

Show the lots to the south of Hedgerow and include any survey stakes

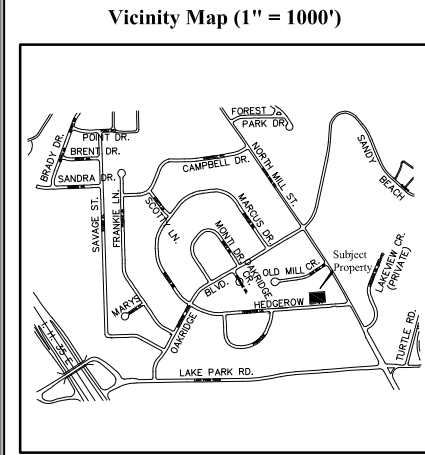
Must be top left or right corner per III.5.6.C.1.b.

Include zoning of subject and adjacent property

Include lot setbacks

Per previous conversations, if using any of this as access, an easement needs to be in place.

Karen Locke



- LEGEND**
- I.R.F. - 1/2" Iron Rod Found
 - I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
 - C.M. - Controlling Monument
 - R.O.W. - Right-of-Way
 - O.P.R.D.C.T. - Official Public Records, Denton County, Texas
 - R.P.R.D.C.T. - Real Property Records, Denton County, Texas
 - D.R.D.C.T. - Deed Records, Denton County, Texas
 - P.R.D.C.T. - Plat Records, Denton County, Texas
 - TNMP - Texas-New Mexico Power

STATE OF TEXAS §
 COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, 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.

PRELIMINARY
 Thomas W. Mauk, R.P.L.S.
 No. 5119

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the **OAK RIDGE PARK ESTATES, SECTION 1, LOTS 5R & 6R, BLOCK 5** to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ____ day of _____, 2024, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness my hand this ____ day of _____, 2024.

Thomas Harris III, City Secretary,
 City of Lewisville, Texas

APPROVED

Mary Ellen Miksa, Chair,
 Planning and Zoning Commission

Date _____

- NOTES:**
- Bearings and coordinates shown herein are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
 - The purpose of this plat is to create a 2 platted lots from a previously deeded portions of lots.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480195 0535 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).

OWNER
 Northview Baptist Church
 of Lewisville Texas
 1981 Mill Street,
 Lewisville, TX 75057
 Contact: Rob Veal
 Ph. 972.436.3394

ENGINEER/APPLICANT

 Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 550 S. Edmond Lane, Suite 101
 Lewisville, Texas 75057
 Contact: Jason K. Patrick, P.E.
 Email: jpatrick@ridingerassociates.com

SURVEYOR

 Old Town Surveying, LLC
 Professional Land Surveyors
 810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
 Ph. 469-261-8079 info@oldtownsurveying.com
 TRN Number: 10194611

REPLAT
 of
OAK RIDGE PARK ESTATES
SECTION 1
LOTS 5R & 6R, BLOCK 5
 Being a portion of Lot 4, and all of Lots 5 & 6,
 Block 5 of Oak Ridge Park Estates, Section 1
 City of Lewisville, Denton County, Texas.
 0.467 Acre
 Zoned R7.5

Prepared: September 18, 2024
 Job No.: 202405113-2 Date: 06/01/2024 Drafted By: JJ

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, Northview Baptist Church of Lewisville Texas is the owner of a 0.467 acre tract of land situated in the Peter Wagner Survey, Abstract Number 1342, Denton County, Texas, and being a portion of Lots 4 and 5, Block 5 of Oak Ridge Park Estates, Section 1, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Volume 433, Page 576, Deed Records, Denton County, Texas, as described by deed recorded under Document Number 2005-116285, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being a portion of Lot 5, and all of Lot 6, of said Block 5, as described by deed recorded under Document Number 2005-25843, O.P.R.D.C.T. and being more described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southwest corner of said Lot 6, same point being the southeast corner of Lot 7, of said Block 5, and being in the north right-of-way line of Hedgerow Lane;

THENCE North 02 degrees 05 minutes 49 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the northeast corner of said Lot 7, same point being the northwest corner of said Lot 6;

THENCE North 87 degrees 54 minutes 11 seconds East, passing a 5/8 inch iron rod found at 90.00 feet, and continuing on for a total distance of 169.57 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in a west line of Lot 1, Block B of Northview Baptist Church Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 837, Plat Records, Denton County, Texas;

THENCE South 02 degrees 05 minutes 49 seconds East, a distance of 120.00 feet to a "X" set in concrete for corner being the most southerly southwest corner of said Lot 1, same point being in the north right-of-way line of said Hedgerow Lane;

THENCE South 87 degrees 54 minutes 11 seconds West, a distance of 169.57 feet to the **POINT OF BEGINNING** and containing 0.467 acres.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Northview Baptist Church of Lewisville Texas, the undersigned authority, do hereby adopt this Plat designating the herein above described property as **OAK RIDGE PARK ESTATES, SECTION 1, LOTS 5R & 6R, BLOCK 5**, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown hereon; And does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using the same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, signs, 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 easements, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at anytime of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

WITNESS my hand this ____ day of _____, 2024.

By: _____
 Rob Veal, Executive Pastor
 Northview Baptist Church of Lewisville Texas

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 Rob Veal, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

 Notary Public in and for the State of Texas

Include abstract / survey information.

FOR DENTON COUNTY USE ONLY
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