

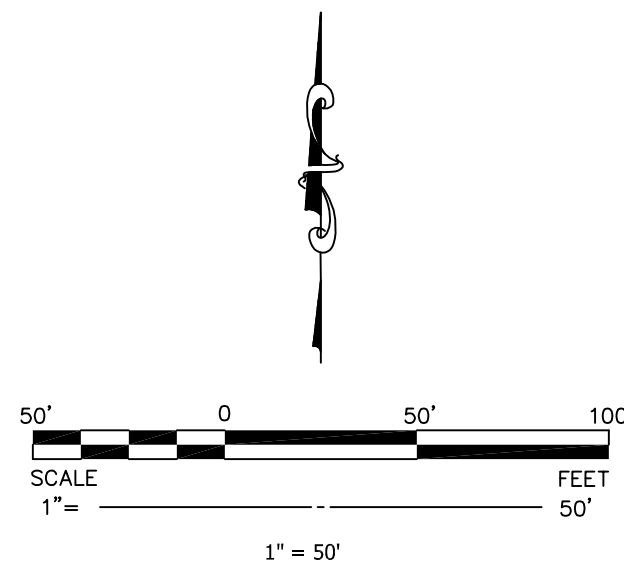
VICINITY MAP  
NOT TO SCALE

**SURVEYOR/ENGINEER**

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE  
SUITE 400  
FT. WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
(817) 335-7437 (FAX)

**OWNER/DEVELOPER**

ALLEGIANCE HILLVIEW, LP  
5221 N. O'CONNER BLVD., STE. 700  
DALLAS, TEXAS 75039  
(972) 532-4300 (PHONE)



**METES AND BOUNDS DESCRIPTION**

BEING a 4.519 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 4.519 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the west right-of-way of Bonnie Brae Street (a variable width right-of-way) for the northeastern corner of the tract of land described in the deed to the City of Denton, Texas recorded in Document Number 2008-96935, Deed Records of Denton County, Texas;

THENCE with the northerly line of said City of Denton Tract, North 89° 04' 34" West a distance of 39.10 feet to the northwest corner of said City of Denton Tract, from which a found 3/8 inch iron rod bears North 50° 00' 17" East a distance of 0.64 feet;

THENCE departing the northerly line of said City of Denton Tract, with the westerly line of said City of Denton tract the following:

South 00° 53' 07" West a distance of 481.67 feet to point;

South 01° 03' 42" West a distance of 491.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the POINT OF BEGINNING;

South 01° 03' 42" West a distance of 459.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the westerly line of said City of Denton tract, North 89° 06' 53" West a distance of 427.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 01° 00' 00" East a distance of 460.40 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 89° 00' 00" East a distance of 428.18 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 4.519 acres (196,837 square feet) of land.

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

NOT 00° 00' 00" E 460.40'

B.B.B. & C.R.R. SURVEY  
ABSTRACT NO. 192

**LOT 3, BLOCK 1**

4.519 ACRES  
(196,837 SQUARE FEET)

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

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

10' PIPELINE EASEMENT RESERVATION  
EXHIBIT Y  
DOCUMENT NUMBER  
2008-80692

SET 5/8" IRON ROD WITH A  
CAP STAMPED "DUNAWAY  
ASSOC LP"

PROPOSED LINDEN STREET  
(RIGHT-OF-WAY RESERVATION)

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

FOUND 5/8" IRON ROD WITH  
A CAP STAMPED "DUNAWAY  
ASSOC LP"  
(CONTROL MONUMENT)

**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.

I, Gregory S. Ifland, 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. Ifland  
Registered Professional Land Surveyor No. 4351

Date

**NOTES:**

1. The basis of the bearings shown hereon is the Texas State Plane Coordinate System (NAD83), North Central Zone.
2. All property corners are 5/8" iron rod with plastic cap stamped "Dunaway Assoc LP" unless otherwise noted.
3. The label "right-of-way reservation" shown on the proposed streets outside the limits of this plat is not an expressed or implied right-of-way dedication to the City of Denton. It serves the purpose of only identifying the property owners future plans for a right-of-way that can be moved, realigned at the desire of the property owner with a future final plat.

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

**RAYZOR RANCH SOUTH CONVEYANCE  
Lot 3, 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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

Title: \_\_\_\_\_  
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: \_\_\_\_\_

**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 3, BLOCK 1**

Situated in the B.B.B. & C.R.R. Survey, Abstract No. 192, City of Denton, Denton County, Texas and being a portion of Block 1, Conveyance Plat of Rayzor Ranch South recorded in Cabinet Y, Page 470, Plat Records of Denton County, Texas.

GROSS AREA = 4.519 ACRES / 196,837 SQUARE FEET  
PRINTED: MAY 11, 2018

**DUNAWAY**

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

JOB NUMBER: 2008247.011

CV18-0001