

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, RAYZOR INVESTMENTS, LTD. is the owner of a tract of land situated in the Eugene Puchalski Survey, Abstract No. 996, City of Denton, Denton County, Texas, and being part of "Section 3" "TRACT TWO" and "TRACT THREE" described in Special Warranty Deed to Rayzor Investments, LTD. recorded in Volume 1796, Page 601 Deed Records of Denton County, Texas, and being all of those tracts of land described in Warranty Deeds to RAYZOR INVESTMENTS, LTD., recorded in Instrument Nos. 2007-20903 & 2007-20904, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 1640" found in the north right-of-way line of Precision Drive (a variable width right-of-way), and being the southeast corner of Lot 10, Block A, Westpark Addition, Phase 2, an addition to the City of Denton, Texas recorded in Document No. 2013-318 of the Official Records of Denton County, Texas;

THENCE with the east line of said Lot 10, the following courses and distances:

North 7°12'15" East, a distance of 102.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 8°46'19", a radius of 512.50 feet, a chord bearing and distance of North 2°49'06" East, 78.39 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 78.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 10°43'35", a radius of 512.50 feet, a chord bearing and distance of North 6°55'52" West, 95.81 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 95.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 12°17'40" West, a distance of 145.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 12°45'12", a radius of 537.50 feet, a chord bearing and distance of North 5°55'04" West, 119.39 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 119.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 0°27'30" East, a distance of 1355.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 21°52'47", a radius of 536.50 feet, a chord bearing and distance of North 11°23'54" East, 203.63 feet;

THENCE departing said east line of Lot 10, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 204.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 22°20'17" East, a distance of 101.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 22°39'43" West, a distance of 45.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south right-of-way line of West Oak Street (135-foot wide right-of-way), and being the beginning of a non-tangent curve to the left having a central angle of 42°31'51", a radius of 817.50 feet, a chord bearing and distance of South 84°06'58" East, 592.99 feet;

THENCE with said south right-of-way line of West Oak Street, in a southeasterly direction, with said curve to the left, an arc distance of 606.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said south right-of-way line of West Oak Street, the following courses and distances:

South 30°58'55" West, a distance of 68.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 11°53'49" West, a distance of 39.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 11°19'04" East, a distance of 73.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 9°28'08" West, a distance of 62.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 12°35'32" West, a distance of 84.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 6°00'48" West, a distance of 78.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 10°50'52" West, a distance of 98.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 5°43'18" West, a distance of 76.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 24°06'56" West, a distance of 203.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 19°19'42" West, a distance of 85.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 1°29'23" East, a distance of 218.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 8°38'49" East, a distance of 106.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 2°25'13" East, a distance of 71.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 15°34'59" East, a distance of 159.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 2°55'05" East, a distance of 145.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 88°59'06" East, a distance of 65.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 43°09'22" East, a distance of 56.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 0°55'41" West, a distance of 429.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 88°53'16" West, a distance of 514.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 2°27'51" West, a distance of 179.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 89°03'53" West, a distance of 70.41 feet to the **POINT OF BEGINNING** and containing 25.1313 acres or 1,094,718 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

NOTES:

- All corners to be acquired are a 5/8" iron rod with plastic cap stamped "KHA" cap set unless otherwise noted.
- Bearing system based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Design Criteria and Comprehensive Master Drainage Plan.
- To address the fact this site does not have any Public Facilities (water, sanitary sewer, access) to serve it at this time and the services are being worked out by entities other than the primary developer, add a note such as: Civil Engineer Plans for public services are under review for approval by the City. Owner is coordinating the design, approval and construction of the public service by a third party. The owner, not the City, will be responsible to provide the design and installation of Access, Storm Drain, Water, and Sewer to the site.

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 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 BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RAYZOR INVESTMENTS, LTD., does hereby adopt this plat designating the herein described property as **RETREAT 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, 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.

This plat is hereby adopted by the owner and approved by the City of Denton (called -City-) subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition, shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. And, the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

WITNESS MY HAND, this ____ day of _____, 2018.

BY: RAYZOR INVESTMENTS, LTD.

By: _____
Name: Philip Baker
Title: Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Philip Baker, 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 this ____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

That I, J. Andy Dobbs, 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.

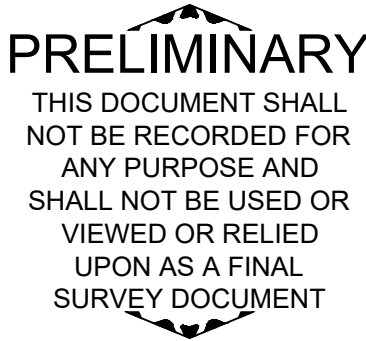
J. Andy Dobbs
Registered Professional
Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700,
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas



APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS ____ DAY OF _____, 2018.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
LOT 1, BLOCK A
RETREAT ADDITION
25.1313 ACRES
EUGENE PUCHALSKI SURVEY,
ABSTRACT NO. 996
CITY OF DENTON, DENTON COUNTY, TEXAS
PROJECT NUMBER: FP18-0006

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2018	064513900	2 OF 2

OWNER/APPLICANT:
RAYZOR INVESTMENTS, LTD.
400 WEST OAK STREET
DENTON, TX 76201
CONTACT: PHILIP BAKER
PHONE: 940-387-8711

ENGINEER:
KIMLEY-HORN AND ASSOCIATES INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: NATHAN FORNEY, P.E.
PHONE: 972-770-1304