

CITGO PIPELINE EASEMENT RESTRICTIONS PER CF# 97-0072651

1. No permanent or temporary buildings or other structures shall be constructed, stored or allowed to exist within the easement.
2. No building or structures which are or may be used for human occupancy shall be constructed or allowed to exist within fifty feet (50') of each side of the pipeline.
3. Gravel, asphalt or concrete driveways may be installed across the pipeline, however, a minimum of thirty-six inches (36") of soil cover beneath the driveway shall be provided within ten feet (20') either side of the centerline of the pipeline, except that concrete paving, if used, shall be installed in 10' x 10' squares with non-continuous rebar.
4. Owner shall not plant trees or bushes within the easement, and shall take appropriate erosion control measures to prevent soil erosion within the easement.
5. CITGO shall be notified forty-eight (48) hours in advance before any work begins within the Easement. This notification shall come through the DGT-Test System at 1-800-344-8377.
6. No stockpiling of dirt or debris will be allowed within the easement except due to emergency operations.
7. No heavy construction equipment of a type which has axle loads exceeding 20,000 pounds per axle shall be allowed to operate, cross or park over the easement.
8. All service lines shall cross at right angles to, but not longitudinally, within the easement.
9. A minimum of eighteen inches (18") vertical clearance between the pipeline and all proposed service lines shall be maintained and every line must be placed under the pipeline.
10. Any telephone, cable and electrical lines laid under the pipeline will be encased in steel conduit and in red concrete following the above restrictions.
11. If it becomes necessary at any time for CITGO to remove any portion of the pipeline for installation, repair, maintenance or any other purpose permitted under the easement and this amendment, CITGO may remove those improvements. CITGO has no obligation to replace any improvements removed by CITGO and is not liable to owner for damages resulting from the removal of any portion of the improvements within the easement.
12. CITGO shall have the right to review and approve all plans and specifications for any work or improvements within the easement contemplated by owner. Said review and approval shall not be unnecessarily delayed or withheld, and shall comply with the terms of the easement and this amendment.

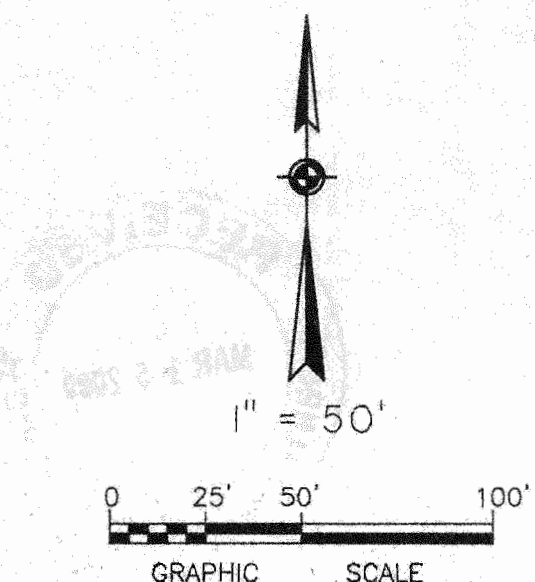
OWNER:
RIDGECREST VENTURES, L.P.
P.O. BOX 3428
ALBUQUERQUE, NM 87190-3428

GENERAL PARTNER:
ALTURA REAL ESTATE COMPANY, INC.
BOARD OF DIRECTORS:

KEVIN D. MURPHY --- PRESIDENT/TREASURER
2401 ADA PLACE NE
ALBUQUERQUE, NM 87106

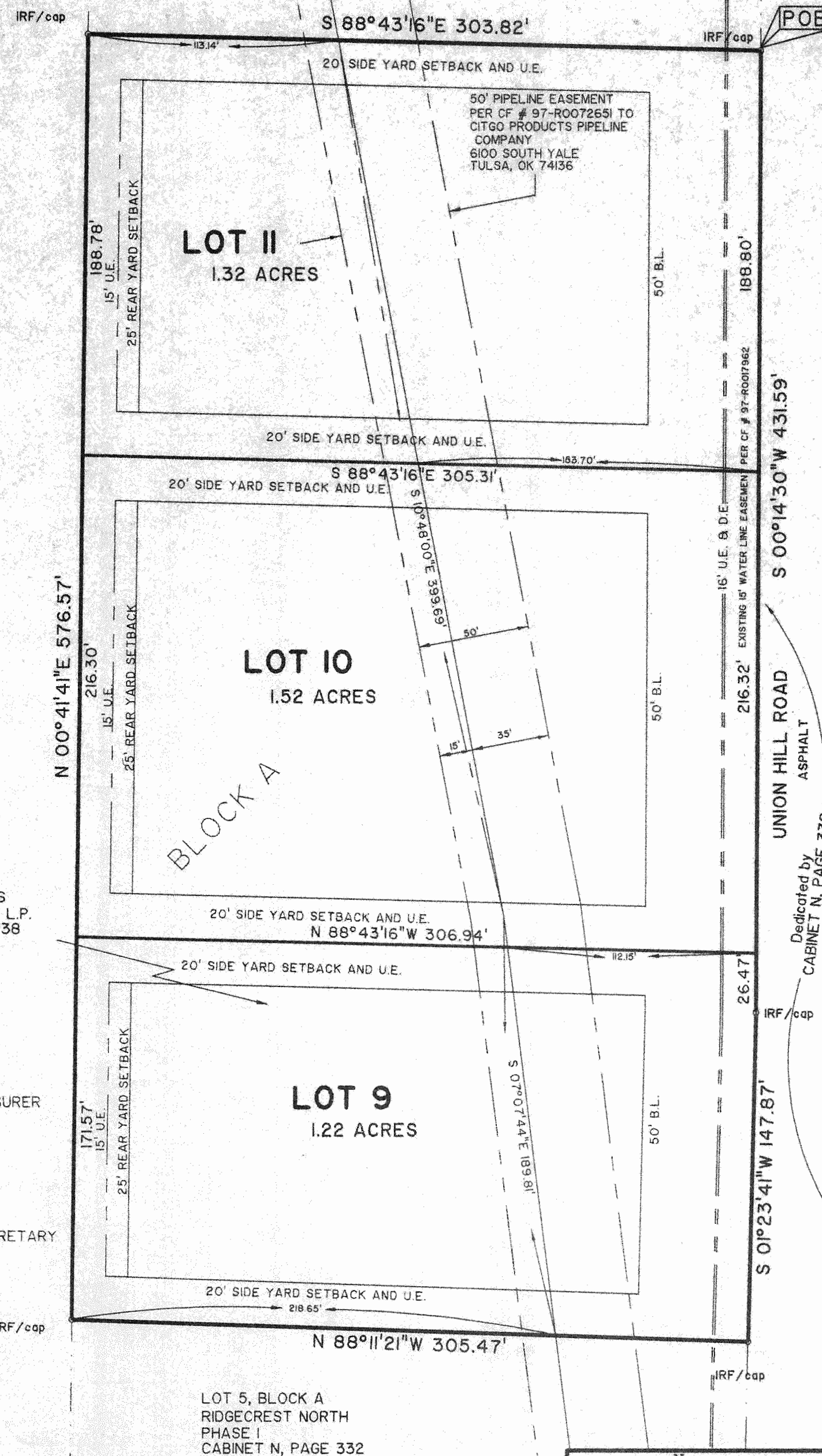
ROBERT E. MARTINDALE
619 CALLE DEL CORTE, NE
ALBUQUERQUE, NM 87110

KIM D. MURPHY --- VICE-PRESIDENT/SECRETARY
8633 KACEY LANE, SW
ALBUQUERQUE, NM 87105



NOTE: ALL NEW LOT CORNERS
WILL BE MARKED WITH 1/2" IRON
RODS CAPPED ALLIANCE.

LOT 6, BLOCK A
RIDGECREST NORTH
PHASE I
CABINET N, PAGE 332



P.O. BOX 507
KRUM, TX 76249
(940)482-6723

JOB NUMBER: 99467FP
DRAWN BY: HCI/GC
CHECKED BY: JET
DATE: 1-18-00
REVISIONS: 2-3-00

FINAL PLAT
RIDGECREST NORTH, PHASE I-A
LOTS 9, 10 AND 11, BLOCK A

BEING 4.06 ACRES IN THE R. BEBEE
SURVEY, ABSTRACT # 29, IN THE ETJ OF
THE CITY OF SANGER,
DENTON COUNTY, TEXAS

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY
CLERK

On Mar 29 2000
At 11:22am

Doc/Num : 00-R0027956
Doc/Type : PLA
Recording : 20.00
Doc/Mgmt : 6.00
Receipt #: 12842
Deputy - Cheryl

DEDICATION

Whereas Ridgecrest Ventures Limited Partnership is the owner of all that certain tract of land situated in the R. Bebee Survey, Abstract Number 29, Denton County, Texas, and being a part of a called 53.353 acre tract of land described in the Deed to Ridgecrest Venture L.P. recorded in Volume 4017, Page 738 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a iron rod found for the Northeast corner of the tract being described herein in the West right-of-way line of an asphalt road posted as Union Hill Road same being the Southeast corner of Lot 6, Block A, of Ridgecrest North, Phase I, recorded in Cabinet N, Page 332 of the Plat Records of Denton County, Texas;

THENCE South 00 Degrees 14 Minutes 30 Seconds West with the West right-of-way line of said road a distance of 431.58 feet to a iron rod found for corner;

THENCE South 01 Degrees 23 Minutes 41 Seconds West with the West right-of-way line of said road a distance of 147.87 feet to a iron rod found for the Southeast corner of the herein described tract, same being the Northeast corner of Lot 5, Block A, of said Ridgecrest North, Phase I, of said Plat Records;

THENCE North 88 Degrees 11 Minutes 21 Seconds West with the North line thereof a distance of 305.47 feet to a iron rod found for the Southwest corner of the herein described tract, same being the Northwest corner of said Lot 5;

THENCE North 00 Degrees 41 Minutes 41 Seconds East a distance of 576.57 feet to a iron rod found for the Northwest corner of the herein described tract, same being the Southwest corner of said Lot 6;

THENCE South 88 Degrees 43 Minutes 16 Seconds East with the South line thereof a distance of 303.82 feet to the PLACE OF BEGINNING and enclosing 4.06 acres of land more or less.

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Ridgecrest Ventures, L.P. through its duly sworn representative, does adopt this plat designating the herein described property as Ridgecrest North, Phase I-A, in Denton County, Texas and does hereby dedicate to the public use forever, the streets rights-of-way and public easements shown hereon and does hereby swear or affirm that the property is within the Extra Territorial Jurisdiction of the City of Sanger.

Kim D. Murphy

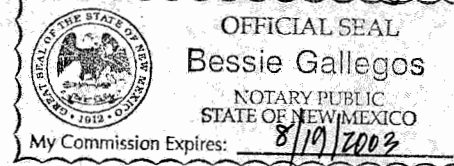
By: KIM D. MURPHY, VICE-PRESIDENT ALTURA REAL ESTATE COMPANY, INC., GENERAL PARTNER

STATE OF NEW MEXICO

BEFORE ME, the undersigned Notary in and for the State of New Mexico, on this day personally appeared Kim D. Murphy known to me to be the person, whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 28th DAY OF FEBRUARY 2000.

Bessie Gallegos
Notary Public in the State of ~~TEXAS~~ NEW MEXICO
My commission expires August 19, 2003



SURVEYORS CERTIFICATE

I, John E. Thompson II, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Alliance" under my direction and supervision in accordance with the Ordinances of the City of Sanger, Denton County, Texas.

John E. Thompson II 02-23-2000

John E. Thompson, II R.P.L.S. # 4857 Date

GENERAL NOTES:

A driveway culvert permit must be obtained from the Denton County Centralized Road & Bridge Department by the Owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way. Minimum 18" diameter culvert required.

WATER SERVICE TO BE PROVIDED BY BOLIVAR WATER SUPPLY CO., 310 North 3rd Street, P.O. Box 1006, Sanger, Texas 76266.

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 OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.

THIS PROPERTY IS LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND IS SUBJECT TO THE ORDINANCE. THIS PROPERTY IS CURRENTLY ZONED R-2 "RESIDENTIAL MEDIUM DENSITY."

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Denton County, Texas, Community Number 480774, effective date 4-2-97 and that map indicates that this property is in Non-Shaded ZONE X, which is defined as "areas outside the 500-year flood" as indicated on panel 70 E of said map.

Electric services to be provided by CO-SERV ELECTRIC, 3501 F.M. Road 2181, Corinth, Texas 76205, PH#800-274-4014.

Telephone service to be provided by SPRINT, P.O. Box 179, Decatur, Texas 76239, PH# 940-627-8101.

All lots to be single family residences.

No improvements are allowed within drainage easements without permission of Denton County.

The City Engineer of the City of Sanger hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations as to which his/her approval is required.

City Engineer
By: *Mark D. Hill*
Date: 3-15-00

RECOMMENDED FOR APPROVAL
Charles Lencio 3/16/00
Chairman, Planning and Zoning Commission Date
City of Sanger, Texas

APPROVED AND ACCEPTED
Tommy Kinsaid 3-15-00
Mayor Date
City of Sanger, Texas

The undersigned, City Secretary of the City of Sanger, Texas, hereby certifies that the foregoing Final Plat of Ridgecrest North, Phase I-A, Lots 9, 10 and 11, Block A, an addition in Denton County, Texas was submitted to the City Council on the 21st day of March 2000 and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the mayor to execute the acceptance thereof by signing his name as hereinabove subscribed.
Resalee Chery 3-15-00
City Secretary, City of Sanger, Texas Date



APPROVED BY BOLIVAR WATER SUPPLY CO.

DJ Bowler 03-09-00

President
Charles Ramey 3/9/00
Engineer

APPROVED BY CO-SERV ELECTRIC

Roy E Busby 3-15-00

By:

CERTIFICATE OF APPROVAL

Approved this 28th Day of March 2000 by the Denton County Commissioners Court.

John W. Hill
Denton County Judge

