

- GENERAL NOTES:
- 1.) WATER SERVICE IS PROVIDED BY BOLIVAR WATER SUPPLY CO.
  - 2.) THIS PROPERTY IS LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND IS CURRENTLY ZONED R-2 "RESIDENTIAL MEDIUM DENSITY".
  - 3.) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
  - 4.) ELECTRIC SERVICE TO BE PROVIDED FROM COSERV ELECTRIC.
  - 5.) TELEPHONE TO BE PROVIDED BY SPRINT.
  - 6.) 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 THE COUNTY OF DENTON.
  - 7.) 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, INDICATES THAT THIS PROPERTY IS NOT LOCATED WITHIN AN IDENTIFIED FLOOD ZONE (NON-SHADED ZONE X) AS SHOWN ON PANEL 70 E OF SAID MAP.
  - 8.) CURRENTLY, THIS PROPERTY IS PASTURE LAND.
  - 9.) THIS PROPERTY IS LOCATED WITHIN THE E.T.J. OF THE CITY OF SANGER.
  - 10.) ALL LOTS FOR RESIDENTIAL USE.
  - 11.) ALL BOUNDARIES OF LAND CLOSE MATHEMATICALLY TO AN ACCURACY OF 1:50,000.

WHEREAS, Ridgecrest Ventures Limited Partnership, a New Mexico 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 the called 53.353 acre tract described in the deed from Ridgecrest Limited Partnership to Ridgecrest Ventures Limited Partnership recorded in Volume 4017 Page 738 Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows;

BEGINNING for the Southeast corner of the tract being described herein at a capped iron rod found for the Southeast corner of said 53.353 acres and the Southwest corner of Ridgecrest North, Phase I, an addition in said County, according to the Plat thereof recorded in Cabinet N Page 332 of the Plat Records of Denton County, Texas;

THENCE North 88 Degrees 11 Minutes 58 Seconds West with the South line of said 53.353 acres a distance of 650.46 feet to a capped iron rod set for the Southwest corner of the herein described tract;

THENCE North 01 Degrees 47 Minutes 57 Seconds East a distance of 380.02 feet to a capped iron rod set;

THENCE South 88 Degrees 12 Minutes 03 Seconds East a distance of 29.47 feet to a capped iron rod set;

THENCE North 01 Degrees 47 Minutes 57 Seconds East a distance of 316.22 feet to a capped iron rod set for the Northwest corner of the herein described tract;

THENCE South 88 Degrees 12 Minutes 03 Seconds East a distance of 607.56 feet to a capped iron rod found for the Northwest corner of Lot 4 of said Phase I;

THENCE South 00 Degrees 41 Minutes 36 Seconds West with the West line of said Phase I a distance of 696.38 feet to THE PLACE OF BEGINNING and enclosing 10.08 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kevin Murphy, President, Altura Real Estate Co. Inc., as General Partner for Ridgecrest Ventures Limited Partnership, does hereby adopt this plat designating the herein described property as Ridgecrest North Phase II-A, in Denton County, Texas and do hereby dedicate to the public use forever, the street rights-of-way and public easements shown hereon.

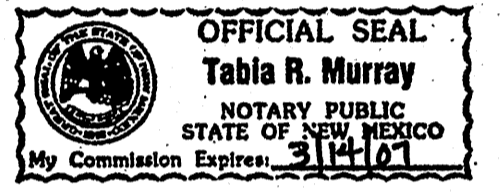
By: Kevin Murphy Date: 6/10/03  
Kevin Murphy

STATE OF TEXAS - New Mexico

BEFORE ME, the undersigned Notary Public in and for the State of New Mexico, on this day personally appeared, Kevin 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 10th DAY OF June, 2003.

Notary Public in the State of New Mexico  
My Commission expires 3/1/07



SURVEYOR'S CERTIFICATE  
KNOW ALL ME BY THESE PRESENTS  
THAT I, Kenneth A. Zollinger, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey made on the ground of the land and that the monuments shown hereon were found or placed under my direction and supervision in accordance with the Ordinances of the City of Sanger, Texas.

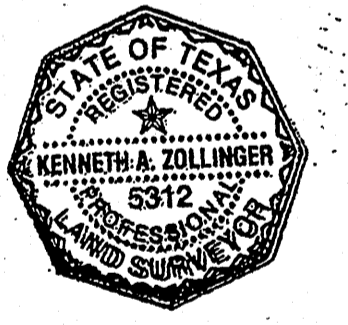
Kenneth A. Zollinger 6-5-03  
KENNETH A. ZOLLINGER R.P.L.S. No 5312 Date

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 J. Owen  
Date: 7/2/2003



RECOMMENDED FOR APPROVAL  
Shelley Colwell  
Chairman, Planning and Zoning Commission  
City of Sanger, Texas

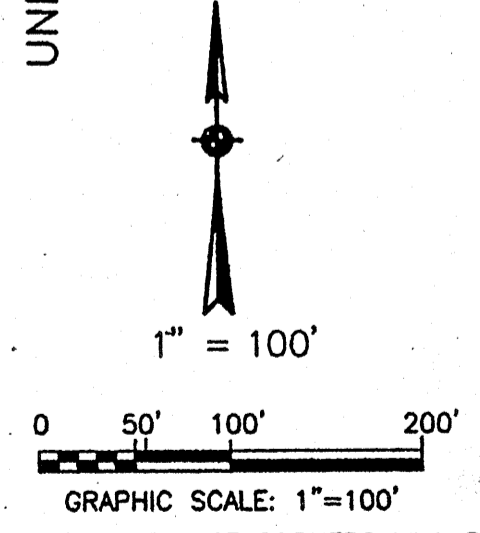
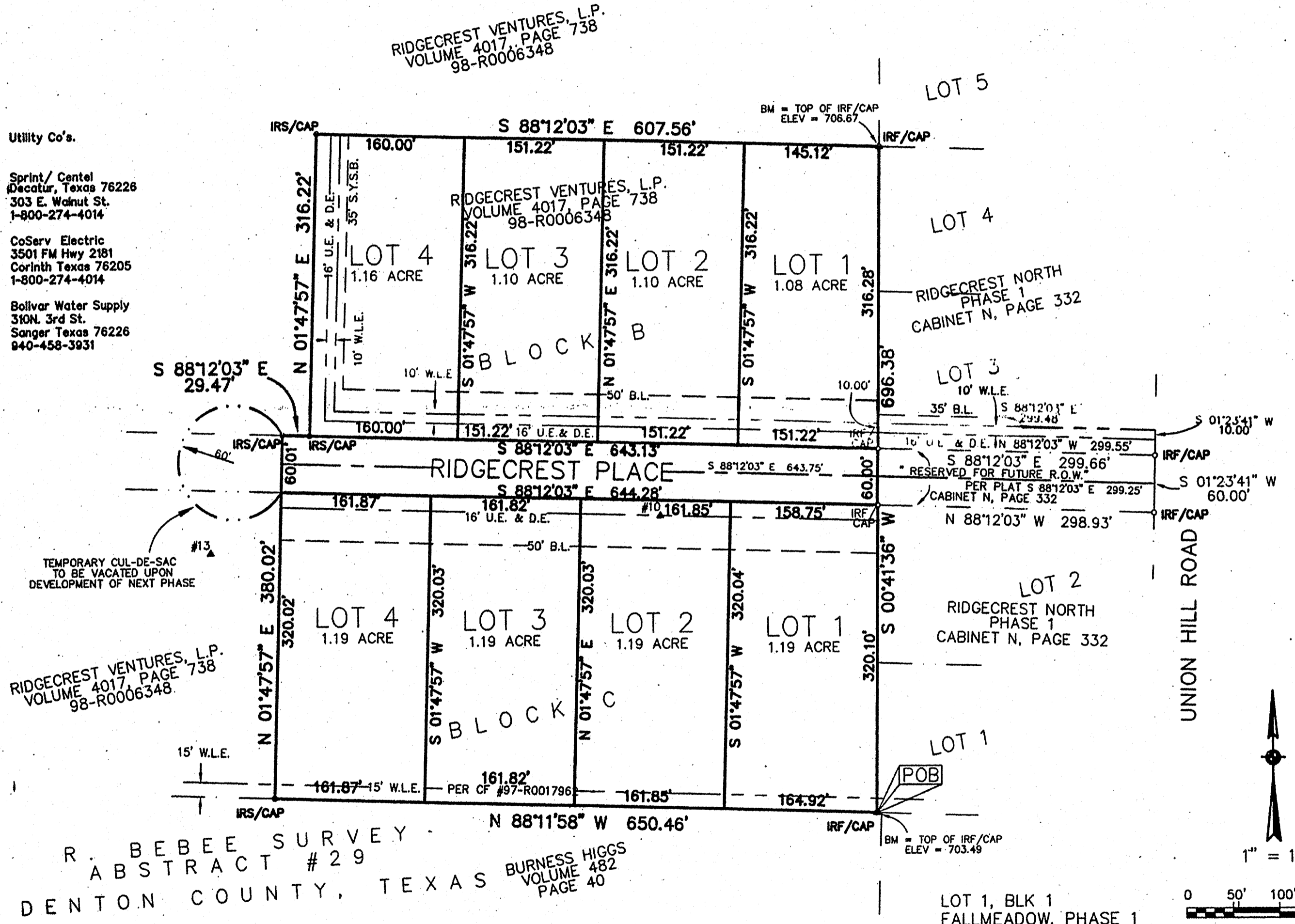


APPROVED AND ACCEPTED  
Tommy Rainard 6-17-03  
Mayor  
City of Sanger, Texas

The undersigned, City Secretary of the City of Sanger, Texas, hereby certifies that the foregoing Final Plat of Ridgecrest North Phase II-A, an addition in Denton County, Texas was submitted to the city council on the 10th day of June, 2003 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 state the acceptance thereof by signing his name as hereinabove subscribed.

Leslie Chae  
City Secretary, City of Sanger, Texas

- Utility Co's.
- Sprint/Centel  
Decatur, Texas 76226  
303 E. Walnut St.  
1-800-274-4014
- CoServ Electric  
3501 FM Hwy 2181  
Corinth Texas 76205  
1-800-274-4014
- Bolivar Water Supply  
310N. 3rd St.  
Sanger Texas 76226  
840-458-3931



- LEGEND
- IRF = IRON ROD FOUND
  - IRS/CAP = IRON ROD SET W/CAP
  - FCP = FENCE CORNER POST
  - B.L. = BUILDING LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - S.Y.S.B. = SIDEYARD SET BACK LINE
  - R.Y.S.B. = REAR YARD SET BACK LINE
  - W.L.E. = WATER LINE EASEMENT
  - POB = POINT OF BEGINNING
  - = CENTERLINE CONTROL
  - ▲ = SOIL TEST LOCATION
  - △ = BENCHMARK = BM

APPROVED BY BOLIVAR WATER SUPPLY CO.  
Kevin T. Kemp  
Vice President

APPROVED BY CO-SERV ELECTRIC  
Mikel Jay

By: Cab V pg 206

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

|                                    |                  |               |
|------------------------------------|------------------|---------------|
| Reviewed By: <u>K.A.Z./5-16-03</u> | DRAWN BY: S.P.A. | DATE: 5-16-03 |
|                                    | CHECK BY: K.A.Z. | REVISION 1:   |
|                                    | SCALE = 1"=100'  | REVISION 2:   |
|                                    |                  | REVISION 3:   |

"FINAL PLAT"  
RIDGECREST NORTH  
PHASE II-A  
LOTS 1 - 4, BLOCK B  
& LOTS 1 - 4, BLOCK C  
BEING 10.08 ACRES SITUATED IN THE  
R. BEBEE SURVEY, ABSTRACT NO. 29  
DENTON COUNTY, TEXAS

OWNER: RIDGECREST VENTURES, L.P. P.O. BOX 3428 ABUQUERQUE, NM 87190-3428  
PHONE: (505) 260-0082 / FAX: (505) 265-4648

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

On Aug 29 2003  
At 11:42am

Receipt #: 53494  
Recording: 32.00  
Doc/Mgmt: 6.00  
Doc/Num: 2003-R014381  
Doc/Type: PLA  
Deputy -Jane