



VICINITY MAP  
NOT TO SCALE

#### GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 480786 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN NON-SHADED ZONE X' DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 70 G OF SAID MAP.
3. BASIS OF BEARING ESTABLISHED BY CAPPED IRON RODS FOUND AT THE SOUTHWEST CORNER AND NORTHWEST CORNER OF LOT 10 IN BLOCK B OF SAID LAKECREST MEADOW, PHASE I-C (NORTH 01 DEGREES 34 MINUTES 45 SECONDS EAST)
4. THIS PROPERTY IS CURRENTLY ZONED R-2, "RESIDENTIAL MEDIUM DENSITY" PER THE ZONING DISTRICT MAP OF THE DENTON COUNTY LAKE RAY ROBERTS LAND USE ORDINANCE.
5. LOT 10R-1 IS SUBJECT TO THE FOLLOWING:
  - a) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIDGECREST NORTH, PHASE I-A (DOCUMENT NUMBER 2000-27958, RECORDED MARCH 25, 2000).
  - b) ARCHITECTURAL DESIGN GUIDELINES (THIRD REVISION) FOR RIDGECREST NORTH SUBDIVISION, DATED MARCH 19, 2010.
  - c) BUILDING SETBACK LINES:  
FRONT = 50'  
NORTHSIDE = 20'  
SOUTHSIDE = 25'  
REAR = 25'
6. WATER SERVICE PROVIDED BY:  
BOLIVAR WATER SUPPLY CORP.  
4151 FM 455 W  
SANGER, TX 76266  
840-458-3301
7. ELECTRIC SERVICE PROVIDED BY:  
COSBY ELECTRIC  
7701 SOUTH STEMMONS  
CORNWY, TX 76210  
800-274-4014
8. TELEPHONE PROVIDED BY:  
SPRINTCENTRAL TEXAS  
303 E WALNUT  
DECATUR, TX 76234  
940-827-8151
9. SANITARY SEWER BY INDIVIDUAL SEPTIC SYSTEM ON EACH LOT AS APPROVED BY DENTON COUNTY HEALTH DEPARTMENT.
10. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF LOT 10R-1 & LOT 13 PRIOR TO CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
11. PROPERTY OWNERS SHALL MAINTAIN SURFACE DRAINAGE EASEMENTS FREE OF ALL DEBRIS AND OBSTRUCTIONS. NO IMPROVEMENTS, INCLUDING FENCES, ARE ALLOWED WITHIN THE DRAINAGE EASEMENTS.
12. LOT 13 M.A.E. IS A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 14 FOR MAINTENANCE OF PRIVATE POND LOCATED ON LOT 14.
13. THIS REPLAT DOES NOT CREATE OR REQUIRE THE CREATION OF PUBLIC STREETS OR OTHER PUBLIC IMPROVEMENTS.
14. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 10R-1 AND TO CREATE 4 LOTS OF RECORD.
15. THIS PLAT MAKES NO ATTEMPT TO AMEND OR REMOVE EXISTING COVENANTS OR RESTRICTIONS TO THE SUBJECT PROPERTIES.

#### LEGEND

R.O.W. = RIGHT OF WAY  
U.E. = UTILITY EASEMENT  
M.A.E. = MAINTENANCE ACCESS EASEMENT  
W.E. = WATER EASEMENT  
BL = BUILDING LINE  
P.O.B. = POINT OF BEGINNING  
CAPRRP = CAPPED IRON ROD FOUND  
CAPRR = CAPPED IRON ROD SET  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS

SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (840) 382-3446  
TBP.LS FIRM #10002100

OWNER:  
RIDGEWOOD VENTURES, LLC  
2401 ADA PLACE NE  
ALBUQUERQUE, NM 87102  
CONTACT: KIM D. MURPHY

OWNER:  
RIDGEWOOD FARMS, LLC  
2401 ADA PLACE NE  
ALBUQUERQUE, NM 87108  
CONTACT: KIM D. MURPHY

LINE	BEARING	DISTANCE
L1	N 88°10'22" W	60.00
L2	N 88°12'03" W	60.00



1720 WESTMINSTER  
DENTON, TX 76205  
(840)382-3446  
JOB NUMBER: 150985-RP  
DRAWN BY: JK  
DATE: 6-25-2016  
R.P.L.S.  
KENNETH A. ZOLLINGER

REPLAT  
LOT 10R-1, BLOCK A  
RIDGECREST NORTH, PHASE I-A  
AND PLAT LOTS 12, 13 & 14, BLOCK A  
RIDGECREST NORTH, PHASE III  
BEING A 52.41 ACRES IN THE R. BEBEE SURVEY,  
ABSTRACT NUMBER 29, IN THE  
EXTRATERRITORIAL JURISDICTION OF THE  
CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT  
10 IN BLOCK A OF PHASE I-A, AN ADDITION TO DENTON COUNTY  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
CABINET R, PAGE 305, PLAT RECORDS,  
DENTON COUNTY, TEXAS

Filed for Record  
in the Official Records Of  
Denton County,  
On: 7/18/2016 at 06:27 PM  
In the PLAT Records:  
RIDGECREST NORTH PHASE I-A  
Doc Number: 2015-269  
Number of Pages: 2  
Amount: \$50.00  
Order: 20160718000516  
By: CE