

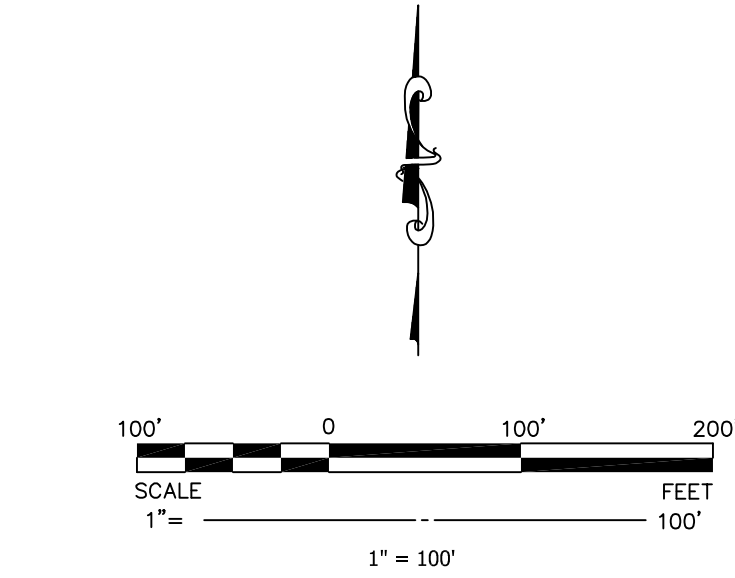
VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVE.
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
FIRM REGISTRATION NUMBER: 10098100

OWNER/DEVELOPER

ALLEGANCE HILLVIEW, LP
5221 N. O'CONNER BLVD.
DALLAS, TEXAS 75039
(972) 532-4300 (PHONE)



Conveyance Plat

A conveyance plat is a record of property approved by the City of Denton for the purpose of sale or conveyance in its entirety of 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 and 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT ALLEGANCE HILLVIEW, LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS

RAYZOR RANCH SOUTH
Lot 4, Block 1

An addition to the City of Denton, Denton County, Texas and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Denton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Denton's use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

ALLEGANCE HILLVIEW, L.P., a New York
limited partnership

WITNESS MY HAND THIS _____ DAY OF _____, 2018

Title: _____
By: _____, ALLEGANCE HILLVIEW, LP
By: _____, TH GP LLC, a Delaware limited liability
company, d/b/a TH Denton GP LLC in the
State of Texas, its general partner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC
DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

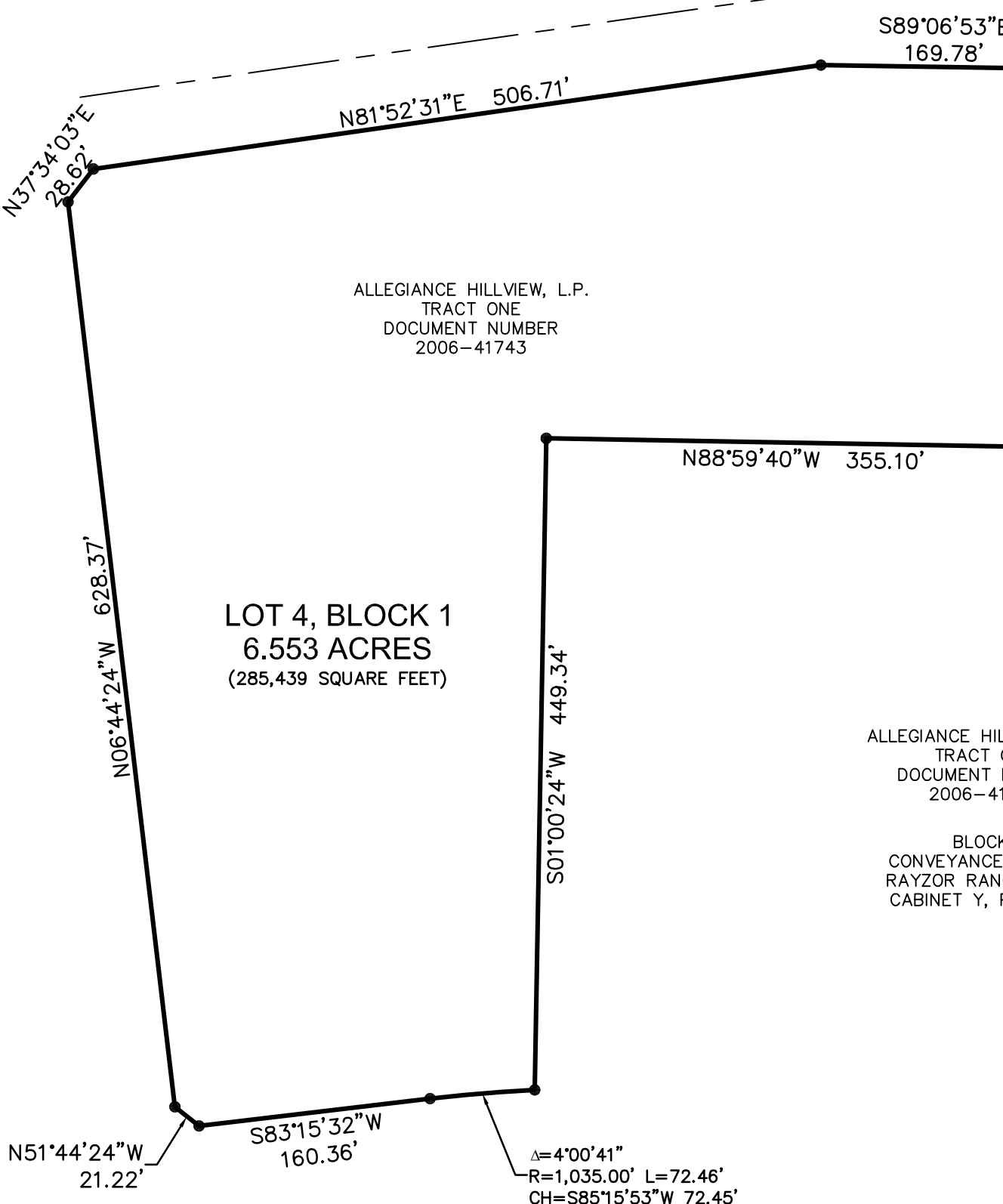
ALLEGANCE HILLVIEW, L.P.
TRACT ONE
DOCUMENT NUMBER
2006-41743

BLOCK 1
CONVEYANCE PLAT OF
RAYZOR RANCH SOUTH
CABINET Y, PAGE 470

I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated hereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Denton, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland _____ Date _____
Registered Professional Land Surveyor No. 4351



ALLEGANCE HILLVIEW, L.P.
TRACT ONE
DOCUMENT NUMBER
2006-41743

BLOCK 1
CONVEYANCE PLAT OF
RAYZOR RANCH SOUTH
CABINET Y, PAGE 470

RIGHT-OF-WAY DEDICATION
CITY OF DENTON, TEXAS
DOCUMENT NUMBER 2008-96935

PROPOSED LINDEN STREET
(RIGHT-OF-WAY RESERVATION)

POINT OF BEGINNING
FOUND 5/8\"/>

LINDEN STREET
(60' WIDE RIGHT-OF-WAY)

BONNIE BRAE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
DOCUMENT NUMBER
2008-96935

CRESCENT STREET
(60' WIDE RIGHT-OF-WAY)

METES AND BOUNDS DESCRIPTION

BEING a 6.553 acre tract of land situated in the B.B.B. & C. R.R. Survey, Abstract Number 192, Denton County, Texas, in the City of Denton, being a portion of the tract of land described as Tract One in the deed to Allegiance Hillview, L.P. recorded in Document Number 2006-41743, Deed Records of Denton County, Texas, and being a portion of Block 1, Rayzor Ranch South according to the Conveyance Plat recorded in Cabinet Y, Slide 470, Plat Records of Denton County, Texas; said 6.553 acre tract of land being more particularly described as follows:

COMMENCING at a point in the westerly right-of-way line of Bonnie Brae Street for the northwesterly corner of the tract of land described in the instrument to the City of Denton recorded in Document Number 2008-96935, Deed Records of Denton County, Texas;

THENCE with the westerly right-of-way line of Bonnie Brae Street the following:

- South 00° 53' 07\"/>

THENCE departing the westerly right-of-way line of Bonnie Brae Street North 89° 06' 53\"/>

THENCE South 00° 53' 03\"/>

THENCE North 88° 59' 40\"/>

THENCE South 01° 00' 24\"/>

THENCE Southwesterly along said curve through a central angle of 04° 00' 41\"/>

THENCE South 83° 15' 32\"/>

THENCE North 51° 44' 24\"/>

THENCE North 06° 44' 24\"/>

THENCE North 37° 34' 03\"/>

THENCE North 81° 52' 31\"/>

THENCE South 89° 06' 53\"/>

CONTAINING a computed area of 6.553 acres (285,439 square feet) of land.

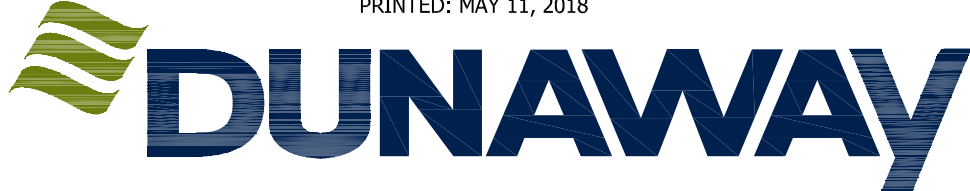
CITY OF DENTON, TEXAS
CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2018, by the Planning and Zoning Commission for the City of Denton.

SIGNED: _____ ATTEST: _____
Planning & Zoning Chairperson City Secretary

**A
CONVEYANCE PLAT
OF
RAYZOR RANCH SOUTH
LOT 4, BLOCK 1**

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192
City of Denton, Denton County, Texas
GROSS AREA = 6.553 ACRES / 285,439 SQUARE FEET
PRINTED: MAY 11, 2018



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

CV18-0002

JOB NUMBER: 2008247.016

CV18-0002