

**SURVEYOR/ENGINEER**  
**DUNAWAY ASSOCIATES**  
 550 BAILEY AVE.  
 SUITE 400  
 FORT WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 FIRM REGISTRATION NUMBER: 10098100

**OWNER/DEVELOPER**  
**SPECIFIED PROPERTIES LXXVII LP**  
**(WESTWOOD RESIDENTIAL)**  
 3198 PARKWOOD BLVD.  
 SUITE 11076  
 FRISCO, TEXAS 75034  
 (972) 292-7656 (PHONE)

**VICINITY MAP**  
 NOT TO SCALE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT SPECIFIED PROPERTIES LXXVII LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS

**RAYZOR RANCH EAST**  
 LOT 4R-1, BLOCK A

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 thereon. 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, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Denton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Denton's use thereof. The City of Denton and public utility entities shall have the right to remove and keep 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 and public utility entities 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 procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas

**METES AND BOUNDS DESCRIPTION**

BEING a 11.107 acre tract of land situated in the B. B. B. & C. R. R. Survey, Abstract Number 192, Denton County, Texas, in the City of Denton, being all of Lot 4R, Block A, Rayzor Ranch East, an addition to the City of Denton according to the plat recorded in Document Number 2020-138, Plat Records of Denton County, Texas, being all of the tract of land described in the deed to Specified Properties LXXVII LP recorded in Document Number 2020-145161, Deed Records of Denton County, Texas, said 11.107 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found in the easterly right-of-way line of Eastpark Boulevard (a 55 foot wide right-of-way) and the northerly right-of-way line of Crescent Street (a variable width right-of-way), as shown on said Rayzor Ranch East for the most southerly southwest corner of said Lot 4R, Block A;

THENCE with the easterly right-of-way line of Eastpark Boulevard the following:  
 North 43° 52' 10" West a distance of 21.21 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 00° 59' 56" East a distance of 828.11 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found in a south line of Lot 6R, Block A, said Rayzor Ranch East;

THENCE departing the easterly right-of-way line of Eastpark Boulevard with the south line of said Lot 6R, Block A the following:

North 45° 57' 48" East a distance of 27.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

South 89° 04' 39" East a distance of 540.64 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found in the west line of Lot 5R, Block A, said Rayzor Ranch East;

THENCE with the west line of said Lot 5R, Block A the following:

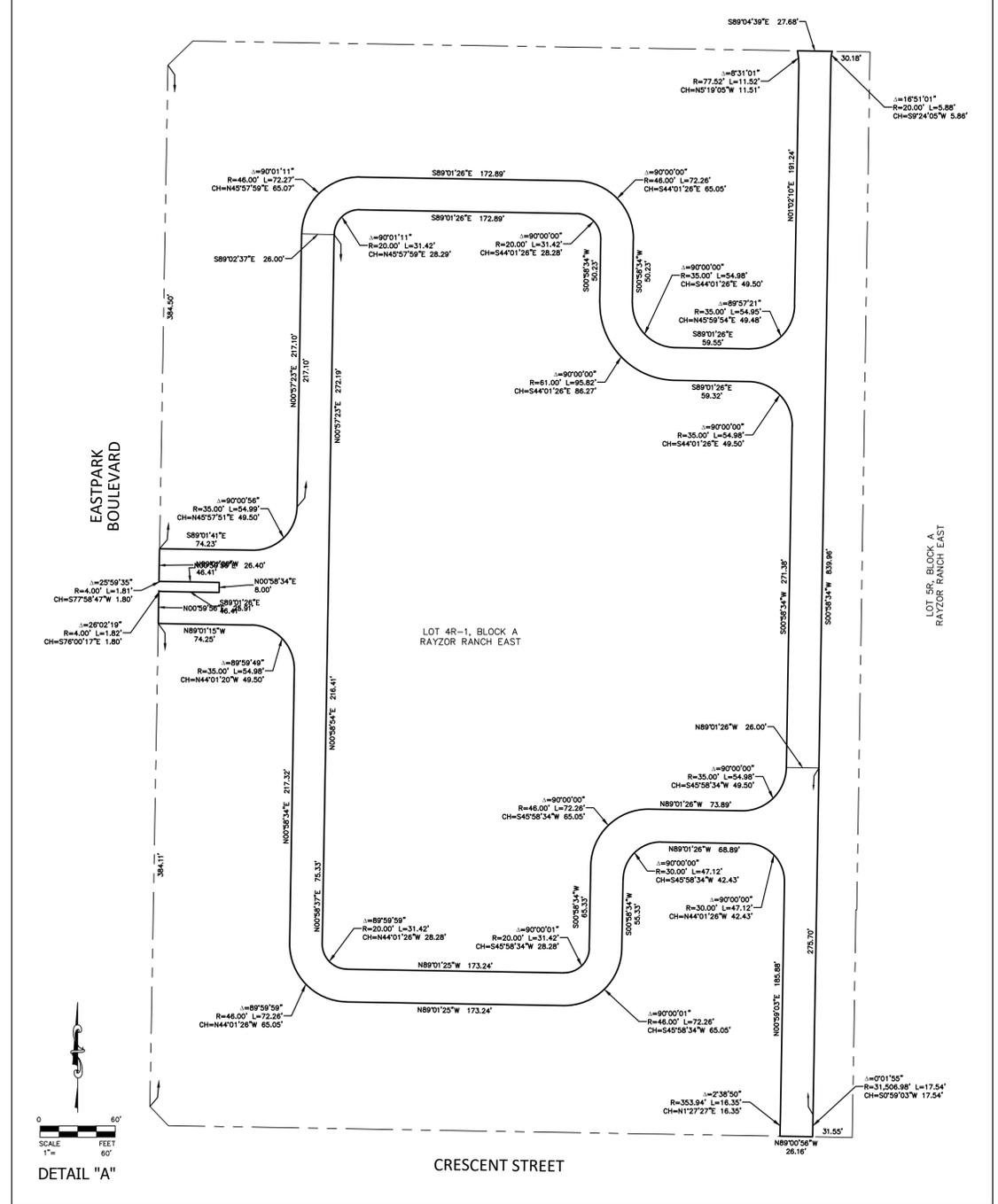
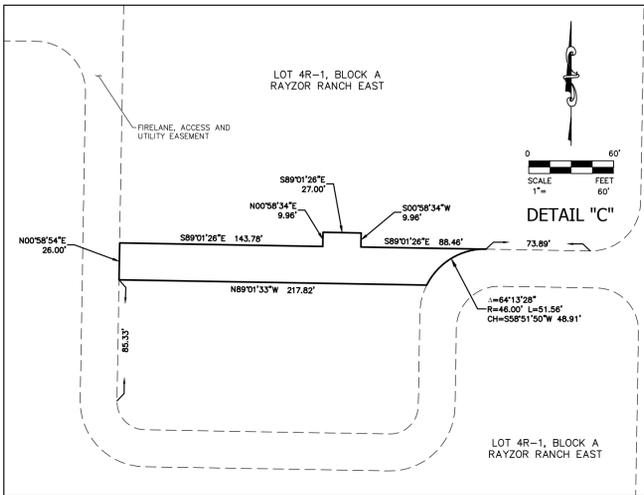
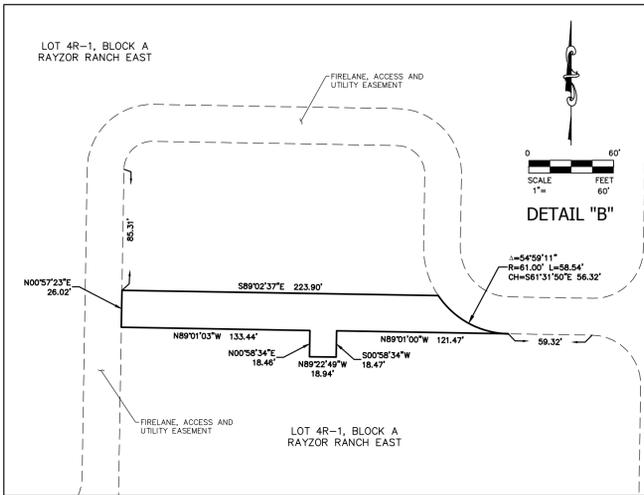
South 00° 53' 03" West a distance of 682.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

North 89° 06' 57" West a distance of 0.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner;

South 00° 56' 34" West a distance of 181.03 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for corner in the northerly right-of-way line of Crescent Street;

THENCE with the northerly right-of-way line of Crescent Street North 89° 00' 56" West a distance of 546.11 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 11.107 acres (483,787 square feet) of land.



WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

SPECIFIED PROPERTIES LXXVII LP,  
 a Texas limited partnership

By: Westwood Residential 77 LP,  
 a Texas limited liability company,  
 its general partner

By: Westwood Residential GP 77 LLC,  
 a Texas limited liability company,  
 its general partner

By: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF COLLIN §

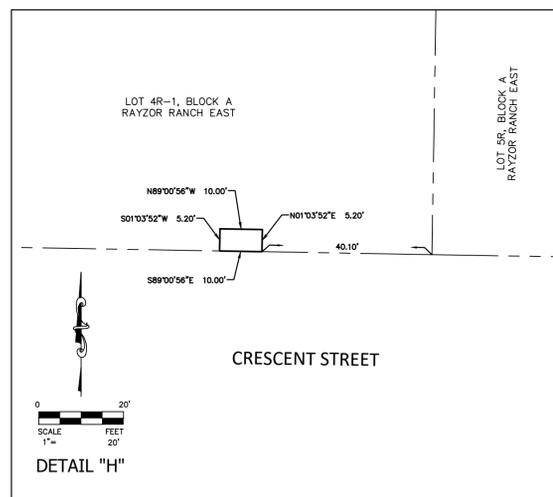
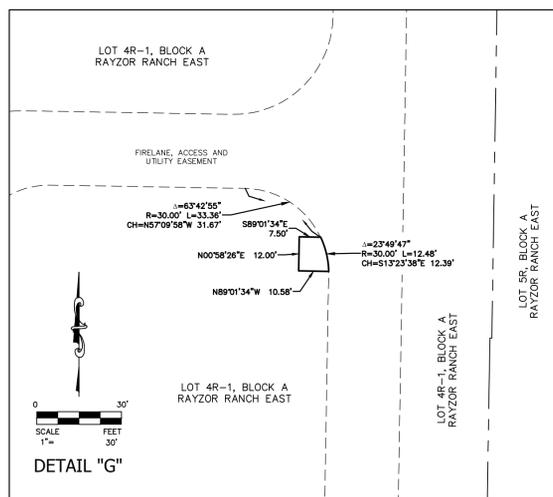
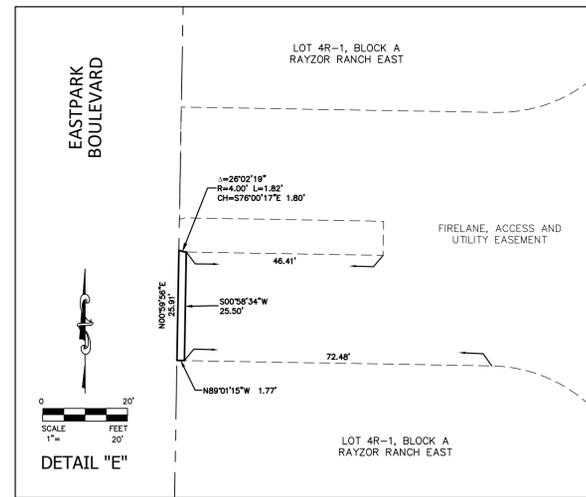
BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC  
 COLLIN COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



**AMENDING PLAT**  
**OF**  
**RAYZOR RANCH EAST**  
**LOTS 4R-1, BLOCK A**

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192  
 City of Denton, Denton County, Texas  
 Being all of Lot 4R, Block A, Rayzor Ranch East, recorded in Document Number  
 2020-138, Plat Records of Denton County, Texas and being all of the  
 tract of land described in the deed to Specified Properties LXXVII LP recorded in  
 Document Number 2020-145161, Deed Records of Denton County, Texas.

NET AREA = 11.107 ACRES / 483,787 SQUARE FEET  
 PRINTED: JUNE 23, 2022  
  
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 FIRM REGISTRATION 10098100

AFP22-00XX