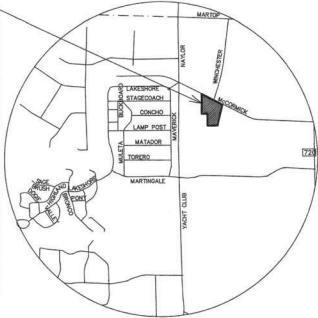


PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE 1"=60'



OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS I, Carol Ann Corsi, am the owner of that certain lot, tract, or parcel of land situated in the George W. Daniels Survey Abstract Number 331, in the City of Oak Point, Denton County, Texas, being all of Lot 2R-1 of Hunters Ridge Addition, an addition to the City of Oak Point, Denton County, Texas, according to the plat thereof recorded under Document Number 2020-320, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south line of McCormick Road, a public roadway, said point being the northeast corner of Lot 2R-2 in said Hunters Ridge Addition;

THENCE S 62° 15' 44" E, 795.14 feet with said south line of said McCormick Road to an iron rod found for corner, said point being the northwest corner of Lot 4R-1 of said Hunters Ridge Addition, an addition to the City of Oak Point, Denton County, Texas, according to the plat thereof recorded under Document Number 2021-447, Plat Records, Denton County, Texas;

THENCE S 13° 50' 58" W, 712.04 feet with a west line of said Lot 4R-1 to a capped iron rod marked 2437 found for corner at an inner all of said Lot 4R-1;

THENCE S 89° 35' 24" W, 335.72 feet with the north line of said Lot 4R-1 to an iron rod found for corner in the east line of Lot 12 of Hunters Ridge Addition, an addition to the City of Oak Point, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 322 Plat Records, Denton County, Texas;

THENCE N 00° 24' 36" W, 400.14 feet east line of said Lot 12 to a capped iron rod marked 2437 found for corner, said point being the northeast corner of said Lot 12;

THENCE S 89° 34' 13" W, 190.63 feet with the north line of said Lot 12 to an iron rod found for corner, said point being the southeast corner of said Lot 2R-2;

THENCE N 00° 23' 58" W, 664.43 feet with the east line of said Lot 2R-2 to the PLACE OF BEGINNING and containing 10.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Carol Ann Corsi, do hereby certify and adopt this plat designating the herein above described property as LOTS 2R-1-R1 and 2R-1-R2 of HUNTERS RIDGE ADDITION, being a replat of Lot 2R-1 Hunters Ridge Addition, an addition to the City of Oak Point, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

Carol Ann Corsi does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Oak Point.
- The City of Oak Point is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Oak Point's use thereof.
- The City of Oak Point and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Oak Point and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Oak Point.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Oak Point, Texas.

WITNESS my hand, this 10th day of November, 2025.

BY:

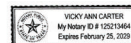
Carol Ann Corsi
Carol Ann Corsi

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Carol Ann Corsi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 10th day of November, 2025

Wendy Ann Carter
Wendy Ann Carter
Notary Public, State of Texas



LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" IPS 451 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
P.O.B. = PLACE OF BEGINNING
R.O.W. = RIGHT OF WAY
C.F. = CLOSURE FILE
R = RADIUS
L = LENGTH
C.D. = CHORD DISTANCE
C.B. = CHORD BEARING
Δ = DELTA
CL = CENTERLINE OF ROAD
--- = PROPERTY LINE
--- = CENTER LINE OF ROAD
--- = EASEMENT LINE
--- = TRACT LINE

APPROVED

Date Approved November 4, 2025

Debbi H. Peterson
Chair, Planning and Zoning Commission, City of Oak Point

ATTESTED

Debbi H. Peterson
City Secretary

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Jerald D. Yensan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Oak Point, Texas.

Dated this 5th day of November, 2025

Jerald D. Yensan
Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jerald Yensan, known to me to be the person and officer 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 OFFICE this 5th day of November, 2025.

Wendy Ann Carter
Wendy Ann Carter
Notary Public, State of Texas



NOTES:

1. 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.
2. The purpose of this plat is to replot a single platted lot into two platted lots.
3. The plat does not attempt to amend or remove covenants or restrictions.
4. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
5. No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 4831C045G, dated April 18, 2011. (Subject property lies in Zone X).
6. Wastewater utility service will be provided by an onsite sanitary sewer facility permitted through the Denton County Health Department.
7. Water will be provided by an onsite water well.
8. Subject property currently lies within the S-26 zoning district, PD-3 zoning district standards apply.

OWNER/DEVELOPER
CAROL ANN CORSI
505 MCCORMICK ROAD
OAK POINT, TX 75068
972-837-6084

SURVEYOR
LANDMARK SURVEYORS
4238 - 35 N
DENTON, TEXAS 76207
(940) 382-4016

REPLAT
LOTS 2R-1-R1 AND 2R-1-R2 OF
HUNTERS RIDGE ADDITION BEING
A REPLAT OF 2R-1-R2 OF
HUNTERS RIDGE ADDITION
BEING 10.991 ACRES IN THE
GEORGE W. DANIELS SURVEY A-331
CITY OF OAK POINT
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
13 JUNE RECORDING NO. 1099069
4238 N. 35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISION: 10-NOV-2025

DRAWN BY: BTE SCALE: 1"=60' DATE: 27 AUGUST 2025 JOB NO: 258146

Filed for Record
in the Official Records Of:
Denton County
On: 11/19/2025 10:11:42 AM
In the PLAT Records:
HUNTERS RIDGE ADDN
Doc Number: 2025-452
Number of Pages: 1
Amount: \$0.01
Order: 20251119000153
By: WD