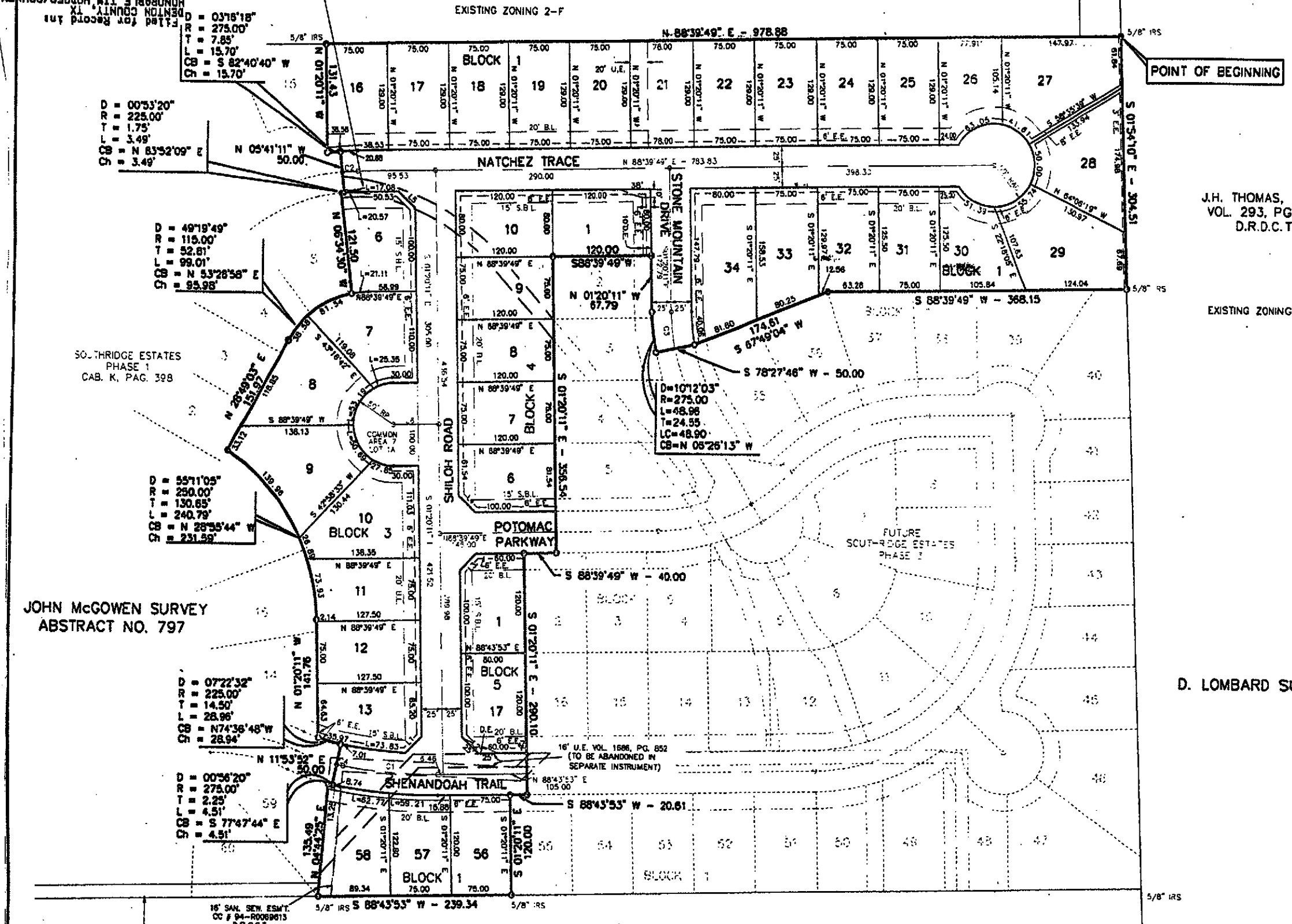
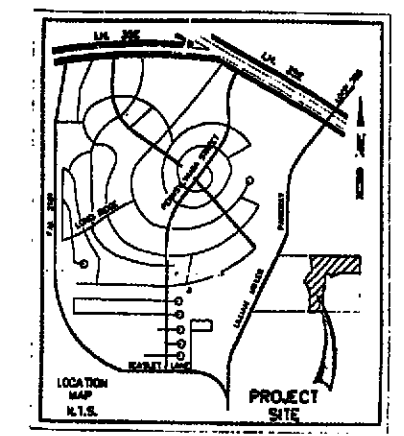


DRAINAGE AND UTILITY  
 EASEMENT TO THE CITY  
 OF DENTON, TEXAS  
 VOL. 1686, PG. 858 R.P.R.  
 TO BE ABANDONED BY  
 SEPARATE INSTRUMENT  
 9661 96 913644  
 CLERK  
 HONORABLE TIM HODGES/COUNTY  
 CLERK  
 Filed for Record in  
 DENTON COUNTY, TX  
 9/28/95

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

Cabm  
 pg. 97



J.H. THOMAS, ET UX  
 VOL. 293, PG. 134  
 D.R.D.C.T.

JOHN MCGOWEN SURVEY  
 ABSTRACT NO. 797

D. LOMBARD SURVEY, ABSTRACT 784

16' DRAINAGE &  
 UTILITY EASEMENT  
 VOL. 1686, PG. 852

HERSMAN DEVELOPMENT CORPORATION  
 VOL. 3453, PG. 847  
 R.P.R.D.C.T.

A  
 FINAL PLAT  
 OF  
**SOUTHRIDGE ESTATES**  
 PHASE 2  
 OUT OF THE  
 JOHN MCGOWEN SURVEY, ABSTRACT 797  
 IN THE  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 11.661 ACRES  
 38 LOTS  
 1 COMMON AREA

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 75247-4951  
 (214) 638-0145  
 APRIL 1995

CENTERLINE LINE CHART						
LINE	BEARING	DISTANCE				
L6	N 88°39'49" E	55.00				
CRV	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	11°10'56"	600.00	117.10	58.74	S 89°40'39" E	116.91
C2	04°21'00"	250.00	18.96	9.49	S 86°29'19" W	18.98
C3	10°12'03"	250.00	44.51	22.31	N 06°26'12" W	44.45
C4	01°48'19"	250.00	7.68	3.94	N 79°11'02" W	7.88

LOT LINE CHART			
LINE	BEARING	DISTANCE	
L1	N 44°54'37" E	27.40	
L2	S 46°18'09" E	28.30	
L3	N 43°39'49" E	28.28	
L4	N 45°20'11" W	28.28	
L5	N 26°22'11" W	28.28	

LEGEND:	
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
S.B.L.	SIDE BUILDING LINE
E.E.	ELECTRIC COMPANY EASEMENT
D.E.	DRAINAGE EASEMENT

NOTES:  
 1. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET UNLESS OTHERWISE NOTED.  
 2. BASIS OF BEARING IS THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 84-0003327 R.P.R.D.C.T.  
 3. COMMON AREA NO. 7 IS ENCUMBERED BY A DRAINAGE AND UTILITY EASEMENT IN ITS ENTIRETY.

15876  
6.88  
46.88  
97.8  
95-R8828855  
Doc/Hum  
At Apt 25 1996  
On  
CLERK  
HENDON  
COUNTY  
FILED FOR RECORD

# 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, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBERED 94-R0003327 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE NORTHEAST CORNER OF SAID CENTENNIAL HOMES, INC. TRACT, BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN RIGHT-OF-WAY EASEMENT CONVEYED TO DENTON COUNTY AS RECORDED IN VOLUME 333, PAGE 19, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING IN THE WEST LINE OF THAT CERTAIN 50 ACRE TRACT DESCRIBED IN DEED TO J.C. THOMAS, ET UX AS RECORDED IN VOLUME 293, PAGE 134, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 01°54'10" E ALONG THE WEST LINE OF SAID 50 ACRE TRACT, A DISTANCE OF 304.51 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID CENTENNIAL HOMES, INC. TRACT THE FOLLOWING 12 CALLS:

S 88°39'49" W, A DISTANCE OF 368.15 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 67°49'04" W, A DISTANCE OF 174.61 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 78°27'46" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 10°12'03", A LONG CHORD THAT BEARS N 06°26'13" W A DISTANCE OF 48.90 FEET, AN ARC DISTANCE OF 48.90 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 01°20'11" W, A DISTANCE OF 67.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 88°39'49" W, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 01°20'11" E, A DISTANCE OF 356.54 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 88°39'49" W, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 01°20'11" E, A DISTANCE OF 290.10 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 88°43'53" W, A DISTANCE OF 20.61 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 01°20'11" E, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER, BEING IN THE NORTH LINE OF THAT CERTAIN 140.8925 ACRE TRACT DESCRIBED IN DEED TO HERSMAN DEVELOPMENT CORPORATION AS RECORDED IN VOLUME 3453, PAGE 847, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 88°43'53" W ALONG SAID NORTH LINE, A DISTANCE OF 239.34 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID CENTENNIAL HOMES, INC. TRACT THE FOLLOWING 13 CALLS:

N 04°44'25" E, A DISTANCE OF 135.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 00°56'20", A LONG CHORD THAT BEARS S 77°47'44" E A DISTANCE OF 4.51 FEET, AN ARC DISTANCE OF 4.51 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 11°33'52" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 07°22'32", A LONG CHORD THAT BEARS N 74°36'48" W A DISTANCE OF 28.94 FEET, AN ARC DISTANCE OF 28.96 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 01°20'11" W, A DISTANCE OF 141.78 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 55°11'05", A LONG CHORD THAT BEARS N 28°55'44" W A DISTANCE OF 231.59 FEET, AN ARC DISTANCE OF 240.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 28°49'03" E, A DISTANCE OF 151.97 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET, A DELTA ANGLE OF 49°19'49", A LONG CHORD THAT BEARS N 53°28'58" E A DISTANCE OF 95.98 FEET, AN ARC DISTANCE OF 99.01 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 06°34'30" W, A DISTANCE OF 121.50 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 00°53'20", A LONG CHORD THAT BEARS N 83°52'09" E A DISTANCE OF 3.49 FEET, AN ARC DISTANCE OF 3.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 05°41'11" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 03°16'18", A LONG CHORD THAT BEARS S 82°40'40" W A DISTANCE OF 15.70 FEET, AN ARC DISTANCE OF 15.70 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 01°20'11" W, A DISTANCE OF 131.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER, BEING IN THE SOUTH LINE OF THAT CERTAIN 7.5 ACRE TRACT DESCRIBED IN DEED TO CHARLES W. MCNEILL, ET UX, AS RECORDED IN VOLUME 477, PAGE 804 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 88°39'49" E ALONG SAID SOUTH LINE, A DISTANCE OF 978.88 FEET THE POINT OF BEGINNING, AND CONTAINING 11.661 ACRES OF LAND, MORE OR LESS.

# 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 4-12-96

GARY S. VEDRO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 491

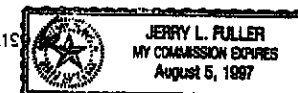


STATE OF TEXAS  
COUNTY OF Dallas

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 12<sup>th</sup> DAY OF April 1996

JERRY L. FULLER  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 2, 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 15<sup>th</sup> day of April 1996

CENTENNIAL HOMES, INC. DBA TRENDMAKER HOMES

JOEL M. MARSHALL, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DENTON HARRIS

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 15<sup>th</sup> day of April 1996

CHERYL L. CAREY  
Notary Public in and for the State of Texas

My commission expires:

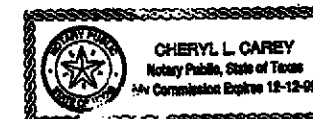
12-12-99

# CERTIFICATE OF APPROVAL

ON THE 24<sup>th</sup> DAY OF July, 1996, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON.

SIGNED: Barbara Russell  
CHAIRMAN  
PLANNING AND ZONING COMMISSION

ATTEST: Jennifer Wotton  
CITY SECRETARY



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  
(214) 638-0145

APRIL 1996  
CAB SLIDE PAGE 2 OF 2