly corner of Lot 2 of said Towne North Addition, Fourth Section;

THENCE: North 43 deg. 10 min. 54 sec. West, along the common line of said Stuart Apartment Properties tract and said Towne North Addition, Fourth Section and Towne North Addition, Fifth Section, an addition to the City of Denton according to the plat thereof, recorded in Volume 5, Page 36, P.R.D.C.T. and the above described Towne North Addition, Sixth Section, a distance of 603.83 feet to the POINT OF BEGINNING and containing 117,410 square feet or 2.695 acres of land.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, STUART APARTMENT PROPERTIES, LLC, By and through the undersigned, their duly authorized agent, Do Hereby Adopt this Plat designating the herein above described property as LOT 1, BLOCK A, OF STUART APARTMENTS ADDITION, an addition to the City of Denton, Denton County, Texas, and described in a Special Warranty Deed with Vendor's Lien recorded in Document No. 2021-234568, Deed Records of Denton County, Texas, and Do Hereby Dedicate in fee simple to the Public use forever the streets and alleys shown hereon, and Does Hereby Dedicate the Easements shown on the Plat for mutual use and accommodation of all Public Utilities desiring to use, or using same, said Dedications being free and clear of all Liens and Encumbrances, Except as Shown herein. STUART APARTMENT PROPERTIES, LLC, Does Hereby bind itself, Successors and Assigns to forever warrant and defend all and singular the above described street, alleys, easements and rights unto the Public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No Buildings, Fences, Trees, Shrubs or other improvements shall be constructed or placed upon, over or across the Easements on said Plat. Any Public Utility shall have the right to remove and keep removed all or part of any Buildings, Fences, Trees, Shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these Easements and any Public Utility shall at all times have the Right of Ingress and Egress to and from and upon any of SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDITION TO OR REMOVING ALL OR PART OF ITS PERSPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2024.

WESTDALE DENTON PHASE 2, LP. A Texas limited partnership

By: Stuart Apartment Properties, LLC a Texas limited liability company

By: Matt Groves Manager and Partner

STATE OF TEXAS § COUNTY OF DALLAS §

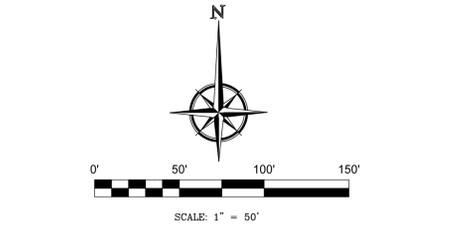
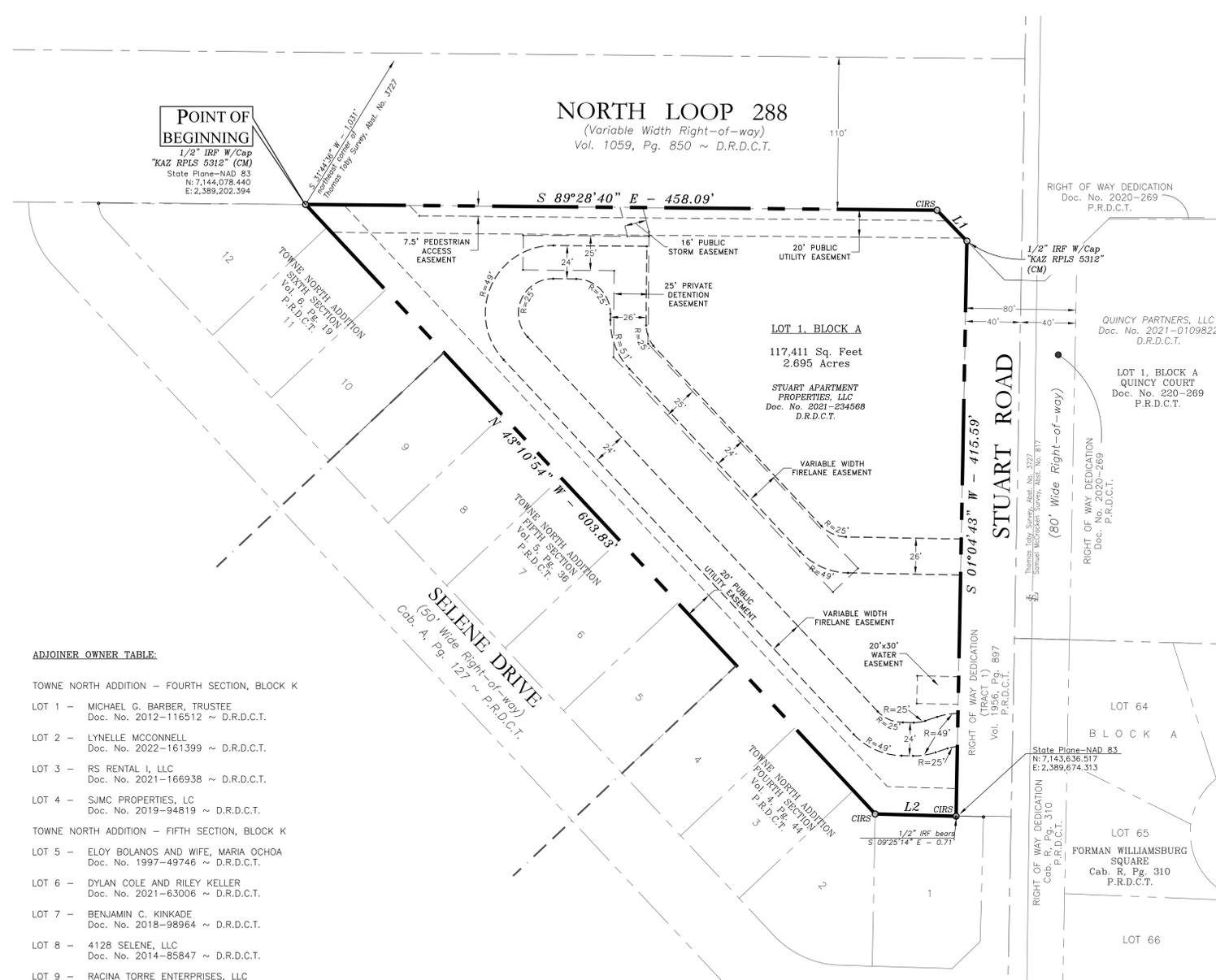
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MATT GROVES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND IN DALLAS COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

NORTH LOOP 288

(Variable Width Right-of-way) Vol. 1059, Pg. 850 ~ D.R.D.C.T.



SURVEY NOTES:

- 1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Denton Control Monument #2005 and is based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-85 projection.

PURPOSE STATEMENT:

The purpose of this plat is to record an unplatted tract of land into a platted addition and dedicate new easements for future development.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48121C0240G (effective date April 18, 2011) published by the Federal Emergency Management Administration for Denton County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is an area determined to be outside the 0.2% annual chance flood.

DRAINAGE AND DETENTION EASEMENT NOTE:

The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.

GENERAL NOTES:

The property owner is responsible for the maintenance of the Fire Lane and Public Access Easement.

The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and does not constitute acceptance of same for maintenance purposes by the City of Denton.

Any Future land disturbing activity or construction that would impact and/or damage the trees preserved as part of the tree preservation plan is not permitted.

City streets shall not be used for construction activity or storage. Applicant will be liable to City in an amount proportionate to the damaged pavement.

The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 Datum.

Private improvements cannot encroach onto existing public or private easements. (City Preference)

Onsite sewage facilities shall not be located inside publicly dedicated easements.

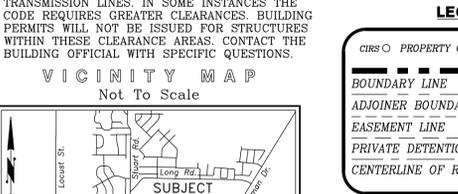
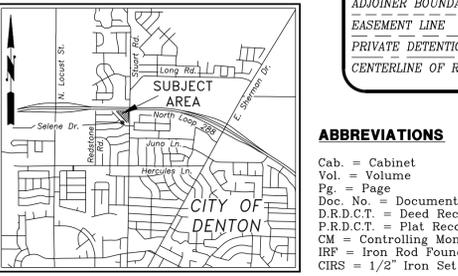
This property will receive water service from the City of Denton Water Department.

Future sanitary sewer service for this property will connect to the City system by gravity flow.

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE 'CODE'). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

VICINITY MAP



ABBREVIATIONS

- Cab. = Cabinet
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.D.C.T. = Deed Records, Denton County, Texas
P.R.D.C.T. = Plat Records, Denton County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
CIRS = 1/2" Iron Set with red plastic cap stamped "RPLS 4701"

ADJOINER OWNER TABLE:

Table listing adjacent property owners and their details, including Towne North Addition - Fourth Section, Block K (Lots 1-4), Towne North Addition - Fifth Section, Block K (Lots 5-8), Towne North Addition - Sixth Section, Block K (Lots 9-12).

NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Includes lines L1 and L2.

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Denton, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence H. Ringley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

ENGINEER

CROSS ENGINEERING CONSULTANTS, INC. Contact: Jonathan Hake, P.E. 131 S. Tennessee Street McKinney, Texas 75069 972-562-4409 JHake@crossengineering.biz

SURVEYOR

RINGLEY & ASSOCIATES Contact: Lawrence H. Ringley 701 S. Tennessee Street McKinney, Texas 75069 972-542-1266 lhr@ringley.com

OWNER

STUART APARTMENT PROPERTIES, LLC Contact: Matt Groves 2020 Diplomat Drive Dallas, Texas 75234 469-556-8138 matt@75-degrees.com

FINAL PLAT

LOT 1, BLOCK A STUART APARTMENTS ADDITION 2.695 Acres situated in the

Thomas Toby Survey, Abstract No. 3727 City of Denton, Denton County, Texas

CITY OF DENTON PROJECT No. CEP24-004

Ringley & Associates, Inc. logo and contact information, including surveying, mapping, and planning services.

Table with columns: Drawn by, Date, Scale, Job, Title, Sheet. Includes drawing date 02/05/2024 and sheet number 1 of 1.