

Deputy - BRANDIE
Rec'd/pt # 11585
Rec'd/Hmc : 6.00
Rec'd/Type : 46.00
Doc/Num : 98-R0024875
At 8:40am
On Apr 01 1998

CLERK
HONORABLE TIM HODGES/COUNTY
EFILED FOR RECORD IN
DENTON COUNTY, TX

PROPERTY DESCRIPTION

WHEREAS BEAZER HOMES OF TEXAS, L.P. IS THE SOLE 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 94-0003327 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BEAZER HOMES OF TEXAS, L.P. TRACT, BEING AT THE NORTHEAST CORNER OF THAT CERTAIN 140.6925 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, 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 88°43'53" W ALONG THE NORTH LINE OF SAID 140.6925 ACRE TRACT, A DISTANCE OF 772.63 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE SOUTHEAST CORNER OF LOT 56, BLOCK 1 OF SOUTHRIDGE ESTATES PHASE 2, AN ADDITION TO THE CITY OF DENTON, RECORDED IN CABINET M, SLIDE 97-98 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF SAID SOUTHRIDGE ESTATES PHASE 2 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 01°20'11" W, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

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

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

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

N 01°20'11" W, A DISTANCE OF 356.54 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE SOUTHEAST CORNER OF LOT 10, BLOCK 4 OF SAID SOUTHRIDGE ESTATES PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHRIDGE ESTATES PHASE 2 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

N 88°39'49" E, 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 67.79 FEET TO A 5/8" IRON ROD WITH CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 10°2'03", A LONG CHORD THAT BEARS S 06°26'12" E A DISTANCE OF 48.90 FEET, AN ARC DISTANCE OF 48.96 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

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

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

N 88°39'49" E, A DISTANCE OF 368.15 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE SOUTHEAST CORNER OF LOT 29, BLOCK 1 OF SAID SOUTHRIDGE ESTATES PHASE 2, BEING IN THE WEST LINE OF SAID 50 ACRE TRACT;

THENCE S 01°54'10" E, ALONG SAID WEST LINE, A DISTANCE OF 722.06 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.098 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT BEAZER HOMES OF TEXAS, L.P.

acting herein and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as SOUTHRIDGE ESTATES, Phase 3, 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 26 day of MARCH, 1998.

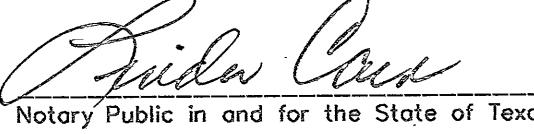
BEAZER HOMES OF TEXAS, L.P.


TOM MARSH, ASSISTANT SECRETARY

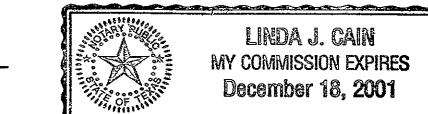
STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared TOM MARSH, 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 26 day of March, 1998.


LINDA J. CAIN
Notary Public in and for the State of Texas

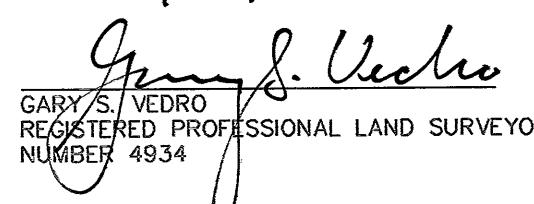
My commission expires: _____



SURVEYOR'S CERTIFICATE

I, GARY S. VEDRO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT 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 UPON COMPLETION OF CONSTRUCTION, 5/8 INCH IRON RODS CAPPED "CARTER & BURGESS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND X CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE. THE MONUMENTS OR MARKS, SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACKING.

DATED: 3/26/98

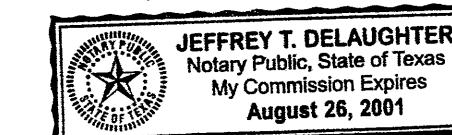

GARY S. VEDRO
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 4934

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, 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.

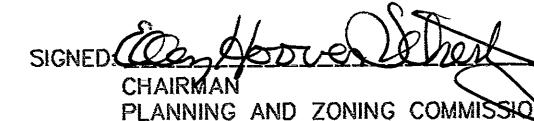
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF March, 1998.

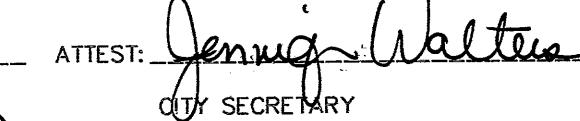

JEFFREY T. DELAUGHTER
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CERTIFICATE OF APPROVAL

ON THE 26th DAY OF July, 1998, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON.

SIGNED: 
Chairman
Planning and Zoning Commission

ATTEST: 
City Secretary

cab 0
Pg 269

A
FINAL PLAT
OF
**SOUTHRIDGE ESTATES
PHASE 3**

OUT OF THE
JOHN McGOWEN SURVEY, ABSTRACT 797
IN THE

CITY OF DENTON, DENTON COUNTY, TEXAS

12.098 ACRES

40 LOTS

1 COMMON AREA

OWNER/DEVELOPER: BEAZER HOMES OF TEXAS, L.P.
1231 GREENWAY DRIVE
SUITE 400
IRVING, TEXAS 75038
(972) 580-1319

ENGINEER/SURVEYOR: 
Carter & Burgess
Consultants in Planning, Engineering, Architecture,
Construction Management and Related Services
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961

MARCH 1998

CABINET _____ SLIDE _____

FILE NO. 01-2239

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