



- 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.



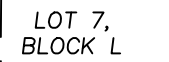
This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 12/27/2022

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peebles, 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 consideration therein expressed.

Notary Public in and for the State of Texas VICINITY MAP
NOT TO SCALE



LOT 6,
BLOCK L
PARKVIEW SUB
CAB. A,
PG. 21
P.R.D.C.T.

LOT 5,
BLOCK L

LOT 4,
BLOCK L

LOT 3,
BLOCK L

City Secretary

- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT
- ___ ___ PROPOSED EASEMENT
- _____ BOUNDARY LINE
- _____ PROPOSED LOT LINE
- ___ - - - - ROW LINE

APPROVED by the City of Denton Development Assistance Team
on this the _____ day of _____, 20____.

Director of Development Services

Attest:

City Secretary



ENGINEER
Crannell Crannell and Martin
Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Phone: 972-691-6633

OWNER/DEVELOPER
2500 Panhandle, LLC
531 N. Locust Street,
Denton, Texas 76201
Phone: 940-367-3089

DRAWN BY: G.L.C. DATE: 10/13/2022 CHECKED BY: M.P. JOB NO.: D57635

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 10/13/2022

WHEREAS 2500 Panhandle, LLC are the owners of a 2.908 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 192, Denton County, Texas and being all of Lot 1R, Block C of Rayzor Ranch East, an addition to the City of Denton, as recorded in Instrument Number 2022-223, Plat Records, Denton County, Texas and being a portion of a tract of land described to 2500 Panhandle, LLC by Special Warranty Deed recorded in Instrument Number 2021-230661, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630);

BEGINNING at a 1/2 inch rebar capped "DUNAWAY" found for the northwest corner of said Lot 1R, same being the northeast corner of Lot 3R, Block C of Rayzor Ranch East, an addition to the City of Denton, as recorded in Instrument Number 2019-297, Plat Records, Denton County, Texas and lying on the south right-of-way line of Linden Drive (Called a 50 foot right-of-way);

THENCE South 89 degrees 08 minutes 18 seconds East, with the south right-of-way line of said Linden Drive, a distance of 273.23 feet to a 1/2 inch rebar capped "WINDROSE" found for the northeast corner of said Lot 1R, same being the northernmost point of an intersection of the south right-of-way line of said Linden Drive and the west right-of-way line of North Bonnie Brae Street (Called a 100 foot right-of-way);

THENCE South 44 degrees 04 minutes 58 seconds East, with said intersection, a distance of 15.25 feet to a 1/2 inch rebar capped "WINDROSE" found for corner;

THENCE South 00 degrees 45 minutes 53 seconds West, with the west right-of-way line of said North Bonnie Brae Street, a distance of 455.83 feet to a 1/2 inch rebar capped "WINDROSE" found for the northeast corner of Lot 1R2, Block C of said first referenced Rayzor Ranch East, same being the southeast corner of said Lot 1R;

THENCE North 89 degrees 01 minutes 38 seconds West, departing the west right-of-way line of said North Bonnie Brae Street, with the north line of said Lot 1R2, a distance of 165.79 feet to a 1/2 inch rebar capped "WINDROSE" found for the northwest corner of said Lot 1R2, same being a point on the east line of Lot 1R1, Block C of said first referenced Rayzor Ranch East;

THENCE North 00 degrees 51 minutes 48 seconds East, with the east line of said Lot 1R1, a distance of 49.50 feet to a 1/2 inch rebar capped "WINDROSE" found for the northeast corner of said Lot 1R1;

THENCE North 89 degrees 01 minutes 38 seconds West, with the north line of said Lot 1R1, a distance of 119.00 feet to a 1/2 inch rebar capped "WINDROSE" found for the northwest corner of said Lot 1R1, same being a point on the east line of Lot 2R, Block C of said second referenced Rayzor Ranch East;

THENCE North 00 degrees 51 minutes 48 seconds East, with the east line of said Lot 2R and said Lot 3R, a total distance of 416.57 feet to THE POINT OF BEGINNING and containing 126,673 square feet or 2.908 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **2500 Panhandle, LLC**, through its duly sworn representatives _____, does hereby adopt this plat designating the herein described property as **RAYZOR RANCH EAST**, in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way and public easement shown hereon.

Authorized Representative

Printed Name _____

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20_____

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

**MINOR REPLAT
RAYZOR RANCH EAST
LOTS 1R3, 1R4
AND 1R5, BLOCK C**
Being a Replat of Lot 1R, Block C of
Rayzor Ranch East, an addition
to the City of Denton
as recorded in
Inst. No. 2022-223, P.R.D.C.T.
Gross Acreage of 2.908 Acres
City of Denton, Denton County, Texas

-- 2022 -- CITY PROJ. NO. MP22-0032

FOR DENTON COUNTY USE ONLY

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