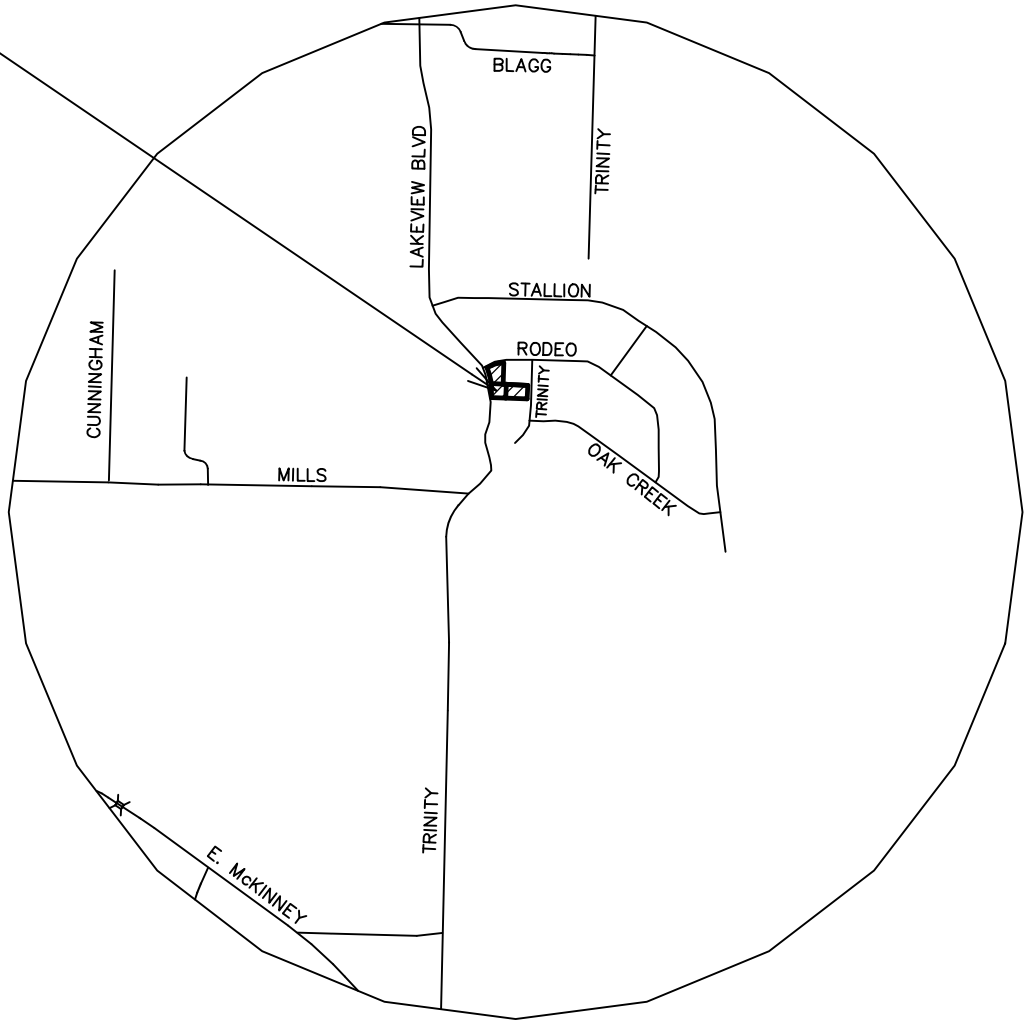


PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'



MOREAU FORREST SURVEY A-417

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON; WHEREAS WE, Snow Investments LLC, Amy C. Snow, Derek Bird and Rebecca Bird are the owners of that certain lot, tract, or parcel of land situated in the M. Forrest Survey Abstract Number 417 in the City of Denton, Denton County, Texas, being all of Lots 1 and 3, Block A of Owen's Ranch in Denton Texas, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded under Document Number 2009-216, Plat Records, Denton County, Texas, and being more particularly described as follows:  
BEGINNING at an iron rod marked "Huilt & Zollars" found for corner in the east line of Lakewood Boulevard, a public roadway and in the south line of Rodeo Drive, a public roadway, said point being the northwest corner of said Lot 1 in said Block A of said Owen's Ranch in Denton Texas;

THENCE N 63° 28' 36" E, 55.47 feet with said south line of said Rodeo Drive to a capped iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the right having a central angle of 28° 42' 06", a radius of 250.00 feet, an arc length of 125.23 feet, whose chord bears N 77° 49' 51" E, 123.93 feet with said south line of said Rodeo Drive to an "X" in concrete for corner;

THENCE S 87° 52' 32" E, 5.07 feet with said south line of said Rodeo Drive to a capped iron rod marked "J.S. Cole" found for corner, said point being the northwest corner of Lot 2 in said Block A of said Owen's Ranch in Denton Texas;

THENCE S 02° 07' 28" W, 221.59 feet with the west line of said Lot 2 to a capped iron rod marked RPLS 4561 set for corner in the north line of Lot 3 in said Block A of said Owen's Ranch in Denton Texas, said point being the southwest corner of Lot 2 in said Block A of said Owen's Ranch in Denton Texas;

THENCE S 87° 14' 34" E, 257.66 feet with the south line of said Lot 2 to a capped iron rod marked JS Scott found for corner in the west line of Trinity Road, a public roadway having a right-of-way of 60.0 feet;

THENCE S 02° 07' 54" W, 142.09 feet with said west line of said Trinity Road to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from LaSalle Bank, N.A. to Sheila Kelly recorded under Document number 2006-56139, Real Property Records, Denton County, Texas;

THENCE N 87° 57' 02" W, 371.60 feet with the north line of said Kelly tract to an iron rod found for corner in the east line of Lakeview Boulevard, a public roadway having a prescriptive right-of-way.

THENCE N 01° 06' 00" W, 107.24 feet with said east line of said Lakeview Boulevard to a capped iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the left having a central angle of 22° 20' 59", a radius of 540.00 feet, an arc length of 210.65 feet, whose chord bears N 12° 16' 29" W, 209.31 feet with said east line of said Lakeview Boulevard to the PLACE OF BEGINNING and containing 1.945 acres 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 1R, 3R-1 AND 3R-2, BLOCK A, OWEN'S RANCH IN DENTON TEXAS, being a replat of Lots 1 and 3, Block A of Owen's Ranch in Denton Texas, 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.

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

David Snow, Manager Snow Investments, LLC

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_, 2017 by David Snow.

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

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

Amy C. Snow

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_, 2017 by Amy C. Snow.

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

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

Derek Bird

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_, 2017 by Derek Bird.

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

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

Rebecca Bird

STATE OF TEXAS  
COUNTY OF DENTON:  
This instrument was acknowledged before me on \_\_\_\_, 2017 by Rebecca Bird.

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 replat two previously platted lots in order to create a total of three 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.

OWNER/DEVELOPER  
DAVID SNOW  
325 N. TRINITY RD.  
DENTON, TX 76208  
(972) 489-5227

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

FINAL PLAT  
LOTS 1R, 3R-1 AND 3R-2, BLOCK A OF  
OWEN'S RANCH IN DENTON TEXAS  
BEING A REPLAT OF LOTS 1 AND 3, BLOCK A  
OF OWEN'S RANCH IN DENTON TEXAS  
BEING 1.945 ACRES IN THE  
MOREAU FORREST SURVEY A-417  
CITY OF DENTON, DENTON COUNTY, TEXAS

LANDMARK  
SURVEYORS, L.L.C.  
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=30' DATE: 30 OCTOBER, 2017 JOB NO: 173934

- NOTES:
- PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  - 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  
BL = BUILDING LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET IRON ROD

FR17-0026