

TRACT 1
5.18 ACRES
VOL. 3417, PG. 0001
(D.R.D.C.T.)
EXISTING ZONING PD-87

TRACT 2
4.48 ACRES
VOL. 3417, PG. 0001
(D.R.D.C.T.)
EXISTING ZONING PD-87

SCALE
1" = 100'
100 50 0 100 200
FEET

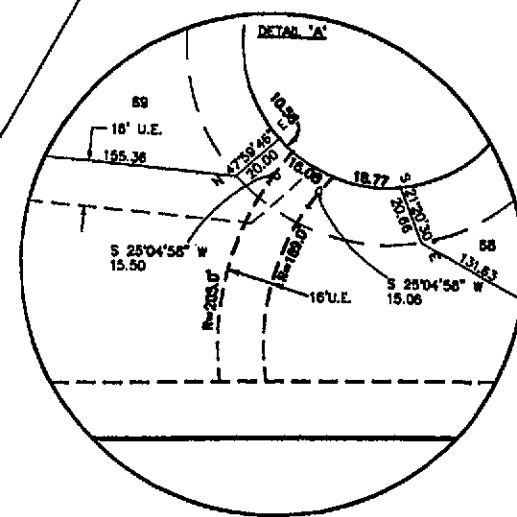
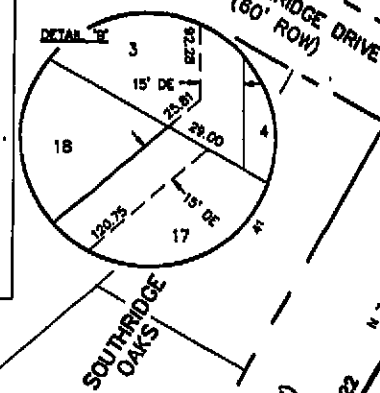
20' UTILITY EASEMENT
TERRY COMPANIES, INC. TO
UPPER TRINITY REGIONAL WATER
DISTRICT, 93-R0026071 R.P.R.
DATED 4-29-1993

POINT OF BEGINNING

APPROXIMATE LIMITS OF
100 YEAR FLOODPLAIN
FLOOD ZONE
"A"

LEGEND

○ IRS IRON ROD SET
● RF IRON ROD FOUND
— BL BUILDING LINE
--- EASEMENT LINE



NOTE:

COMMON AREA NO. 1, 2, AND 3 ARE ENCUMBERED BY A SIDEWALK
EASEMENT IN THEIR ENTIRETY.
COMMON AREA NO. 4 IS ENCUMBERED BY A DRAINAGE
EASEMENT IN ITS ENTIRETY.
COMMON AREA NO. 5 AND 6 ARE ENCUMBERED BY A DRAINAGE AND
UTILITY EASEMENT IN THEIR ENTIRETY.
ALL MAIN STRUCTURES (HOMES) WILL FRONT LOT SIDE WITH
GREATEST DIMENSIONAL SETBACK.

HERSMAN DEVELOPMENT CORPORATION
VOL. 3453, PG. 547
R.P.R.D.C.T.
EXISTING ZONING SF-16

CERTIFICATE OF APPROVAL

Approved this 27th day of July A.D. 1994
by the Planning and Zoning Commission of the City of Denton, Texas.

Barbara Russell
Chairman
Jennifer Walter
City Secretary

CHARLES W. McNEILL AND WIFE
VIRGINIA LEE McNEILL
VOL. 477, PG. 604
R.P.R.D.C.T.

FILED FOR RECORD IN:
DENTON COUNTY, TEXAS
HONORABLE TIM HOBBS/COUNTY
CLERK
On Dec 16 1994
At 8:42am
Doc/Num : 94-R809231
Doc/Type : 460
Recording : 35116
Recorded : 35116
Deputy : CHRISTI

CENTERLINE CURVE DATA	
CV #1 D = 1000.00' R = 250.00' T = 94.06' L = 183.79' CB = S 78°13'32" E Ch = 181.68'	CV #2 D = 941.85' R = 600.00' T = 22.60' L = 45.19' CB = S 88°34'28" E Ch = 45.18'
CV #3 D = 2221.01' R = 250.00' T = 49.39' L = 97.52' CB = S 75°14'28" E Ch = 96.90'	CV #4 D = 2639.56' R = 250.00' T = 59.25' L = 118.35' CB = S 75°23'55" W Ch = 115.30'
CV #5 D = 2571.02' R = 250.00' T = 55.84' L = 109.89' CB = S 78°40'36" W Ch = 109.00'	CV #6 D = 1211.47' R = 250.00' T = 26.71' L = 53.22' CB = S 72°10'51" E Ch = 53.12'
CV #7 D = 0422.25' R = 325.00' T = 12.41' L = 24.81' CB = S 49°33'28" W Ch = 177.07'	CV #8 D = 5528.21' R = 325.00' T = 170.89' L = 314.68' CB = S 29°04'21" W Ch = 302.51'
CV #9 D = 4128.52' R = 250.00' T = 94.63' L = 181.00' CB = S 49°33'28" W Ch = 177.07'	CV #10 D = 1400.54' R = 250.00' T = 50.27' L = 61.15' CB = S 77°18'22" W Ch = 61.00'

A FINAL PLAT OF SOUTHBRIDGE ESTATES PHASE 1

OUT OF THE
JOHN MCGOWEN SURVEY, ABSTRACT 797
IN THE
CITY OF DENTON, DENTON COUNTY, TEXAS

20.034 ACRES
55 LOTS
6 COMMON AREAS

OWNER/DEVELOPER: CENTENNIAL HOMES, INC. DBA TRENDMAKER HOMES
5757 ALPHA ROAD, SUITE 700
DALLAS, TEXAS 75240
(214) 458-9909

ENGINEER/SURVEYOR

Carter & Burgess
Consultants in Engineering, Architecture,
Planning and the Environment
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961

JULY 1994
CAB. N SLIDE 398 & 399

OWNERS CERTIFICATE

WHEREAS CENTENNIAL HOMES, INC., DBA TRENDMAKER HOMES IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN MCGOWEN SURVEY, ABSTRACT NO. 797, DENTON COUNTY, TEXAS ACCORDING TO DEED RECORDED IN INSTRUMENT NUMBERED 94-0003327 R.P.R. DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF A 140.892 ACRE TRACT OF LAND CONVEYED TO HERSMAN DEVELOPMENT CORPORATION AS DESCRIBED IN VOLUME 3453, PAGE 547, R.P.R., SAID IRON ROD BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN MILLER ROAD (80' R.O.W.);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 28°49'03" E, FOR A DISTANCE OF 1184.22 FEET TO A 5/8" IRON FOUND FOR CORNER;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF LILLIAN MILLER ROAD, N 88°39'49" E, PASSING AT A DISTANCE OF 504.56 FEET, A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A 7.60 ACRE TRACT OF CONVEYED TO CHARLES W. McNEIL AND WIFE VIRGINIA LEE McNEIL AS DESCRIBED IN VOLUME 477, PAGE 604, R.P.R., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 578.88 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

THENCE CROSSING THE AFORESAID SECOND TRACT THE FOLLOWING 13 COURSES AND DISTANCES:

S 01°20'11" E, 131.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING N 82°40'40" E, WITH A CHORD DISTANCE OF 15.70 FEET;

NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°16'18", FOR AN ARC LENGTH OF 15.70 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 05°41'11" E, 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING S 83°52'09" W, WITH A CHORD DISTANCE OF 3.49 FEET;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°53'20", FOR AN ARC LENGTH OF 3.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 06°34'30" E, 121.50 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CHORD BEARING S 53°28'58" W, WITH A CHORD DISTANCE OF 95.98 FEET;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°19'49", FOR AN ARC LENGTH OF 99.01 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 28°49'03" W, 151.97 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING S 28°55'44" E, WITH A CHORD DISTANCE OF 231.59 FEET;

SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°11'05", FOR AN ARC LENGTH OF 240.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 01°20'11" E, 141.76 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING S 74°36'48" E, WITH A CHORD DISTANCE OF 28.94 FEET;

SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°22'32", FOR AN ARC LENGTH OF 28.96 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 11°53'52" W, 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING N 77°47'44" W, WITH A CHORD DISTANCE OF 4.51 FEET;

NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°56'20", FOR AN ARC LENGTH OF 4.51 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 04°44'25" W, 135.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET IN THE NORTH LINE OF AFORESAID HERSMAN DEVELOPMENT CORPORATION TRACT;

THENCE S 88°43'53" W, ALONG SAID NORTH LINE, 1150.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 872,681 SQUARE FEET OR 20.034 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CENTENNIAL HOMES, INC. DBA TRENDMAKER HOMES

acting herein and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as SOUTHRIDGE ESTATES, Phase I, an addition to the City of Denton, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use; or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Witness my hand this 2nd day of December, 1994.

CENTENNIAL HOMES, INC. DBA TRENDMAKER HOMES

Joel M. Marshall
JOEL M. MARSHALL, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JOEL M. MARSHALL, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal of office this 2nd day of December, 1994.

Laverne G. Moore
Notary Public in and for the State of Texas

My commission expires:



SURVEYORS CERTIFICATE

I, GARY S. VEDRO, A REGISTERED PROFESSIONAL SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY CERTIFY THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY, AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, AND 5/8" IRON RODS WITH CAPS STAMPED "CARTER & BURGESS" HAVE BEEN SET AT ALL CORNERS AND POINTS OF CURVE ALONG DEDICATED RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

DATED 12-2-94



Gary S. Vedro
GARY S. VEDRO
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4934

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GARY S. VEDRO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF December, 1994.



Tracey D. Brandt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

ON THE 2nd DAY OF July, 1994, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON.

SIGNED: *Barbara Russell*
BARBARA RUSSELL, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST: *Jenny Whitless*
JENNY WHITLESS, CITY SECRETARY