

Flood Statement

According to Community Panel Number 48121C0360G, dated April 18, 2011, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "X" which is not a Special Flood Hazard Area, and a portion of this property lies within Zone "X Shaded" which is a special flood hazard area, where areas of 0.2% and areas of 1% annual chance flood with average depths less than a foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual flood. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

2. A Conveyance plat is a record of property approved by this City of Denton for the purpose of sale or conveyance in its entirety or interests thereon 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 of Land Development Regulations of the city of Denton. Selling a portion of this property by metes 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.

D.R.D.C.T. = Deed Records, Denton County, Texas
P.R.D.C.T. = Plat Records, Denton County, Texas
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"
CCF# = County Clerk's File Number

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Denton Texas.

Executed this the ____th day of December, in the year of our Lord 2018.

PRELIMINARY

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

STATE OF TEXAS *
COUNTY OF JOHNSON *

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jeremy Luke Deal, known to me to be there 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 _____, 2018.

Notary Public in and for the State of Texas

Certificate of Approval

Approved this ____ day of _____, 2018 by the Planning & Zoning Commission of the City of Denton, Texas.

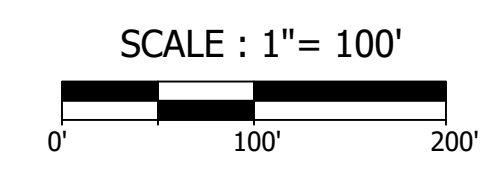
Planning & Zoning Commission Chairperson

City Secretary

**CONVEYANCE PLAT OF
WESTPARK ADDITION**
LOTS 11R, 13R AND 13R-1, BLOCK B
92.723 ACRES situated in the James Perry Survey,
Abstract Number 1040, City of Denton, Denton
County, Texas
Prepared: December 11, 2017
City Project No: CV17-0007

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TSPS Firm Registration # 1015000 TSPS Firm Registration # 17968

Project Number: 170146 Date: December 11, 2017
Revised Date: January 9, 2018
Revision Notes: Addressed City comments
Sheet 1 of 2



MATCHLINE SHEET 1 OF 2

STATE OF TEXAS *
COUNTY OF DENTON *

THENCE North 45 Degrees 18 Minutes 58 Seconds East, along said corner clip, a distance of 50.54 feet, to the POINT OF BEGINNING, and containing 87.715 acres or 3,820,862 square feet of land, more or less.

THAT Westpark Group, L.P. and Rayzor Investments, Ltd., acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LOTS 11R, 13R AND 13R-1, BLOCK B, WESTPARK ADDITION, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

This document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

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