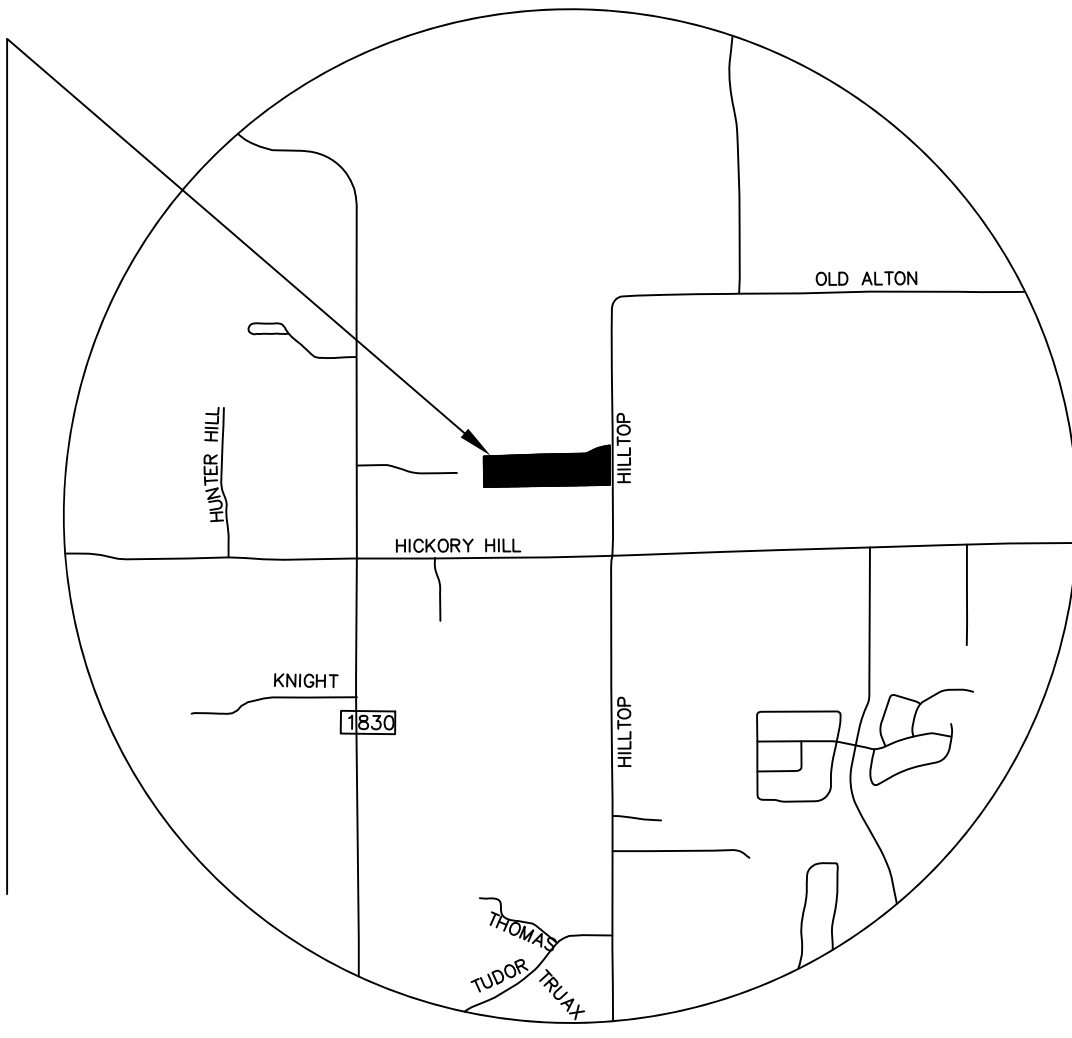
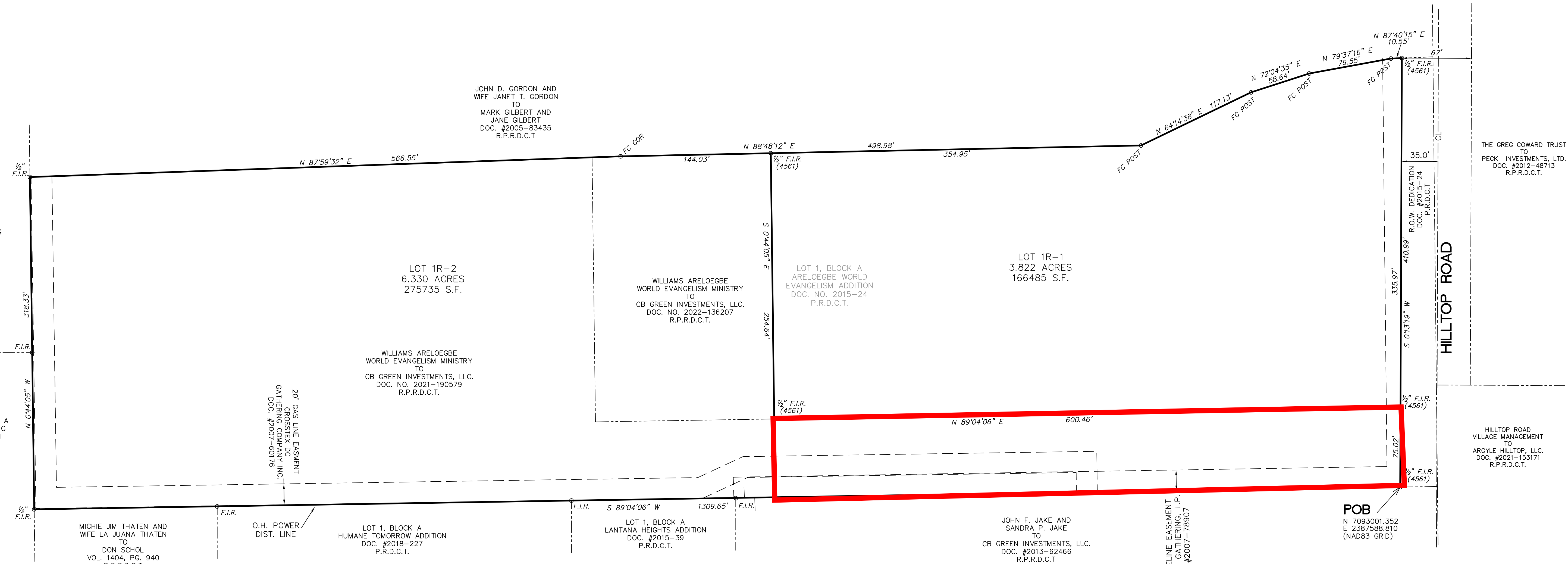


PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'

- LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
POB = PLACE OF BEGINNING  
R.O.W. = RIGHT OF WAY  
C.E. = CLERK'S FILE  
R = RADIUS  
L = LENGTH  
CD = CHORD DISTANCE  
CB = CHORD BEARING  
Δ = DELTA  
CL = CENTERLINE OF ROAD  
----- = PROPERTY LINE  
----- = CENTER LINE OF ROAD  
----- = EASEMENT LINE  
----- = TRACT LINE



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON;  
WHEREAS WE, Williams Areloegbe World Evangelism Ministries and CB Green Investments are the owners of that certain lot, tract, or parcel of land situated in the S. Wofford Survey Abstract Number 1372 in Denton County, Texas, being all of Lot 1, Block A, Areloegbe World Evangelism Addition, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2015-24, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod marked 4561 found for corner in the west line of Hilltop Road, a public roadway, and in the north of that certain tract of land conveyed by deed from John F. Jake and Sandra P. Jake to CB Green Investments, LLC recorded under Document Number 2013-62466, Real Property Records, Denton County, Texas;

THENCE S 89° 04' 06" W, 1309.65 feet with said north line of said CB Green Investments tract and with the north line of Lot 1, Block A, Lantana Heights Addition, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2015-39, Plat Records, Denton County, Texas and with the north line of Lot 1, Block A, Humane Tomorrow Addition, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2018-227, Plat Records, Denton County, Texas and with the north line of that certain tract of land conveyed by deed from Michie Jim Thaten and wife, La Juana Thaten to Don Schol recorded in Volume 1404, Page 940, Real Property Records, Denton County, Texas to a 1/2" iron rod found for corner in the east line of Lot 7R-2, Block A of Hickory Crossing, an addition to Denton County, Texas according to the plat thereof recorded under Document Number 2013-271, Plat Records, Denton County, Texas;

THENCE N 00° 44' 05" W, 318.33 feet with the east line of said Hickory Crossing to a 1/2" iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from John D. Gordon and wife, Janet T. Gordon to Mark Gilbert and Jane Gilbert recorded under Document Number 2005-83435, Real Property Records, Denton County, Texas;

THENCE N 87° 59' 32" E, 566.55 feet with the south line of said Gilbert to a fence corner for corner;

THENCE N 88° 48' 12" E, 498.98 feet with said south line of said Gilbert tract to a fence corner for corner;

THENCE N 64° 14' 38" E, 117.13 feet with said south line of said Gilbert tract to a fence corner for corner;

THENCE N 72° 04' 35" E, 58.64 feet with said south line of said Gilbert tract to a fence corner for corner;

THENCE N 79° 37' 16" E, 79.55 feet with said south line of said Gilbert tract to a fence corner for corner;

THENCE N 87° 40' 15" E, 10.55 feet with said south line of said Gilbert tract to a 1/2" iron rod found for corner in said west line of said Hilltop Road;

THENCE S 01° 13' 19" W, 410.99 feet with said west line of said Hilltop Road to the PLACE OF BEGINNING and containing 10.152 acres or 442220 square feet of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 1R-1 AND 1R-2, BLOCK A, WILLIAMS ARELOEGBE WORLD EVANGELISM ADDITION, BEING A REPLAT OF LOT 1, BLOCK A, WILLIAMS ARELOEGBE WORLD EVANGELISM ADDITION an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_, 2024

Osahontueme Williams Areloegbe

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_, 2024 by Osahontueme Williams Areloegbe

NOTARY PUBLIC  
STATE OF TEXAS

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_, 2024

Mike Green, Authorized Representative

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_, 2024 by Mike Green.

NOTARY PUBLIC  
STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_, A. D. 2024  
By the Director of Development Services

Director of Development Services  
ATTESTED

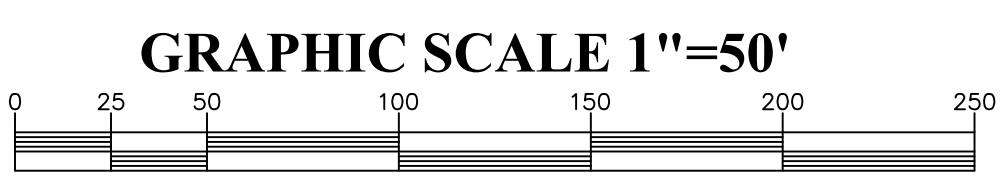
City Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. The monuments shown hereon are found as noted or placed with 1/2" capped iron rods marked RPLS 4561 in accordance with the ordinances of the City of Denton, Denton County, Texas.

Jerald D. Yensan  
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this replat is to divide a previously platted lot into two lots.
  - The City of Denton has adopted the National Electric Safety Code (The "CODE"). The CODE generally prohibits structures within 17.5 feet on either side of the centerline 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.
  - Any gas, petroleum, or similar common carrier easements located within the boundary of the property are shown hereon.
  - No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0510G, dated April 18, 2011 (Subject property lies in Zone X).
  - Private improvements shall not encroach into existing public easements.
  - Water service is provided by Cross Timbers Water Supply Corporation.
  - Sewer service is provided by existing onsite sanitary sewer facilities.
  - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
  - The city reserves the right to specify a new or revised minimum finished floor elevation at the time of issuance of a building permit if new or more accurate information, as determined by the Floodplain Administrator, warrants the change. This minimum finish floor elevation shall apply to the building foundation, including basements, and electrical and mechanical equipment. Minimum lot and habitable space for lots within the 100-year base flood, abutting the 100-year base flood, or within 200 feet of the 100-year base flood shall be established as follows:
    - For lots adjacent to a stream without Base Flood Elevations (BFE's) identified on the official FEMA Flood Insurance Rate Maps, any habitable structure shall have a finished floor elevation at least 18 inches above the 100-year base flood elevation based on fully developed conditions. This shall apply to all rivers or streams regardless of whether the 100-year floodplain is shown on the FEMA map.
    - For lots adjacent to a stream with Base Flood Elevations (BFE's) identified on the official FEMA Flood Insurance Rate Maps any habitable structure shall have a finished floor elevation at least 18 inches above the 100-year base flood elevation based on fully developed conditions, or at least 30 inches above the FEMA Base Flood Elevation.



FINAL PLAT  
LOTS 1R-1 AND 1R-2, BLOCK A OF  
ARELOEGBE WORLD EVANGELISM ADDITION  
BEING A REPLAT OF LOT 1, BLOCK A OF  
ARELOEGBE WORLD EVANGELISM ADDITION  
BEING 10.152 ACRES (442220 S.F.) ACRES IN THE  
S. WOFFORD SURVEY A-1372  
CITY OF DENTON ETJ, DENTON COUNTY, TEXAS

**LANDMARK**  
SURVEYORS, LLC.  
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=50' DATE: 17 NOVEMBER, 2023 JOB NO: 216087

OWNER/DEVELOPER  
CB GREEN INVETMENTS, LLC  
175 CANYON OAKS  
ARGYLE, TX 76226  
(972) 670-3040

OWNER/DEVELOPER  
WILLIAMS ARELOEGBE  
WORLD EVANGELISM  
P.O. BOX 2272  
DENTON, TX 76202  
(817) 349-8875

SURVEYOR  
LANDMARK SURVEYORS  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016

FR24-00