

248 N  
pg 398

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

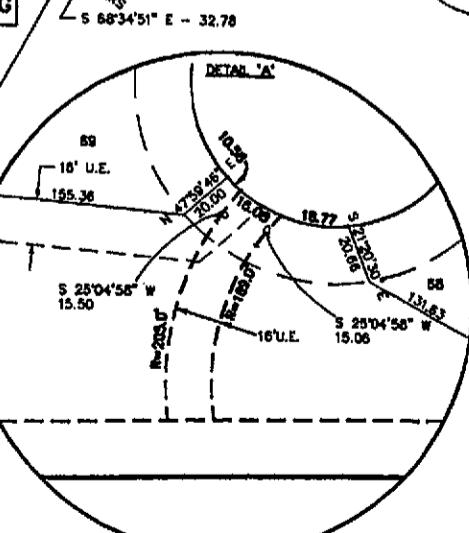
TRACT 2  
4.46 ACRES  
VOL. 3417, PG. 0001  
(D.R.D.C.T.)  
EXISTING ZONING PD-87

SCALE  
1" = 100'  
FEET

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

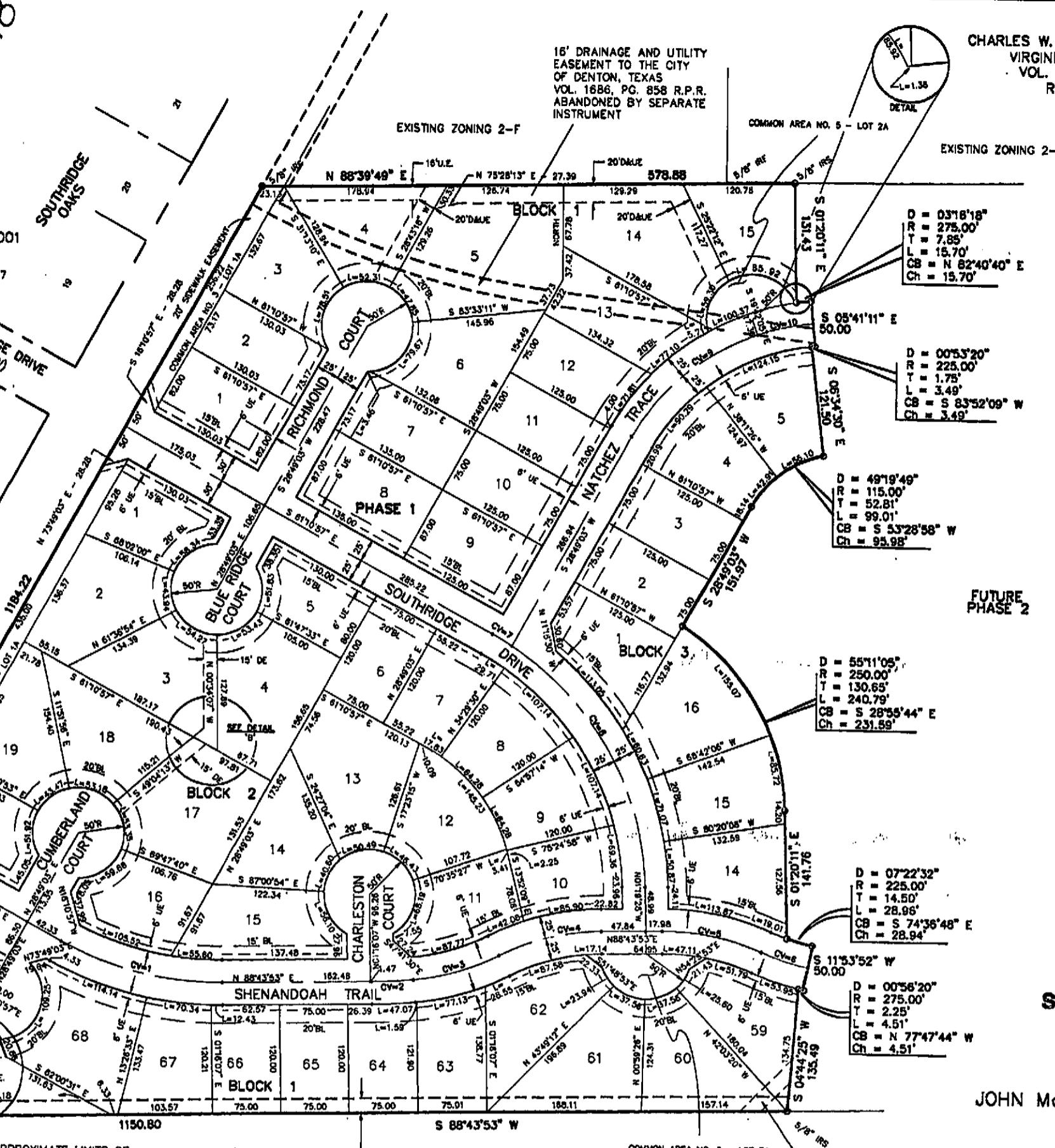
POINT OF BEGINNING

5 6834'51" E - 32.78



LEGEND	
ORS	IRON ROD SET
IRF	IRON ROD FOUND
BL	BUILDING LINE
—	EASEMENT LINE

Plot Date: 06/30/94



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

Filed for Record in:  
DENTON COUNTY, TX  
HONORABLE TIN HORSES, COUNTY  
CLERK  
On Dec 16 1994  
At 8:02am  
Doc/Rnum 2 94-K868B2:1  
Doc/Type 1  
Recd/Name 45-11-1  
Recd/Off 35-11-1  
Deputy - CHRISTI

CENTERLINE CURVE DATA	
CV #1 D = 3070'10" R = 350.00' T = 94.00' L = 183.79' CB = S 7213'32" E Ch = 181.68'	CV #2 D = 0418'54" R = 460.00' T = 22.60' L = 45.19' CB = N 8634'26" E Ch = 45.18'
CV #3 D = 221'01" R = 250.00' T = 59.25' L = 87.52' CB = N 7314'28" E Ch = 115.30'	CV #4 D = 2439'56" R = 250.00' T = 18.00' L = 75.23' CB = S 7213'32" E Ch = 115.30'
CV #5 D = 251'02" R = 250.00' T = 55.84' L = 108.89' CB = N 7840'36" W Ch = 109.00'	CV #6 D = 121'14" R = 250.00' T = 26.71' L = 53.22' CB = S 7213'32" E Ch = 53.12'
CV #7 D = 0422'25" R = 325.00' T = 12.41' L = 24.81' CB = N 5838'44" W Ch = 24.80'	CV #8 D = 3438'21" R = 325.00' T = 170.89' L = 314.68' CB = N 2904'21" W Ch = 302.51'
CV #9 D = 4128'52" R = 325.00' T = 64.67' L = 181.00' CB = S 4933'28" W Ch = 177.07'	CV #10 D = 1400'54" R = 250.00' T = 12.75' L = 61.15' CB = S 7718'22" W Ch = 61.00'

A  
FINAL PLAT  
OF  
SOUTHRIDGE 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

CERTIFICATE OF APPROVAL  
Approved this 27<sup>th</sup> day of July 1994  
by the Planning and Zoning Commission of the City of Denton, Texas.

*Barbara Russell*  
Chairman  
*Jenny Walter*  
City Secretary

JULY 1994  
CAB. 11 SLIDE 3984399  
PAGE 1 OF 2

C&B JOB NO. 933281-01D 281PAPH1.DWG  
C&B FILE NO. 01-1918

CRB/K  
PG399

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, 94-R0003327 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 140.692 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 EASTERN RIGHT-OF-WAY LINE OF LILLIAN MILLER ROAD (80' R.O.W.);

THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE N 28°40'03" E, FOR A DISTANCE OF 1184.22 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF LILLIAN MILLER ROAD, N 88°39'48" E, PASSING AT A DISTANCE OF 504.56 FEET, A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A 7.50 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 62°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°18'15", 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;

Southeasterly, 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, 141.78 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, 136.49 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 1, 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, docking 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 buildings, fences, trees, shrubs, or other improvements, or growths, which in any way endanger 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 27th 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 27th 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.

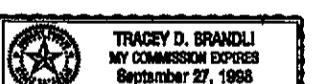
DATED 12-2-94



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

STATE OF TEXAS  
COUNTY OF Denton  
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 27th DAY OF December, 1994.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

ON THE 27th DAY OF July, 1994, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON.

SIGNED: *Barbara Russell* ATTEST: *Jenny Watters*  
JAN ENGELBRECHT, CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY SECRETARY

Filed for Record in  
DENTON COUNTY, TX  
HONORABLE TIM HORGES, COUNTY  
CLERK  
On Dec 16, 1994  
At 8:42am  
Doc/Num: 94-R088211  
Doc/Type: PPA  
Record Date: 46-98  
Doc/Night: 6-98  
Receipt #: 55716  
Deputy: CHRISTI