C44	42.00'	106.19'	159.28'	N 37°56'48"E	14.09'
C45	71.00'	34.39'	74.62'	N 83°31'42"E	57.25'
C46	29.00'	21.62'	20.44'	S 69°25'15"E	42.12'
C47	10.00'	33.00'	50.00'	S 37°00'42"E	6.47'
C48	50.00'	37.25'	24.40'	N 55°58'15"E	42.49'
C49	50.00'	32.18'	31.62'	N 16°09'15"E	55.28'
C50	50.00'	32.18'	31.62'	N 87°49'52"W	55.28'
C51	50.00'	32.18'	31.62'	S 37°27'27"W	55.28'
C52	50.00'	54.13'	55.50'	S 71°05'55"W	53.08'
C53	25.00'	41.61'	33.66'	S 59°11'02"E	29.11'
C54	199.21'	50.21'	50.19'	S 80°06'42"W	13.50'
C55	125.00'	100.49'	97.74'	S 31°32'52"W	42.04'
C56	374.00'	28.39'	28.38'	S 53°15'56"W	19.31'
C57	325.00'	116.33'	115.71'	S 34°58'08"W	17.45'
C58	25.00'	39.27'	35.36'	N 89°03'31"W	35.36'
C59	225.00'	43.15'	43.07'	N 42°37'12"E	43.08'
C60	25.00'	39.26'	35.36'	N 45°03'31"W	35.36'
C61	25.00'	21.12'	20.50'	N 69°55'05"W	19.94'

COUNTY OF DENTON ACKNOWLEDGEMENT

I, [illegible] COUNTY CLERK AND THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND EACH ONE DULY ACKNOWLEDGED AND IN THE PRESENCE OF WITNESS FREE AND CLEAR, CONSENT TO THE UNDERWRITING SERVICES USED, AND DEDICATE ALL STREETS, ALLEYS, GRADS AND PARKS AS SHOWN TO THE USE OF PUBLIC FOREVER, AND DO ALSO DEDICATE TO THE PUBLIC USE OF ALL EASEMENTS SHOWN HEREON FOR THE PURPOSE AND AT THE TIME OR PURPOSES STATED.

6/14/21
DATE SIGNED

OWNER'S SIGNATURE

DATE SIGNED

OWNER'S SIGNATURE

CERTIFICATE OF ACCURACY AND PREPARATION

I HEREBY CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT AND WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DENTON, TEXAS.

6/18/21
DATE SIGNED

SURVEYOR'S SIGNATURE

- Approval is hereby granted by the City of Denton for the Preliminary Plat of [illegible] Addition, Denton County, Texas, subject to the following conditions or requirements (if any) which must be satisfied or complied with:

Prior to any construction or activities on this property, the plans for the site development must be submitted for approval and an ESC permit must be issued by the Director of Environmental Water Protection. Water quality controls, both temporary and permanent, must be installed on this property [illegible] as required by the approved ESC plan.

Director of Development Services
DATE: 6-8-2021

- Approval of this plat does not constitute acceptance by the City of Denton of any street, alley, easement or other public improvement shown thereon. The City of Denton assumes no obligation to construct any street, alley, drainage facility, water or sewer line, or other improvement shown on this plat. All improvements must be constructed in accordance with the standards and specifications of the City of Denton, or the standards and specifications approved by the City Council at the time the construction plans are approved. A failure by the City to require improvements in accordance with these standards and specifications does not waive the obligation to require them at a later date.
- Selling a portion of this addition by metes and bounds is prohibited and creation of any parcel of land by the use of a metes and bounds description for the purpose of sale or development is prohibited. The use of a metes and bounds description for the purpose of creating a remainder of land may be approved by the City of Denton.
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40,