

DEDICATION **Obm P6 325**

STATE OF TEXAS  
COUNTY OF DENTON  
Doc/Hue: 96-88875825  
Doc/Type: P.L.  
Doc/Date: 08/28/96  
Doc/Number: 33227  
Received by: Deputy - Cheryl

WHEREAS, LAKECREST MEADOW L.P., a New Mexico Limited Partnership, is the owner of all that certain tract of land situated in the R. BEBEE Survey Abstract Number 29 in the County of Denton, Texas and being a part of the called 79.768 acre tract described in the deed filed under Clerk's File Number 96-0018064 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Southwest corner of the tract being described herein, at the Southwest corner of the said 79.768 acre tract and the Southeast corner of a called 5.00 acre tract described in the deed to Robert McQuiston recorded in Volume 1786, Page 478 of the said Real Property Records on the North right-of-way of F.M. 455;

THENCE North 01 Degrees 34 Minutes 45 Seconds East with the West line of the 79.768 acre tract a distance of 1,500.18 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;

THENCE South 87 Degrees 44 Minutes 39 Seconds East across the 79.768 acre tract a distance of 335.70 feet to a 1/2 inch iron rod set for the beginning of a curve having a radius of 60.00 feet;

THENCE Southeasterly with the arc of the said curve having an arc length of 111.70 feet (chord bearing South 87 Degrees 44 Minutes 49 Seconds East a distance of 96.26 feet) to a 1/2 inch iron rod set;

THENCE South 87 Degrees 44 Minutes 49 Seconds East across the 79.768 acre tract a distance of 295.16 feet to a 1/2 inch iron rod set on the East line thereof and the West line of a tract of land described in the deed to Burness Higgs recorded in Volume 482, Page 40 of the Deed Records of Denton County, Texas;

THENCE South 00 Degrees 58 Minutes 37 Seconds West with the West line of the Higgs tract and the East line of the 79.768 acre tract a distance of 1,501.17 feet to a rock at a fence corner post at the Southeast corner thereof in the North right-of-way of F.M. 455;

THENCE North 87 Degrees 41 Minutes 29 Seconds West with the South line of the 79.768 acre tract and the North right-of-way of F.M. 455 a distance of 742.90 feet to the PLACE OF BEGINNING and enclosing 25.355 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KEVIN MURPHY, President, Altura Real Estate Co., Inc., as General Partner for Lakecrest Meadow Limited Partnership, a New Mexico Limited Partnership, does hereby adopt this plat designating the herein described property as LAKECREST MEADOW, PHASE I in Denton County, Texas and do hereby dedicate to the public use forever the street rights-of-way and public easement shown hereon.

*Kevin Murphy*  
KEVIN MURPHY, President Altura Real Estate Co., Inc.

LEGEND  
CM CONTROLLING MONUMENT  
BL BUILDING LINE  
IRF IRON ROD FOUND  
IRS IRON ROD SET  
D.E. DRAINAGE EASEMENT  
U.&O.E. UTILITY & DRAIN. ESMT.  
T.E. TELEPHONE EASEMENT  
W.L.E. WATER LINE EASEMENT  
P.L. PROPERTY LINE

STATE OF NEW MEXICO

BEFORE ME, the undersigned Notary Public in and for the State of New Mexico on this day personally appeared KEVIN MURPHY, President, Altura Real Estate Co., Inc., 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, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF September 1996.

*Barbara Raskob*  
Notary Public in the State of New Mexico

CITY OF SANGER, TEXAS  
CERTIFICATE OF APPROVAL  
This is the day of October 1996  
By the City of Sanger, Texas  
*John Chapp* (City Secretary)  
APPROVED BY: *Steve Allen* DATE: 10/8/96  
DIRECTOR OF PLANNING  
DENTON COUNTY

APPROVED BY: *Jim Aronson* DATE: 10-22-96  
DENTON COUNTY JUDGE

CENTERLINE CURVE DATA

CURVE	Δ	RAD.	ARC LENGTH	CHORD.
C1	87°40'38"	450'	80.28'	N 05°04'58" E 80.24'
C2	18°38'52"	500'	171.66'	N 07°52'13" W 170.62'
C3	18°58'08"	500'	281.53'	N 04°17'23" E 258.58'
C4	2°18'18"	600'	277.62'	N 07°02'17" E 275.52'

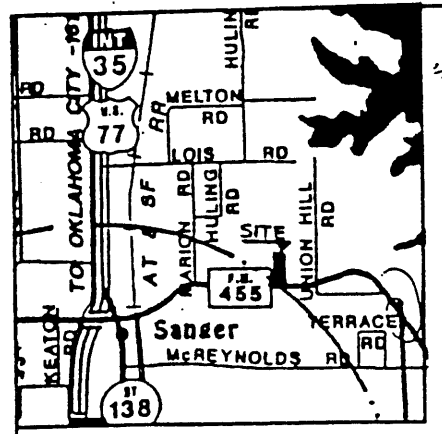
SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:  
THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land described herein, and that the corner monuments shown herein were found or placed under my personal supervision in accordance with the regulations of the County of Denton, Texas and that all lot area and boundary measurements shown on this plat are in accordance with the best of my knowledge and belief to an accuracy of at least one in ten thousand (1:10,000).  
*William M. Coleman*  
W. M. Coleman, P.L.S. 4001  
DATE: 10/8/96



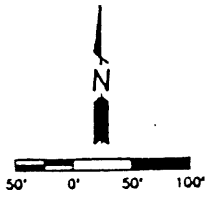
OFFICIAL SEAL  
BARBARA L. RASKOB  
Notary Public in the State of New Mexico  
My Commission Expires: 11-3-96

Owner and Developer  
LAKECREST MEADOW L.P., A NEW MEXICO LIMITED PARTNERSHIP

LAKECREST MEADOW, PHASE I  
BEING 14 LOTS ON 25.355 ACRES IN  
THE R. BEBEE SURVEY A-289  
DENTON COUNTY, TEXAS  
DATE: JULY 28, 1994  
DRAWN BY: MCO  
SCALE: 1" = 100'  
REVISION: 8-18-94/MD  
8-28-94/MD, 8-18-94  
DATE FILE: 10/7/96  
PREPARED BY:  
COLEMAN & ASSOC.  
SURVEYING  
P.O. BOX 888  
DENTON, TEXAS 76202  
817-565-4218

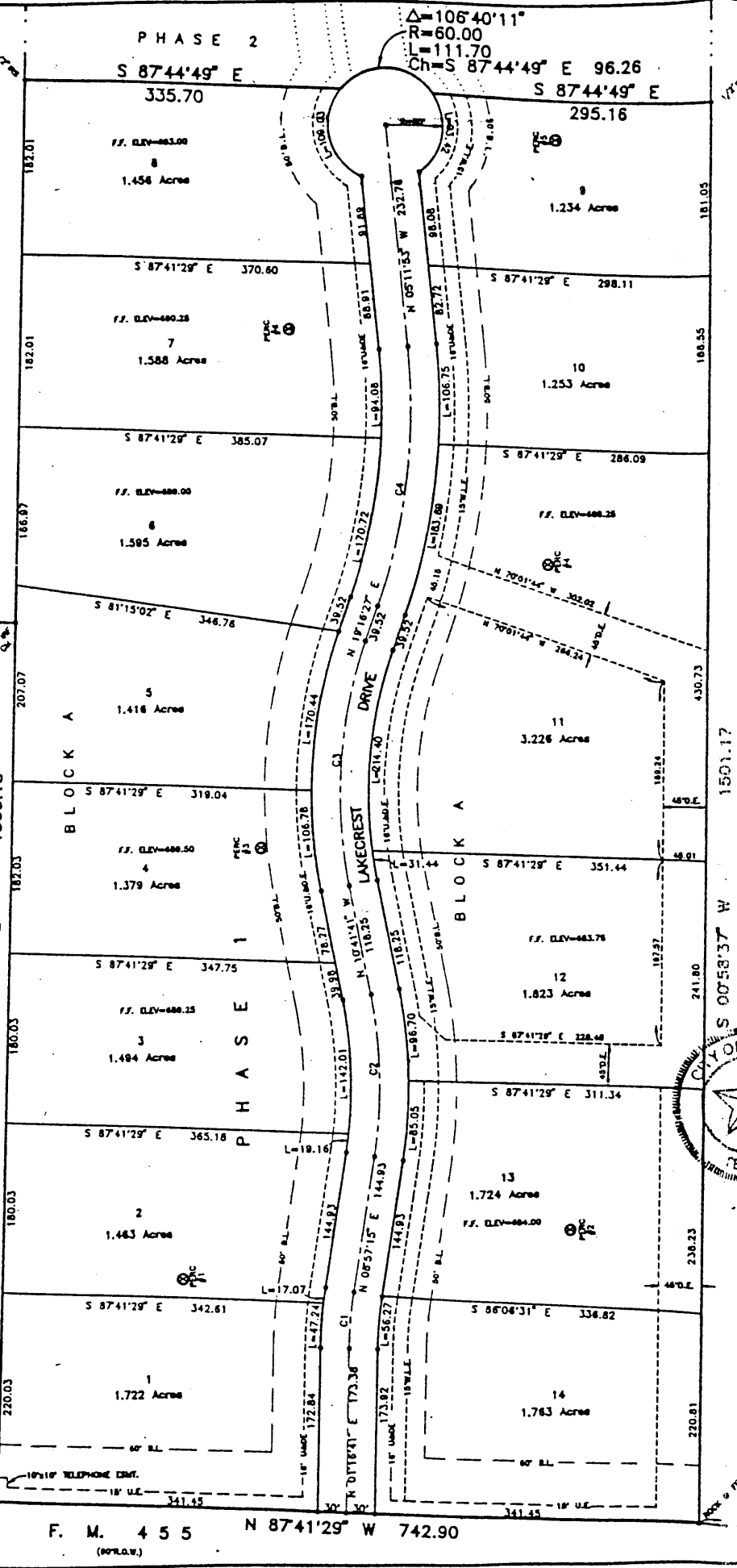


VICINITY MAP



CALLED 5.00 Ac. Tr.  
ROB. McQUISTON  
V. 1786/P. 478

- NOTES:
- PROPERTY IS ZONED R-2 RESIDENTIAL MEDIUM DENSITY AND IS SUBJECT TO JURISDICTION AND REGULATIONS OF THE DENTON COUNTY LAKE HAY ROBERTS PLANNING AND ZONING COMMISSION.
  - NO IMPROVEMENTS ARE ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT PERMISSION OF DENTON COUNTY.
  - NO DEED RESTRICTIONS IMPOSED PER THIS PLAT.
  - WATER SERVICE IS TO BE PROVIDED BY BOLMAN WATER SUPPLY CO.
  - SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
  - THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY. MAINTENANCE OF PAYMENT IMPROVEMENTS WILL BE THE RESPONSIBILITY OF DENTON COUNTY UPON ACCEPTANCE OF SAID IMPROVEMENTS BY DENTON COUNTY.
  - FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE RELATIVE TO T.B.M. ON THE WEST END OF THE HEADWALL ON THE NORTH SIDE OF THE CLEAVLY UNDER F. M. 455 ABOUT 200' EAST OF THE SOUTHEAST CORNER OF THIS PROJECT. T.B.M. ELEVATION=477.2'



F. M. 455 N 87°41'29" W 742.90  
(90° L.O.W.)

(1470.887)  
TRM-877.F