

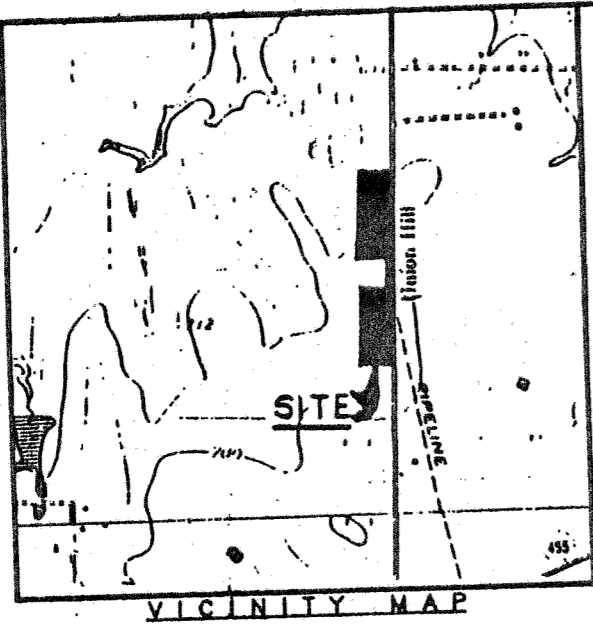
Doc/Num : 97-R0061576  
 Doc/Type : PLA  
 Recd/Date : 20.00  
 Doc/Amount : 6.00  
 Receipt # : 28664  
 Deputy - BRANDIE  
 On Sep 04 1997  
 At 2:00pm  
 CLERK  
 HONORABLE TIM HODGES/COUNTY  
 DENTON COUNTY, TX  
 Filed for Record in

FRED W. BRANDT et ux  
 TO  
 SINCLAIR REFINING CO.  
 V. 342/P. 166  
 CITGO PRODUCTS PIPELINE CO.  
 C.F.N. 94-R0075582

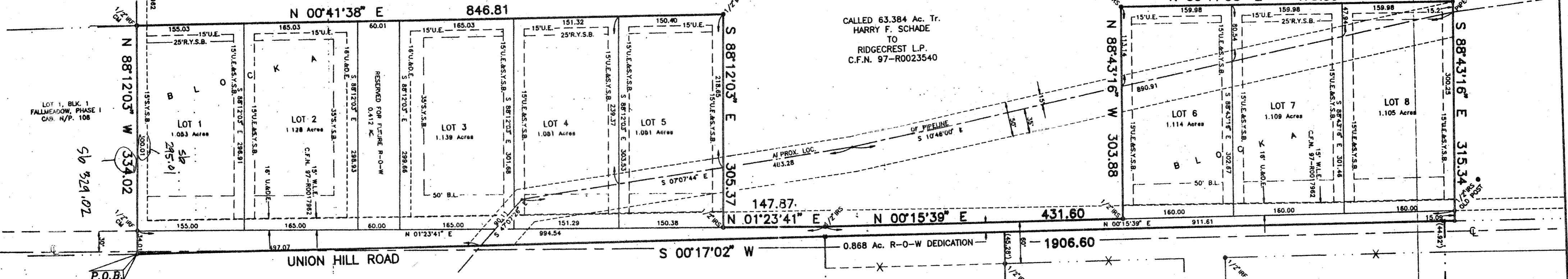
CALLED 50 AC. Tr.  
 W. H. CEARLEY et ux  
 TO  
 G. H. DAVIS  
 V. 163/P. 205

- NOTES:
1. WATER SERVICE IS TO BE PROVIDED BY BOLIVAR WATER SUPPLY CO.
  2. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
  3. 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.
  4. THIS PROPERTY IS LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND IS CURRENTLY ZONED R-2 "RESIDENTIAL MEDIUM DENSITY".
  5. FLOOD INSURANCE RATE MAP 480774 00508 (MAY 4, 1987) INDICATES THERE IS NOT A REGULATED FLOOD ZONE WITHIN THIS PROPERTY.
  6. ALL 101 CORNERS ARE MONUMENTED WITH 1/2" IRON RODS

CALLED 100.86 Ac. Tr.  
 BURNISH HIGGS  
 V. 482/P. 40



**COB. 95332**  
 R. BEBEE SURVEY A-29



CALLED 63.384 Ac. Tr.  
 HARRY F. SCHADE  
 TO  
 RIDGECREST L.P.  
 C.F.N. 97-R0023540

CALLED 137.985 Ac. Tr. 3  
 CAROL LYNN S. BIRNBAUM et al  
 TO  
 SANFIELD LIMITED PARTNERSHIP  
 C.F.N. 94-R0050984

CALLED 3.000 Ac. Tr.  
 RICHARD T. MUIR & CHET SWITZER  
 TO  
 MARVIN PERKINS et ux  
 V. 972/P. 875

LOT 4, BLOCK ONE  
 MUIR-SWITZER ADDITION  
 CAB. K/P. 187

CALLED 3.885 Ac. Tr.  
 RICHARD T. MUIR & CHET SWITZER  
 TO  
 STEVE DEJERNETT  
 V. 1175/P. 682

STATE OF TEXAS  
 COUNTY OF DENTON

WHEREAS, RIDGECREST VENTURE, 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 Denton County, Texas and being a part of the called 63.384 acre tract described in the deed from Harry F. Schade to Ridgecrest Venture, L.P. recorded under Clerk's File Number 97-R0023540 of the 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 the Southeast corner of the said 63.384 acre tract in the middle of Union Hill Road from which a 1/2 inch iron rod found at a fence corner post for reference bears North 88 Degrees 12 Minutes 03 Seconds West a distance of 34.01 feet;

THENCE North 88 Degrees 12 Minutes 03 Seconds West along a fence with the South line of the 63.384 acre tract and with the North line of Fallmeadow Phase I as shown by the plat thereof recorded in Cabinet N, Page 108 of the Plat Records of Denton County, Texas a distance of 334.02 feet to a 1/2 inch iron rod found at the Northwest corner thereof;

THENCE Northerly across the 63.384 acre tract the following 6 calls:

- 1) North 00 Degrees 41 Minutes 38 Seconds East a distance of 846.81 feet to a 1/2 inch iron rod;
- 2) South 88 Degrees 12 Minutes 03 Seconds East a distance of 305.37 feet to a 1/2 inch iron rod;
- 3) North 01 Degrees 23 Minutes 41 Seconds East a distance of 147.87 feet to a 1/2 inch iron rod;
- 4) North 00 Degrees 15 Minutes 39 Seconds East a distance of 431.60 feet to a 1/2 inch iron rod;
- 5) North 88 Degrees 43 Minutes 16 Seconds West a distance of 303.88 feet to a 1/2 inch iron rod;
- 6) North 00 Degrees 41 Minutes 38 Seconds East a distance of 479.95 feet to a 1/2 inch iron rod on the North line thereof and the South line of a called 50 acre tract described in the deed to G. H. Davis recorded in Volume 163, Page 205 of the said Deed Records;

THENCE South 88 Degrees 43 Minutes 16 Seconds East with the North line of the 63.384 acre tract passing at a distance of 300.25 feet a 1/2 inch iron rod set at an old fence post on the West side of Union Hill Road as fenced and continuing, in all, a total distance of 315.34 feet to the Northeast corner thereof in Union Hill Road;

THENCE South 00 Degrees 17 Minutes 02 Seconds West along Union Hill Road with the East line of the Davis tract passing at 14.5 feet the Northwest corner of the Muir-Switzer Addition as shown by the Plat thereof recorded in Cabinet K, Page 157 of the Plat Records of Denton County, Texas and continuing, in all, a total distance of 1,906.60 feet to the PLACE OF BEGINNING and enclosing 10.031 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 VENTURE, a New Mexico Limited Partnership, does hereby adopt this plat designating the herein described property as RIDGECREST NORTH, 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.

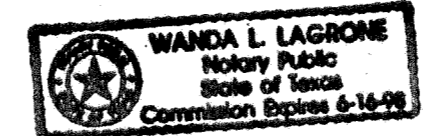
*Kevin Murphy*  
 KEVIN MURPHY, President Altura Real Estate Co., Inc.

STATE OF NEW-MEXICO - Texas

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 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 22<sup>nd</sup> DAY OF August, 1997.

*Wanda L. Lagrone*  
 Notary Public in the State of New-Mexico TEXAS  
 My Commission Expires: 6-18-99



OWNER AND DEVELOPER  
 RIDGECREST VENTURE L.P., A NEW MEXICO LIMITED PARTNERSHIP  
 P.O. BOX 3428  
 ALBUQUERQUE, NEW MEXICO 87190-3428  
 (505) 280-0082

FINAL PLAT  
**RIDGECREST NORTH, PHASE I**  
 BEING 10.031 ACRES IN THE  
 R. BEBEE SURVEY A-29  
 DENTON COUNTY, TEXAS

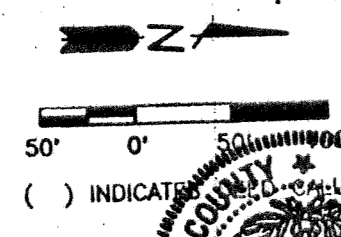
DATE: JULY 23, 1997  
 DRAWN BY: MGB  
 SCALE: 1" = 100'  
 REVISED: 8-5-97/MGD  
 8-7-97/MGD  
 DWG FILE: 9701A.DWG

PREPARED BY:  
 COLEMAN & ASSOC.  
 SURVEYING  
 P.O. BOX 686  
 DENTON, TEXAS 76202  
 817-385-8215

CERTIFICATE OF APPROVAL  
 Approved this 1<sup>st</sup> day of August 1997  
 by the City of Denton, Denton County, Texas.  
*John A. ...* (Mayor)  
*...* (City Secretary)

APPROVED BY *SKL* DATE 9/2/97  
 DIRECTOR OF PLANNING  
 DENTON COUNTY

APPROVED BY *W.A. ...* DATE 9/2/97  
 DENTON COUNTY JUDGE



LEGEND  
 CM CONTROLLING MONUMENT  
 FCP FENCE CORNER POST  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET  
 \*\*\* PROPERTY LINE



SURVEYOR'S CERTIFICATE  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby declare that I prepared this plat from an actual and accurate survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the regulations of Denton County, Texas and that all lot lines and boundary descriptions hereon are a survey of at least one in ten thousand (1:10,000).  
 Wm. M. Coleman, R.P.L.S. 4001  
 DATE