







O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
IRFC	IRON ROD FOUND WITH CAP
IRFS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WE	WATER EASEMENT

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

T. LOBAR SURVEY, ABSTRACT NO. 779  
N. BRITTON SURVEY, ABSTRACT NO. 51  
ETJ OF CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP17-0028

**OWNER / APPLICANT:**  
DD CREEKSIDE LTD  
8333 Douglas Avenue, Suite 1300, LB  
Dallas, Texas 75225  
P (214) 691-5300  
Contact: Ben McCaslin



OWNERS CERTIFICATE

WHEREAS DD CREEKSIDE LTD is the rightful owner of the following tract of land:

BEING a tract of land situated in the N. Britton Survey, Abstract No. 51, and the T. Lobar Survey, Abstract No. 779, Denton County, Texas, also being all of a called 47.466 acre tract of land described in a deed to DD Creekside Ltd, as recorded in Instrument No. 2017-135609, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Alliance" found for the southwest corner of said 47.466 acre tract, common to the southeast corner of Thistle Hills Estates, Phase II, according to the plat thereof recorded in Cabinet X, Page 147 of the Plat Records of Denton County, Texas, same being on the northerly right-of-way line of Creekdale Drive, a variable width right-of-way;

THENCE North 00°52'54" West, departing the northerly right-of-way line of said Creekdale Drive, along the westerly line of said 47.466 acre tract, the easterly line of said Thistle Hills Estates, Phase II and the easterly line of Thistle Hills Estates, according to the plat thereof recorded in Cabinet R, Page 122 of the Plat Records of Denton County, Texas, a distance of 2,567.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 47.466 acre tract, common to the northeast corner of said Thistle Hills Estates, same being on the southerly right-of-way line of Ryan Road, an apparent public right-of-way (No Record Found);

THENCE along the southerly right-of-way line of said Ryan Road and the northerly line of said 47.466 acre tract, the following courses:

South 89°58'03" East, a distance of 89.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°24'07" East, a distance of 174.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°55'01" East, a distance of 278.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 47.466 acre tract, common to the northwest corner of a called 20.553 acre tract of land described in a deed to Gazmend Ahmeti, as recorded in Instrument No. 2017-59304 of the Official Records of Denton County, Texas;

THENCE departing the southerly right-of-way line of said Ryan Road, along the easterly line of said 47.466 acre tract and the westerly line of said 20.553 acre tract, the following courses:

South 41°25'28" East, a distance of 227.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°56'58" East, a distance of 107.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°39'52" East, a distance of 125.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°50'14" East, a distance of 184.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°41'43" East, a distance of 103.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°24'07" East, a distance of 123.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°20'49" East, a distance of 135.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°36'06" West, a distance of 91.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 15°02'28" East, a distance of 209.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°10'18" East, a distance of 147.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°09'59" East, a distance of 288.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°41'39" East, a distance of 461.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said 47.466 acre tract, common to the southwest corner of said 20.553 acre tract, being on the northerly line of Ryan Ranch Phase II, according to the plat thereof recorded in Cabinet T, Page 333 of the Plat Records of Denton County, Texas;

THENCE South 88°35'43" West, along the southerly line of said 47.466 acre tract and the northerly line of said Ryan Ranch Phase II, a distance of 1,205.32 feet to a 1/2 inch iron rod found for the northwest corner of said Ryan Ranch Phase II, common to a re-entrant corner on the easterly line of said 47.466 acre tract;

THENCE South 00°35'38" East, along the easterly line of said 47.466 acre tract and the westerly line of said Ryan Ranch Phase II, a distance of 624.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said 47.466 acre tract, common to the southwest corner of said Ryan Ranch Phase II, same being on the northerly right-of-way line of aforesaid Creekdale Drive;

THENCE North 88°16'54" West, along the southerly line of said 47.466 acre tract and the northerly right-of-way line of said Creekdale Drive, a distance of 80.57 feet to the POINT OF BEGINNING and containing 47.466 acres (2,067,627 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DD CREEKSIDE LTD, does hereby adopt this plat designating the herein described property as CREEKSIDE, 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, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS BY HAND, this day of , 2018.

BY: DD CREEKSIDE LTD

By:

John F. Dickerson  
President - DD Creekside Operating, Inc.  
its General Partner

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared John F. Dickerson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of , 2018.

Notary Public, State of

My Commission Expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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.

Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Phone 972-335-3580  
Fax 972-335-3779

PRELIMINARY  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, 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 , 2018.

Notary Public, State of Texas

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE DAY OF , 2018

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT  
CREEKSIDE

47.466 ACRES

137 RESIDENTIAL LOTS  
3 HOA LOTS

T. LOBAR SURVEY, ABSTRACT NO. 779  
N. BRITTON SURVEY, ABSTRACT NO. 51  
ETJ OF CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP17-0028

<div>Kimley»Horn</div> <div>5750 Genesis Court, Suite 200 Frisco, Texas 75034</div> <div>FIRM # 10193822</div> <div>Tel. No. (972) 335-3580 Fax No. (972) 335-3779</div>					
Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	SG	KHA	FEB. 2018	063232100	3 OF 3
ENGINEER / SURVEYOR: Kimley-Horn and Associates State of Texas Registration No. F-828 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Thomas Fletcher, P.E.			OWNER / APPLICANT: DD Creekside Ltd 8333 Douglas Avenue, Suite 1300, LB #72 Dallas, Texas 75225 P (214) 691-5300 Contact: Ben McCaslin		