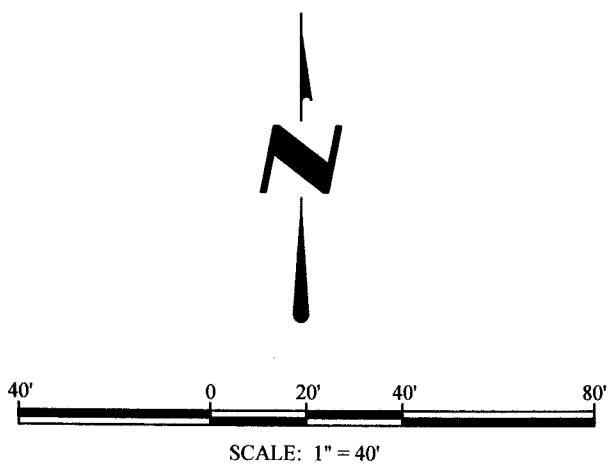
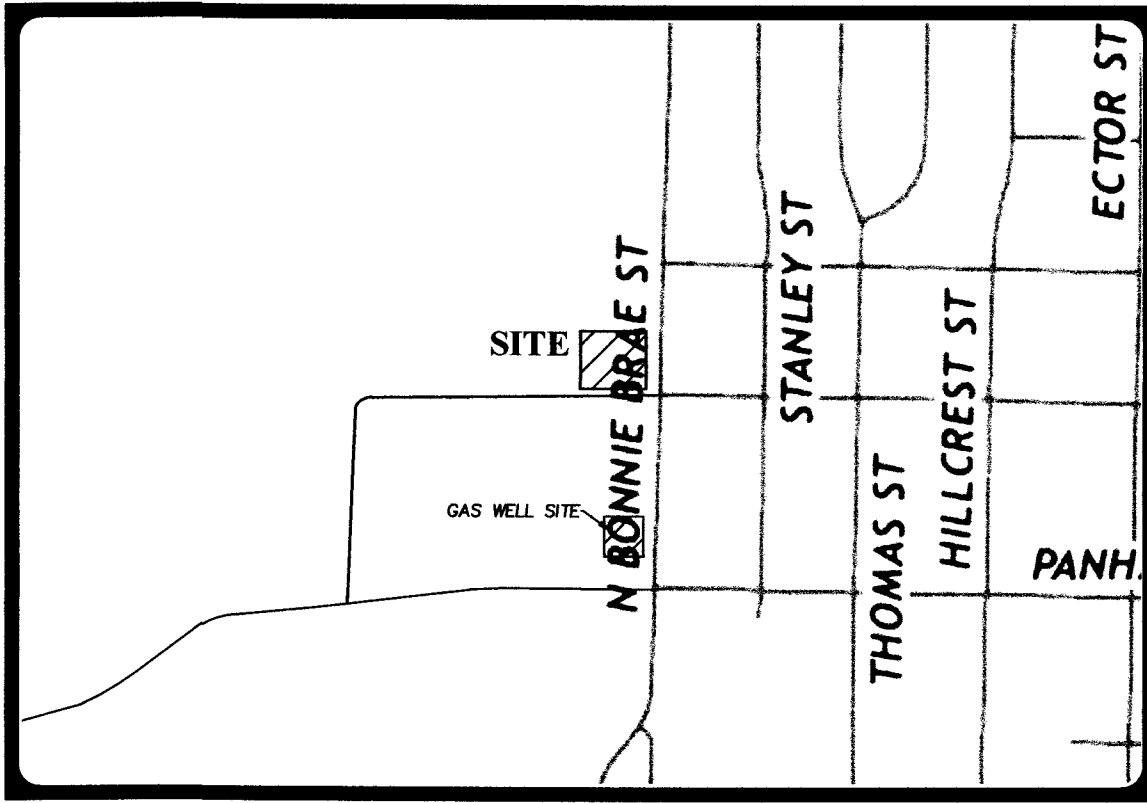




INDEMNIFICATION: The Homeowners Association, as Owner of Various Private Improvements within a private street, lot or easement within, or under the control of the Homeowner's Association, shall and hereby does indemnify, defend and save harmless, the City, its officers, agents, servants, and employees from all suits, actions or claims of any nature, type character or description brought for property damage or personal injury, including without limitation, mental anguish and death arising from the condition, use or operation of any privately owned streets, common areas of facilities.

VICINITY MAP
NOT TO SCALE



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

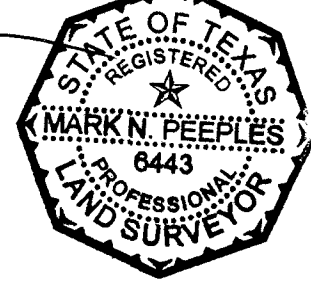
IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, R.P.L.S.
No. 6443

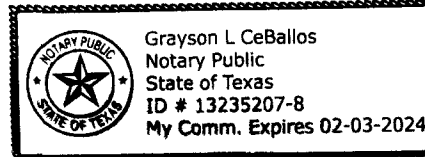


STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of April, 2021.

Notary Public in and for the State of Texas



SUMMARY TABLE:

Total Lots: 39
Total Residential Lots: 37
Total Common Area Lots: 2
Total Acreage: 4.510

SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 480194 0360 G, with an effective date of April 18, 2011, via scaled map location Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 37 residential lots and 2 common area lots from 1 previously recorded lot.
- All lake / detention tracts, easements, open space or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners' association, or other perpetual private entity. Homeowners' associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
- Residential lots within 1,000 feet of Gas Well drilling and protection sites are indicated by a star ("**"). A vicinity map is shown on this plat to illustrate the location of the drilling and production sites in relation to the residential lots within this plat. The Gas Well drilling and production sites shown on this plat either have existing producing wells on them or have been approved to have producing wells on them. The sites shown may have new wells drilled and fracture stimulated in the future. Further, wells may be re-drilled, new fracture stimulated, and/or re-fracture stimulated in the future on the drilling and production sites shown.
- All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Rayzor Cottage Enterprises, LLC is the owner of a 4.510 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 192, being all of Lot 1, Block B, Razor Ranch East, an addition to the City of Denton, as recorded in Instrument Number 2019-105, Plat Records, Denton County, Texas, same being a tract of land conveyed to Rayzor Cottage Enterprises, LLC by deed recorded in Instrument Number 2020-17605, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar capped "DUNAWAY" found for the northwest corner of said Lot 1, same being the northeast corner of Lot 2, Block B of said Rayzor Ranch East, and lying on the south right of way line of Crescent Street (60 foot Right of Way);

THENCE South 89 degrees 01 minutes 25 seconds East with the south right of way line of said Crescent Street, a distance of 408.18 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 43 degrees 59 minutes 34 seconds East with the south right of way line of said Crescent Street, a distance of 28.27 feet to a 1/2 inch rebar capped "ASC" set at the intersection of the south right of way line of said Crescent Street and the west right of way line of North Bonnie Brae Street (Variable Width Right of Way);

THENCE South 01 degrees 02 minutes 17 minutes West with the west right of way line of said North Bonnie Brae Street, a distance of 419.54 feet to a 1/2 inch rebar capped "ASC" set for corner at the intersection of the said west right of way line of North Bonnie Brae Street and the north right of way line of Linden Street (Variable Width Right of Way);

THENCE South 45 degrees 57 minutes 00 minutes West with the north right of way line of said Linden Street, a distance of 28.33 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 89 degrees 08 minutes 18 seconds West with the north right of way line of said Linden Street, a distance of 407.69 feet to a 5/8 inch rebar capped "DUNAWAY" found for the southeast corner of said Lot 2;

THENCE North 00 degrees 58 minutes 35 seconds East with the east line of said Lot 2, a distance of 460.40 feet to THE POINT OF BEGINNING and containing 196,439 square feet or 4.510 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Rayzor Cottage Enterprises, LLC, through its duly sworn representatives, do hereby adopt this plat designating the herein described property as **Rayzor Cottages, LOTS 1-37 38X and 39X, BLOCK A**, in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way and public easement shown hereon.

Rayzor Cottage Enterprises, LLC

By: *[Signature]*
Authorized Representative

By: *[Signature]*
Printed Name

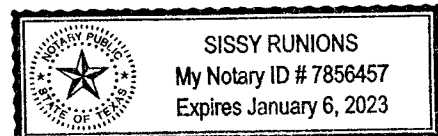
By: *[Signature]*
Title/Date

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 *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of April, 2021.

Notary Public in and for the State of Texas



APPROVED BY THE PLANNING & ZONING COMMISSION ON THIS THE 6th DAY of January, 2021.

[Signature]
CHAIRPERSON, PLANNING & ZONING COMMISSION
[Signature]
CITY SECRETARY



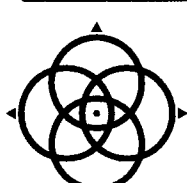
REPLAT
RAYZOR COTTAGES
LOTS 1-37 38X and 39X, BLOCK A
Being a Replat of Lot 1, Block B of
Rayzor Ranch East,
an Addition to the City of Denton
as Recorded in Instrument Number
2019-105, P.R.D.C.T.
Being 4.510 Acres situated in the
B.B.B. & C.R.R. Survey, Abst. No. 192
City of Denton, Denton County, Texas

FOR DENTON COUNTY USE ONLY
Filed for Record
in the Official Records Of:
Denton County
On: 5/7/2021 9:43:28 AM
in the PLAT Records
RAYZOR COTTAGES
Doc Number: 2021-188
Number of Pages: 1
Amount: \$0.00
Order#: 20210507000237
By: CB
FOR DENTON COUNTY USE ONLY

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 JUSTIN ROAD
LEWISVILLE, TEXAS, 75077
972-691-6633

OWNER/DEVELOPER
Rayzor Cottage Enterprises, LLC
531 North Locust Street
Denton, Texas 76201

SURVEYOR



WINDROSE
LAND SURVEYING | PLATING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

Point of Contact:
Grayson CeBallios
972-370-5871
Last Revision Date: 01/04/2021

DRAWN BY: G.L.C. DATE: 12/03/2020 CHECKED BY: T.M. JOB NO.: 2019.3.151

~ 2020 ~

City Project Number: FR20-0017 FOR DENTON COUNTY USE ONLY