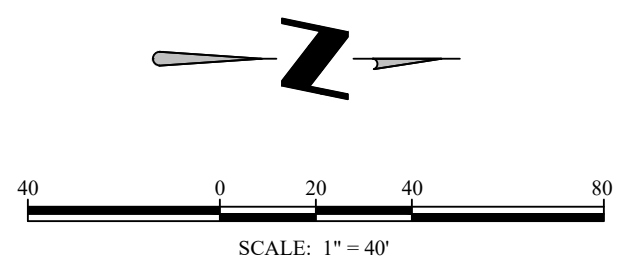
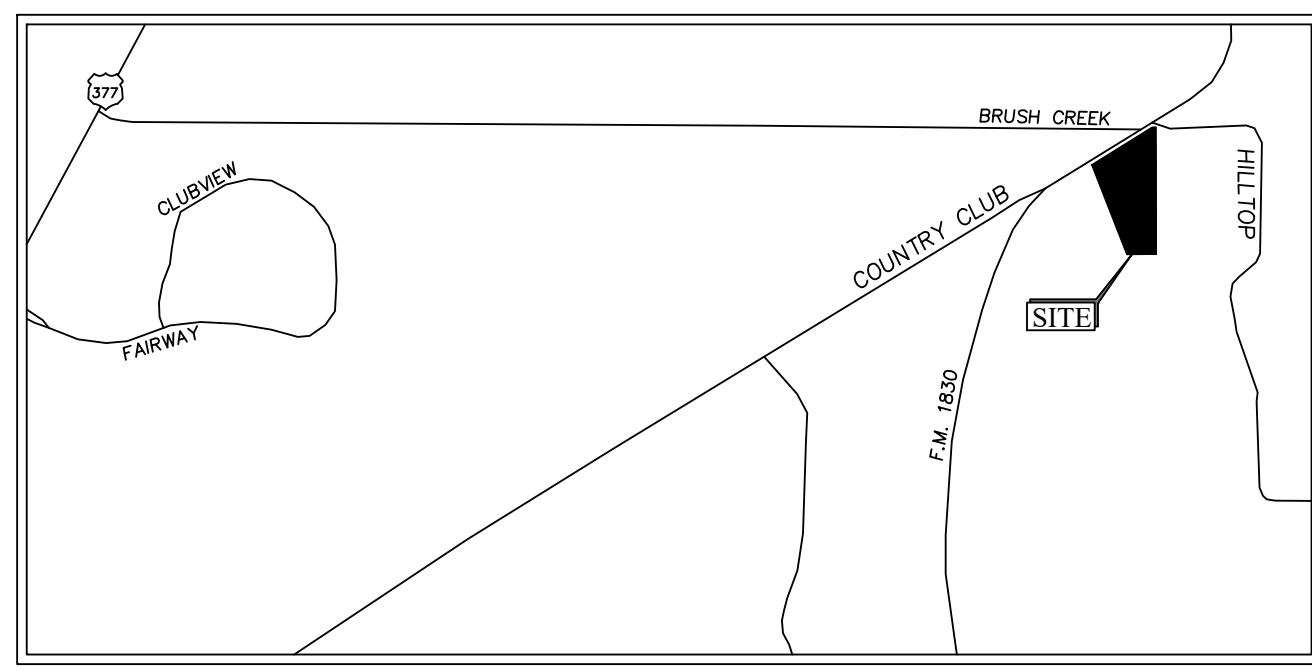


LEGEND

ROW - RIGHT-OF-WAY  
CM - CONTROL MONUMENT  
ASC - ARTHUR SURVEYING COMPANY  
IPF - 1" IRON PIPE FOUND  
IRF - 1/2" IRON ROD FOUND  
IRS - 5/8" IRON ROD SET

GAS WARNING SIGN  
PROPERTY CORNER  
BOUNDARY  
INTERIOR BOUNDARY  
TRACT  
ADJOINER  
EASEMENT



Line Table		
Line #	Length	Direction
L1	74.23	N 16°20'41" W
L2	119.18	N 01°26'23" W
L3	232.50	N 02°10'58" E
L4	66.06	N 06°49'05" W
L5	113.91	N 22°42'46" W
L6	15.00	S 68°38'19" W
L7	112.17	S 22°42'46" E
L8	62.78	S 06°49'05" E
L9	231.79	S 02°10'58" W

Louis Ann Johnson  
Document No. 2015-82584  
R.P.R.D.C.T.

Riley MDT Holdings, LP  
Doc. No. 2016-21100  
R.P.R.D.C.T.

N: 7,101,899.745  
E: 2,383,358.693

I.R.F. (C.M.)

S 89° 26' 02" W 242.05'

Lot 1, Block A  
3.399 Acres  
148,041 Sq. Ft.

View From Hilltop Addition  
Doc. No. 2016-159  
R.P.R.D.C.T.

J. Schultz Survey, Abstract No. 1223

Lot 2, Block A  
2.001 Acres  
87,165 Sq. Ft.

Lot 3, Block A  
3.216 Acres  
140,096 Sq. Ft.  
Minimum finished floor  
elevations = 566.4'

Premier Haven of Hope, Ltd.  
Doc. No. 2008-50871  
R.P.R.D.C.T.

NOTES:

- Water service to be provided by Argyle Water Supply.
- Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owner and does not constitute acceptance of same for maintenance purposes by Denton County.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- A driveway culvert permit must be obtained from the Road and Bridge Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- 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 37.5 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.
- All current and future lot owners are advised that there is evidence of the existence of producing wells on a Drilling and Production Site that is within a 1000-foot radius of all lots shown hereon. There is the possibility of new wells that may be drilled and fracture-stimulated on the Drilling and Production Site, as well as the possibility that gas wells on the Drilling and Production Site may be re-drilled and/or re-fracture stimulated in the future.

GENERAL NOTES:

- The basis of bearings for this plat is The state Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), with a combined scale factor of 1.00015063.
- The purpose of this minor plat is to create 3 (three) platted lots from 2 unplatted tracts of land.
- There is no Home Owner's Association for this subdivision.

FLOOD NOTE:

It is my opinion that the property described hereon does not lie within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0370 G, dated April 18, 2011, herein property situated within Zone "X-Shaded" and "Zone X".

CERTIFICATE OF APPROVAL:

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017

Chairperson, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

ATTESTED

Jennifer Walters, City Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPLICANT/SURVEYOR

**Arthur Surveying Co.**  
Professional Land Surveyors

220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFRN# 10063800  
arthursurveying.com Established 1986

OWNER

Brian & Ginger Ratcliff  
5355 Country Club Rd.  
Argyle, TX 76226  
Brian Ratcliff  
Phone: (214)356-5910

OWNERS CERTIFICATE:

WHEREAS, Brian and Ginger Ratcliff are the owners of a tract of land situated in the J. Schultz Survey, Abstract No. 1223, in the City of Denton ETJ, Denton County, Texas, and being all of a tract of land described as "Tract 1" and "Tract 2" to Brian and Ginger Ratcliff, by deed recorded in Document No. 2015-149875, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2-inch inch iron rod found for the northeast corner of a tract of land described to Louis Ann Johnson, by deed recorded in Document No. 2015-82584, Real Property Records, Denton County, Texas and being in the southeast right-of-way line of Country Club Road (F.M. 1830);

THENCE North 58°01'41" East, with the southeast right-of-way line of said Country Club Road, passing at a distance of 520.36 feet a right-of-way monument found for reference, and continuing a total distance of 587.90 feet to a "PK" Nail set for corner at the intersection of the southeast right-of-way line of said Country Club Road with the approximate centerline of Brush Creek Road;

THENCE North 84°43'28" East, along and near the approximate centerline of said Brush Creek Road, a distance of 32.74 feet to a "PK" Nail set for corner, same being the northwest corner of a tract of land described to Premier Haven of Hope, LTD., by deed recorded in Document No. 2008-50871, Real Property Records, Denton County, Texas;

THENCE South 00°05'02" East, with the west line of said Premier Haven of Hope, LTD. tract, a distance of 1,055.49 feet to a 5/8-inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, same being the southwest corner of said Premier Haven of Hope, LTD. tract, and lying on the north line of Lot 1, Block A, View From Hilltop Addition, an addition to the City of Argyle, according to the plat thereof recorded in Document No. 2016-159, Real Property Records, Denton County, Texas;

THENCE South 89°26'02" West, with the north line of said Lot 1, a distance of 242.05 feet to a 1/2-inch iron rod found for corner, same being the southeast corner of said Johnson tract;

THENCE, North 21°21'41" West, with the northeast line of said Johnson tract, a distance of 798.43 feet to the POINT OF BEGINNING and containing 375,302 square feet or 8.616 acres of land, more or less, and being subject to any and all easements that may affect.

OWNERS DEDICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Brian and Ginger Ratcliff do hereby adopt this plat designating the herein above described property as Lot 1, Lot 2, and Lot 3, Block A, Country Club Acres, an addition to the City of Denton ETJ, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the City of Denton for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Brian Ratcliff \_\_\_\_\_ Ginger Ratcliff \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Brian Ratcliff, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas \_\_\_\_\_ NOTARY SEAL  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Ginger Ratcliff, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas \_\_\_\_\_ NOTARY SEAL  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, Mark N. Peeples, of Arthur Surveying Company, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Mark N. Peeples, R.P.L.S. No. 6443  
Arthur Surveying Co., Inc.

STATE OF TEXAS  
COUNTY OF DENTON

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Mark N. Peeples, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas \_\_\_\_\_ NOTARY SEAL

My Commission Expires: \_\_\_\_\_

FINAL PLAT  
of  
Lot 1, 2, & 3, Block A  
Country Club Acres  
being 8.616 acres out of the  
J. Schultz Survey, Abstract No. 1223  
City of Denton ETJ, Denton County, Texas

-- March 2017 --

DRAWN BY: MNP DATE: 03-30-17 SCALE: 1"= 40' ASC NO.: 1511202-1

City Project No. FP17-0014  
FOR DENTON COUNTY USE ONLY  
FOR DENTON COUNTY USE ONLY