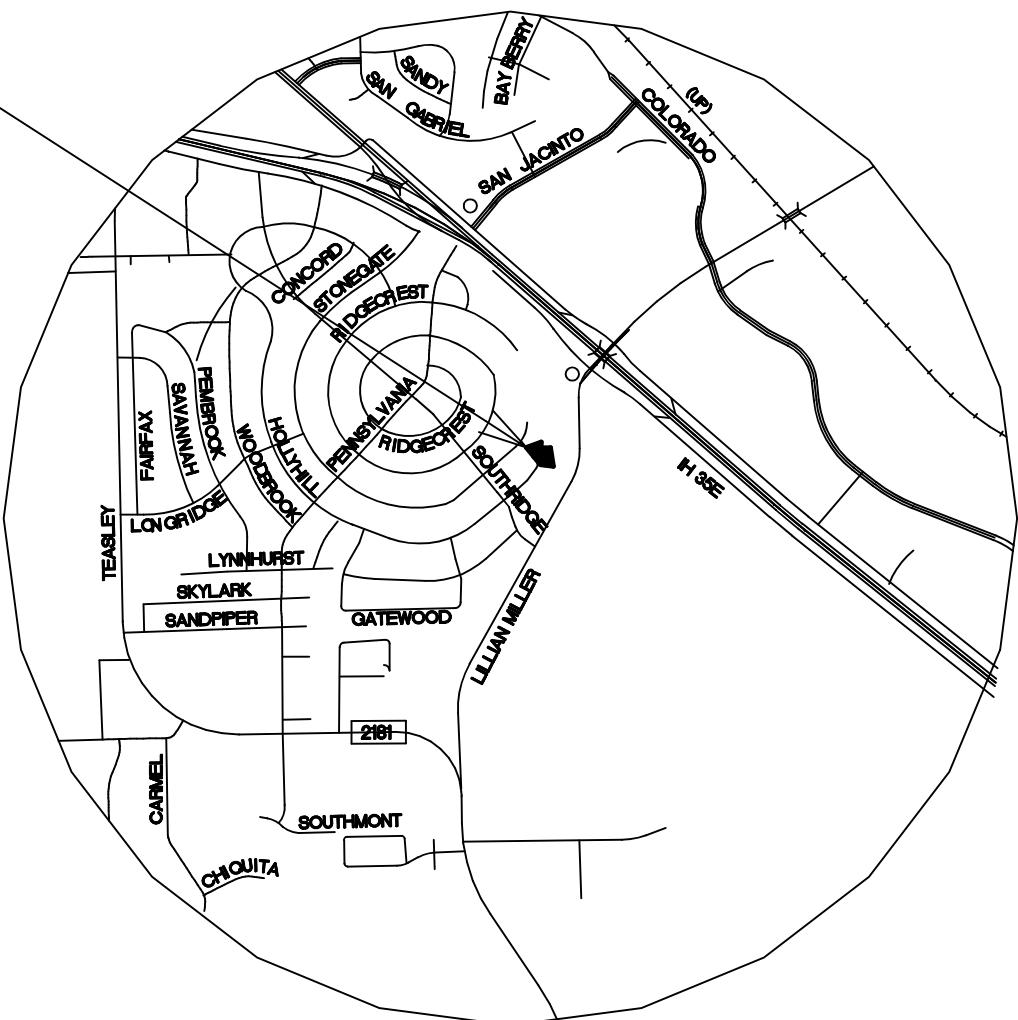
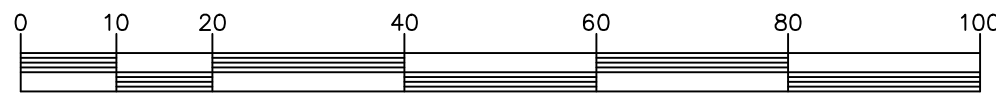


PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'

GRAPHIC SCALE 1"=20'



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

LEGEND  
U.E. = UTILITY EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" IRON ROD MARKED 4561

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON; WHEREAS WE, Todd Lee Gerwig and Typhony Dawn Gerwig are the owners of that certain lot, tract or parcel of land situated in the J. McGowan Survey Abstract Number 797 in the City of Denton, Denton County, Texas, being all of Lot 11R, Block A The Ridge of Southridge, an addition to the City of Denton, Denton County, Texas according to the amending plat thereof recorded under Document Number 2012-173, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked KAZ found for corner in the northeast line of Hollyhill Lane, a public roadway having a right-of-way of 50.0 feet, said point being the southwest corner of Lot 10, Block A, The Ridge of Southridge, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet O, Page 330, Plat Records, Denton County, Texas;

THENCE N 70° 15' 36" E, 166.61 feet with the south line of said Lot 10 to an iron rod found for corner in the west line of Conway Street, an unimproved private roadway having a right-of-way of 50.0 feet, said point being the southeast corner of said Lot 10;

THENCE S 00° 22' 12" E, 60.80 feet with said west line of Conway Street to a capped iron rod marked KAZ found for corner, said point being the southwest corner of said Conway Street;

THENCE S 89° 16' 07" E, 94.87 feet with the south line of said Conway Street and with the south line of Lot 10R, Block 1 of the J.W. Erwin Subdivision, an addition to the City of Denton, Denton County, Texas according to the replat thereof recorded in Cabinet O, Page 286, Plat Records, Denton County, Texas to an iron rod found for corner, said point being the northwest corner of Lot 8, Block A of Southridge Oaks, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet Q, Page 236, Plat Records, Denton County, Texas;

THENCE S 89° 25' 41" E, 195.32 feet with the west line of said Lot 8 and with the west line of Lot 7A, Block A of Southridge Oaks, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet X, Page 649, Plat Records, Denton County, Texas to a fence corner for corner, said point being the northeast corner of Lot 13 in said Block A of The Ridge of Southridge;

THENCE N 83° 25' 06" W, 139.67 feet with the north line of said Lot 13 to a capped iron rod marked Arthur found for corner in said northeast line of Hollyhill Lane;

THENCE N 38° 32' 33" W, 233.22 feet with said northeast line of said Hollyhill Lane to the PLACE OF BEGINNING and containing 0.926 acre 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 11R-1 and 11R-2, BLOCK A, THE RIDGE OF SOUTHRIDGE, being a replat of Lot 11R, Block A of The Ridge of Southridge, an addition to the City of Denton, 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. Further, Owner(s) hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions of the property directly affected by this replat.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2017

Todd Lee Gerwig

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_\_, 2017 by Todd Lee Gerwig.

NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires \_\_\_\_\_

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2017

Typhony Dawn Gerwig

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_\_, 2017 by Typhony Dawn Gerwig.

NOTARY PUBLIC  
STATE OF TEXAS  
My commission expires \_\_\_\_\_

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_ A. D. 2017  
By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

Jennifer Walters, 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.

Jerald D. Yensan  
Registered Professional Land Surveyor No. 4561

NOTES:

- The purpose of this plat is to divide a 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 30 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.

OWNER/DEVELOPER  
TODD GERWIG  
TYPHONY GERWIG  
2320 HOLLYHILL LANE  
DENTON, TX 76205  
(214) 236-7914

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

FR17-0009

FINAL PLAT  
LOTS 11R-1 AND 11R-2, BLOCK A  
OF THE RIDGE OF SOUTHRIDGE  
BEING A REPLAT OF LOT 11R, BLOCK A  
OF THE RIDGE OF SOUTHRIDGE  
BEING 0.926 ACRES IN THE J. MCGOWAN SURVEY A-797  
CITY OF DENTON, DENTON COUNTY, TEXAS

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
LANDMARK SURVEYORS, L.L.C.  
TX FIRM REGISTRATION NO. 10098600  
FAX (940) 387-9784  
REVISED: 01 JUNE, 2017

DRAWN BY: BTH SCALE: 1"=20' DATE: 07 MARCH, 2017 JOB NO: 163866