

**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.

**SURVEY NOTES:**

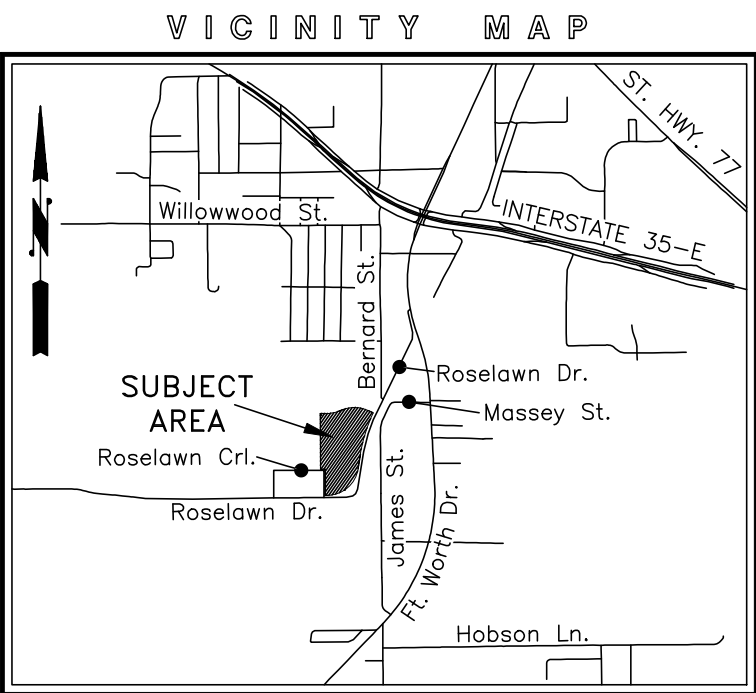
1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**DRAINAGE AND DETENTION EASEMENT NOTE:**

This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, The Private Detention and Public Storm Sewer Easements within the limits of the addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Private Detention and Public Storm Sewer Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Private Detention and Public Storm Sewer Easements, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Private Detention and Public Storm Sewer Easements is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

**LEGEND**

CIRS ○ PROPERTY CORNER
BOUNDARY LINE
ADJOINER BOUNDARY LINE
EASEMENT LINE
PRIVATE DETENTION EASEMENT LINE
CENTERLINE OF ROAD
OVERHEAD ELECTRIC CLEARANCE ZONE
OVERHEAD ELECTRIC LINE



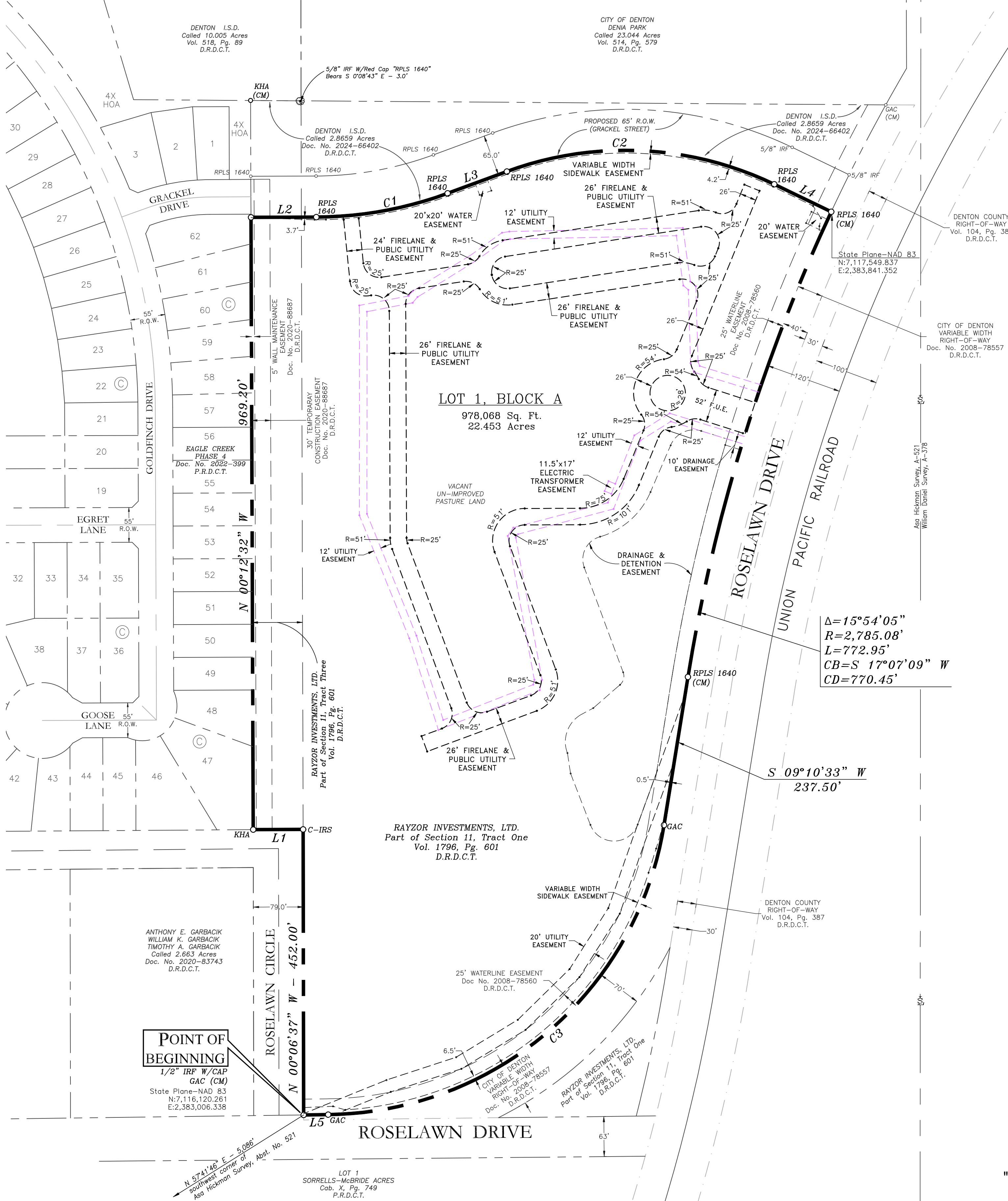
**GENERAL NOTES:**

1. The purpose of this plat is to record an unplatted tract of land into a platted addition and dedicate new easements for future development.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Denton Control Monuments #163 and #174 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Stewart Title Guaranty Company, File No. 24000230144, Effective Date, August 25, 2024 and issued September 10, 2024. The surveyor has not abstracted the above property.
5. This plat lies wholly within the City Limits of Denton.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning & Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
  - a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
  - b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
  - c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
13. There was no observed evidence of any protected trees on the subject property at the time of the survey.
14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
17. Onsite sewage facilities are prohibited to encroach into public easements.

Wastewater utility service for this property will be provided by the City of Denton.
18. Water utility service will be provided by the City of Denton Water Department.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. This Surveyor has reviewed FEMA Flood Insurance Rate Map for the City of Denton, Community Number 48121C0370G, effective date April 18, 2011, and that map indicates as scaled, that this property is within "Non-shaded ZONE X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 0370G of said map.
21. Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.
22. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations 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.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

**ABBREVIATIONS**

Vol. = Volume  
Pg. = Page  
Doc. No. = Document Number  
P.R.D.C.T. = Plat Records, Denton County, Texas  
D.R.D.C.T. = Deed Records, Denton County, Texas  
CM = Controlling Monument  
IRF = Iron Rod Found  
C-IRS = 1/2" Iron Rod Set w/red plastic cap stamped RPLS 4701  
MNS = Mag Nail Set w/steel washer stamped RPLS 4701  
GAC = 1/2" Iron Rod Found w/orange plastic cap stamped GAC  
GAC = G & A Consultants  
KHA = 5/8" Iron Rod Found w/red plastic cap stamped KHA  
RPLS 1640 = 5/8" Iron Rod Found w/red plastic cap stamped RPLS 1640  
V.W.S.E. = Variable Width Sidewalk Easement (By This Plat)  
F.U.E. = Firelane and Public Utility Easement (By This Plat)



**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°01'09"	607.50'	212.25'	N 79°45'44" E	211.20'
C2	45°58'45"	542.50'	435.35'	S 87°15'28" E	423.75'
C3	80°10'04"	545.00'	762.56'	S 49°13'56" W	701.86'
C4	36°19'42"	615.00'	389.94'	N 45°12'39" E	383.44'
C5	05°02'55"	2,692.55'	237.25'	S 11°40'49" W	237.18'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°40'35" W	79.00'
L2	N 89°46'18" E	103.32'
L3	N 89°45'08" E	100.00'
L4	S 64°16'07" E	100.10'
L5	S 89°17'22" W	38.79'
L6	S 09°13'29" W	35.86'
L7	S 89°21'09" W	218.38'

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

"FINAL PLAT FOR REVIEW PURPOSES ONLY"

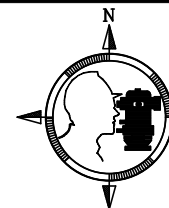
**FINAL PLAT**

**LOT 1, BLOCK A**  
**ROSELAWN VILLAGE ADDITION**

22.453 Acres

situated in the

Asa Hickman Survey, Abstract No. 521  
City of Denton, Denton County, Texas



**RINGLEY & ASSOCIATES, INC.**

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee • McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shook	04/09/2025	1"=100'	2021-028	2021-028-PP.DWG	1 of 2

C4-01

CITY OF DENTON  
PROJECT No. EP25-0022

**ENGINEER**  
CROSS ENGINEERING CONSULTANTS, INC.  
Contact: Jonathan Hake, P.E.  
1720 W. Virginia 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**  
RAYZOR INVESTMENTS, LTD.  
Contact: Philip A. Baker  
400 W. Oak, Suite 302  
Denton, Texas 76201  
940-387-8711  
pabaker@rayzorco.com



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, RAYZOR INVESTMENTS, LTD. Is the owner of that certain tract of land situated in the City of Denton, in the Asa Hickman Survey, Abstract No. 521 of Denton County, Texas and being a part of Section 11, Tract One and a part of Section 11, Tract Three as described in a Special Warranty Deed to Rayzor Investments, Ltd., dated December 4, 1985 and recorded in Volume 1796, Page 601, Deed Records, Denton County, Texas (D.R.D.C.T.) and the consolidation of said parcels being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped "G & A Consultants", found next to a fence corner post, on the current north right-of-way line of Roselawn Drive (60' wide public right-of-way at this point) for the most westerly northwest corner of that certain called 2.073 acre strip of land, described in "Exhibit A" of a Street Right-of-way Donation Deed to the City of Denton, recorded in Document No. 2008-78557, D.R.D.C.T. and said point being on the west line of the above described Section 11, Tract One and the east line of Roselawn Circle (an Easement & Right-of-way for Public Road and Street Purposes - 79' wide at this point) as described in Volume 387, Page 560, D.R.D.C.T.;

THENCE: North 00 deg. 06 min. 37 sec. West, departing from said Roselawn Drive, along the common line of said Section 11, Tract One and said Roselawn Circle and with an existing barbed wire fence, a distance of 452.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the north side of a fence corner post for the southeast corner of the above described Section 11, Tract Three and the northeast corner of said Roselawn Circle;

THENCE: South 89 deg. 40 min. 35 sec. West, along the south line of said Section 11, Tract Three and the north line of said Roselawn Circle and with an existing barbed wire fence, a distance of 79.00 feet to a 5/8 inch iron rod, topped with a red plastic cap, stamped "KHA", found on the south side of a fence corner post for the southeast corner of Block C of Eagle Creek Phase 4, an addition to the City of Denton according to the plat thereof, recorded in Document No. 2022-399, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE: North 00 deg. 12 min. 32 sec. West, departing from said Roselawn Circle, along the east line of said Block C and with an existing barbed wire fence, a distance of 969.20 feet to a point for corner in the concrete base of a metal fence post that bears North 16 deg. 38 min. West - 0.35 feet for reference, said point being the southwesterly corner of that certain called 2.8659 acre tract of land described in a deed to Denton Independent School District (D.I.S.D.) recorded in Document No. 2024-66402, D.R.D.C.T.;

THENCE: North 89 deg. 46 min. 18 sec. East, along the southerly line of said D.I.S.D. tract and the southerly right-of-way line of Grackel Street (a Proposed 65' wide right-of-way), a distance of 103.32 feet to a 5/8 inch iron rod, topped with a red plastic cap, stamped "RPLS 1640" (hereinafter referred to as "RPLS 1640 cap"), found for corner at the beginning of a curve to the left, having a radius of 607.50 feet, a central angle of 20 deg. 01 min. 09 sec. and a chord that bears North 79 deg. 45 min. 44 sec. East - 211.20 feet;

THENCE: Continuing along the common line of said D.I.S.D tract and said proposed Grackel Street and with said curve to the left, an arc distance of 212.25 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner at the end of said curve;

THENCE: North 69 deg. 45 min. 08 sec. East, continuing along said common line, a distance of 100.00 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner at the beginning of a curve to the right, having a radius of 542.50 feet, a central angle of 45 deg. 58 min. 45 sec. and a chord that bears South 87 deg. 15 min. 28 sec. East - 423.75 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 435.35 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner at the end of said curve;

THENCE: South 64 deg. 16 min. 07 sec. East, continuing along said common line, a distance of 100.10 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner on the west right-of-way line of the above described Roselawn Drive, for the southeast corner of the above described 2.8659 acre, D.I.S.D. tract, and said point being in a non-tangent curve to the left, having a radius of 2,785.08 feet, a central angle of 15 deg. 54 min. 05 sec. and a chord that bears South 17 deg. 07 min. 09 sec. West - 770.45 feet;

THENCE: Along the west right-of-way line of Roselawn Drive, with an existing barbed wire fence and with said curve to the left, an arc distance of 772.95 feet to a 5/8 inch iron rod with RPLS 1640 cap, found for corner at the end of said curve;

THENCE: South 09 deg. 10 min. 33 sec. West, continuing along the west right-of-way line of Roselawn Drive and with said fence, a distance of 237.50 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped "G & A Consultants", found for corner at the beginning of a curve to the right, having a radius of 545.00 feet, a central angle of 80 deg. 10 min. 04 sec. and a chord that bears South 49 deg. 13 min. 56 sec. West - 701.86 feet;

THENCE: Continuing along the northwesterly right-of-way of Roselawn Drive, with said fence and with said curve to the right, an arc distance of 762.56 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped "G & A Consultants", found for corner at the end of said curve;

THENCE: South 89 deg. 17 min. 22 sec. West, continuing along the north right-of-way line of Roselawn Drive and with said fence a distance of 38.79 feet to the POINT OF BEGINNING and containing 978,068 square feet or 22.453 acres of land.

SURVEYOR'S CERTIFICATE

I, **Lawrence H. Ringley**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

RELEASED 05/02/25 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

ENGINEER

CROSS ENGINEERING CONSULTANTS, INC.  
Contact: Jonathan Hake, P.E.  
1720 W. Virginia 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

RAYZOR INVESTMENTS, LTD.  
Contact: Philip A. Baker  
400 W. Oak, Suite 302  
Denton, Texas 76201  
940-387-8711  
pabaker@rayzorco.com

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THERE PRESENTS,

THAT, **RAYZOR INVESTMENTS, LTD.**, 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 ROSELAWN VILLAGE 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. **RAYZOR INVESTMENTS, LTD.**, 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 \_\_\_\_\_, 2025.

RAYZOR INVESTMENTS, LTD.  
A Texas limited partnership

By: \_\_\_\_\_  
Philip A. Baker  
Vice President

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 **PHILIP BAKER**, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of ROSELAWN VILLAGE ADDITION 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

" FINAL PLAT FOR REVIEW PURPOSES ONLY"

FINAL PLAT

LOT 1, BLOCK A  
NRP ROSELAWN ADDITION  
22.453 Acres  
situated in the  
Asa Hickman Survey, Abstract No. 521  
City of Denton, Denton County, Texas

C4-02

CITY OF DENTON  
PROJECT No. FP25-0022

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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hake	04/09/2025	N.T.S.	2021-028	2021-028-FP.DWG	2 of 2