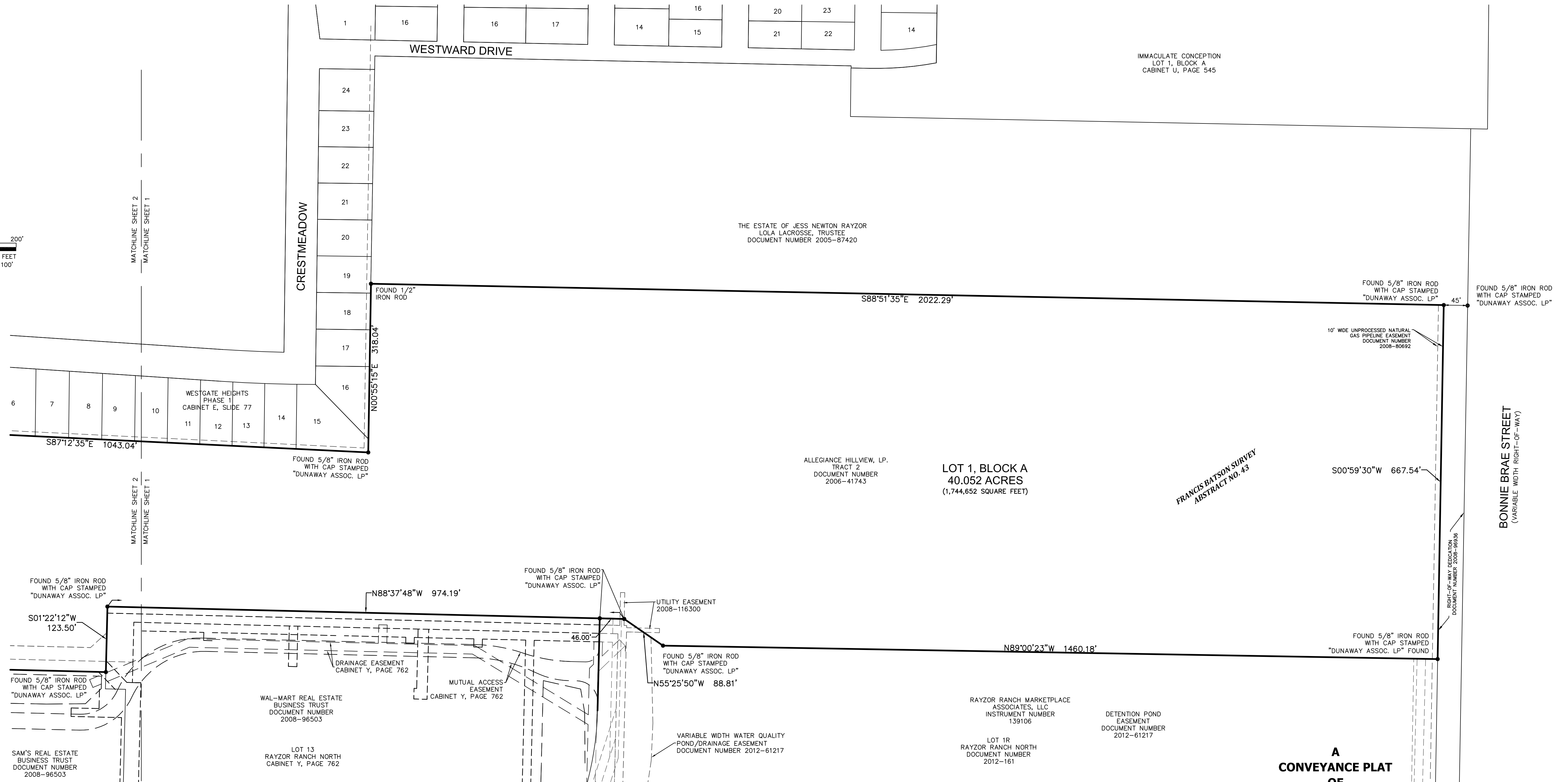
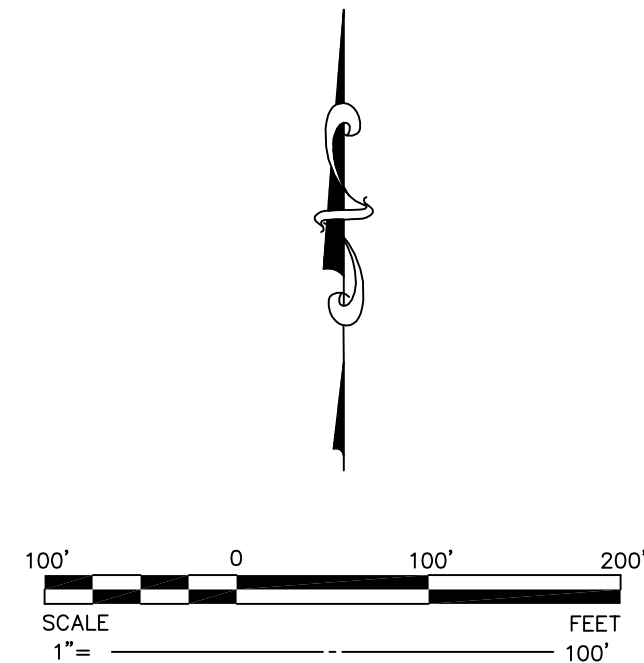


SURVEYOR/ENGINEER

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)



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

Conveyance Plat

A conveyance plat a record of property approved by the City of Denton for the purpose of sale or conveyance in its entirety of interests therein 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 plat as shown by the plat 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
LOT 1, BLOCK A
RAYZOR RANCH MARKETPLACE**

Situated in the Francis Batson Survey, Abstract No. 43
City of Denton, Denton County, Texas

GROSS AREA = 40.052 ACRES / 1,744,652 SQUARE FEET
THIS PLAT WAS PREPARED IN APRIL, 2017

THIS PLAT WAS PREPARED IN APRIL, 2017

 **DUNAWAY**

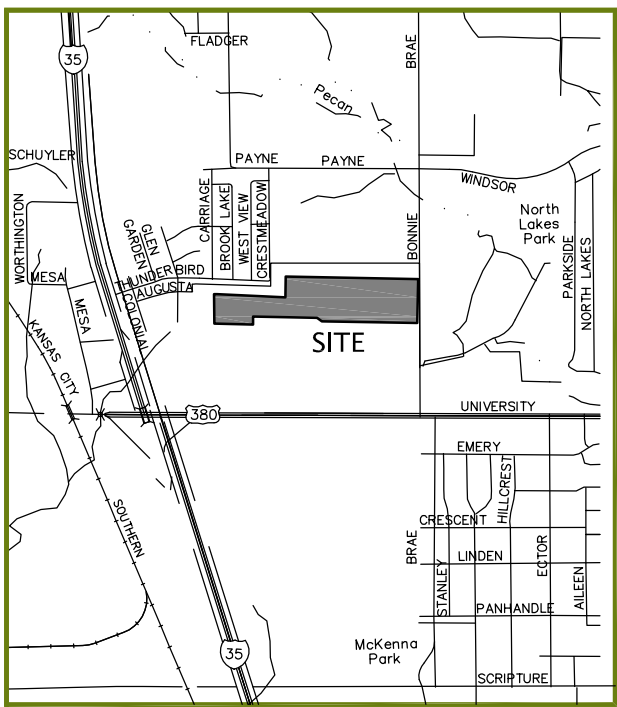
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

V17-0002

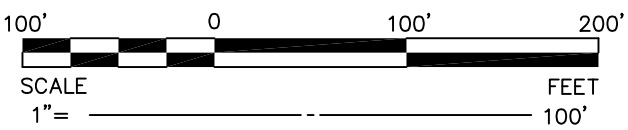
I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated hereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Denton, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor No. 4351



VICINITY MAP
NOT TO SCALE



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 MARKETPLACE CONVEYANCE
Lot 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, sold 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

ALLEGIANCE HILLVIEW, L.P., a New York limited partnership

WITNESS MY HAND THIS _____ DAY OF _____, 2017

Title: _____
By: Th OP LLC, a Delaware limited liability company, d/b/a TH Denton OP LLC in the State of Texas, its general partner

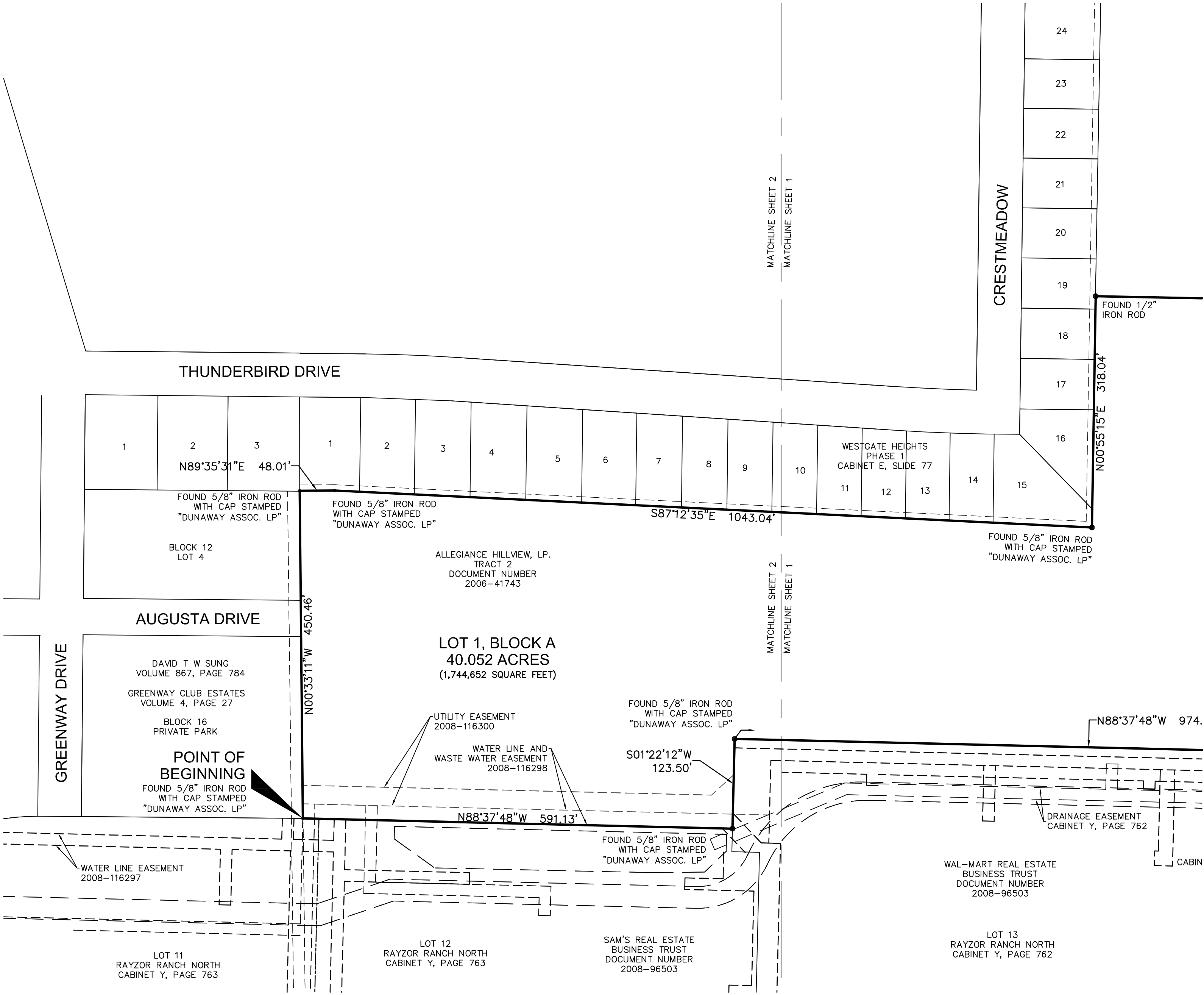
STATE OF TEXAS §
COUNTY OF _____ §

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
_____ COUNTY, TEXAS

MY COMMISSION EXPIRES: _____



NOTES:

The basis of the bearing shown hereon is the Final Plat of Lots 1, 3, 4, 5, 6, 7 and 8, Rayzor Ranch North, an addition to the City of Denton, according to the plat recorded in Cabinet Y, Page 741, Plat Records of Denton County, Texas.

According to the Flood Insurance Rate Map for Denton County, and Incorporated Areas, Panel 360 of 750, Map Number 48121C0360 G, Map Revised Date: April 18, 2011, the subject property is located in Zone "X (unshaded)" defined as areas determined to be outside the 500-year floodplain. This statement does not reflect any type of flood study by this firm.

METES AND BOUNDS DESCRIPTION

BEING a 40.052 acre tract of land situated in the Francis Batson Survey, Abstract Number 43, Denton County, Texas, in the City of Denton, being a portion of the tract of land described as Tract Two in the deed to Allegiance Hillview, L. P. recorded in Document Number 2006-41743, Deed Records of Denton County, Texas, said 40.052 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the southeast corner of Greenway Club Estates, an addition to the City of Denton according to the plat recorded in Volume 4, Page 27, Plat Records of Denton County, Texas;

THENCE with the easterly line of said Greenway Club Estates North 00°33'11" West a distance of 450.46 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the southwest corner of Block 1, Westgate Heights Phase 1 according to the plat recorded in Cabinet E, Page 77, Plat Records of Denton County, Texas;

THENCE departing the easterly line of said Greenway Club Estates with the southerly line of said Block 1, Westgate Heights Phase 1 the following:

North 89°35'31" East a distance of 48.01 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for corner;

South 87°12'35" East a distance of 1,043.04 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the southeasterly corner of said Block 1, Westgate Heights Phase 1;

THENCE departing the southerly line of said Block 1, Westgate Heights Phase 1 with the easterly line of said Block 1, Westgate Heights Phase 1 North 00°55'15" East a distance of 318.04 feet to a 1/2 inch iron rod found for the southwest corner of the tract of land described in the deed to The Estate of Jess Newton Rayzor, Lola LaGrosse, Trustee recorded in Document Number 2005-87420, Deed Records of Denton County, Texas;

THENCE departing the easterly line of said Block 1, Westgate Heights Phase 1 with the southerly line of said Jess Newton Rayzor Estate tract South 88°51'35" East a distance of 2,022.29 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found in the westerly right-of-way line of Bonnie Brae Street (a variable width right-of-way) as described in the instrument recorded in Document Number 2008-96536, Deed Records of Denton County, Texas;

THENCE departing the southerly line of said Jess Newton Rayzor Estate tract with the westerly right-of-way line of Bonnie Brae Street South 00°59'30" West a distance of 667.54 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the northeasterly corner of Lot 1R, Rayzor Ranch North Addition, an addition to the City of Denton according to the plat recorded in Document Number 2012-161, Plat Records of Denton County, Texas;

THENCE departing the westerly right-of-way line of Bonnie Brae Street with the northerly line of said Lot 1R the following:

North 89°00'23" West a distance of 1,460.18 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for corner;

North 55°25'50" West a distance of 88.81 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for corner;

THENCE North 88°37'48" West at a distance of 46.00 feet passing the common north corner of said Lot 1R and the tract of land described in the deed to Wal-Mart Real Estate Business Trust, recorded in Document Number 2008-96503, Deed Records of Denton County, Texas, and continuing with the northerly line of said Wal-Mart Real Estate Business Trust tract in all a total distance of 974.19 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the northwesterly corner of said Wal-Mart Real Estate Business Trust tract;

THENCE departing the northerly line of said Wal-Mart Real Estate Business Trust tract with the westerly line of said Wal-Mart Real Estate Business Trust tract South 01°22'12" West a distance of 123.50 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the northeasterly corner of the tract of land described in the deed to Sam's Real Estate Business Trust, recorded in Document Number 2008-96504, Deed Records of Denton County, Texas;

THENCE with the northerly line of said Sam's Real Estate Business Trust tract North 88°37'48" West at a distance of 568.97 feet passing the northwesterly corner of said Sam's Real Estate Business Trust tract, in all a total distance of 591.13 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 40.052 acres (1,744,652 square feet) of land.

A
CONVEYANCE PLAT
OF
LOT 1, BLOCK A
RAYZOR RANCH MARKETPLACE

CV17-0002

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