

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DENTON §

WE, Country Lakes West, LLC, acting by and through the undersigned, our duly authorized agent are owners of that certain tract of land shown on this plat within the area described by metes and bounds as follows:

BEING a portion of that certain 60.071 acre tract of land situated in the B.B.B.&C. R.R. Survey, Abstract Number 158, City of Denton, Denton County, Texas as described to Country Lakes West, LLC by instrument recorded in County Clerk's Document Number 2011-122269, Official Records of Denton County, Texas (ORDCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "CARTER BURGESS" found for an inner ell corner of said Country Lakes West, LLC tract at the common southwest corner of Country Lakes West, Phase One, an addition to the City of Denton according to the plat thereof recorded in County Clerk's File 2013-298, Plat Records of Denton County, Texas (PRDCT) and the southeast corner of Country Lakes West, Phase Two, an addition to the City of Denton according to the plat thereof recorded in County Clerk's File 2016-150, PRDCT, said iron rod also being the northwest corner of St. Mark Catholic Church Addition, an addition to the City of Denton, according to the plat thereof recorded in County Clerk's File 2013-280, PRDCT;

THENCE South 00 degrees 20 minutes 59 seconds East, a distance of 1078.55 feet to a mag nail found in the approximate centerline of Crawford Road (a variable width right-of-way) and being on the North line of The Estates of Pilot Knob, Phase 1, an addition to the City of Argyle, as recorded in Cabinet R, Page 10, Plat Records of Denton County, Texas;

THENCE South 89 degrees 37 minutes 33 seconds West, along the North line of the said Estates of Pilot Knob and the approximate centerline of said Crawford Road, a distance of 859.92 feet to a 1/2-inch iron rod found for the common southwest corner of said Country Lakes West, LLC tract and the Southeast corner of a tract of land described to Joe T. Simpson and spouse, Barbara J. Simpson by deed recorded in Volume 3097, page 570 Deed Records of Denton County, Texas;

THENCE North 00 degrees 02 minutes 57 seconds East, along the East line of said Simpson Tract, a distance of 399.87 feet to a 5/8-inch iron rod found for the Northeast corner of the said Simpson Tract;

THENCE North 89 degrees 45 minutes 31 seconds West, along the North line of said Simpson Tract, a distance of 199.88 feet to a 1-inch iron pipe with a 1/2-inch iron rod inside found for the Northwest corner of said Simpson Tract, said point being on the East line of a tract of land described to Mark Blackmon by deed recorded in County Clerk's File No. 00-R0095187, OPRDCT;

THENCE North 00 degrees 13 minutes 45 seconds East, along the east line of said Blackmon tract, a distance of 428.63 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for the northeast corner of said Blackmon tract;

THENCE South 89 degrees 51 minutes 39 seconds West, along the north line of said Blackmon tract, a distance of 12.55 feet to a point in a tree for corner and also being the southernmost southeast corner of that certain tract of land described to Wynne/Jackson Lakes Development, L.P. by instrument recorded in Clerk's File 2013-129381, OPRDCT;

THENCE along the common westerly line of said Country Lakes West, LLC tract and the southeasterly lines of said Wynne/Jackson tract, the following courses and distances:

THENCE North 00 degrees 13 minutes 45 seconds East, a distance of 124.15 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE North 89 degrees 43 minutes 54 seconds East, a distance of 96.10 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE North 70 degrees 20 minutes 15 seconds East, a distance of 105.91 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE North 00 degrees 16 minutes 06 seconds West, a distance of 77.00 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE North 83 degrees 23 minutes 37 seconds East, a distance of 60.26 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE North 00 degrees 23 minutes 50 seconds East, a distance of 112.56 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for the southwest corner of the aforementioned Country Lakes West, Phase Two;

THENCE along the southerly line of said Country Lakes West, Phase Two, the following courses and distances:

THENCE North 89 degrees 38 minutes 36 seconds East, a distance of 186.39 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE South 00 degrees 21 minutes 24 seconds East, a distance of 1.42 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for a point of curvature of a curve to the right;

THENCE 72.17 feet along the arc of said curve to the right, said curve to the right having a radius of 175.00, a delta angle of 23 degrees 37 minutes 44 seconds, and a chord bearing and distance of South 11 degrees 27 minutes 27 seconds West, 71.66 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE South 67 degrees 29 minutes 45 seconds East, a distance of 91.89 feet to a 5/8-inch iron rod with plastic cap stamped "SHIELD ENGINEERING" set for corner;

THENCE North 89 degrees 36 minutes 23 seconds East, a distance of 550.03 feet to the POINT OF BEGINNING and CONTAINING 24.309 acres of land or 1,058,894 square feet of land area, more or less.

AND DESIGNATED HEREIN AS COUNTRY LAKES WEST, PHASE THREE, SUBDIVISION TO THE CITY OF DENTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS ____ DAY OF _____, 2017.

ON BEHALF OF: COUNTRY LAKES WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY

RIAN MACGUIRE, MANAGER DATE _____

STATE OF _____

COUNTY OF _____

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RIAN MAGUIRE, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

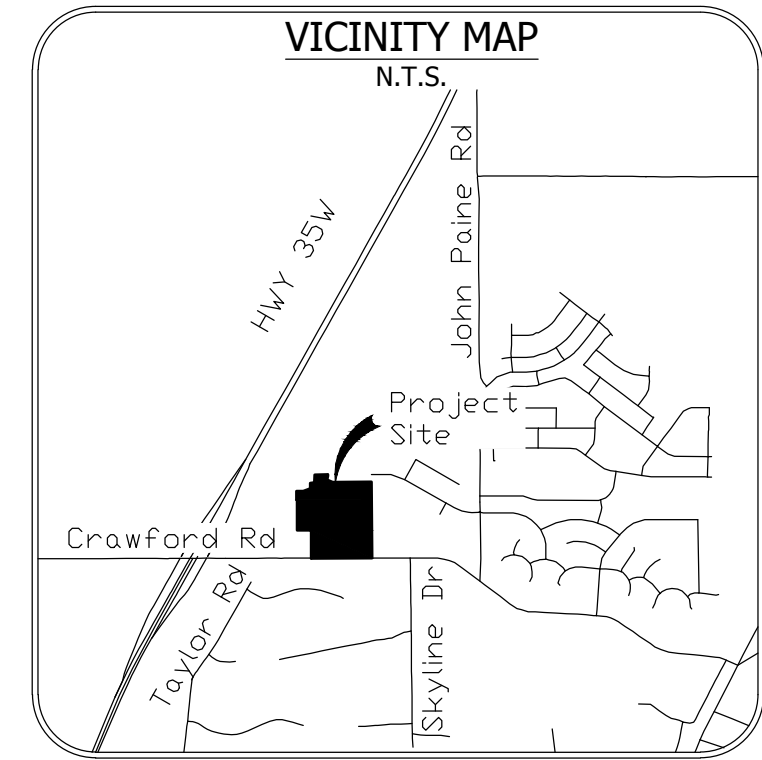
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

APPROVED THIS ____ DAY OF _____,
2017 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY



- NOTES:
1. 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 CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 FEET ON EITHER SIDE OF THE CENTER LINE 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.
 2. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
 3. BEARINGS BASED ON NAD83, TNC GPS OBSERVATIONS.
 4. ALL CORNERS ARE MARKED WITH A 5/8-INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET UNLESS OTHERWISE NOTED.
 5. LOT 82X, BLOCK A, IS DEDICATED AS AN OPEN SPACE LOT AND DRAINAGE EASEMENT. LOT 17X, BLOCK C IS DEDICATED AS AN OPEN SPACE LOT. BOTH SHALL BE OWNED AND MAINTAINED BY THE HOA.
 6. LOT 79X, BLOCK C IS DEDICATED TO THE CITY OF DENTON, TEXAS FOR PUBLIC PARK USE.
 7. DRCT = DEED RECORDS, DENTON COUNTY, TEXAS.
 8. PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS.
 9. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE ARE NOT SHOWN HEREON.
 10. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON NAVD 88 DATUM.
 11. UE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 12. NO IMPROVEMENTS (BUILDINGS, FENCES, ETC.) SHALL BE CONSTRUCTED, NOR SHALL ANY TREES BE PLANTED, WITHIN ANY PUBLIC EASEMENT.
 13. LOTS 14X, 16X, 31X, 42X, 58X AND 74X, BLOCK C ARE TO BE OWNED AND MAINTAINED BY THE HOA. SAID LOTS ARE PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENTS.
 14. THE DEVELOPER, COUNTRY LAKES WEST, LLC, SHALL RETAIN LOT 18X, BLOCK C. SAID LOT IS HEREBY DEDICATED AS AN INGRESS/EGRESS EASEMENT.
 15. THE SURVEYOR IS NOT AWARE OF ANY GAS, PETROLEUM, OR SIMILAR COMMON CARRIER EASEMENTS LOCATED WITHIN THE BOUNDARY OF THIS PLAT, HOWEVER, NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR, NOR HAS THE SURVEYOR BEEN PROVIDED A TITLE COMMITMENT IN CONJUNCTION WITH THE PREPARATION OF THIS PLAT, THEREFORE THERE MAY BE EASEMENTS OR ENCUMBRANCES OF WHICH THE SURVEYOR IS UNAWARE AND NOT SHOWN HEREON.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°21'24" W	1.42'	L14	S 61°08'03" W	10.85'
L2	N 00°21'24" W	1.42'	L15	N 45°20'59" W	21.21'
L3	S 35°18'20" E	59.42'	L16	N 44°39'01" E	21.21'
L4	S 35°18'20" E	26.44'	L17	N 89°45'31" W	35.18'
L5	S 35°18'20" E	25.00'	L18	N 51°41'44" W	25.00'
L6	S 72°11'05" W	58.25'	L19	N 40°30'35" E	8.15'
L7	N 38°18'16" E	19.68'	L20	N 45°20'59" W	21.21'
L8	S 45°05'05" W	46.00'	L21	N 44°39'01" E	21.21'
L9	N 00°20'59" W	35.22'	L22	S 45°29'12" W	25.00'
L10	N 44°39'01" E	21.21'	L23	N 61°28'15" W	25.00'
L11	N 14°41'00" E	20.00'	L24	N 00°20'59" W	25.00'
L12	S 00°20'59" E	16.76'	L25	S 45°20'59" E	21.21'
			L26	N 44°38'17" E	28.29'

FINAL PLAT OF
COUNTRY LAKES WEST
PHASE THREE

BEING 79 RESIDENTIAL LOTS
LOTS 82, 82X, BLOCK A;
LOTS 9-86, 14X, 16X, 17X, 18X, 31X,
42X, 58X, 74X, AND 79X, BLOCK C
AN ADDITION TO THE CITY OF DENTON,
DENTON COUNTY, TEXAS
BEING 24.309 ACRES OF LAND
SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY,
ABSTRACT NO. 158

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT W. BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

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

ROBERT W. BRYAN, RPLS

TEXAS REGISTRATION NO. 5508

OWNER/DEVELOPER:

COUNTRY LAKES WEST, LLC
608 8TH AVENUE
FORT WORTH, TX 76104

SURVEYOR:

SHIELD ENGINEERING GROUP, PLLC
PO BOX 470636
FORT WORTH, TX 76147

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.00'	72.17'	23°37'44"	S 11°27'27" W	71.66'
C2	150.00'	144.12'	55°03'04"	N 27°10'08" E	138.64'
C3	20.00'	25.62'	73°23'54"	S 17°59'43" W	23.90'
C4	175.00'	7.21'	2°21'34"	S 53°30'53" W	7.21'
C5	300.00'	268.85'	51°20'45"	N 63°58'38" E	259.94'
C6	325.00'	24.79'	4°22'12"	S 87°27'55" W	24.78'
C7	275.00'	20.32'	4°13'58"	S 87°32'01" W	20.31'
C10	120.00'	107.54'	51°20'45"	S 63°58'38" W	103.98'
C11	20.00'	17.46'	50°01'21"	N 65°21'59" W	16.91'
C12	20.00'	17.45'	49°58'56"	N 64°38'47" E	16.90'
C14	145.00'	17.38'	6°52'06"	N 41°44'19" E	17.37'
C15	250.00'	224.04'	51°20'31"	S 63°58'38" W	216.62'
C16	30.00'	35.59'	67°58'32"	S 56°21'43" W	33.54'
C17	30.00'	7.54'	14°24'03"	S 29°34'28" E	7.52'
C18	30.00'	28.05'	53°34'30"	S 63°33'44" E	27.04'
C19	30.00'	35.59'	67°58'32"	S 04°18'59" W	33.54'
C20	30.00'	33.02'	63°04'08"	S 06°46'12" W	31.38'
C21	30.00'	2.57'	04°54'24"	S 27°13'05" E	2.57'

	REVISION DATE: FEB 2017	REVISION DATE: APR 2017
	REVISION NOTES: ADDED TREE BUFFER LABEL, UPDATED DATES AND ADDED DE NOTE TO LOT 18X, BLOCK A	REVISION NOTES: REVISED BLOCK A AND ADDED LOT 18X, BLOCK A, REMOVED THREE DRAINAGE EASEMENTS
DATE: JUNE 2016	DRAWN: JOW/ARS	REVIEWED BY: JOW