

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 480798 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BASIS OF BEARING ESTABLISHED BY CAPPED IRON RODS FOUND AT THE SOUTHWEST CORNER AND NORTHWEST CORNER OF LOT 10 IN BLOCK B OF SAID LAKECREST MEADOW, PHASE II-C (NORTH 01 DEGREES 34 MINUTES 45 SECONDS EAST)
4. THIS PROPERTY IS CURRENTLY ZONED R-2, "RESIDENTIAL MEDIUM DENSITY", PER THE ZONING DISTRICT MAP OF THE DENTON COUNTY LAKE RAY ROBERTS LAND USE ORDINANCE.
5. LOT 10R-1 IS SUBJECT TO THE FOLLOWING:
 - a) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIDGECREST NORTH, PHASE I-A (DOCUMENT NUMBER 2000-27958, RECORDED MARCH 29, 2000).
 - b) ARCHITECTURAL DESIGN GUIDELINES (THIRD REVISION) FOR RIDGECREST NORTH SUBDIVISION, DATED MARCH 19, 2010.
 - c) BUILDING SETBACK LINES:
FRONT = 50'
NORTHSIDE = 20'
SOUTHSIDE = 26'
REAR = 25'
6. WATER SERVICE PROVIDED BY:
BOLIVAR WATER SUPPLY CORP.
4151 FM 455 W
SANGER, TX 76266
940-458-3931
7. ELECTRIC SERVICE PROVIDED BY:
COSERV ELECTRIC
7701 SOUTH STEMMONS
CORINTH, TX 76210
800-274-4014
8. TELEPHONE PROVIDED BY:
SPRINT/CENTRAL TEXAS
303 E. WALNUT
DECATUR, TX 76234
940-627-8151
9. SANITARY SEWER BY INDIVIDUAL SEPTIC SYSTEM ON EACH LOT AS APPROVED BY DENTON COUNTY HEALTH DEPARTMENT.
10. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF LOT 10R-1 & LOT 13 PRIOR TO CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
11. PROPERTY OWNERS SHALL MAINTAIN SURFACE DRAINAGE EASEMENTS FREE OF ALL DEBRIS AND OBSTRUCTIONS. NO IMPROVEMENTS, INCLUDING FENCES, ARE ALLOWED WITHIN THE DRAINAGE EASEMENTS.
12. LOT 13 M.A.E. IS A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 14 FOR MAINTENANCE OF PRIVATE POND LOCATED ON LOT 14.
13. THIS REPLAT DOES NOT CREATE OR REQUIRE THE CREATION OF PUBLIC STREETS OR OTHER PUBLIC IMPROVEMENTS.
14. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 10R-1 AND TO CREATE 4 LOTS OF RECORD.
15. THIS PLAT MAKES NO ATTEMPT TO AMEND OR REMOVE EXISTING COVENANTS OR RESTRICTIONS TO THE SUBJECT PROPERTIES.

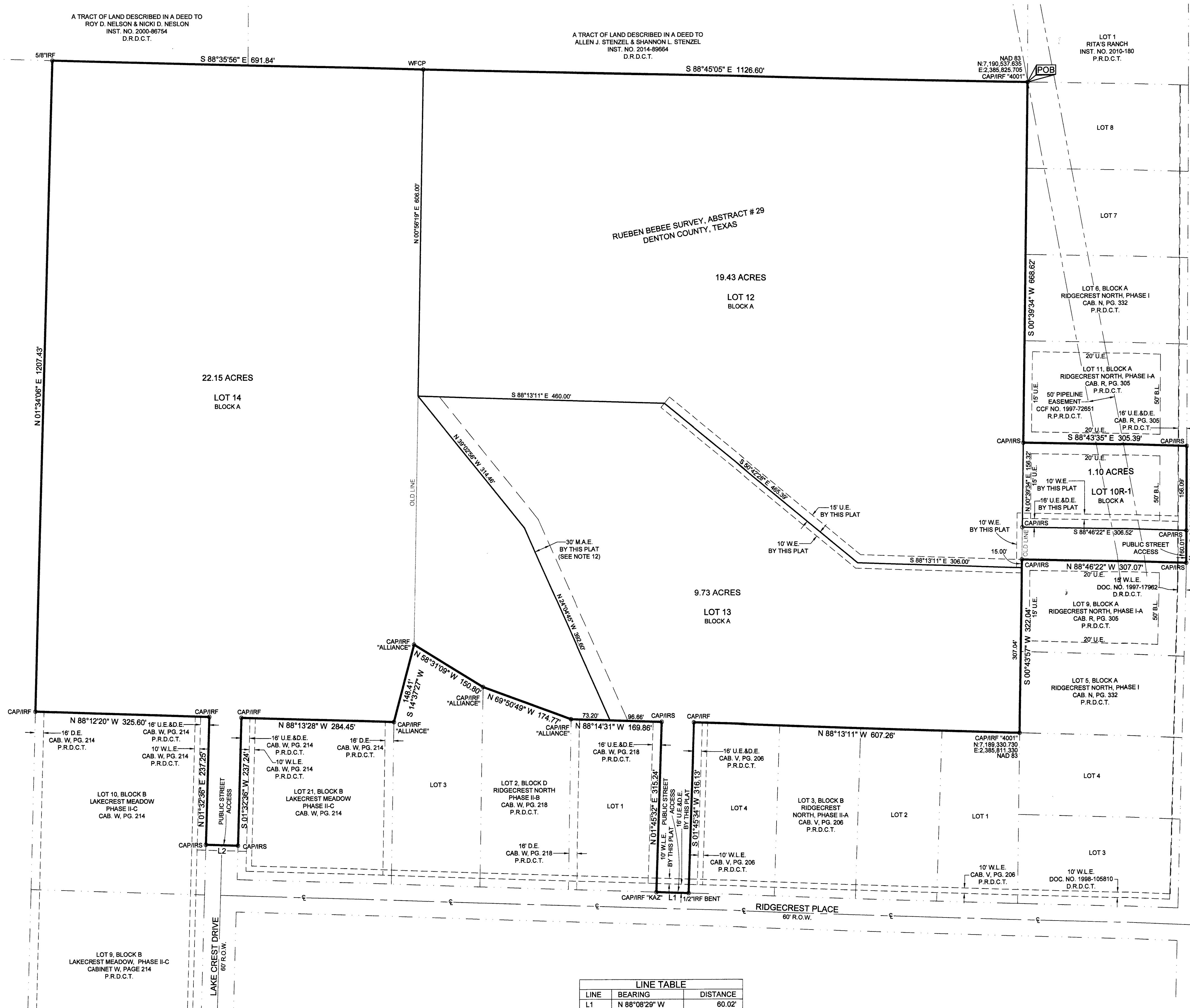
LEGEND

R.O.W. = RIGHT OF WAY
 U.E.&D.E. = UTILITY & DRAINAGE EASEMENT
 M.A.E. = MAINTENANCE ACCESS EASEMENT
 W.E. = WATER EASEMENT
 B.L. = BUILDING LINE
 POB = POINT OF BEGINNING
 CAPIRF = CAPPED IRON ROD FOUND
 CAPIRS = CAPPED IRON ROD SET
 P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
 D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
 = R.O.W. CENTERLINE

SURVEYOR:
 KAZ SURVEYING, INC.
 1720 WESTMINSTER STREET
 DENTON, TEXAS 76205
 PHONE: (940) 382-3446
 TBPLS FIRM #10002100

OWNER:
 RIDGEWOOD VENTURES, LLC
 2401 ADA PLACE NE
 ALBUQUERQUE, NM 87106
 CONTACT: KIM D. MURPHY

OWNER:
 RIDGEWOOD FARMS, LLC
 2401 ADA PLACE NE
 ALBUQUERQUE, NM 87106
 CONTACT: KIM D. MURPHY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°08'29" W	60.02'
L2	N 88°12'03" W	60.00'

REPLAT
LOT 10R-1, BLOCK A
RIDGECREST NORTH, PHASE I-A
AND PLAT LOTS 12, 13 & 14, BLOCK A
RIDGECREST NORTH, PHASE III
 BEING A 52.41 ACRES IN THE R. BEBEE SURVEY,
 ABSTRACT NUMBER 29, IN THE
 EXTRATERRITORIAL JURISDICTION OF THE
 CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT
 10 IN BLOCK A OF PHASE I-A, AN ADDITION TO DENTON COUNTY
 TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET R, PAGE 305, PLAT RECORDS,
 DENTON COUNTY, TEXAS

1720 WESTMINSTER
 DENTON, TX 76205
 (940)382-3446
 JOB NUMBER: 150893-RP
 DRAWN BY: TK
 DATE: 6-28-2018
 R.P.L.S.
 KENNETH A. ZOLLINGER

Filed for Record
 in the Official Records Of
 Denton County
 On: 7/18/2018 3:06:37 PM
 In the PLAT Records
 RIDGECREST NORTH PHASE
 Doc Number: 2018 - 308
 Number of Pages: 2
 Amount: 100.00
 Order#: 20180718000519
 By: CB

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, KIM D. MURPHY is the owner of all that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the Rueben Bebee Survey, Abstract Number 29 and being all of that called 19.65 acre tract of land described in deed to Ridgewood Farms, LLC recorded in Instrument Number 2010-88682, Real Property Records, Denton County, Texas and being all of that called 31.22 acre tract of land described in deed to Ridgewood Ventures, LLC recorded in Instrument Number 2012-129925, Real Property Records, Denton County, Texas and being all of Lot 10, Block A, Ridgecrest North, Phase 1-A, according to the plat recorded in Cabinet R, Page 305, Plat Records, Denton County, Texas, and being more fully described by metes and bounds as follows;

BEGINNING at a capped iron rod found at the Northeast corner of said 31.22 acre tract;
THENCE South 00 degrees 39 minutes 34 seconds West, 668.62 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of said Lot 10, Block A;
THENCE South 88 degrees 43 minutes 35 seconds East, 305.39 feet to a capped iron rod set stamped "KAZ" at the Northeast corner of said Lot 10, Block A and being in the West line of Union Hill Road;
THENCE along said West line, South 00 degrees 14 minutes 30 seconds West, 216.10 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of said Lot 10, Block A;
THENCE North 88 degrees 46 minutes 22 seconds West, 307.07 feet to a capped iron rod set stamped "KAZ";
THENCE South 00 degrees 43 minutes 57 seconds West, 322.04 feet to a capped iron rod found at the Southeast corner of said 31.22 acre tract;
THENCE North 88 degrees 13 minutes 11 seconds West, 607.26 feet to a capped iron rod found;
THENCE South 01 degrees 45 minutes 34 seconds West, 316.13 feet to a 1/2 inch iron rod found in the North line of Ridgecrest Place;
THENCE along said North line, North 88 degrees 08 minutes 29 seconds West, 60.02 feet to a capped iron rod found;
THENCE North 01 degrees 45 minutes 32 seconds East, 315.24 feet to a capped iron rod set stamped "KAZ";
THENCE North 88 degrees 14 minutes 31 seconds West, 169.86 feet to a capped iron rod found;
THENCE North 69 degrees 50 minutes 49 seconds West, 174.77 feet to a capped iron rod found;
THENCE North 58 degrees 31 minutes 09 seconds West, 150.80 feet to a capped iron rod found at the Southwest corner of said 31.22 acre tract;
THENCE South 14 degrees 37 minutes 27 seconds West, 148.41 feet to a capped iron rod found at the Southeast corner of said 19.65 acre tract;
THENCE North 88 degrees 13 minutes 28 seconds West, 284.45 feet to a capped iron rod found;
THENCE South 01 degrees 32 minutes 36 seconds West, 237.24 feet to a capped iron rod set at the Northeast corner of Lakecrest Drive;
THENCE North 88 degrees 12 minutes 03 seconds West, 60.00 feet to a capped iron rod set stamped "KAZ" at the Northwest corner of said Lakecrest Drive;
THENCE North 01 degrees 32 minutes 36 seconds East, 237.25 feet to a capped iron rod found at the Northeast corner of said Lot 10, Block B;
THENCE North 88 degrees 12 minutes 20 seconds West, 325.60 feet to a capped iron rod found at the Northwest corner of said Lot 10, Block B, and being the Southwest corner of said 19.65 acre tract;
THENCE North 01 degrees 34 minutes 06 seconds East, 1207.43 feet to a 5/8 inch iron rod found at the Northwest corner of said 19.65 acre tract;
THENCE South 88 degrees 35 minutes 56 seconds East, 691.84 feet to a wood fence corner post at the Northeast corner of said 19.65 acre tract and the Northwest corner of said 31.22 acre tract;
THENCE South 88 degrees 45 minutes 05 seconds East, 1126.60 feet to the PLACE OF BEGINNING and containing 52.41 acres of land more or less;

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KIM D. MURPHY DOES HEREBY ADOPT THIS REPLAT LOT 10R-1, BLOCK A, RIDGECREST NORTH, PHASE 1-A AND LOTS 12, 13 & 14 BLOCK A, RIDGECREST NORTH, PHASE III, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, EXCEPT THOSE PREVIOUSLY DEDICATED.

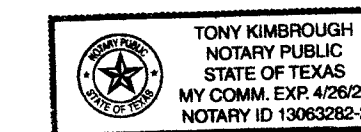
Kim D. Murphy
KIM D. MURPHY 7/2/2018
DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIM D. MURPHY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 2ND DAY OF JULY, 2018.

Tony Kimbrough
NOTARY PUBLIC, DENTON COUNTY, TEXAS.



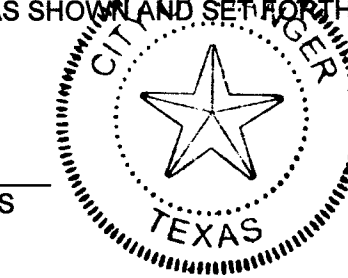
MY COMMISSION EXPIRES 4/28/2020.

APPROVED AND ACCEPTED

Thomas E. Meier 7/6/18
MAYOR CITY OF SANGER, TEXAS DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF SANGER, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF LOT 10R-1, BLOCK A, RIDGECREST NORTH, PHASE 1-A AND LOTS 12, 13 & 14 BLOCK A, RIDGECREST NORTH, PHASE III WAS SUBMITTED TO THE COUNCIL ON THE 2ND DAY OF July, 2018, 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 NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

Chris Price
CITY SECRETARY, CITY OF SANGER, TEXAS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

Kenneth A. Zollinger
KENNETH A. ZOLLINGER R.P.L.S. # 5312 6/28/2018
DATE

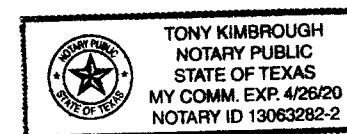


STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 28TH DAY OF JUNE, 2018.

Tony Kimbrough
NOTARY PUBLIC, DENTON COUNTY, TEXAS.



MY COMMISSION EXPIRES 4/28/2020.

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KAZ SURVEYING
WWW.KAZSURVEYING.COM
1720 WESTMINSTER DENTON, TX 76205 (940)382-3446
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