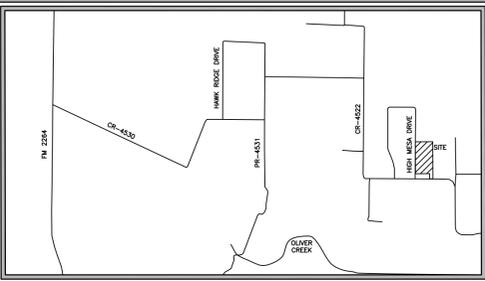


**Notice of Public Meeting**  
**Denton County Development Support Committee**  
**Mary and Jim Horn Government Center**  
**Public Works Conference Room**  
**1505 East McKinney Street Ste 176**  
**Denton, TX 76209**  
**May 7, 2015**  
**9:00 A.M.**

The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.
- II. Consider discuss, approve and/or take any appropriate action on final plat, replat and/or plans.
  - **High Mesa Estates – Replat (Lots 2R and 5R – 13.32 Acres)**
  - **Lantana Business Park – Replat (Lot 1, Block A – 1.496 Acres)**
- III. Adjournment



VICINITY MAP  
(NOT TO SCALE)



**OWNER'S DEDICATION**

WHEREAS KYLE ROTE, JR. IS THE OWNER OF ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE THOMAS SAMUEL SURVEY, ABSTRACT NUMBER 1148, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 5R AND LOT 2R OF HIGH MESA ESTATES, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2007-78812, PLAT RECORDS OF DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" METAL FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID HIGH MESA ESTATES, AT THE SOUTHWEST CORNER OF A CALLED 24.47 ACRE TRACT OF LAND DESCRIBED IN DEED TO LELAND MONCRIEF, AS RECORDED IN DOCUMENT NUMBER 00-R0067964, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND IN THE NORTH RIGHT-OF-WAY LINE OF FM ROAD 1384;

THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 119.57 FEET TO A CAPPED IRON ROD FOUND FOR CORNER, BEING THE SOUTHEAST CORNER OF LOT 1 OF HIGH MESA ESTATES, AN ADDITION TO DENTON COUNTY, TEXAS AS RECORDED IN CABINET E, PAGE 350, OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 190.43 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 509.94 FEET TO A CAPPED IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF HIGH MESA DRIVE FOR THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00 DEGREES 20 MINUTES 01 SECOND WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HIGH MESA DRIVE, A DISTANCE OF 884.98 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5R;

THENCE NORTH 89 DEGREES 35 MINUTES 38 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 5R, A DISTANCE OF 629.63 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5R;

THENCE SOUTH 00 DEGREES 19 MINUTES 30 SECONDS EAST, WITH THE EAST LINES OF SAID LOT 5R AND LOT 2R, A DISTANCE OF 1075.41 FEET TO THE POINT OF BEGINNING AND ENCLOSING 13.32 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KYLE ROTE, JR. DOES ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HIGH MESA ADDITION, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHT-OF-WAYS, AND PUBLIC EASEMENTS SHOWN HEREON.

KYLE ROTE, JR. DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE ROTE, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, TEXAS

**GENERAL NOTES:**

1.) FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04/18/2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN THE "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0320 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

2.) THIS PROPERTY IS NOT WITHIN THE ETJ OF ANY TOWN OR CITY.

3.) WATER SERVICE TO BE SUPPLIED BY PRIVATE WATER WELLS OR BY "AQUA TEXAS" CONTACT: CRAIG PEAK 9450 SILVER CREEK ROAD, FORT WORTH, TX. 76108 (817) 367-1407 FAX (817) 367-1626

4.) SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT AND TCOW

5.) ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" CONTACT: DEWEY BARNWALL 7701 SOUTH STEMMONS, CORINTH, TX. 76210 (940) 321-7800 X77549 FAX (940) 270-7790

6.) TELEPHONE TO BE PROVIDED BY "VERIZON" CONTACT: TRINIDADE AGUIRRE 2090 MCGEE LANE, LEWISVILLE, TX. 75077

7.) BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 NORTH CENTRAL TEXAS ZONE AND G.P.S. OBSERVATIONS.

8.) THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.

9.) THIS PROPERTY IS NOT LOCATED IN THE LAKE RAY ROBERTS PLANNING AND ZONING JURISDICTION.

SURVEYOR  
JOHN E. THOMPSON III  
ALL AMERICAN SURVEYING  
301 W. BROADWAY ST.  
GAINESVILLE, TX 76240  
940-665-9105

OWNER / DEVELOPER  
KYLE ROTE, JR.  
761 S. SHADY GROVE ROAD  
MEMPHIS, TN 38120-3106  
901-606-4440

I, J.E. THOMPSON III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

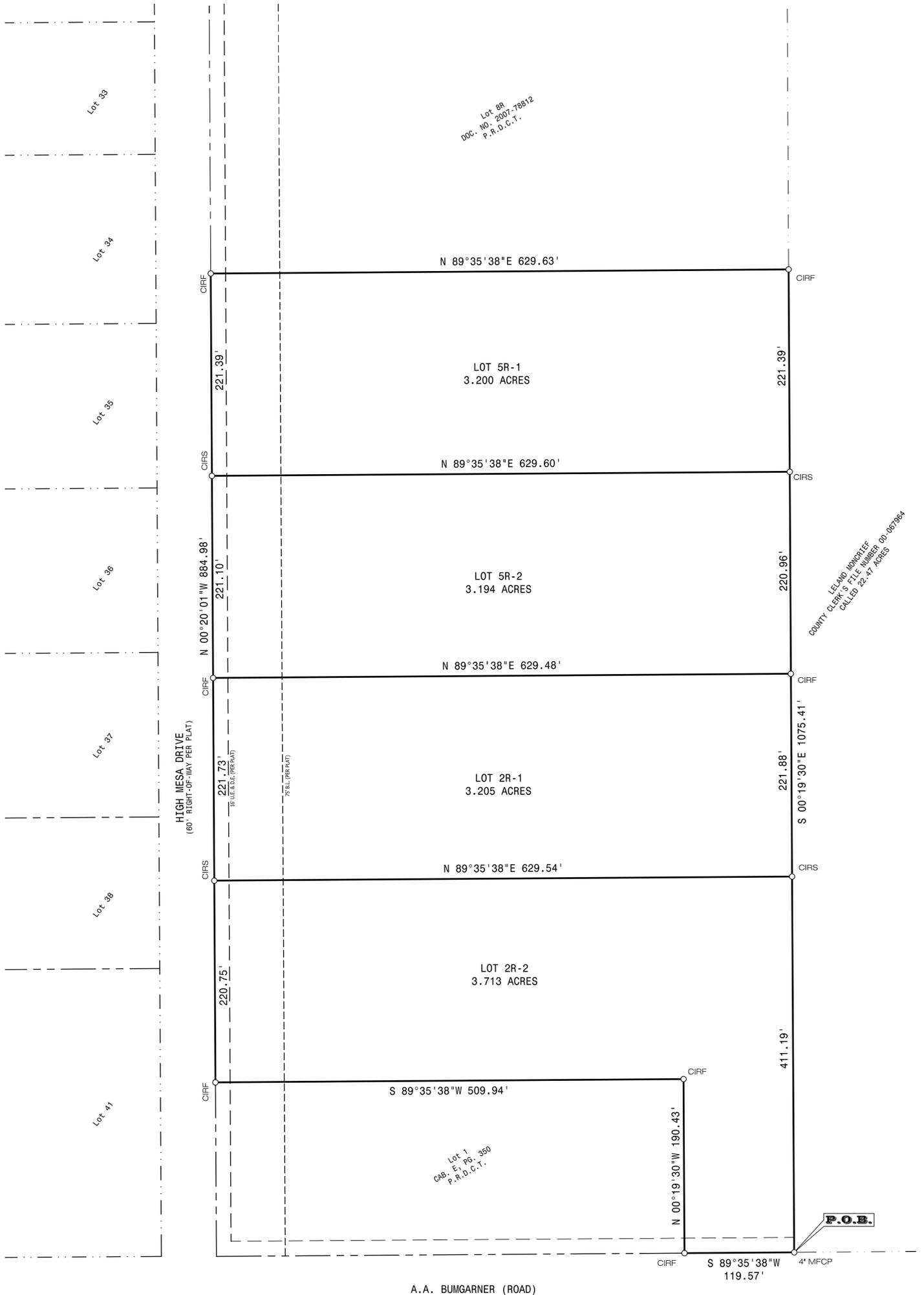
J.E. THOMPSON III R.P.L.S.  
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, TEXAS



A.A. BUMGARNER (ROAD)



LEGEND	
○ = PROPERTY CORNER	○ = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	⊕ = IRON ROD FOUND
⊕ = TELEPHONE/UTILITY RISER (TR/UR)	⊕ = CAPPED IRON ROD SET
⊕ = BURIED CABLE MARKER (BCM)	⊕ = METAL FENCE CORNER POST
⊕ = TELEPHONE MANHOLE (TMH)	⊕ = METAL FENCE CORNER POST
⊕ = POWER/UTILITY POLE (PP/UP)	( ) = PLAT/DEED CALLS
⊕ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⊕ = CUI WIRE (CUI)	POC = POINT OF COMMENCEMENT
⊕ = ELECTRIC VAULT (EVT)	R.O.W. = RIGHT-OF-WAY
⊕ = ELECTRIC TRANSFORMER (TRAN)	▭ = CONCRETE PAVEMENT
⊕ = WATER METER (WM)	▭ = ASPHALT PAVEMENT
⊕ = WATER VALVE (WV)	

LINETYPE LEGEND	
PROPERTY LINE =	---
EASEMENT LINE =	---
DEED LOT LINE =	---
ADJOINER LINE =	---
OFFSETER UTILITY =	---
CENTERLINE =	---
ASPHALT ROAD =	---
GRAVEL/CONC. ROAD =	---
WIRE FENCE LINES =	x-x-x-x

**CERTIFICATE OF APPROVAL**  
REVIEWED AND APPROVED ON \_\_\_\_\_, 20\_\_\_\_  
DENTON COUNTY JUDGE \_\_\_\_\_

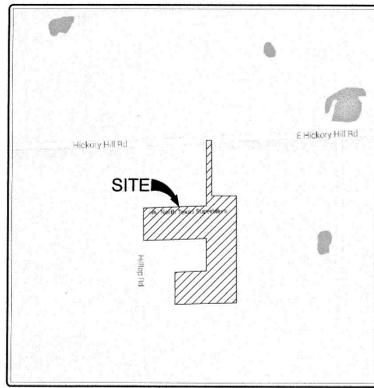


**REPLAT**  
HIGH MESA ESTATES  
REPLAT OF LOTS 2R & 5R  
BEING 13.32 ACRES  
IN THE THOMAS SAMUEL SURVEY, ABSTRACT NO. 1148  
DENTON COUNTY, TEXAS

DRAWN BY: F.M.D. III	DATE: 02/03/2015	JOB NUMBER: 150017	SCALE: 1" = 60'	PAGE: 1 OF 1
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301 W. BROADWAY ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
FAX. 940-665-9106

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES:**

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 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 510 G OF SAID MAP.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE 1 PLATTED LOT AND 2 UNPLATTED TRACTS OF LAND INTO 1 LOT OF RECORD.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- WATER SERVICE TO BE PROVIDED BY: CROSS TIMBERS WATER SUPPLY CORP. 2032 E. HICKORY HILL ROAD, ARGYLE, TX 76226 (940) 584-0780
- SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
- TELEPHONE SERVICE TO BE PROVIDED BY: VERIZON 600 HIDDEN RIDGE, IRVING, TX 75038 (972) 718-1623
- ELECTRIC SERVICE TO BE PROVIDED BY: COSERV ELECTRIC 7701 SOUTH STEMMONS CORINTH, TX 76210; (800) 274-4014

**IMPROVEMENT STATEMENT:**

- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.

- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

- DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

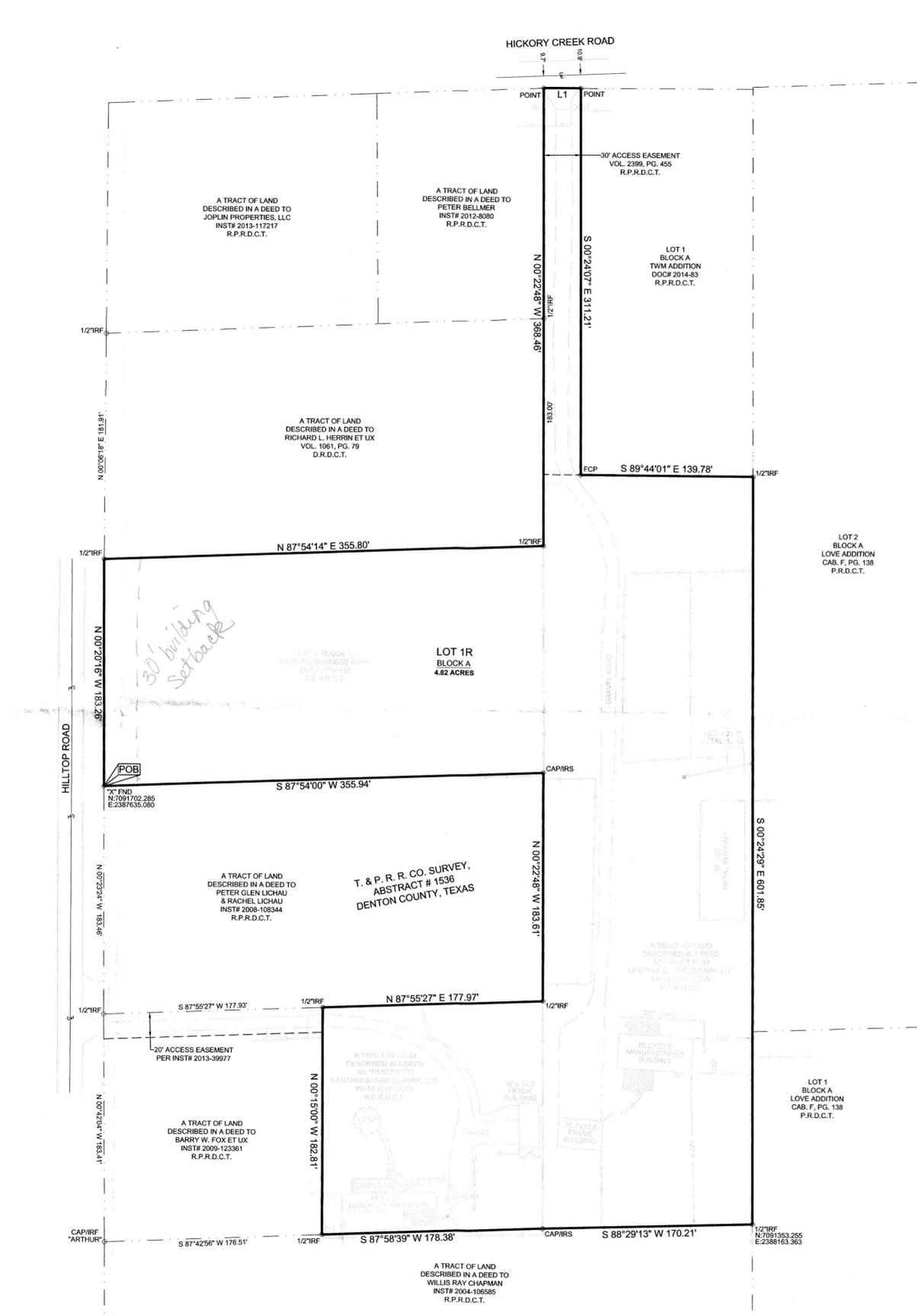
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

- CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONER'S COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.

- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

- DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.



**SURVEYOR:**  
KAZ SURVEYING, INC.  
1720 WESTMINSTER DRIVE  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
TBPLS FIRM #10002100

**OWNER:**  
LANTANA BUSINESS PARK, LLC  
401 N. MAIN STREET  
GRAPEVINE, TEXAS 76051  
PHONE: (817) 994-0956

LINE	BEARING	DISTANCE
L1	S 89°52'51" E	30.00'

PLAT IS APPROVED BY COMMISSIONER'S COURT, DENTON COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY JUDGE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS Lantana Business Park, LLC is the owner of all that certain tract of land situated in the T. & P. R. CO. Survey, Abstract Number 1536, Denton County, Texas, being all of a tract of land described as "Tract 1" and all of a tract of land described as "Tract 2" in Instrument Number 2015-27215, Real Property Records, Denton County, Texas and being all of Lot 1 in Block A of Lantana Business Park, an addition to Denton County, Texas according to the plat thereof recorded in Document Number 2014-102, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at an "X" cut found on the East side of Hilltop Road for the most Westerly Southwest corner of the herein described tract, the Southwest corner of said Lantana Business Park and the Northwest corner of a tract of land described in a deed to Peter Glen Lichau and Rachel Lichau, as recorded in Instrument Number 2008-109344 of said Real Property Records;

THENCE North 00 degrees 20 minutes 16 seconds West with the West line of said Lantana Business Park, a distance of 183.26 feet to a 1/2" iron rod found for the Northwest corner thereof the most Westerly Northwest corner of the herein described tract and the Southwest corner of a tract of land described in a deed to Richard L. Herrin et ux, as recorded in Volume 1061, Page 79, Deed Records, Denton County, Texas;

THENCE North 87 degrees 54 minutes 14 seconds East with the South line thereof and the North line of said Lantana Business Park, a distance of 355.80 feet to a 1/2" iron rod found for the Northeast corner thereof and the Southeast corner of said Herrin tract on the West line of said "Tract 1" and being an inner ell corner on the West line of the herein described tract;

THENCE North 00 degrees 22 minutes 48 seconds West with the West line of said "Tract 1" and the East line of said Herrin tract, at a distance of 183.00 feet passing a 1/2" iron rod found for the Northeast corner thereof, continuing along said course, a total distance of 368.46 feet to a point on the South side of Hickory Creek Road for the most Northerly Northwest corner of said "Tract 1" and the most Northerly Northwest corner of the herein described tract;

THENCE South 89 degrees 52 minutes 51 seconds East with a North line of said "Tract 1", a distance of 30.00 feet to a point in said Road for the most Northerly Northeast corner of said "Tract 1" and the most Northerly Northeast corner of the herein described tract;

THENCE South 00 degrees 24 minutes 07 seconds East with an East line of said "Tract 1" and the West line of Lot 1 in Block A of TWM Addition, an addition to Denton County according to the plat thereof, recorded in Document Number 2014-83 of said Plat Records, along or near a fence, a distance of 311.21 feet to a fence corner post for the Southwest corner thereof, an inner ell corner on the East line of said "Tract 1" and an inner ell corner on the East line of the herein described tract;

THENCE South 89 degrees 44 minutes 01 seconds East with a North line of said "Tract 1" and the South line of said TWM Addition, along or near a fence, a distance of 139.78 feet to a 1/2" iron rod found for the most Easterly Northeast corner of said "Tract 1", the most Easterly Northeast corner of the herein described tract, the Southeast corner of said TWM Addition and also being in the West line of Lot 2 in Block A of Love Addition, an addition to Denton County according to the plat thereof recorded in Cabinet F, Page 138 of said Plat Records;

THENCE South 00 degrees 24 minutes 29 seconds East with the West line thereof and the East line of said "Tract 1", along or near a fence, a distance of 601.85 feet to a 1/2" iron rod found for the Southeast corner thereof and the Southeast corner of the herein described tract;

THENCE South 88 degrees 58 minutes 39 seconds West with the South line of said "Tract 1", a distance of 170.21 feet to a capped iron rod set for the Southwest corner thereof, the Southeast corner of said "Tract 2" and an angle point on the South line of the herein described tract;

THENCE South 87 degrees 58 minutes 39 seconds West with the South line of said "Tract 2", a distance of 178.38 feet to a 1/2" iron rod found for the Southwest corner thereof, the most Southerly Southwest corner of the herein described tract and the Southeast corner of a tract of land described in a deed to Barry W. Fox et ux, as recorded in Instrument Number 2009-123361 of said Real Property Records;

THENCE North 00 degrees 15 minutes 00 seconds West with the East line thereof and the West line of said "Tract 2", a distance of 182.81 feet to a 1/2" iron rod found for the Northwest corner thereof, the Northeast corner of said Fox tract and being in the South line of said Lichau tract;

THENCE North 87 degrees 55 minutes 27 seconds East with the South line thereof and the North line of said "Tract 2", a distance of 177.97 feet to a 1/2" iron rod found for the Northeast corner thereof and the Southeast corner of said Lichau tract in the West line of said "Tract 1" and being an inner ell corner on the West line of the herein described tract;

THENCE North 00 degrees 22 minutes 48 seconds West with the West line of said "Tract 1" and the East line of said Lichau tract, a distance of 183.61 feet to a capped iron rod set for the Northeast corner thereof, the Southeast corner of said Lantana Business Park and an inner ell corner on the West line of the herein described tract;

THENCE South 87 degrees 54 minutes 00 seconds West with the South line of said Lantana Business Park and the North line of said Lichau tract, a distance of 355.94 feet to the PLACE OF BEGINNING and enclosing 4.82 acres of land more or less.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LANTANA BUSINESS PARK, LLC DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LANTANA BUSINESS PARK, AN ADDITION TO DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LANTANA BUSINESS PARK, LLC

MICHAEL PALPANT, PRESIDENT DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL PALPANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF DENTON

I, PAUL JUSTIN WHITLOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE COUNTY OF DENTON, TEXAS.

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243 DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL JUSTIN WHITLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

REPLAT

**LOT 1R, BLOCK A  
LANTANA BUSINESS PARK**

BEING 4.82 ACRES IN THE T. & P. R. R. COMPANY SURVEY, ABSTRACT NUMBER 1536, DENTON COUNTY, TEXAS, BEING ALL OF "TRACT 1" AND ALL OF "TRACT 2" AS DESCRIBED IN INSTRUMENT NUMBER 2015-27215, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND ALL OF LOT 1 IN BLOCK A OF LANTANA BUSINESS PARK, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2014-102, PLAT RECORDS, DENTON COUNTY, TEXAS

1720 WESTMINSTER DRIVE  
DENTON, TX 76205  
(940) 382-3446  
JOB NUMBER: 150178 RP  
DRAWN BY: TK  
DATE: 4-14-2015  
R.P.L.S.  
PAUL JUSTIN WHITLOCK