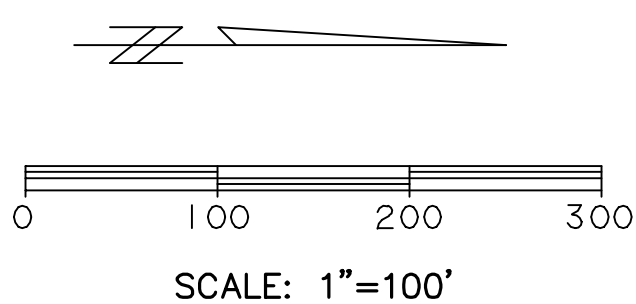


VICINITY MAP

LEGEND

D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
IRS	IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC"
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(CM)	CONTROLLING MONUMENT



REPLAT LOT 1R AND 2R, BLOCK B RYAN COMPANIES ADDITION

AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK B, RYAN COMPANIES ADDITION
BEING 33.591 ACRES OF LAND LOCATED IN THE
ROBERT CHOWNING SURVEY, ABSTRACT No. 266, AND
THE O.S. BREWSTER SURVEY, ABSTRACT No. 56,
DENTON COUNTY, TEXAS

CITY PROJECT No. FR17-0018
SEPTEMBER, 2017

OWNER / DEVELOPER
NL VENTURES X DAKOTA, L.L.C.
4131 N. CENTRAL EXPY., SUITE 800
DALLAS, TEXAS 75204
CONTACT: PETER S. CARLSEN
PH: (214) 363-5620
FAX: (214) 363-4968

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 9/8/2017
W.A. No. 10090.01

PRINTED: 9/8/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 9/8/2017 1:37 PM SAVED BY: MATTHEWJ FILE: REPLAT-10090.01.DWG

OWNERS CERTIFICATE

WHEREAS, NL VENTURES X DAKOTA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED PRESIDENT IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE ROBERT CHOWNING SURVEY, ABSTRACT No. 266 AND THE O.S. BREWSTER SURVEY, ABSTRACT No. 56, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1, BLOCK B, RYAN COMPANIES ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY TEXAS, RECORDED IN INSTRUMENT No. 2011-174 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT NL VENTURES X DAKOTA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED PRESIDENT, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R, AND 2R, BLOCK B, RYAN COMPANIES ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS AND DOES FURTHER CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

WITNESS MY HAND AT DENTON, DENTON COUNTY, TEXAS THIS THE _____ DAY OF _____, 2017.

NL VENTURES X DAKOTA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

PETER S. CARLSEN
PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PETER S. CARLSEN, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
COMMISSION

EXPIRES: _____

SURVEYOR'S STATEMENT

THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

GREGG A.E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5798

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGG A.E. MADSEN, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
COMMISSION

EXPIRES: _____

NOTES:

1. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL 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 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.

2. THIS RE-PLAT DOES NOT REMOVE OR AMEND ANY COVENANTS OR RESTRICTIONS.

CERTIFICATE OF APPROVAL:

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

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

REPLAT
LOT 1R AND 2R, BLOCK B
RYAN COMPANIES ADDITION

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SHEET 2 OF 2

DATE: 9/8/2017
W.A. No. 10090.01