

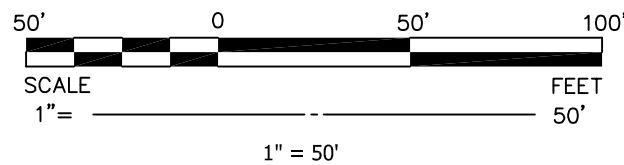
VICINITY MAP  
NOT TO SCALE

**SURVEYOR/ENGINEER**

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVE.  
SUITE 400  
FORT WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
(817) 335-7437 (FAX)  
FIRM REGISTRATION NUMBER: 10098100

**OWNER/DEVELOPER**

ALLEGIANCE HILLVIEW, LP  
5221 N. O'CONNER BLVD.  
DALLAS, TEXAS 75039  
(972) 532-4300 (PHONE)



LOT 13, BLOCK 1  
CONVEYANCE PLAT  
RAYZOR RANCH SOUTH  
DOCUMENT NUMBER  
2016-108

DB DENTON II, LLC  
DOCUMENT NUMBER  
2016-30973

**NOTES:**

1. The basis of bearings for this survey is based upon the Conveyance Plat of Rayzor Ranch South, an addition to the City of Denton according to the plat recorded in Cabinet Y, Slide 470, Plat Records of Denton County, Texas.
2. All property corners are 5/8" iron rod with plastic cap stamped "Dunaway Assoc LP" set unless otherwise noted.

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

**RAYZOR RANCH SOUTH CONVEYANCE**  
**Lots 1, Block B**

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

Title: \_\_\_\_\_ - Allegiance Hillview, LP

STATE OF TEXAS §  
COUNTY OF DENTON §

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 \_\_\_\_\_, 2017

\_\_\_\_\_  
NOTARY PUBLIC  
DENTON COUNTY, TEXAS

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

LOT 1, BLOCK 4  
RAYZOR RANCH SOUTH  
CONVEYANCE PLAT  
DOCUMENT NUMBER  
2011-163

PRIME DENTON  
DOCUMENT NUMBER  
2015-108666

**POINT OF BEGINNING**  
SET 5/8" IRON ROD WITH CAP  
STAMPED "DUNAWAY ASSOC LP"

10" PIPELINE EASEMENT  
DOCUMENT NUMBER  
2008-80692

DRAINAGE EASEMENT  
DOCUMENT NUMBER  
2012-57733

LOT 1, BLOCK 1  
REHAB HOSPITAL  
CABINET X, SLIDE 929

HTA-DENTON, LLC  
DOCUMENT NUMBER  
2009-148173

LOT 1, BLOCK B  
6.042 ACRES  
(263,200 SQUARE FEET)

PUBLIC DRAINAGE AND  
DETENTION POND EASEMENT  
DOCUMENT NUMBER  
2012-57776

ALLEGIANCE HILLVIEW, L.P.  
TRACT ONE  
DOCUMENT NUMBER  
2006-41743

BLOCK 1  
RAYZOR RANCH SOUTH  
CONVEYANCE PLAT  
CABINET Y, PAGE 470

10" PIPELINE EASEMENT  
DOCUMENT NUMBER  
2008-80692

TEXAS ONCOLOGY PROPERTIES, LLC  
DOCUMENT NUMBER  
2006-142313

B.B.B. & C.R.R. SURVEY  
ABSTRACT NO. 192

**CITY OF DENTON, TEXAS**

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Planning and Zoning Commission for the City of Denton.

SIGNED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Planning & Zoning Chairperson City Secretary

I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated hereon were properly placed under my 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 relied upon as a final survey document.

Gregory S. Iffland \_\_\_\_\_ Date  
Registered Professional Land Surveyor No. 4351

**METES & BOUNDS DESCRIPTION**

BEING a 6.042 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 a portion of the tract of land described as Tract One in the deed to Allegiance Hillview, L.P., recorded in Document Number 2006-41743, Deed Records of Denton County, Texas, and being a portion of Block 1, Rayzor Ranch South according to the conveyance plat recorded in Cabinet Y, Slide 470, Plat Records of Denton County, Texas, said 6.042 acre tract of land being more particularly described as follows:

BEGINNING a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the northwesterly corner of the tract of land described in the deed to HTA-Denton, LLC recorded in Document Number 2009-148173, Deed Records of Denton County, Texas, also being the northwesterly corner of Lot 1, Block 1, Rehab Hospital, an addition to the City of Denton according to the plat recorded in Cabinet X, Page 929, Plat Records of Denton County, Texas;

THENCE North 01°02'00" East a distance of 2.45 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the beginning of a non-tangent curve to the left, the radius point of said curve being situated North 23°49'20" West a distance of 532.50 feet from said point;

THENCE Northeastly along said curve through a central angle of 14°05'13" an arc distance of 130.92 feet with a chord bearing of North 59°08'03" East and a chord distance of 130.59 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

THENCE North 52°05'27" East a distance of 146.03 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 37° 57'25" West a distance of 65.13 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 52° 05' 27" East a distance of 130.70 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the beginning of a curve to the right having a radius of 532.50 feet;

THENCE Northeastly along said curve through a central angle of 34°15'27" an arc distance of 318.39 feet with a chord bearing of North 59°10'15" East and a chord distance of 313.66 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

THENCE North 86°18'21" East a distance of 146.97 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 86° 33' 52" East a distance of 131.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 06° 49' 02" East a distance of 65.09 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 59° 41' 53" West a distance of 19.91 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 06° 56' 52" East a distance of 28.90 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the beginning of a curve to the right having a radius of 693.00 feet;

THENCE Southeastly along said curve through a central angle of 08° 01' 33" an arc distance of 97.07 feet with a chord bearing of South 2° 56' 06" East and a chord distance of 96.99 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the end of said curve;

THENCE South 01° 04' 41" West a distance of 208.63 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 88° 55' 19" West a distance of 3.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 01° 54' 41" West a distance of 23.20 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 88°58'00" West a distance of 856.56 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 6.042 acres (263,200 square feet) of land.

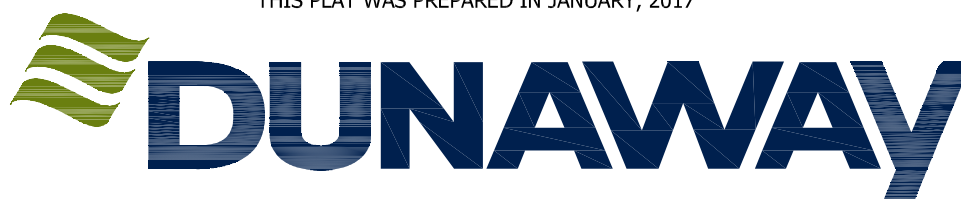
**Conveyance Plat**

A conveyance plat is a record of property approved by the City of Denton for the purpose of sale or conveyance in its entirety of interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the provisions of the Subdivision and Land Development Regulations of the city of Denton. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the city ordinance and state law.

**A  
CONVEYANCE PLAT  
OF  
RAYZOR RANCH SOUTH  
LOT 1, BLOCK B**

CV17-0001

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192  
City of Denton, Denton County, Texas  
GROSS AREA = 6.042 ACRES / 263,200 SQUARE FEET  
THIS PLAT WAS PREPARED IN JANUARY, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
FIRM REGISTRATION 10098100

CV17-0001

JOB NUMBER: 8000056.008