

- NOTES**
- Horizontal datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network.
 - Vertical Datum established using GPS technology in conjunction with the Texas RTK Cooperative Network. All elevations shown are NAVD83.
 - All distances shown are at ground.
 - By scaled location of FEMA FIRM Map No. 48121C03656, Revised April 18, 2011, portions of the subject property lie within the following Zones:
Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
Zone A - Areas determined to be within the 1% annual chance floodplain. No base flood elevations determined.
 - The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
 - Taps made to existing waterlines or relocation of Fire Hydrant shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7181.
 - Taps made to existing sewer lines shall be done by the City of Denton at the expense of the Contractor. Contact Justin Diviney with the Wastewater Department at 940-349-8489.
 - 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 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.
 - All easements dedicated "By This Plat" shall be public easements.
 - The maintenance of all public access easements shall be the responsibility of the property owner(s).
 - The purpose of this plat is to take 3 tracts of un-platted land and combine them into one platted property for a development consisting of 8 lots.
 - There are no existing gas, petroleum, or similar common carrier pipelines or easements, known by this surveyor, to be on this property.

Line #	Direction	Length
L40	S30°00'00"E	27.21'
L41	N60°00'00"E	16.00'
L42	N30°00'00"W	24.95'
L43	S0°00'00"E	26.00'
L44	N90°00'00"E	16.00'
L45	N0°00'00"E	26.00'
L46	S30°00'00"W	78.04'
L47	S0°00'00"E	13.33'
L48	N0°27'15"W	80.92'
L49	S60°33'52"E	46.96'
L50	S15°33'52"E	12.64'
L51	N60°33'52"W	99.04'
L52	N59°53'22"W	70.51'
L53	N60°35'02"W	37.97'
L54	N29°24'58"E	16.00'
L55	S60°35'02"E	31.06'
L56	S59°53'22"E	52.34'
L57	N90°00'00"W	18.48'
L58	S0°00'00"E	145.92'
L59	S30°00'00"W	66.33'
L60	S89°59'51"W	6.05'
L61	S74°26'08"W	16.00'
L62	N15°33'52"W	28.64'
L63	N29°24'02"E	16.00'
L64	N30°00'00"E	63.11'
L65	N0°00'00"E	53.99'
L66	N90°00'00"E	27.64'
L67	S74°47'25"W	22.84'
L68	S30°00'00"W	46.48'
L69	S59°26'09"W	25.00'
L70	N30°33'51"W	17.56'
L96	N60°33'52"W	1.71'
L97	N14°26'08"E	11.03'
L98	N30°33'51"W	27.88'

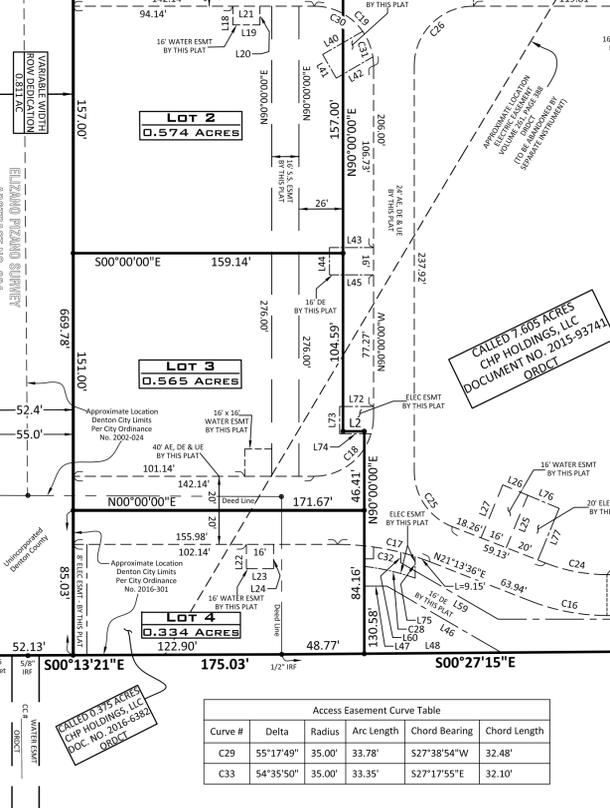
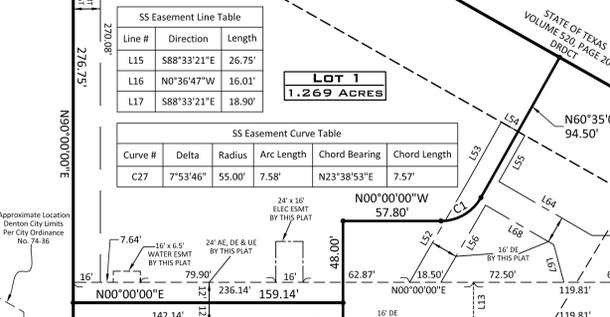
Line #	Direction	Length
L7	S8°36'42"W	12.44'
L8	N90°00'00"E	15.00'
L9	S0°00'00"E	20.00'
L10	N90°00'00"W	15.00'
L11	S0°00'00"E	15.00'
L12	N90°00'00"W	20.00'
L14	N90°00'00"E	24.00'

Line #	Direction	Length
L72	N0°00'00"E	20.00'
L73	N90°00'00"W	16.00'
L74	S0°00'00"E	18.54'
L75	N90°00'00"W	12.66'
L76	N22°30'00"E	20.00'
L77	S67°30'00"E	32.84'
L78	S62°40'51"E	78.28'
L79	N29°24'02"E	4.00'
L80	N62°40'51"W	24.00'
L81	N29°24'02"E	16.01'
L82	S62°40'51"E	24.00'
L83	S29°24'02"W	4.00'

Line #	Direction	Length
L84	S62°40'51"E	78.02'
L85	N90°00'00"E	12.00'
L86	S0°00'00"E	30.00'
L87	N90°00'00"W	12.00'
L88	N0°00'00"E	4.00'
L89	N90°00'00"W	13.29'
L90	N5°05'46"E	226.29'
L91	N29°24'04"E	10.01'
L92	N0°36'47"W	108.69'
L93	N59°26'09"E	12.00'
L94	S30°33'51"E	16.00'
L95	S59°26'09"W	12.55'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C6	29°26'08"	59.00'	30.31'	S14°43'04"W	29.98'
C7	60°33'52"	59.00'	62.37'	S59°43'04"W	59.50'
C8	73°22'00"	55.00'	44.82'	N53°19'00"E	41.82'
C9	21°37'52"	47.83'	18.06'	S16°46'50"W	17.95'
C10	117°35'44"	35.00'	71.84'	N31°12'08"W	59.87'
C11	90°00'00"	35.00'	54.98'	N45°00'00"E	49.50'
C12	27°35'46"	55.00'	26.49'	N13°47'53"E	26.24'
C13	27°35'45"	35.00'	16.86'	S13°47'53"W	16.69'
C14	30°33'51"	35.00'	18.67'	S15°16'56"E	18.45'
C15	30°33'51"	59.00'	31.47'	N15°16'56"W	31.10'
C16	21°13'36"	124.00'	45.94'	N10°36'48"E	45.68'
C17	21°13'36"	150.00'	55.57'	S10°36'48"W	55.25'
C18	90°00'00"	35.00'	54.98'	N45°00'00"W	49.50'
C19	90°00'00"	35.00'	54.98'	S45°00'00"W	49.50'
C20	29°26'08"	35.00'	17.98'	S14°43'04"W	17.78'
C21	60°33'52"	35.00'	37.00'	S59°43'04"W	35.30'
C22	59°26'09"	35.00'	36.31'	N60°16'56"W	34.70'
C23	30°33'51"	35.00'	18.67'	N15°16'56"W	18.45'
C24	21°13'36"	100.00'	37.05'	N10°36'48"E	36.84'
C25	68°46'24"	35.00'	42.01'	N55°36'48"E	39.53'
C26	90°00'00"	35.00'	54.98'	S45°00'00"E	49.50'

Line #	Direction	Length
L18	N90°00'00"E	11.00'
L19	N0°00'00"E	16.00'
L20	N90°00'00"W	11.00'
L21	S0°00'00"E	16.00'
L22	N90°00'00"E	14.23'
L23	N0°00'00"E	16.00'
L24	N90°00'00"W	14.23'
L25	S67°30'00"E	33.28'
L26	N22°30'00"E	16.00'
L27	N67°30'00"W	33.64'
L28	N90°00'00"E	11.50'
L29	S0°00'00"E	16.00'
L30	N90°00'00"W	11.50'
L31	N60°33'52"E	11.43'
L32	S29°26'08"W	16.00'
L33	S60°33'52"E	11.43'
L34	N67°30'00"W	9.48'
L35	S22°30'00"W	16.00'
L36	S67°30'00"E	11.69'
L37	N62°24'14"W	10.20'
L38	S27°35'46"W	16.00'
L39	S62°24'14"E	10.20'
L71	S29°20'40"W	17.81'



Line #	Direction	Length
L1	N0°10'51"E	19.93'
L2	N0°00'00"E	12.53'
L3	S89°20'18"W	28.96'
L4	S0°00'00"E	16.06'
L5	N90°00'00"E	31.94'
L6	N29°28'30"E	34.08'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	60°35'03"	27.00'	28.55'	N30°17'31"W	27.24'
C2	28°04'18"	48.52'	23.77'	S16°06'54"W	23.54'
C3	30°33'51"	47.00'	25.07'	S15°16'56"E	24.78'
C4	30°33'54"	47.00'	25.07'	S15°16'57"E	24.78'
C5	60°31'27"	47.00'	49.65'	S59°44'15"W	47.37'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C29	55°17'49"	35.00'	33.78'	S27°38'54"W	32.48'
C33	54°35'50"	35.00'	33.35'	S27°17'55"E	32.10'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C30	54°42'20"	35.00'	33.42'	S27°21'10"W	32.16'
C31	26°41'38"	35.00'	16.31'	S68°03'09"W	16.16'
C32	6°14'02"	150.00'	16.32'	S11°13'37"W	16.31'

APPROVED BY THE PLANNING & ZONING COMMISSION
ON THIS THE ____ DAY OF _____, 2016
CHAIRPERSON, PLANNING AND ZONING COMMISSION
CITY SECRETARY

OWNER'S CERTIFICATE

WHEREAS CHP HOLDINGS, LLC, is the owner of all of those certain tracts of land situated in the Elizano Pizano Survey, Abstract No. 994, Denton County, Texas, and being all of a called 7.605 acre tract of land as described in the deed to CHP Holdings, LLC, recorded in Document No. 2015-33741, Official Records of Denton County, Texas (ORDCT), and being all of a called 2.823 acre tract of land as described in the deed to CHP Holdings, LLC, recorded in Document No. 2016-52867, ORDCT, and being all of a called 0.375 acre tract of land as described in the deed to CHP Holdings, LLC, recorded in Document No. 2016-6382, ORDCT, and being more particularly described by metes and bounds as follows: (Bearings referenced to the Texas Coordinate System, NAD83 North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network)

BEGINNING at a 1-inch iron rod found for the northernmost corner of the said called 2.823 acre tract of land, being on the east right-of-way line of Interstate Highway 35W;

THENCE South 00°36'47" East, with the east line of the said called 2.823 acre tract of land, a distance of 688.80 feet to a 6 inch metal fence corner post found for the northeast corner of the said called 7.605 acre tract of land, being common with the southeast corner of the said called 2.823 acre tract of land;

THENCE South 00°27'15" East, with the east line of the said called 7.605 acre tract of land, a distance of 458.89 feet to a 1/2 inch iron rod found for the northeast corner of the said called 0.375 acre tract of land;

THENCE South 00°13'21" East, with the east line of the said called 0.375 acre tract of land, passing a 5/8 inch iron rod found at a distance of 149.59 feet, and continuing in all a total distance of 175.03 feet to a "Mag" nail set at the southeast corner of the said called 0.375 acre tract of land, and being in Crawford Road;

THENCE South 89°59'53" West, with the south line of the said called 0.375 acre tract of land, a distance of 94.04 feet to a "Mag" nail set at the southwest corner of the said called 0.375 acre tract of land, being common with the southernmost southeast corner of the said called 7.605 acre tract of land, and being in Crawford Road;

THENCE South 89°42'31" West, with the south line of the said called 7.605 acre tract of land, in said Crawford Road, a distance of 554.31 feet to a "Mag" nail set at the southernmost southwest corner of the said called 7.605 acre tract of land, and being in the east right-of-way line of Interstate Highway 35W, same being the east line of a called 2.692 acre tract of land as described in the deed to the State of Texas, recorded in Volume 520, Page 206, DRDCT;

THENCE with the westerly line of the said called 7.605 acre tract of land, being common with the said east right-of-way line the following calls:

North 00°10'51" East, a distance of 19.93 feet to a concrete right-of-way monument found for corner;

North 28°13'36" West, a distance of 71.10 feet to the broken remains of a concrete right-of-way monument found for corner;

North 29°24'58" East, a distance of 646.13 feet to the broken remains of a concrete right-of-way monument found for the northwest corner of the said called 7.605 acre tract of land, being common with the southwest corner of the aforesaid called 2.823 acre tract of land;

THENCE with the west line of the said called 2.823 acre tract of land, being common with the said east right-of-way line the following calls:

North 29°30'33" East, a distance of 154.35 feet to the broken remains of a concrete right-of-way monument found for corner;

North 26°31'53" East, a distance of 500.54 feet to the broken remains of a concrete right-of-way monument found for corner;

North 29°13'35" East, a distance of 106.75 feet to the POINT OF BEGINNING and containing 470,207 square feet or 10.795 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHP HOLDINGS, LLC, does hereby adopt this plat designating the herein described property as RANCH VIEW SURGICAL HOSPITAL, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from upon the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this ____ day of _____, 2016.

By: **CHP HOLDINGS, LLC**

By: CHP Holdings, LLC
Its Authorized Agent

By: _____
Signature and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, 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 consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Denton, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 10-18-2016

Joshua D. Wargo Date
Registered Professional Land Surveyor No. 6391

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared, Joshua D. Wargo, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2016.

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

**FINAL PLAT
LOTS 1-8**

**RANCH VIEW SURGICAL HOSPITAL
470,207 SQ. FT. OR 10.795 ACRES
OF UNPLATTED LAND
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994
CITY OF DENTON, DENTON COUNTY, TEXAS
OCTOBER 2016 FP16-0029**

Owner/Applicant/Developer:
Castle Development Group
(CHP Holdings, LLC)
251 E. Southlake Blvd., Suite 100
Southlake, Texas 76092

Engineer/Surveyor:
B. BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
4550 State Hwy 360, Ste. 180, Grapevine, TX 76051
www.bhbinc.com
817-251-8550
BHB Project # 2015.400.011 TBPE Firm F-44 TBPLS Firm 10011302