

- | EASEMENT LINE TABLE |               |        |
|---------------------|---------------|--------|
| LINE                | DIRECTION     | LENGTH |
| EL1                 | N 79°04'12" W | 13.66' |
| EL2                 | S 29°56'17" E | 5.08'  |
| EL3                 | S 01°12'17" W | 11.29' |
| EL4                 | N 88°47'43" W | 10.70' |
| EL5                 | N 29°56'17" W | 22.19' |
| EL6                 | S 79°04'12" E | 19.84' |
| EL7                 | N 79°04'12" W | 78.09' |
| EL10                | N 73°19'37" W | 25.94' |
| EL11                | N 01°12'17" E | 20.00' |
| EL12                | S 87°22'56" E | 43.35' |
| EL13                | N 79°04'12" W | 26.73' |
| EL14                | N 79°04'12" W | 18.37' |
| EL15                | N 46°12'17" E | 16.82' |
| EL16                | S 88°47'43" E | 9.33'  |
| EL17                | S 46°12'17" W | 11.89' |
| EL18                | S 01°12'17" W | 4.39'  |
- | LOT AREA TABLE |       |        |
|----------------|-------|--------|
| Lot No         | Acres | Sq.Ft  |
| LOT 1          | 1.388 | 60,188 |
| LOT 2          | 0.104 | 4,545  |
| LOT 3          | 0.071 | 3,111  |
| LOT 4          | 0.071 | 3,111  |
| LOT 5          | 0.071 | 3,111  |
| LOT 6          | 0.071 | 3,110  |
| LOT 7          | 0.095 | 4,146  |
| LOT 8          | 0.014 | 4,534  |
| LOT 9          | 0.069 | 3,012  |
| LOT 10         | 0.069 | 3,000  |
| LOT 11         | 0.069 | 3,000  |
| LOT 12         | 0.069 | 3,000  |
| LOT 13         | 0.069 | 3,000  |
| LOT 14         | 0.069 | 3,000  |
| LOT 15         | 0.092 | 4,000  |
| LOT 1X         | 0.620 | 27,018 |
| ROW            | 0.703 | 30,630 |

EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
EC1	08°18'44"	162.50'	11.81'	23.57'	23.55'	N 83°13'34" W
EC2	01°22'11"	172.50'	2.06'	4.12'	4.12'	S 86°41'50" E

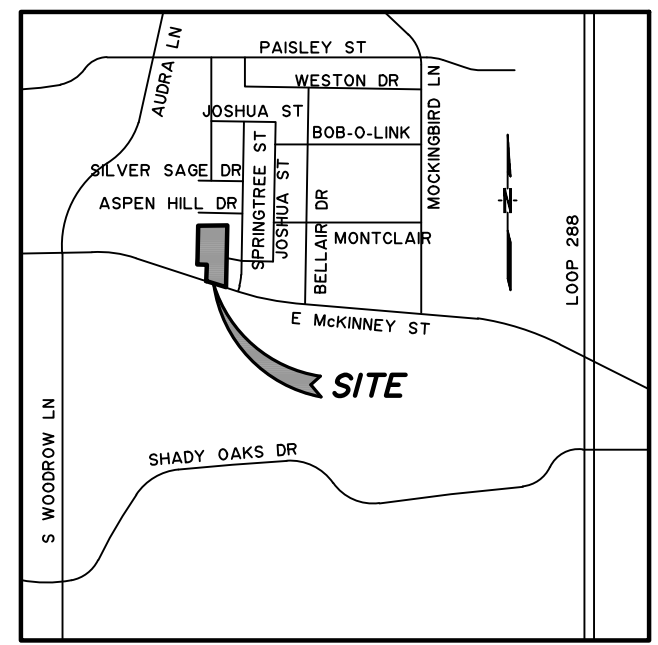
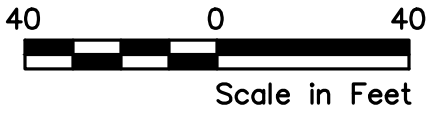
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	08°18'44"	200.00'	14.53'	29.02'	28.99'	N 83°13'34" W
C2	08°18'44"	172.50'	12.53'	25.03'	25.00'	N 83°13'34" W
C3	07°58'24"	227.50'	15.86'	31.66'	31.63'	S 83°03'24" E
C4	266°46'13"	61.00'	64.54'	284.02'	88.66'	N 47°49'10" E

Before me, the undersigned authority, on this day personally appeared Robert W. Schneeberg, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of \_\_\_\_\_, of 2025.

Notary Public in and for the State of Texas  
My commission expires:

<u>LEGEND</u>	
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
W/	WITH
INST. No.	INSTRUMENT NUMBER
CAB. P.	CABINET PAGE
(CM)	CONTROLLING MONUMENT
N=	NORTHING =
E=	EASTING =
Sq.Ft.	SQUARE FEET



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §  
**WHEREAS, REALTON VENTURES, LLC** is the owner of a 3.800 acre tract of land  
situated in the M. Yoachim Survey, Abstract Number 1442, in the City of Denton,  
Denton County, Texas, said tract having been conveyed to Realton Ventures, LLC  
by General Warranty Deed recorded as Instrument Number 2022-65315 in the Official  
Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described  
by metes and bounds as follows (bearings are based on Texas State Plane  
Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale  
factor of 1.00015063):

**COMMENCING**, at the northwest corner said Yacham Survey and an interior corner of the M.E.P.A.R. R/R. Survey, Abstract Number 1473;

**THEREFORE**, South 01 degrees 13 minutes 43 seconds West, with the common line between said Surveys, at a distance of 94.71 feet passing a southeast corner of said M.E.P.A.R. R/R. Survey, Abstract No. 1473; and the northeast corner of the M.E.P.A.R. R/R. Survey, Abstract Number 1473; continuing with the common line between said Abstracts No. 1475 and 1442, in all, a distance of 162.25 feet to a 5/8-inch iron rod found for the northwest corner of said 3.800 acre tract (N-7128312, E-2359980.78); said point being the southwest corner of Lot 1, Block C, of Maple Leaf Homes Addition, and the addition to the City of Denton, Denton County, Texas; according to the plat thereof recorded as Public Record No. 198144 of Plat Records of Denton County, Texas (P.R.C.D.T.), said point being on the east line of a total 10.80 acre tract of land conveyed to Aspire Real Estate Services LLC by Special Warranty Deed recorded as Instrument Number 2021-015941, O.R.C.T., said point being also the **POINT OF BEGINNING**;

**THENCE**, North 89 degrees 43 minutes 46 seconds East, with a south line of said Block E, Maple Leaf Homes Addition, a distance of 303.59 feet to a 5/8-inch iron rod with yellow cap stamped "GSES INC RPLS 4804" set for the northeast corner of said 3.800 acre tract and the northwest corner of Lot 7 of said Block E;

**THENCE**, South 01 degrees 31 minutes 53 seconds West, with a west line of said Block E, Maple Leaf Homes Addition, a distance of 157.57 feet to a 5/8-inch iron rod with yellow cap stamped "GSES INC RPLS 4804" set for an angle point in a west line of said Block E;

**THENCE**, South 01° 06' 00" 1/2 miles 12 minutes 17 seconds West, partially with a west line of Block E, Maple Leaf Homes Addition, and partially with the west line of Block G, Maple Leaf Homes Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Inst. No. 2017-264, P.P.R.D.C.T., passing at a distance of 431.98 feet a 5/8-inch iron rod found for the northwest corner of Lot 8, Block G, Maple Leaf Homes Addition (Inst. No. 2017-264), and continuing with the west line thereof, at an additional distance of 33.94 feet passing the southwest corner of said Lot 8, continuing, in all, a distance of 494.80 feet to an aluminum Texas Department of Transportation disk set in concrete found for the southeast corner of the herein described tract of land, same being in the north right-of-way line of C.E. McKinney Street (a variable width right-of-way);

**THENCE**, North 73 degrees 19 minutes 37 seconds West, with the north right-of-way line of said E. McKinney Street, a distance of 216.69 feet to a 1/2-inch iron rod found for corner, same being the southeast corner of a tract of land as conveyed to Barbara A. Whitson, by deed recorded in Instrument Number (Inst. No.)

**THENCE**, North 02 degrees 31 minutes 38 seconds East, with the east line of said Whitson tract, a distance of 170.30 feet to a 1/2-inch iron rod found for corner and the northeast corner of said Whitson tract;

***THENCE***, North 87 degrees 43 minutes 17 seconds West, with the north line of said Whinston tract, a distance of 99.78 feet to a 5/8-inch iron rod with yellow cap stamped "GSES INC RPLS 4804" set for corner; said point being the northwest corner of said Whinston tract; said point being on said common line between said Abstracts No. 1475 and 1442; said point being also on the east line of said 10.80 acre tract;

**THENCE**, North 02 degrees 52 minutes 38 seconds East, with the east line of said 10.80 acre tract, a distance of 66.39 feet to a 5/8-inch iron rod with yellow cap stamped "GSES INC RPLS 4804" set for an angle point;

**THENCE**, North 01 degrees 13 minutes 43 seconds East, with the east line of said 10.80 acre tract, a distance of 338.27 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 165,520 square feet or 3.800 acres of land, more or less.

CITY PROJECT No. FP25-0015  
SHEET 1 OF 1  
FINAL PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE  
14 TOWNHOME LOTS, 1 MULTI-FAMILY LOT  
AND 1 COMMON OPEN SPACE LOT

## DC TOWNHOMES

00 ACRES (165,516 SQUARE FEET)

ACRES ZONED: Residential 7 (R7)

IN THE  
 TACUM SURVEY, ABSTRACT No.  
 OF DENTON, DENTON COUNTY, TEXAS

*Gonzalez & Schneeberg*  
engineers ■ surveyors

Engineering Firm No. F-3376      Surveying License No. 100752-00

**Robert W. Schneeberg, P.E., R.P.L.S.**  
801 East Campbell Road Suite 330  
Richardson, Texas 75081  
Phone: (972) 516-8855  
Surveying License No. 100752-00

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 30'	MARCH 11, 2025	7377-22-06-16	C4-01 Prelim-Final Plat.dwg

OWNER'S DEDICATION BLOCK

*NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:*

THAT REALTOWN VENTURES LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DC TOWNHOMES, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown therein. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or under any of the streets or alleys shown on this plat. No person shall remove or cause to be removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER: Realton Ventures LLC

By: \_\_\_\_\_ Date \_\_\_\_\_  
Jeevan Bobbili  
Managing Member

State of Texas  
County of Denton

*Before me, the undersigned authority, on this day personally appeared Jeevan Bobbili, Managing Member of Realton Ventures, LLC, 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 purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said LLC.*

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of  
\_\_\_\_\_  
Texas

My commission expires: \_\_\_\_\_

Planning and Zoning Commission Approval

*This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of DC TOWNHOMES in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_, 2025.*

Chair, Planning & Zoning Commission City Secretary

**OWNER / DEVELOPER:**  
**Realton Ventures, LLC**  
**Attn: Jeevan Bobbili**  
**25314 Beacon Hill, Frisco, Texas 75036**  
**Phone: (214) 663-3856**

C4.01