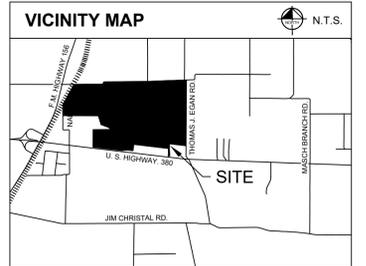
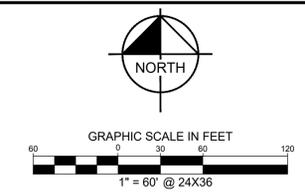


MATCH LINE (SEE SHEET 3)



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
EPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
		—	STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

—	BOUNDARY LINE
---	BUILDING LINE
- - - -	EASEMENT LINE

SEE SHEET 23 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2	
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
N.T.S.

**PRELIMINARY PLAT
LEGENDS RANCH**

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE
THOMAS EGAN SURVEY, ABSTRACT NO. 406,
THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

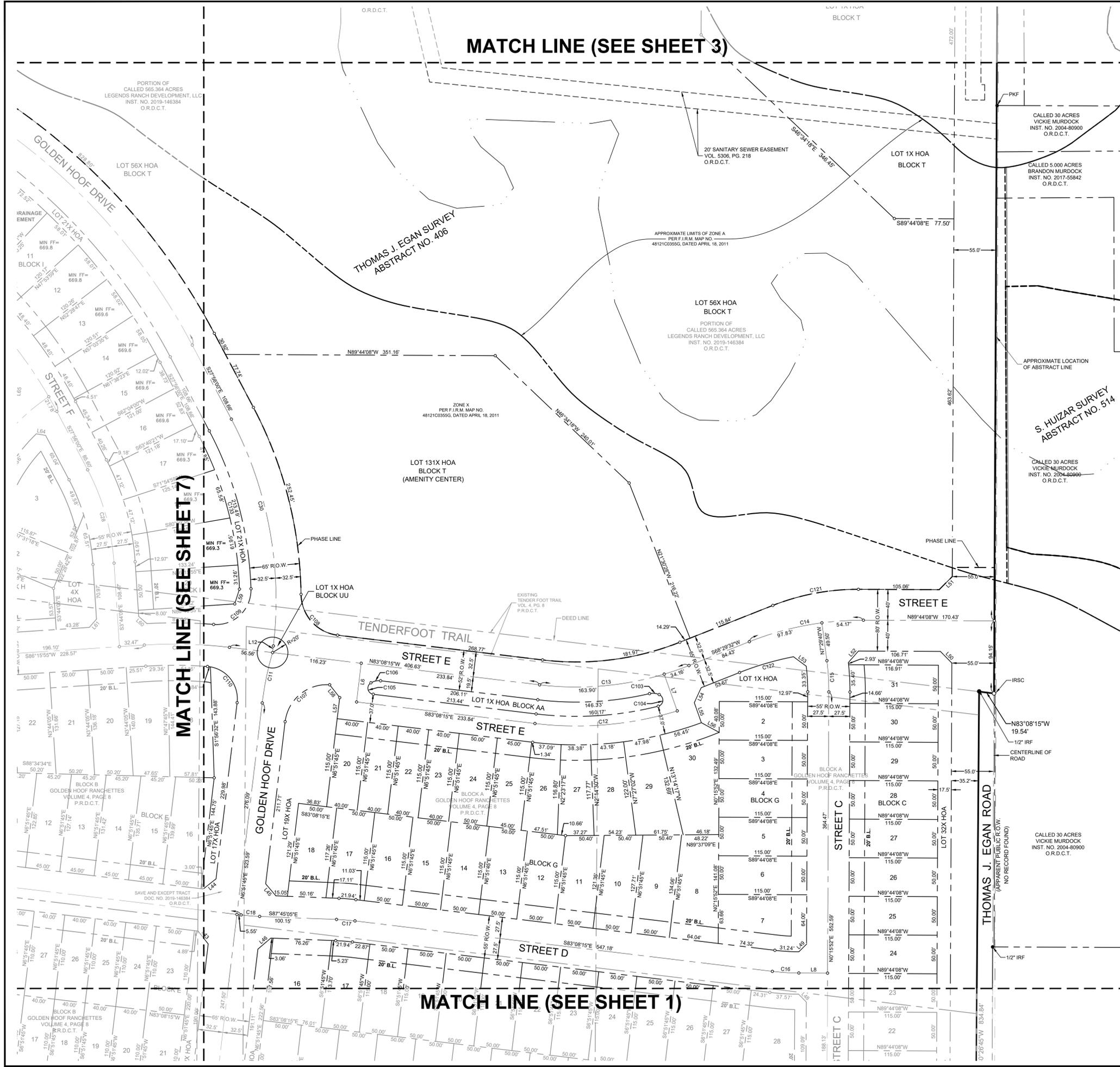
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	2 OF 26

OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy., STE. 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: J. Casey Ross, P.E.

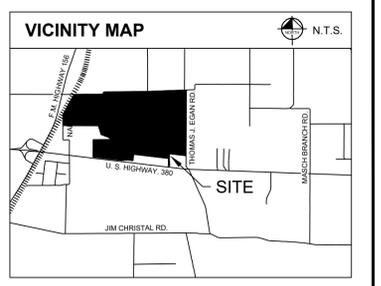
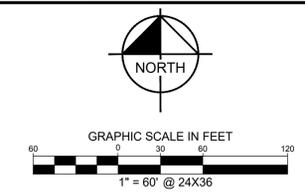
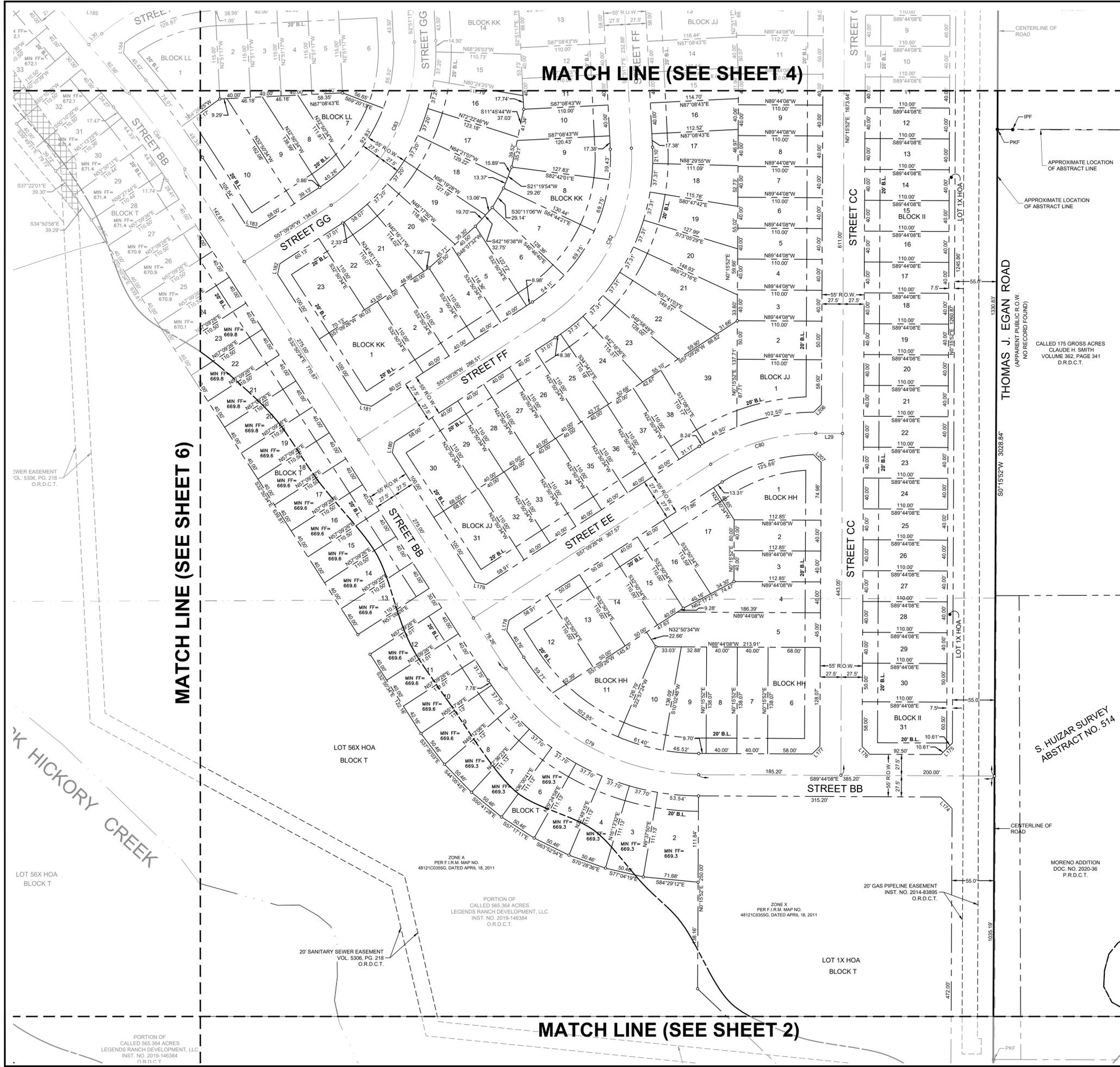
SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS



MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 1)

DRAWN: KCFW SURVEY/063246400-LEGENDS RANCH- DENTON/DWG/063246400-LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIBBLE_EFF 7/12/2022 10:35 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

RF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
RF	IRON PIPE FOUND	IRSC	IRON ROD WITH CAP FOUND
X	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
			STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE

SEE SHEET 23 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
N.T.S.

**PRELIMINARY PLAT
LEGENDS RANCH**

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE

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THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
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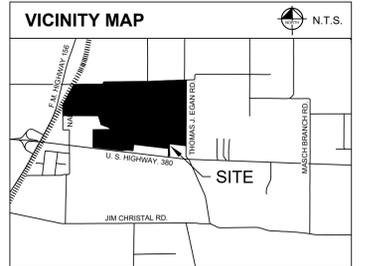
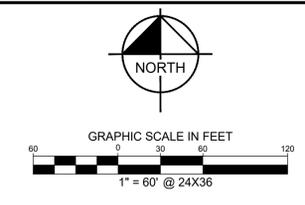
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	3 OF 26

OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
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Frisco, TX 75034
Ph: (469) 576-1056
Contact: J. Casey Ross, P.E.

SURVEYOR:
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Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

D:\WORK\2022\10193822\LEGENDS RANCH\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GIBBLE, JEFF 7/12/2022 10:35 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8\"/>
IRP	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PS	PAGE
		—	STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	BUILDING LINE
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CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	4 OF 26

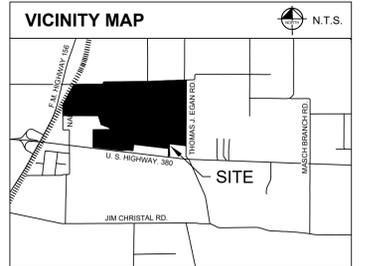
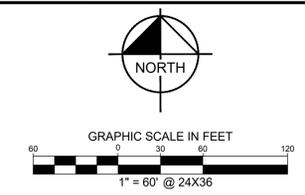
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D:\WORK\2022\10-10-2022\LEGENDS RANCH\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIFFIN.EFF 7/12/2022 10:36 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
IPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
		ST.	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE

SEE SHEET 23 FOR LINE AND CURVE TABLES, DETAILS & NOTES

SEE SHEETS 24-25 FOR LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
N.T.S.

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LEGENDS RANCH**

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1 MULTI-FAMILY LOT
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48 HOA LOTS

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DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	5 OF 26

OWNER:
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Contact: Michael Marx, RPLS



MATCH LINE (SEE SHEET 12)

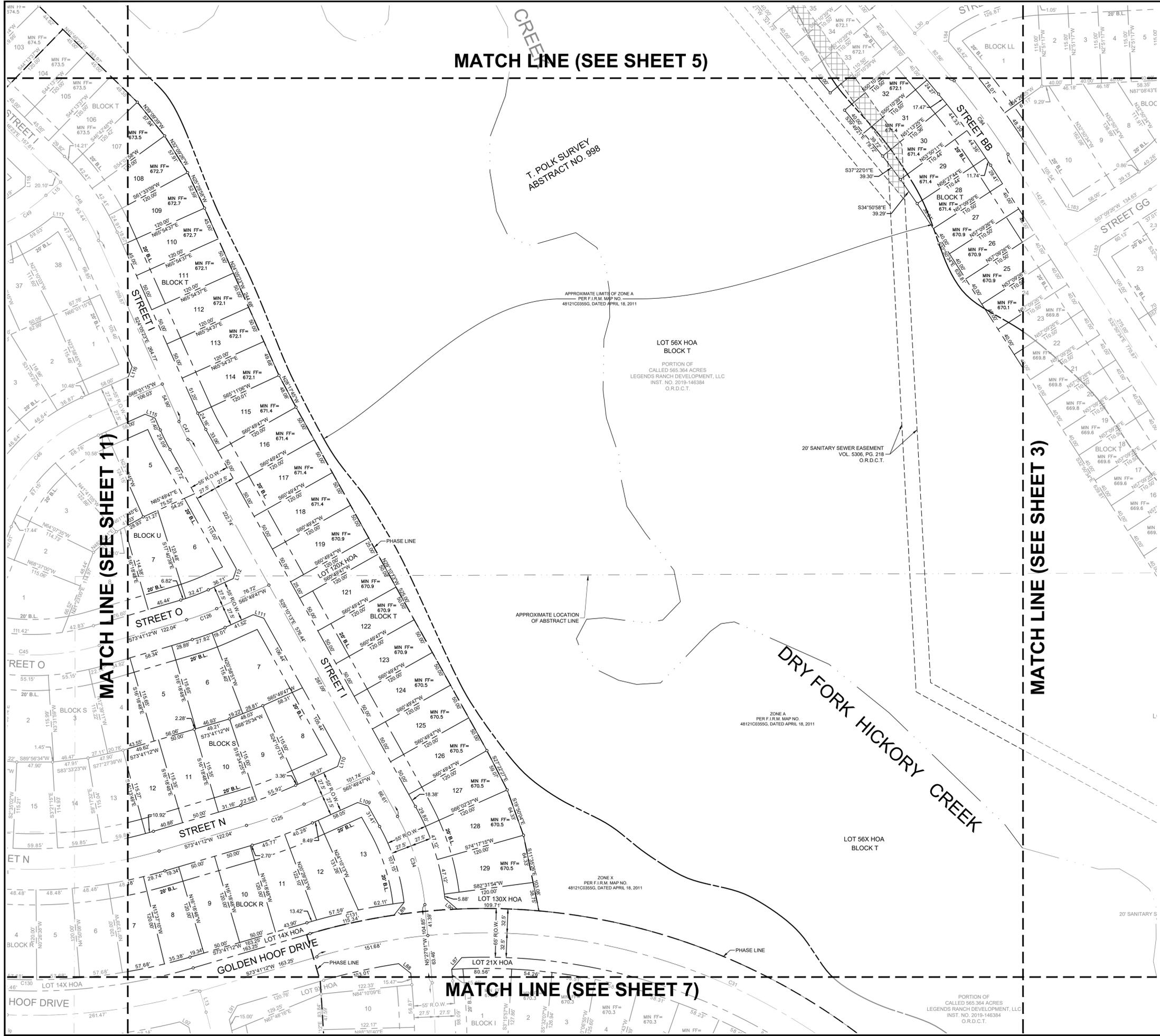
MATCH LINE (SEE SHEET 4)

DRY FORK HICKORY CREEK

MATCH LINE (SEE SHEET 6)

T. POLK SURVEY
ABSTRACT NO. 998

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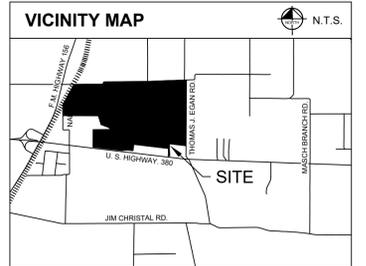
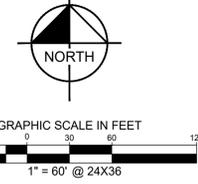


MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 11)

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 7)



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "SHA" CAP SET
IPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	P.C.	PAGE
		---	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE

SEE SHEET 23 FOR LINE AND CURVE TABLES, DETAILS & NOTES

SEE SHEETS 24-25 FOR LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP N.T.S.

PRELIMINARY PLAT LEGENDS RANCH

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE

THOMAS EAGAN SURVEY, ABSTRACT NO. 406,
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SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

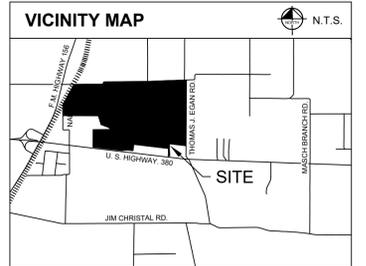
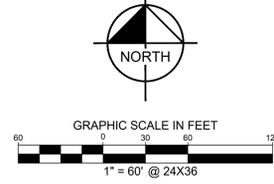
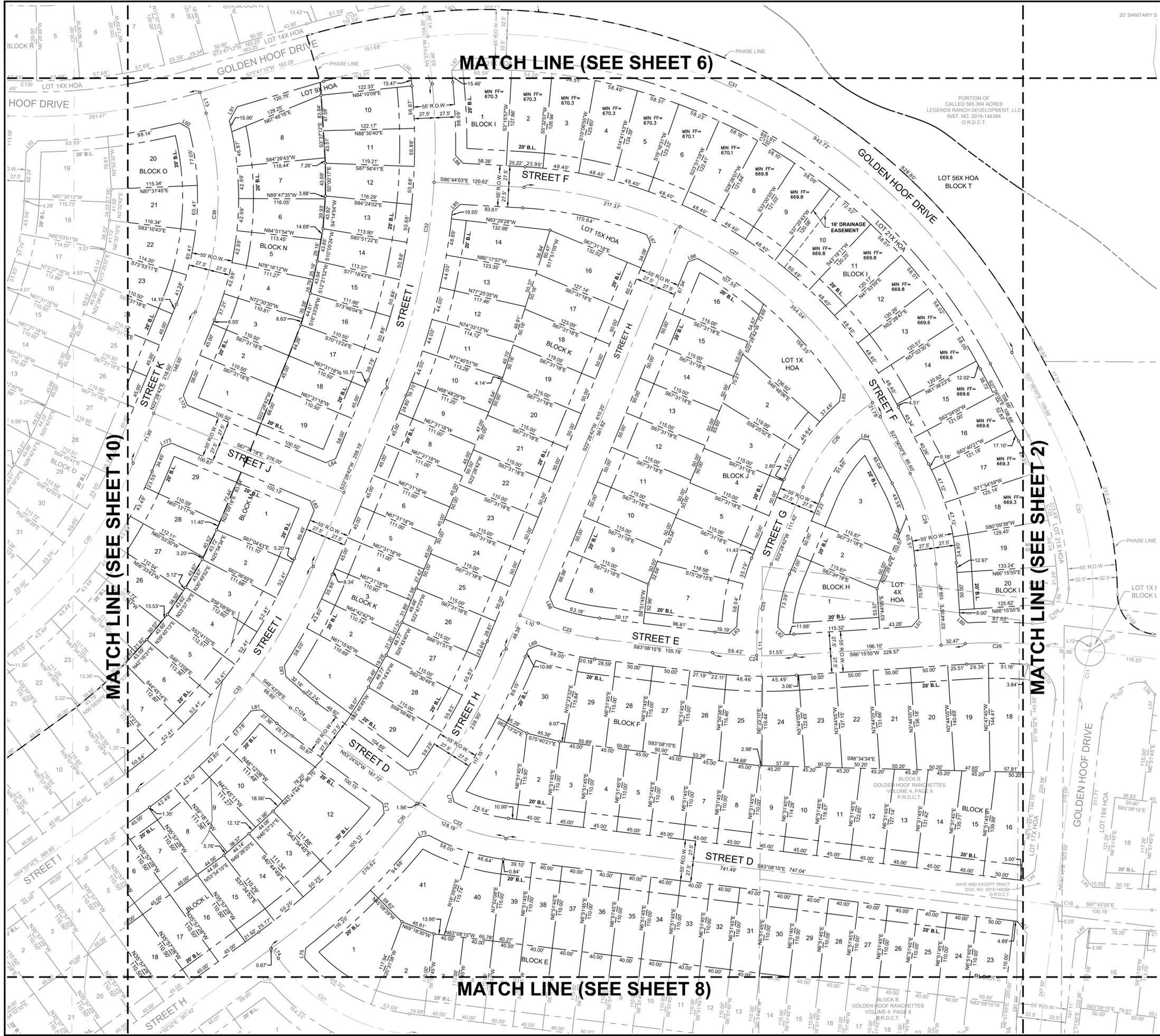
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	6 OF 26

OWNER:
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Contact: Michael Marx, RPLS

DRAWN: KFC/PLM SURVEY/063246400-LEGENDS RANCH- DENTON.DWG PRELIMINARY PLAT.DWG PLOTTED BY: C:\BELL\JFF\7/12/2022 10:37 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

RF	IRON ROD FOUND	IRSC	5/8\"/>
EPF	IRON PIPE FOUND	IRPC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
		---	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
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LINE TYPE LEGEND

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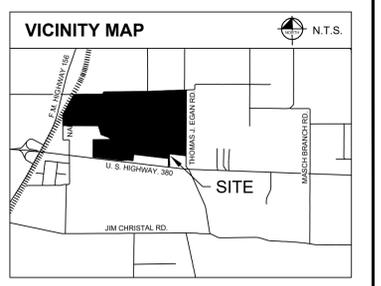
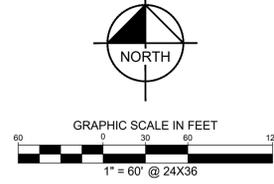
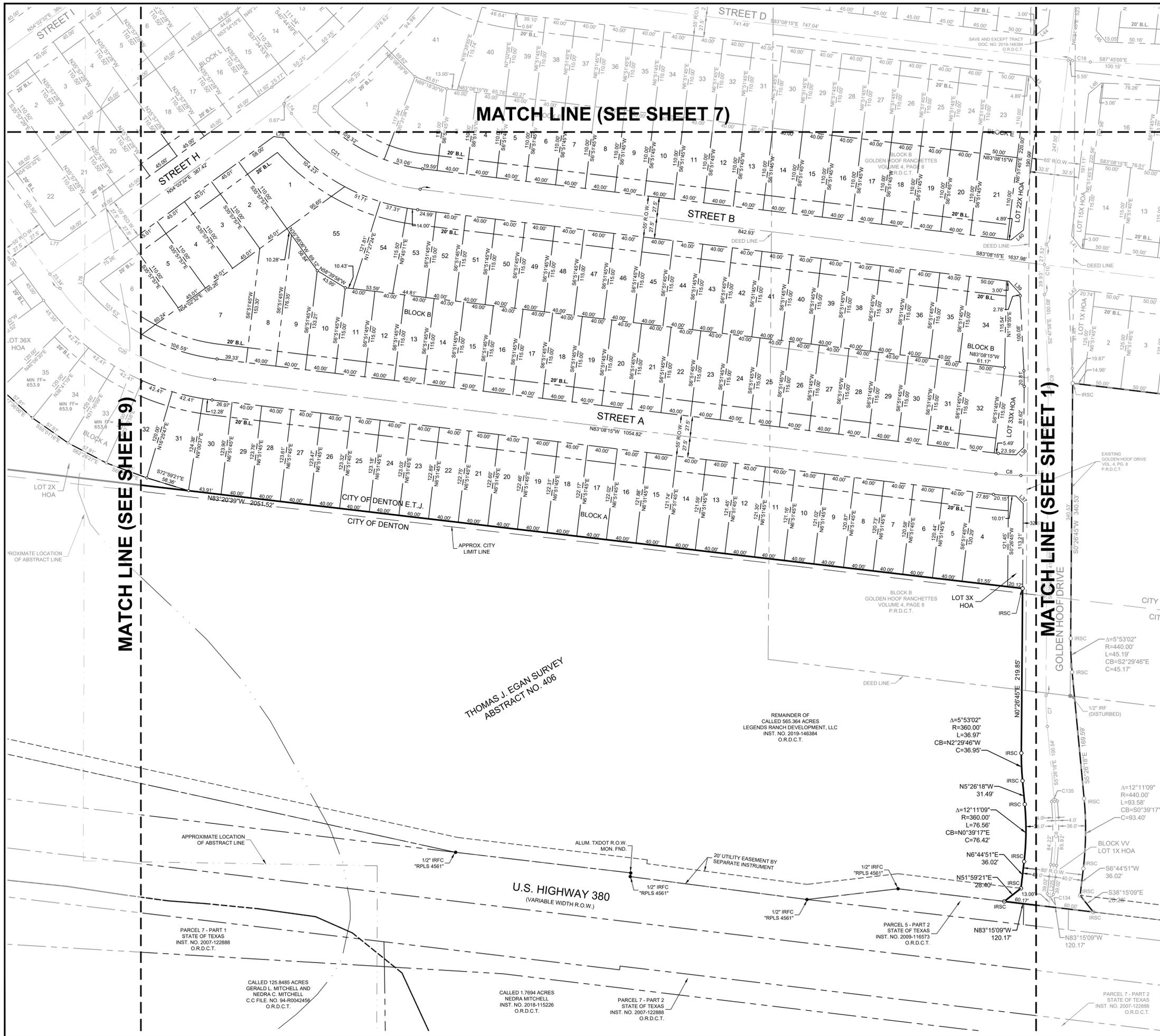
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	7 OF 26

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Contact: Michael Marx, RPLS

DWG NAME: KCPWR_SURVEY\063246400-LEGENDS RANCH- DENTON\DWG\063246400-LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GIBBLE_EFF 7/12/2022 10:37 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8\"/>
IRP	IRON PIPE FOUND	IRSC	IRON ROD WITH CAP FOUND
X	X\"/>		
DOC	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
			STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
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P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

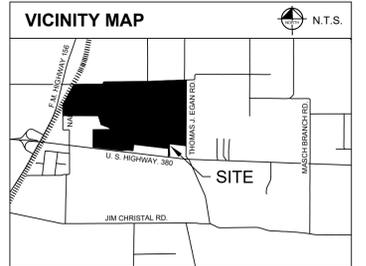
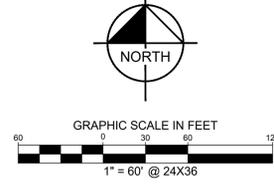
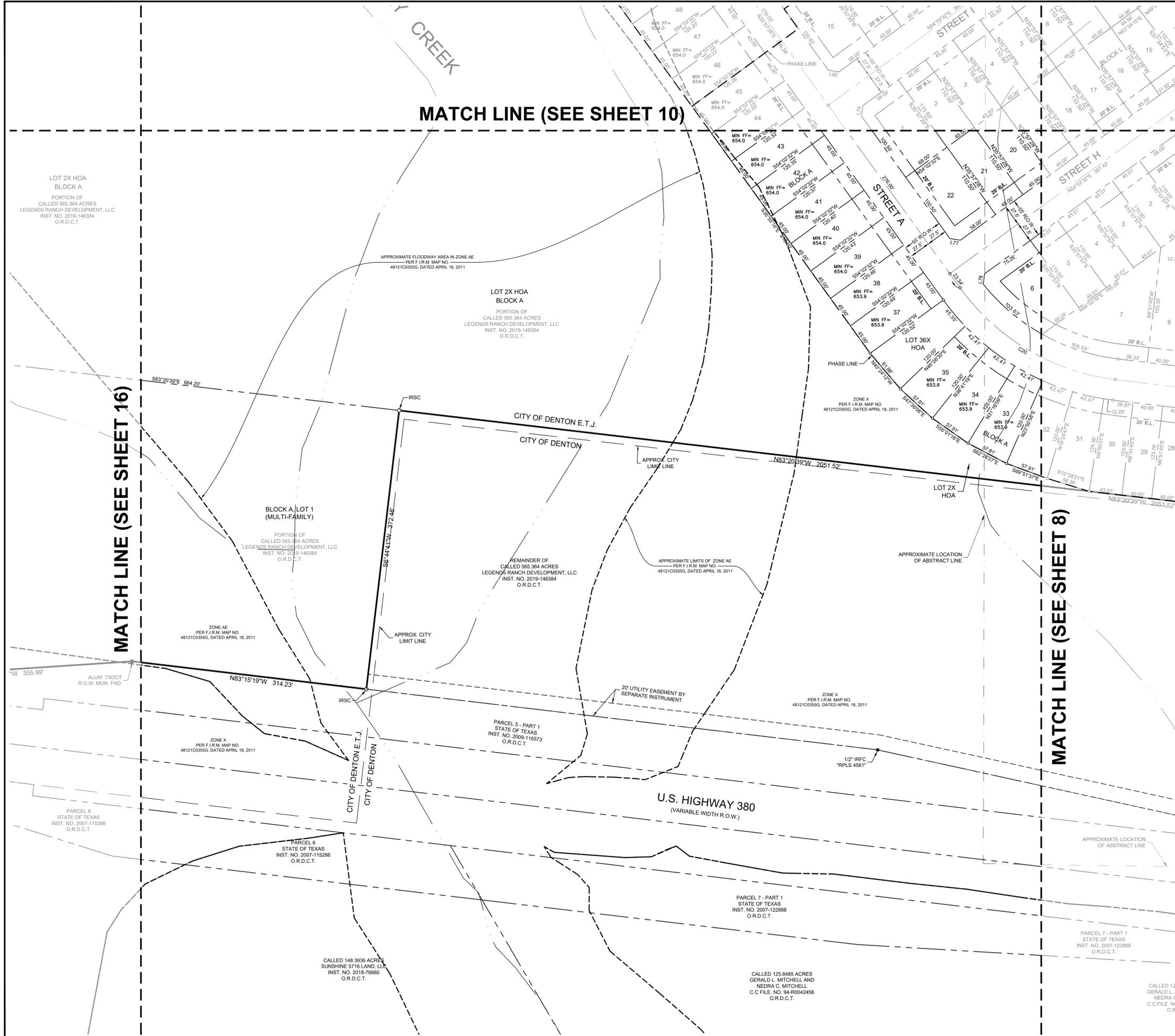
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	8 OF 26

OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy., STE. 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: J. Casey Ross, P.E.

SURVEYOR:
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6160 Warren Pkwy, Suite 210
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Contact: Michael Marx, RPLS

DWG NAME: K:\P\F\1903262022\LEGENDS RANCH\ DENTON\DWG\1903262022\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GIBBLE, JEFF 7/12/2022 10:38 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
EPF	IRON PIPE FOUND	RFC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	P.	PAGE
		—	STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	BUILDING LINE
- · - · -	EASEMENT LINE

SEE SHEET 23 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
N.T.S.

**PRELIMINARY PLAT
LEGENDS RANCH**

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE

THOMAS EAGAN SURVEY, ABSTRACT NO. 406,
THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
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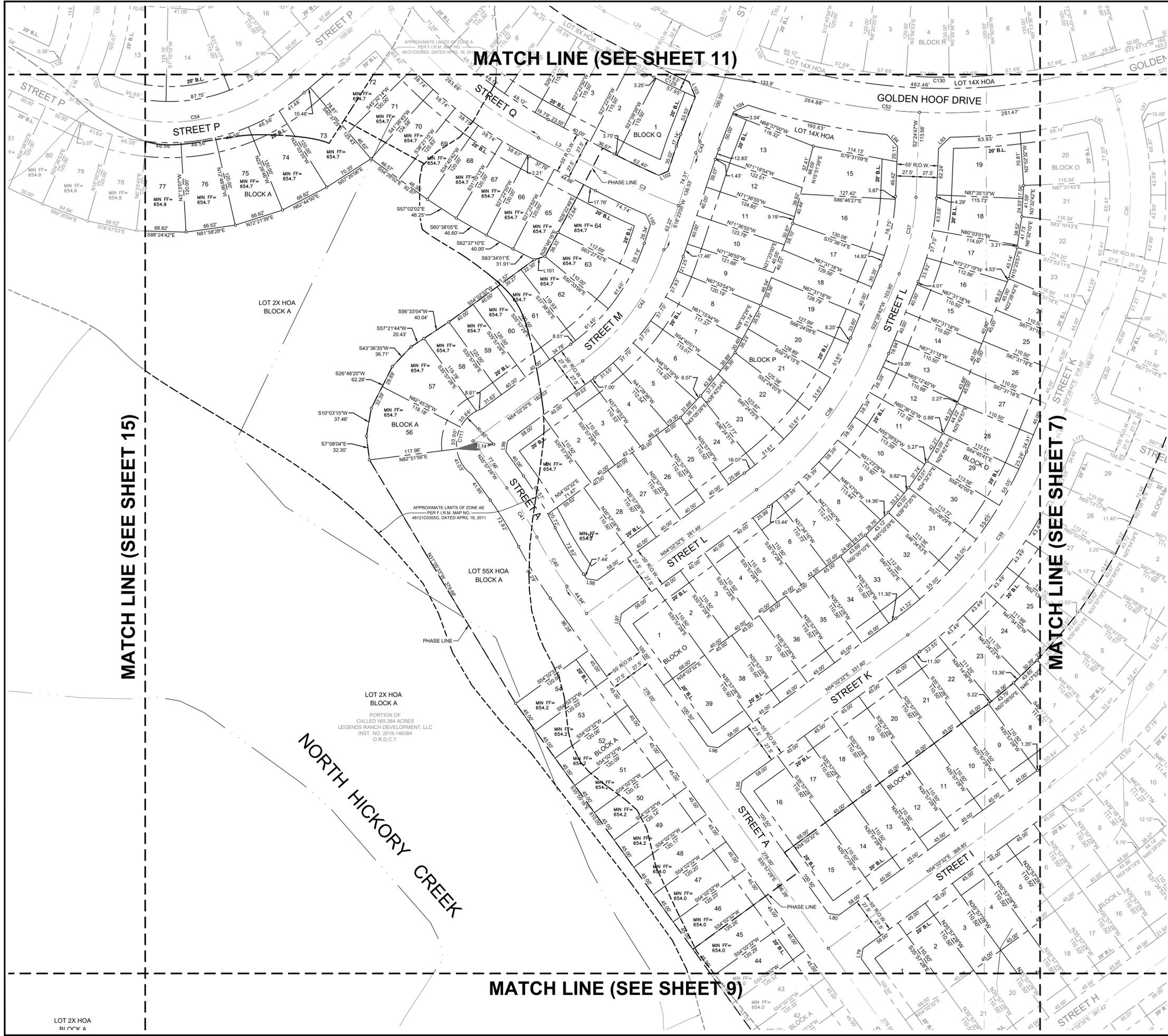
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DWG NAME: K:\P\F\1222888\LEGENDS RANCH\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: C:\GIBBLE.EFF 7/12/2022 10:38 AM LAST SAVED 7/12/2022 10:10 AM

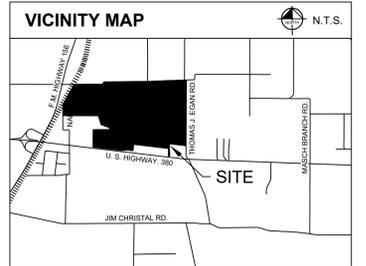
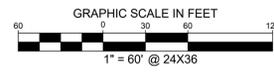


MATCH LINE (SEE SHEET 11)

MATCH LINE (SEE SHEET 15)

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 9)



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
EPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
XF	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PL.	PLAT
		ST	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

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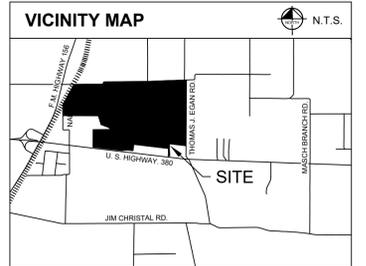
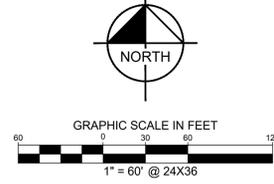
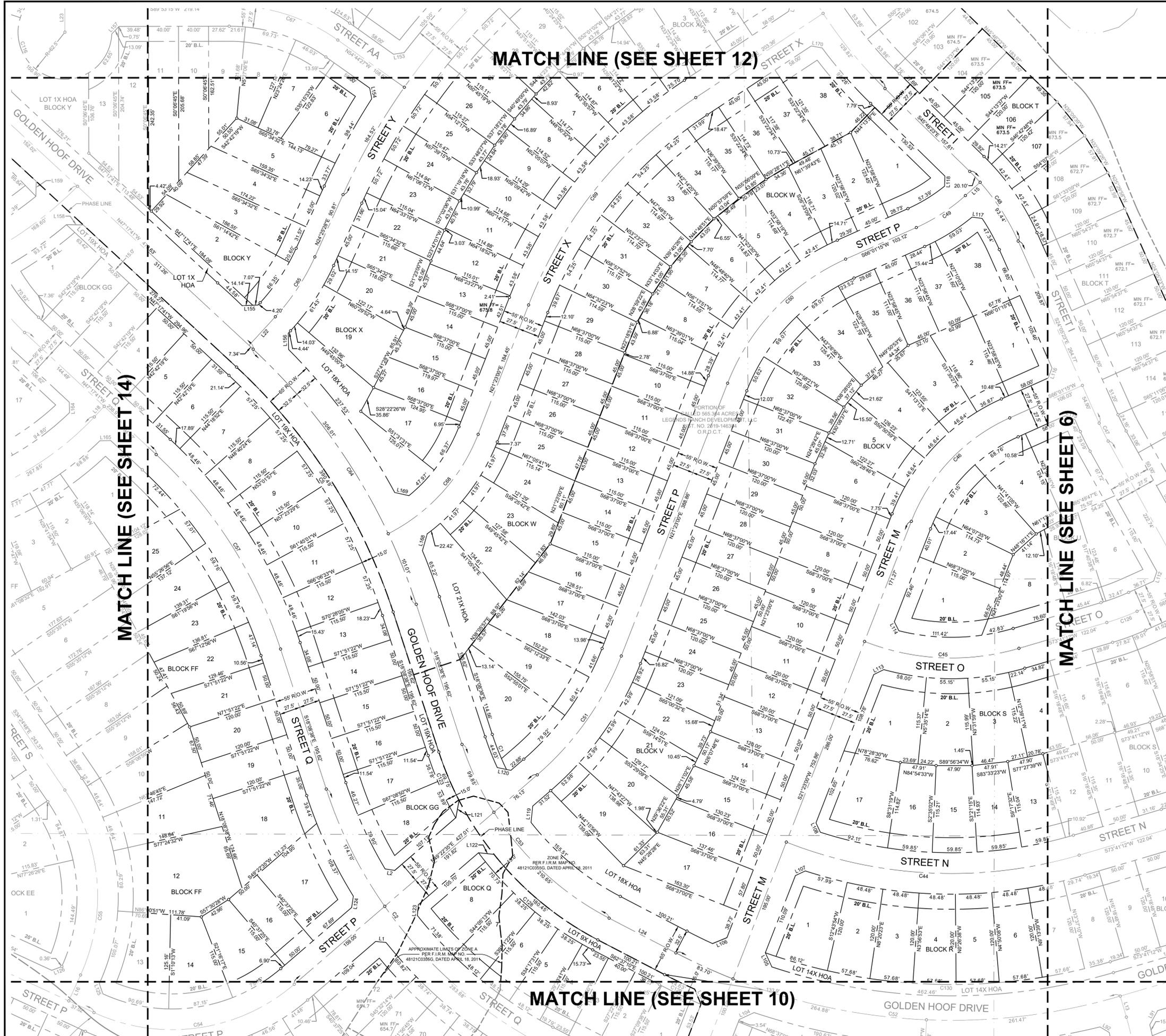
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LOT 2X HOA
BLOCK A

DWG NAME: KCFR_SURVEY\063246400-LEGENDS RANCH- DENTON\DWG\063246400-LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIFFIN_EFF 7/12/2022 10:39 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

RF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
RF	IRON PIPE FOUND	IRSC	IRON ROD WITH CAP FOUND
X	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	BL	BUILDING LINE
VOL.	VOLUME	PL	PAGE
		---	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
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LINE TYPE LEGEND

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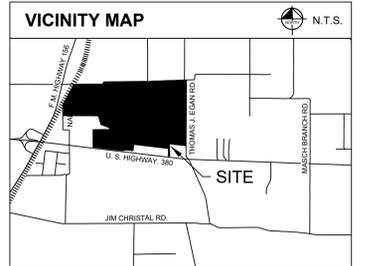
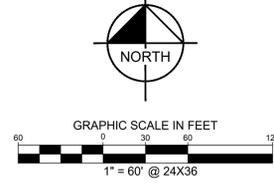
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	11 OF 26

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DWG NAME: KCFR_SURVEY\063246400-LEGENDS RANCH- DENTON\DWG\063246400-LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: CROBLEE_EFF 7/12/2022 10:40 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "SHA" CAP SET
IPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
		—	STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	12 OF 26

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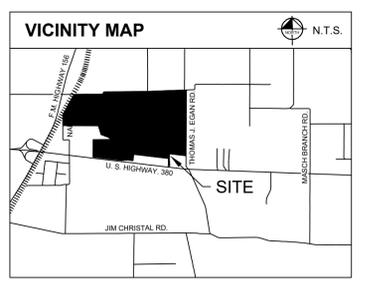
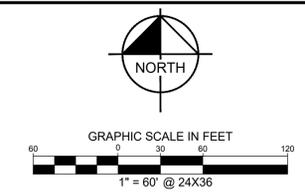
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MATCH LINE (SEE SHEET 13)

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 11)

DWG NAME: K:\P\FW_SURVEY\063246400-LEGENDS RANCH- DENTON\DWG\063246400-LEGENDS RANCH PRELIMINARY PLAT.DWG; PLOTTED BY: GORBLE; EFF: 7/12/2022 10:40 AM; LAST SAVED: 7/12/2022 10:10 AM



LEGEND

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DOC	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PI	PAGE
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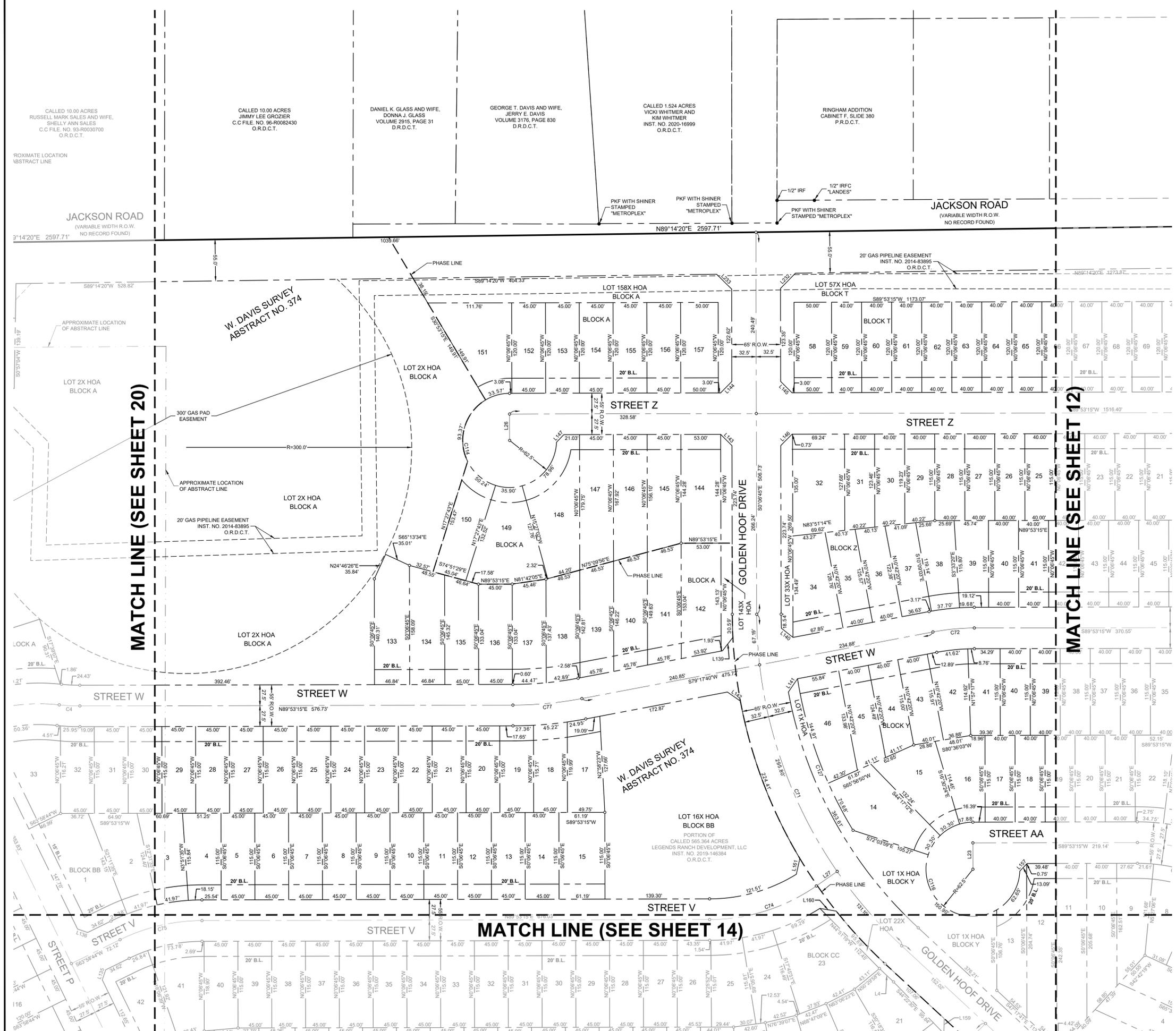
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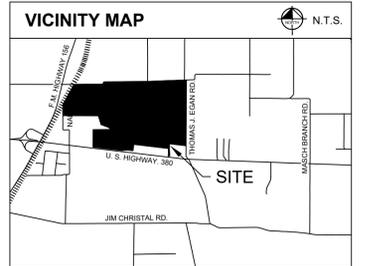
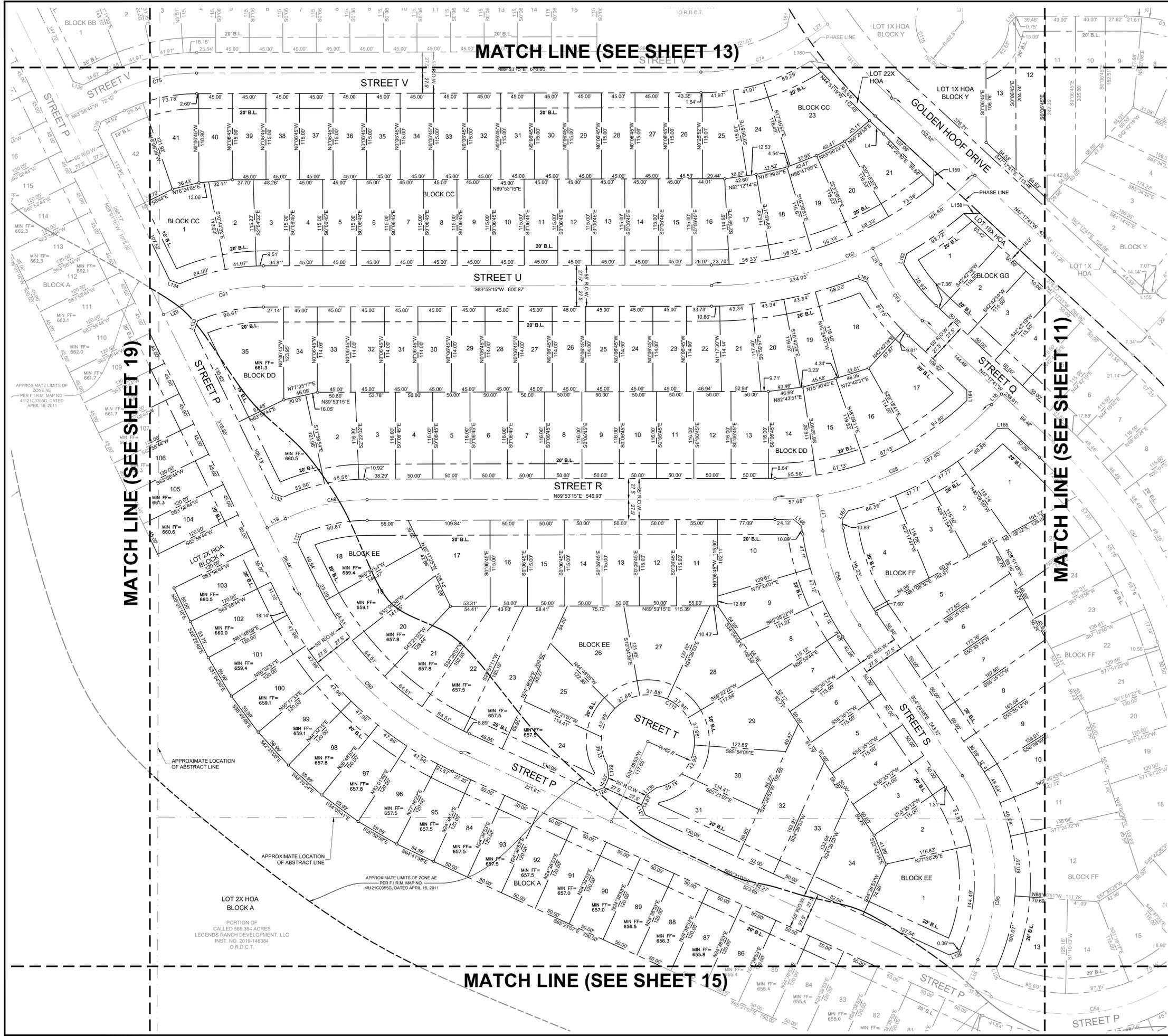
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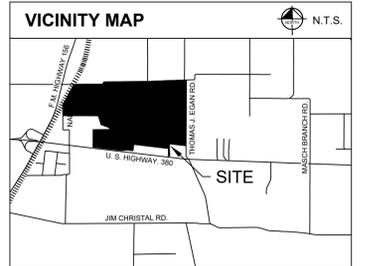
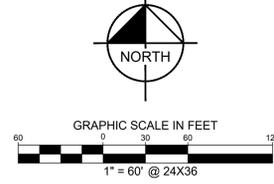
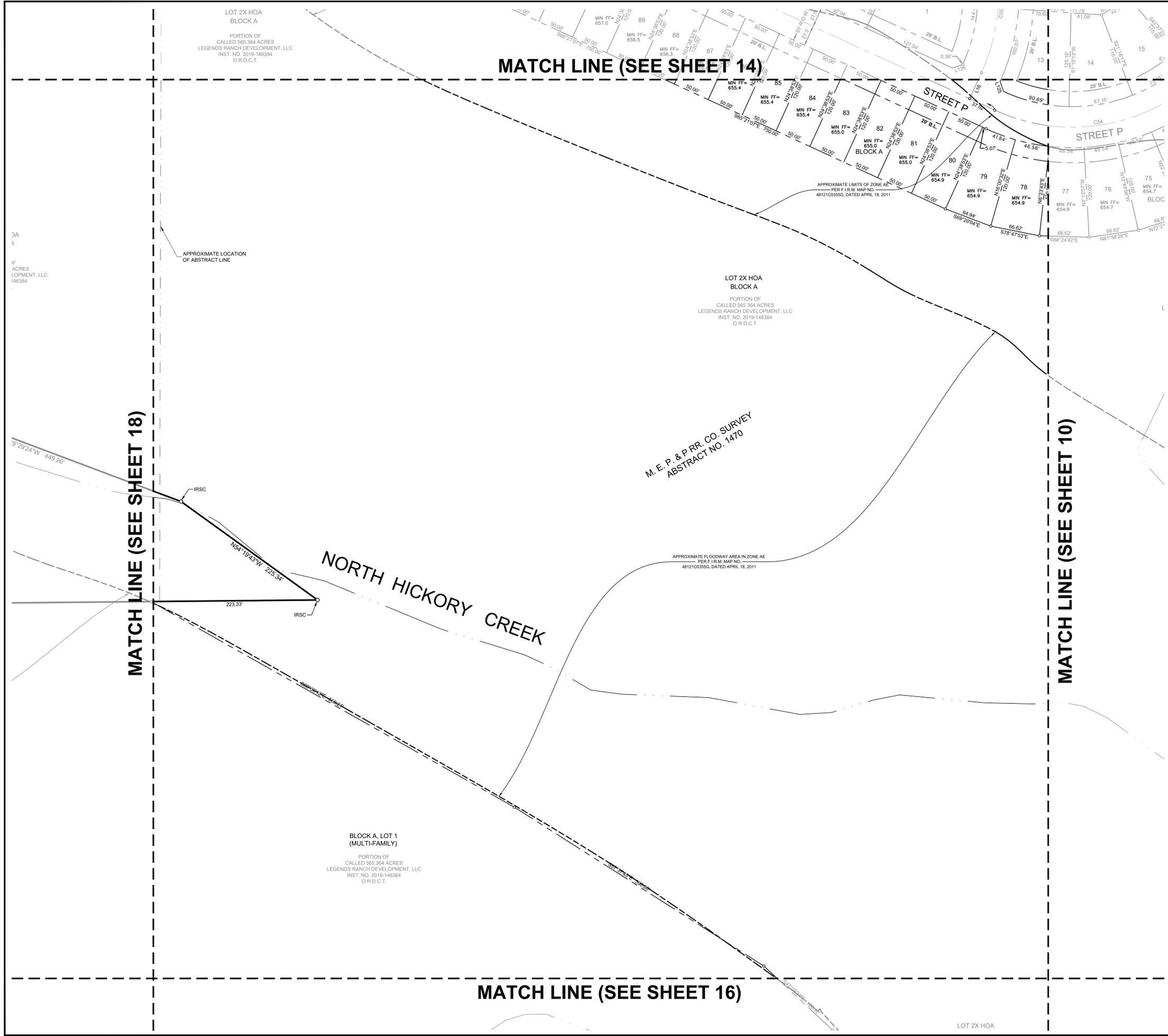
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D:\WORK\1470\1470-0000\LEGENDS RANCH\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: C:\GIBLLE.EFF 7/12/2022 10:42 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
IPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
		ST	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE

SEE SHEET 23 FOR LINE AND CURVE TABLES, DETAILS & NOTES

SEE SHEETS 24-25 FOR LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
N.T.S.

**PRELIMINARY PLAT
LEGENDS RANCH**

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406,
THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	15 OF 26

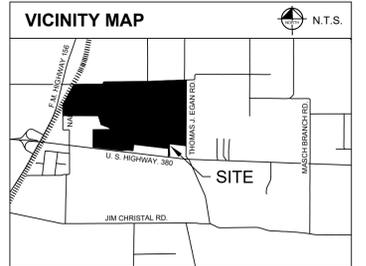
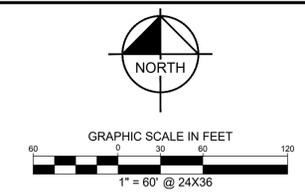
OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy., STE. 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: J. Casey Ross, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

DWG NAME: K:\P\19\190326\190326\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIFFIN_EFF 7/12/2022 10:42 AM LAST SAVED 7/12/2022 10:10 AM

CALLED 565.364 ACRES
LEGENDS RANCH DEVELOPMENT, LLC
INST. NO. 2019-146384
O.R.D.C.T.



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "90A" CAP SET
IPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	BL	BUILDING LINE
VOL.	VOLUME	PG	PAGE
		ST	STREET NAME CHANGE
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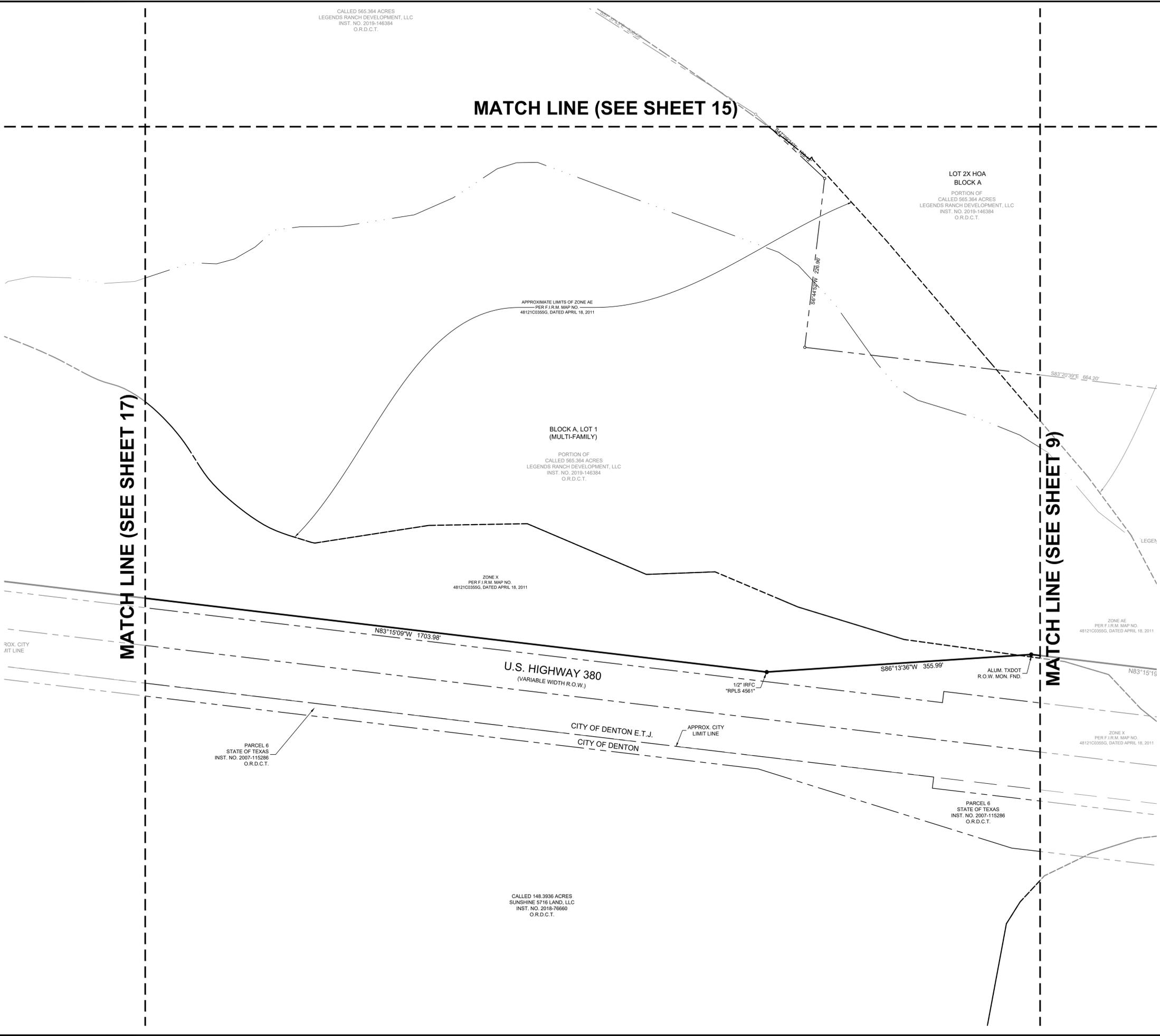
LINE TYPE LEGEND

—————	BOUNDARY LINE
—————	BUILDING LINE
—————	EASEMENT LINE

MATCH LINE (SEE SHEET 15)

MATCH LINE (SEE SHEET 9)

MATCH LINE (SEE SHEET 17)



SEE SHEET 23 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
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SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
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48 HOA LOTS

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SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	16 OF 26

OWNER:
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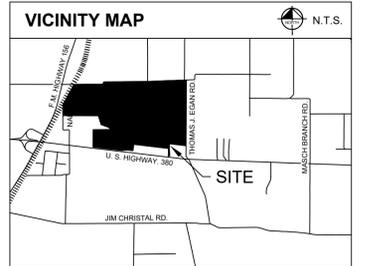
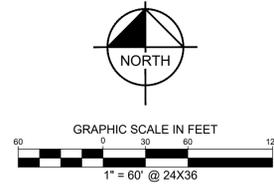
CALLLED 148.3936 ACRES
SUNSHINE 5716 LAND, LLC
INST. NO. 2018-76660
O.R.D.C.T.

PARCEL 6
STATE OF TEXAS
INST. NO. 2007-115286
O.R.D.C.T.

PARCEL 6
STATE OF TEXAS
INST. NO. 2007-115286
O.R.D.C.T.

DWG NAME: K:\P\19_SURVEY\53246400-LEGENDS RANCH- DENTON\DWG\53246400-LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIBBLE,JEFF 7/12/2022 10:42 AM LAST SAVED 7/12/2022 10:10 AM

CALLED 565.364 ACRES
LEGENDS RANCH DEVELOPMENT
INST. NO. 2019-14638
O.R.D.C.T.



LEGEND

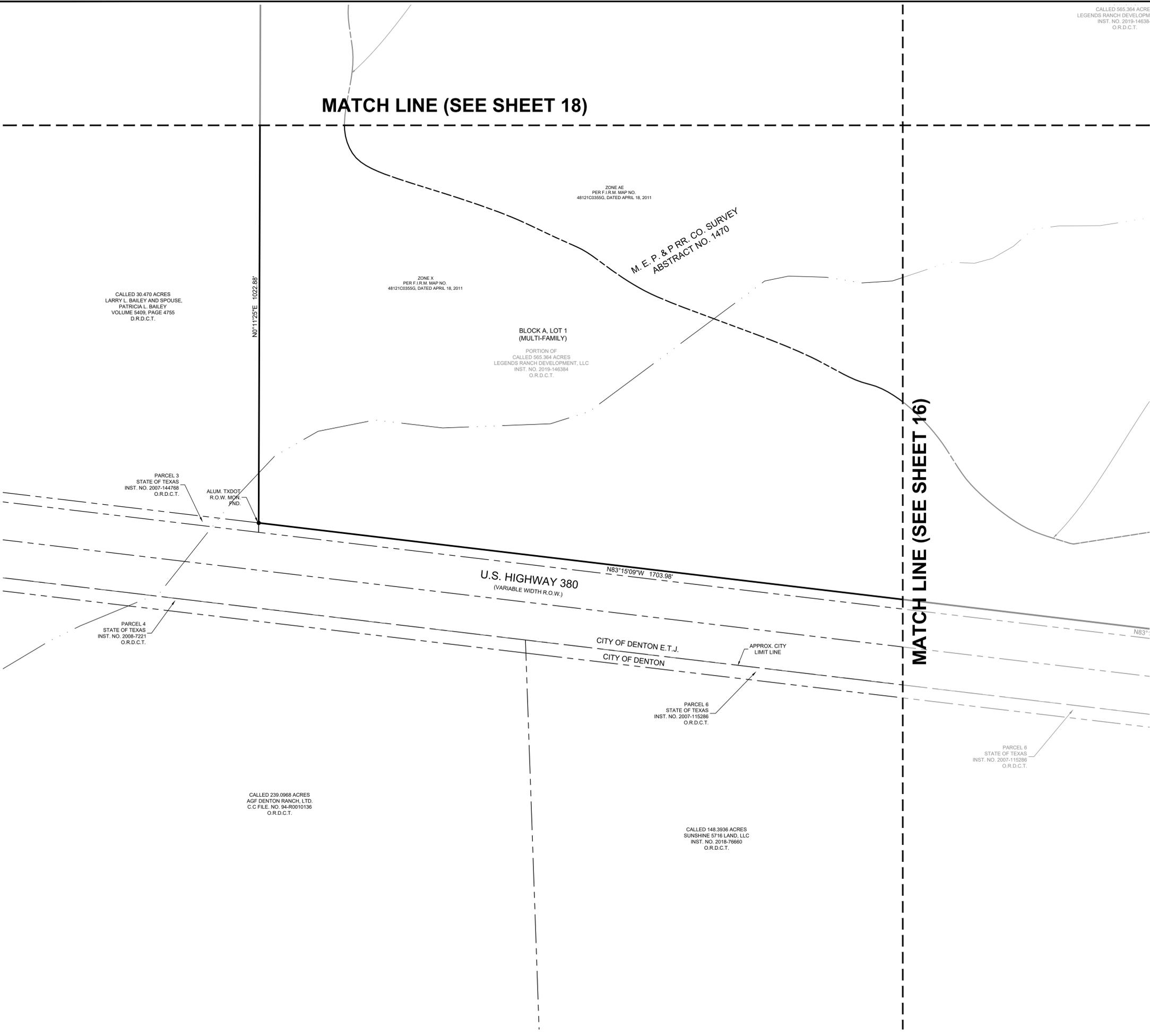
IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRP	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
			STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

—————	BOUNDARY LINE
—————	BUILDING LINE
—————	EASEMENT LINE

MATCH LINE (SEE SHEET 18)

MATCH LINE (SEE SHEET 16)



SEE SHEET 23 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
	SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1

KEY MAP
N.T.S.

**PRELIMINARY PLAT
LEGENDS RANCH**

- 1,518 RESIDENTIAL LOTS
- 1 MULTI-FAMILY LOT
- 1 AMENITY CENTER LOT
- 48 HOA LOTS

542.627 ACRES
OUT OF THE

THOMAS EAGAN SURVEY, ABSTRACT NO. 406,
THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	17 OF 26

OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
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6160 Warren Pkwy., STE. 210
Frisco, TX 75034
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Contact: J. Casey Ross, P.E.

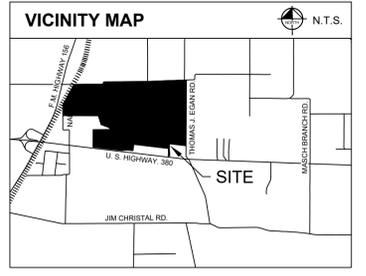
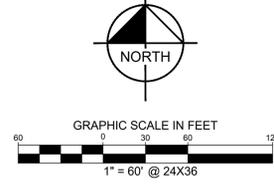
SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

DWG NAME: K:\P\19\190326\190326\190326\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIBBLE,JEFF 7/12/2022 10:43 AM LAST SAVED 7/12/2022 10:10 AM

CALLLED 43.92 ACRES
JAN K. BRADLEY
C.C. FILE NO. 93-R0091889
O.R.D.C.T.

MATCH LINE (SEE SHEET 19)

PORTION OF
CALLED 565.364 ACRES
LEGENDS RANCH DEVELOPMENT, LLC
INST. NO. 2019-146384
O.R.D.C.T.



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "90A" CAP SET
IPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
X'	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
			STREET NAME CHANGE
D.R.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE

SEE SHEET 23 FOR
LINE AND CURVE TABLES,
DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
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KEY MAP
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LEGENDS RANCH**

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CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

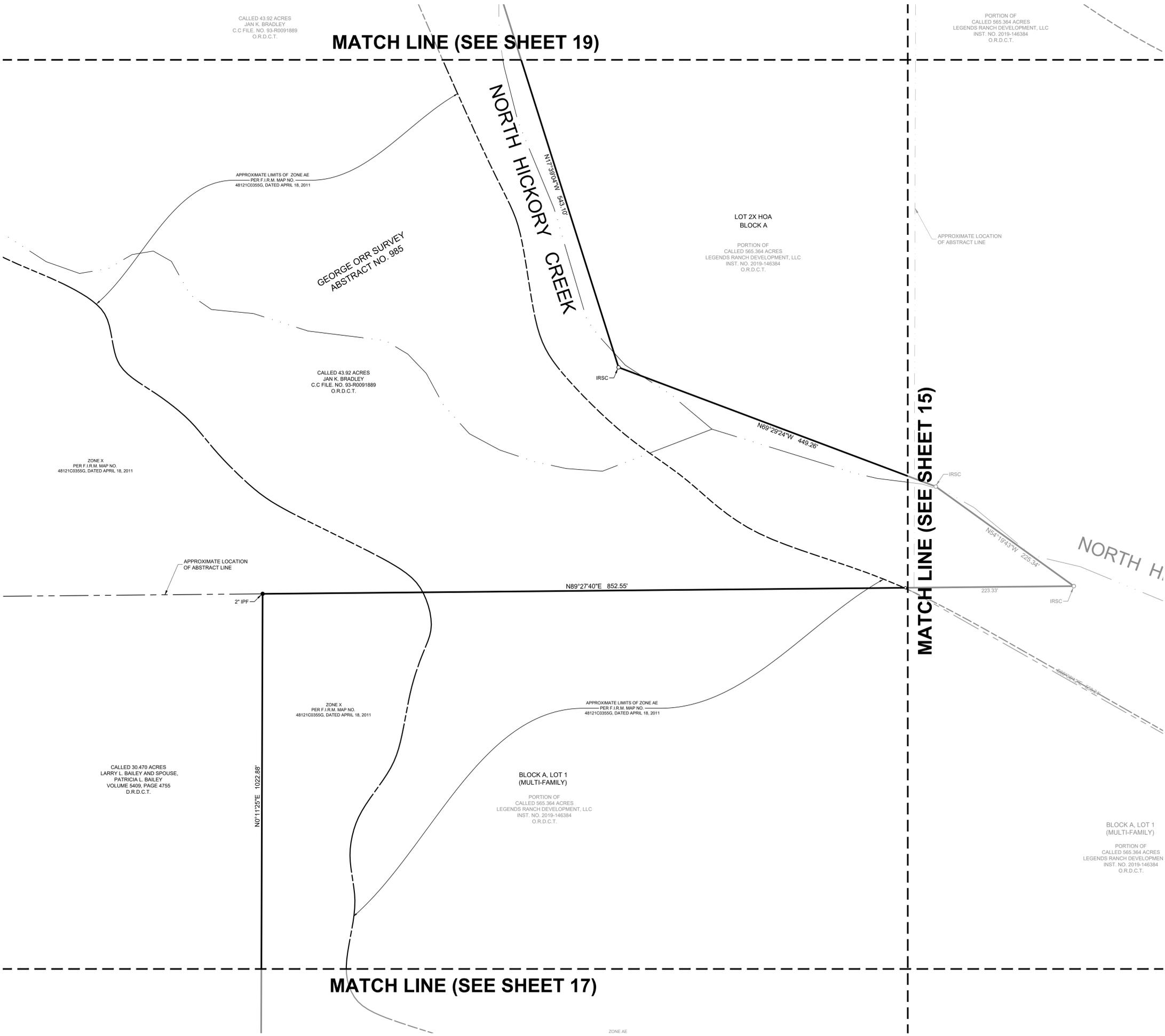
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	18 OF 26

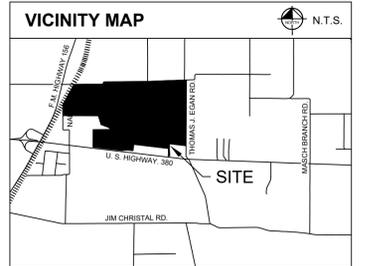
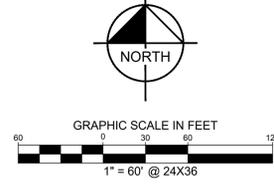
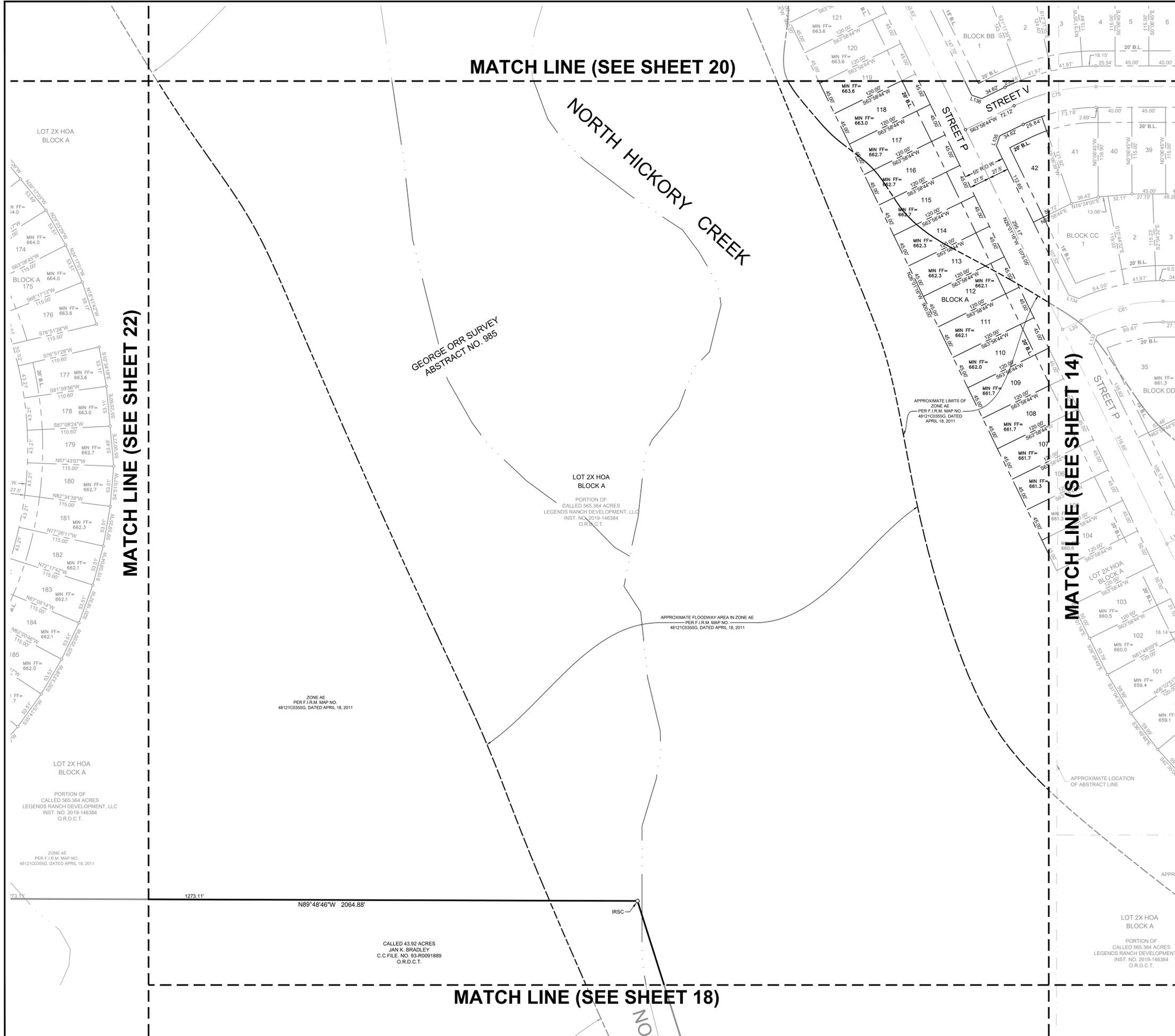
OWNER:
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Ph: (469) 688-8224
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DWG NAME: K:\P\19\1903246400\LEGENDS RANCH - DENTON\DWG\1903246400\LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: C:\GIBBLE.EFF 7/12/2022 10:43 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HOA" CAP SET
EPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	PG.	PAGE
			STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
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LINE TYPE LEGEND

---	BOUNDARY LINE
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SEE SHEET 23 FOR
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DETAILS & NOTES

SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
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	SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1

KEY MAP
N.T.S.

**PRELIMINARY PLAT
LEGENDS RANCH**

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE
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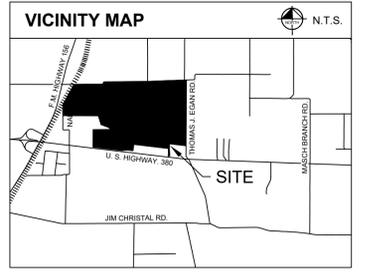
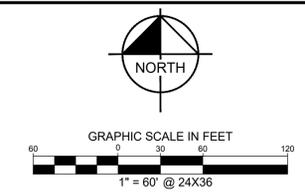
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1" = 60'	JCC	KHA	07/12/2022	063246400	19 OF 26

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DWG NAME: K:\P\FW_SURVEY\063246400-LEGENDS RANCH- DENTON\DWG\063246400-LEGENDS RANCH PRELIMINARY PLAT.DWG PLOTTED BY: GRIFFIN.EFF 7/12/2022 10:44 AM LAST SAVED 7/12/2022 10:10 AM



LEGEND

IRF	IRON ROD FOUND	IRSC	5/8\"/>
EPF	IRON PIPE FOUND	IRFC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT	B.L.	BUILDING LINE
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		—	STREET NAME CHANGE
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KEY MAP
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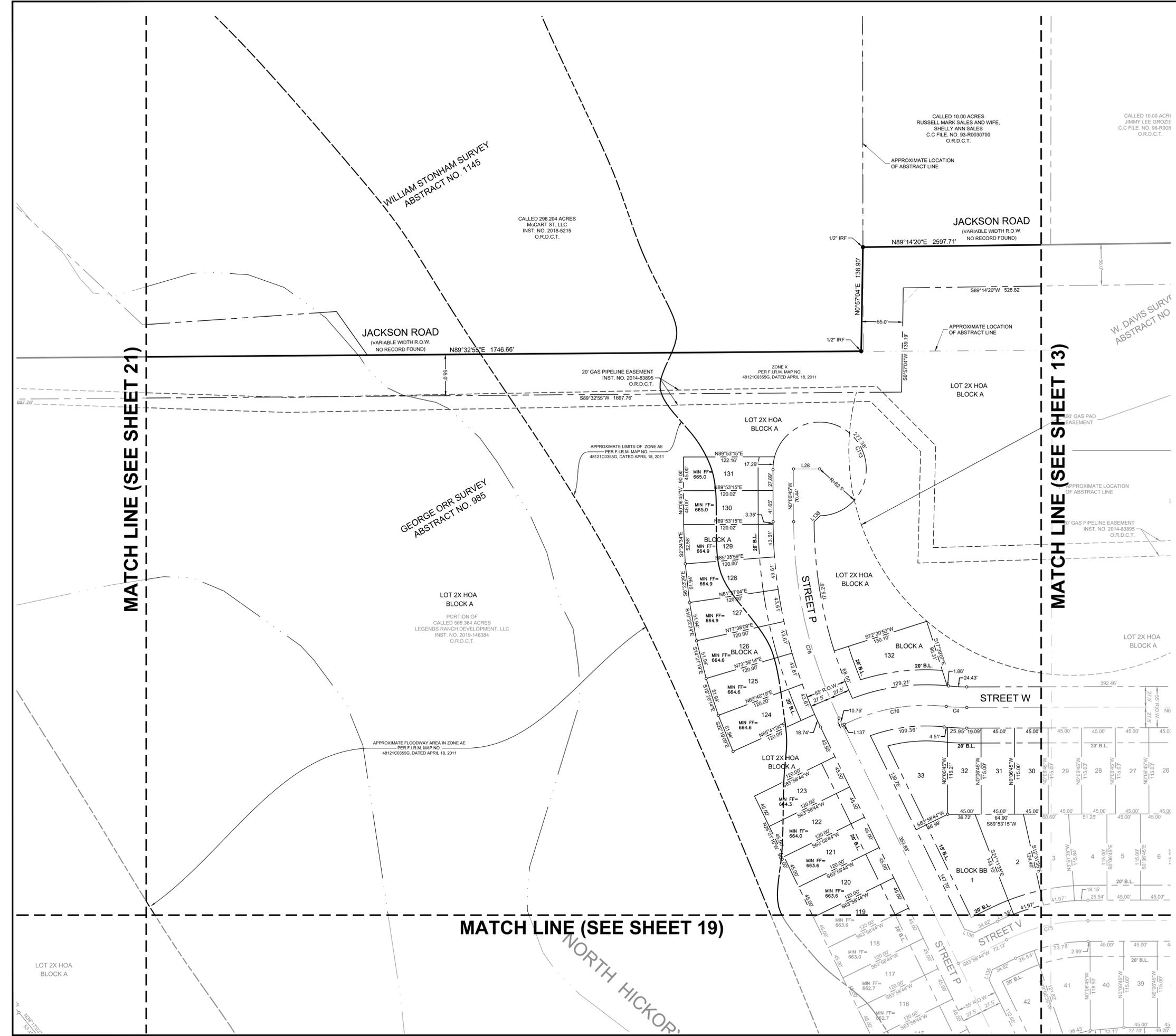
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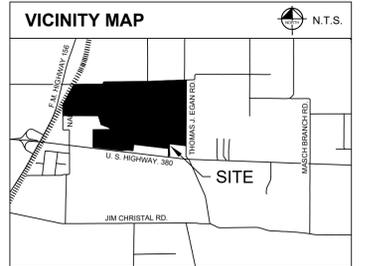
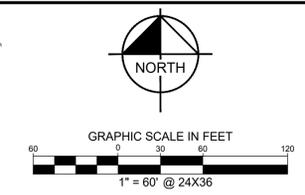


MATCH LINE (SEE SHEET 21)

MATCH LINE (SEE SHEET 13)

MATCH LINE (SEE SHEET 19)

DWG NAME: K:\P\F\103246400-LEGENDS RANCH- PRELIMINARY PLAT.DWG; LEGENDS RANCH PRELIMINARY PLAT.DWG; PLOTTED BY: GIBBLE,JEFF; 7/12/2022 10:44 AM; LAST SAVED: 7/12/2022 10:10 AM



LEGEND

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XF	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
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LINE TYPE LEGEND

---	BOUNDARY LINE
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SEE SHEETS 24-25 FOR
LOT AREA TABLES

SHEET 21	SHEET 20	SHEET 13	SHEET 12	SHEET 5	SHEET 4
SHEET 22	SHEET 19	SHEET 14	SHEET 11	SHEET 6	SHEET 3
	SHEET 18	SHEET 15	SHEET 10	SHEET 7	SHEET 2
SHEET 17	SHEET 16	SHEET 9	SHEET 8	SHEET 1	

KEY MAP
N.T.S.

PRELIMINARY PLAT
LEGENDS RANCH

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406,
THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

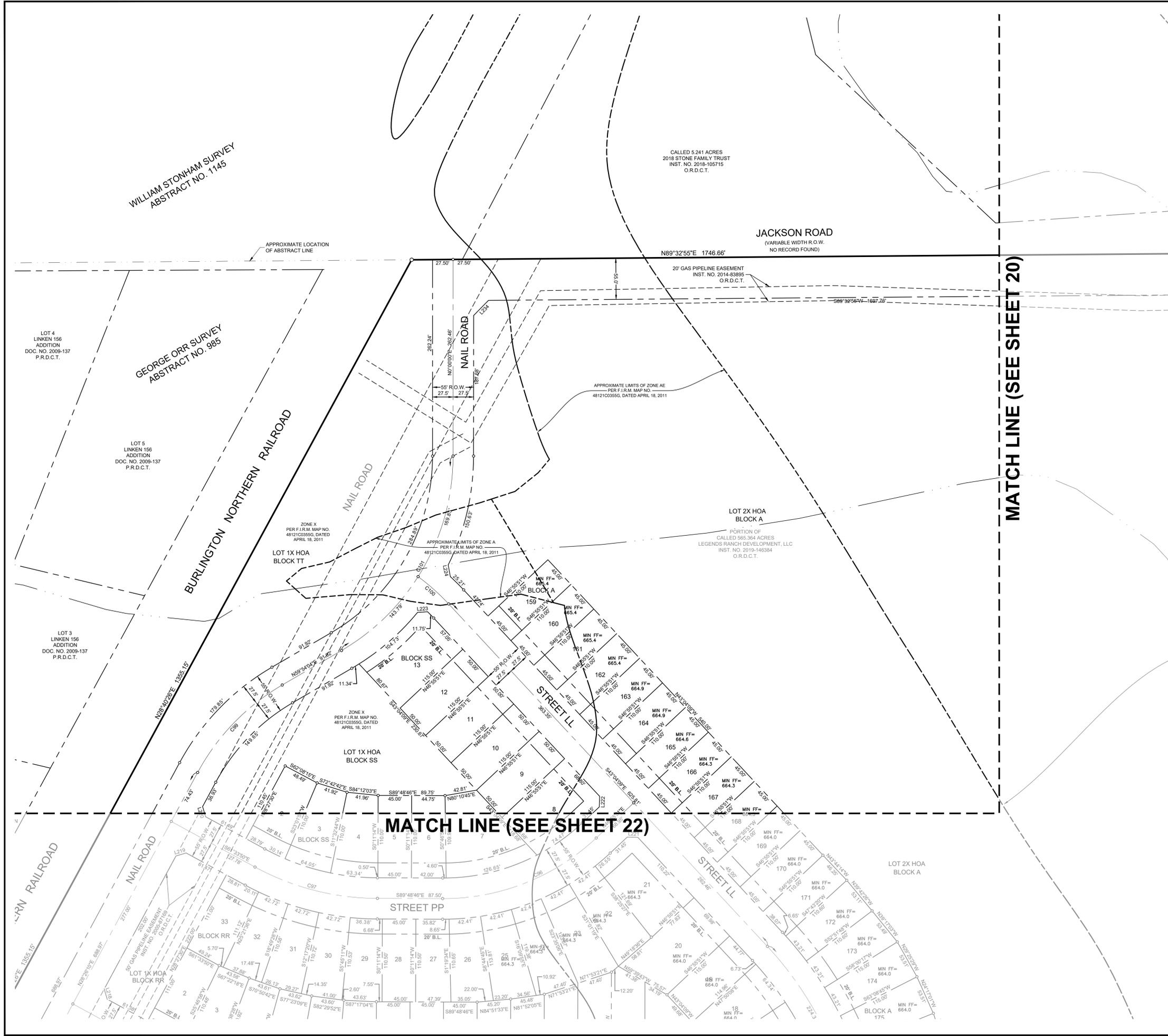
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	07/12/2022	063246400	21 OF 26

OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy., STE. 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: J. Casey Ross, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS



DWG NAME: K:\P\1903246400-LEGENDS RANCH- DENTON\DWG\2022\PRELIMINARY PLAT.DWG PLOTTED BY: GRIFFIN.EFF 7/12/2022 10:45 AM LAST SAVED 7/12/2022 10:10 AM

LINE TABLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
L1	S84°29'33"E	13.86'	L26	N00°06'45"W	35.00'	L51	N45°15'52"E	24.14'	L76	S82°38'14"E	14.55'	L101	S72°36'49"W	14.94'	L126	N69°38'53"E	14.14'	L151	N80°30'30"W	14.40'	L176	S44°44'08"E	14.14'	L201	S44°44'08"E	14.14'	L227	N42°23'57"E	28.06'	L252	S47°47'58"E	14.21'	L277	S82°37'10"E	100.21'	L302	N89°53'15"E	35.00'	L327	N55°13'22"E	33.80'	L352	N41°18'25"E	19.84'	L377	S80°57'28"E	14.14'	L402	S65°46'03"W	13.54'	L427	S20°21'07"E	14.14'	L452	S07°24'58"W	14.40'	L477	N45°15'52"E	14.14'	L502	N42°08'43"E	14.14'	L527	S12°09'26"W	14.14'	L552	S47°51'17"E	14.14'	L577	S33°19'39"W	28.66'	L602	N46°37'20"W	25.80'	L627	N89°44'08"W	34.79'	L652	S24°41'02"W	21.47'	L677	S09°02'32"W	14.14'	L702	N65°10'43"E	21.65'	L727	S04°59'27"E	17.37'	L752	S10°46'43"E	14.40'	L777	N77°50'34"W	14.14'	L802	N42°08'43"E	14.14'	L827	S25°39'25"E	34.67'	L852	N89°33'15"W	35.98'	L877	S50°10'39"W	21.86'	L902	S19°37'46"E	27.50'	L927	N80°57'28"W	14.14'	L952	S24°55'22"E	20.72'	L977	S54°17'13"W	17.37'	L1002	N87°42'19"E	14.14'	L1027	N12°09'26"E	14.14'	L1052	S47°51'17"E	14.14'	L1077	S47°36'03"E	28.52'	L1102	S06°51'45"W	50.50'	L1127	S50°28'31"W	36.01'	L1152	S61°33'21"E	26.30'	L1177	S84°24'36"W	13.99'	L1202	N67°41'23"E	20.72'	L1227	S19°37'13"W	13.98'	L1252	S01°20'33"E	21.58'	L1277	N45°13'35"E	28.45'	L1302	S19°37'46"E	50.56'	L1327	N44°23'15"E	28.73'	L1352	S06°51'45"W	27.50'	L1377	S07°30'46"E	15.05'	L1402	N64°55'17"E	14.52'	L1427	S70°30'12"E	14.27'	L1452	S43°45'55"W	13.09'	L1477	N12°09'26"E	14.14'	L1502	S44°46'58"E	14.13'	L1527	S89°44'08"E	37.36'	L1552	N01°29'22"W	35.00'	L1577	S38°15'56"E	21.16'	L1602	S22°31'18"E	14.14'	L1627	S25°14'34"E	13.76'	L1652	S89°04'50"E	22.37'	L1677	S77°50'34"E	14.14'	L1702	N45°12'28"E	14.15'	L1727	S38°08'15"E	28.28'	L1752	N42°08'43"E	28.28'	L1777	S17°52'14"W	20.17'	L1802	N67°28'42"E	14.14'	L1827	S71°40'13"E	14.75'	L1852	S18°58'44"W	14.14'	L1877	S10°17'33"W	19.84'	L1902	S06°32'41"W	13.80'	L1927	N44°47'32"W	14.14'	L1952	N67°31'18"W	26.42'	L1977	N21°04'43"W	29.57'	L2002	S48°40'36"E	14.16'	L2027	S49°23'45"W	14.42'	L2052	S18°58'44"W	14.14'	L2077	S80°46'07"E	22.00'	L2102	S83°43'22"E	14.41'	L2127	N45°11'14"E	14.14'	L2152	S01°11'17"W	31.63'	L2177	N75°14'36"E	16.56'	L2202	N41°15'55"E	14.14'	L2227	S42°43'36"E	14.38'	L2252	S71°01'16"E	14.14'	L2277	N12°32'32"E	21.52'	L2302	S05°20'25"W	14.10'	L2327	S44°48'46"E	14.14'	L2352	S06°51'45"W	8.60'	L2377	N44°22'03"W	14.19'	L2402	S45°20'36"E	13.71'	L2427	S16°28'09"W	14.33'	L2452	S82°31'51"E	13.65'	L2477	N69°00'42"E	15.20'	L2502	S16°18'48"E	29.09'	L2527	N45°40'07"E	14.09'	L2552	S47°53'25"W	13.75'	L2577	S51°45'23"E	20.72'	L2602	S69°48'30"E	14.76'	L2627	S38°24'48"W	13.19'	L2652	S02°14'48"W	13.52'	L2677	N80°57'28"W	28.28'	L2702	S42°17'19"E	22.69'	L2727	S80°15'12"E	12.22'	L2752	S38°15'56"E	21.61'	L2777	S26°48'47"E	13.33'	L2802	S00°58'47"E	13.81'	L2827	S47°51'17"E	14.14'	L2852	N87°52'46"E	13.66'	L2877	N48°03'55"E	26.39'	L2902	S51°51'45"W	21.21'	L2927	S08°23'43"W	14.96'	L2952	S49°20'20"E	21.69'	L2977	S69°02'04"E	14.16'	L3002	N42°08'43"E	17.10'	L3027	S57°33'30"E	13.60'	L3052	S24°38'53"W	37.86'	L3077	S38°08'15"E	21.21'	L3102	S70°23'54"W	13.40'	L3127	S29°25'08"W	21.48'	L3152	S51°13'39"E	14.67'	L3177	S47°51'17"E	14.14'	L3202	S28°04'38"W	13.59'	L3227	N08°22'26"W	47.50'	L3252	S47°09'04"W	19.40'	L3277	S22°59'14"E	14.03'	L3302	S59°30'01"E	14.27'	L3327	N82°44'26"W	13.47'	L3352	S44°26'47"W	14.67'	L3377	S42°23'17"W	13.85'	L3402	S73°26'10"W	14.14'	L3427	N43°15'35"E	19.26'	L3452	S38°08'15"E	21.21'	L3477	S23°09'34"E	13.98'	L3502	N46°12'29"E	21.65'	L3527	S45°06'45"E	21.21'	L3552	S15°57'53"W	23.27'	L3577	S16°33'50"E	14.14'	L3602	S63°58'44"W	27.50'	L3627	N51°51'45"E	21.21'	L3652	N66°56'42"E	14.27'	L3677	S41°22'55"E	21.65'	L3702	S06°05'15"W	21.84'	L3727	N44°53'19"E	21.21'	L3752	S77°31'13"E	19.44'	L3777	S45°17'33"W	14.14'	L3802	N73°26'10"E	14.14'	L3827	S63°58'44"W	27.50'	L3852	N40°26'40"W	20.34'	L3877	S13°33'09"E	13.23'	L3902	S09°02'32"W	14.14'	L3927	S78°24'12"E	12.55'	L3952	S45°06'45"E	21.21'	L3977	S79°51'33"E	14.50'	L4002	S16°33'50"E	14.14'	L4027	N25°47'14"W	24.18'	L4052	S49°33'20"W	22.50'	L4077	N80°49'37"E	13.95'	L4102	N80°57'28"W	14.14'	L4127	S44°53'15"W	21.21'	L4152	N13°06'30"E	14.50'	L4177	N45°17'33"E	10.57'	L4202	S88°04'09"E	14.14'	L4227	S42°42'19"W	51.70'	L4252	N51°51'45"E	14.14'	L4277	S07°07'33"E	13.82'	L4302	S09°02'32"W	14.14'	L4327	N84°10'24"W	20.67'	L4352	S43°45'55"W	13.85'	L4377	S22°31'18"E	14.14'	L4402	S44°42'27"E	10.61'	L4427	S01°55'51"W	14.14'	L4452	N00°06'45"W	35.00'	L4477	S44°44'08"E	14.14'	L4502	S79°17'37"W	15.24'	L4527	S05°37'08"W	14.46'	L4552	N67°28'42"E	14.14'	L4577	S45°17'33"W	14.14'	L4602	N86°03'49"E	13.55'	L4627	S62°37'10"E	100.25'	L4652	N45°15'52"E	14.14'	L4677	N35°57'28"W	16.25'	L4702	N09°02'32"E	14.14'	L4727	S08°31'58"W	15.13'	L4752	N32°43'02"E	15.50'	L4777	S44°44'08"E	21.21'	L4802	S44°42'27"E	14.15'	L4827	S10°33'48"E	15.80'	L4852	N43°34'35"E	27.66'	L4877	N44°44'08"W	21.21'	L4902	S00°00'45"W	13.88'	L4927	S24°21'41"E	14.69'	L4952	S19°20'51"E	14.40'	L4977	S60°33'46"E	13.36'	L5002	N45°15'52"E	14.14'	L5027	S45°56'01"E	27.71'

GENERAL NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
- All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, 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.

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE																
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		
C1	8°03'53"	357.50'	50.32'	S22°10'34"E	50.28'	C43	2°59'55"	300.00'	15.70'	S19°53'03"W	15.70'	C85	36°58'03"	250.00'	161.30'	S68°39'41"W	158.52'	C127	22°21'26"	552.50'	215.59'	S20°12'15"E	214.22'	C217	22°21'26"	552.50'	215.59'	S20°12'15"E	214.22'		
C2	44°28'33"	990.50'	458.37'	S40°22'54"E	446.95'	C44	37°41'49"	605.00'	398.05'	S87°27'54"E	390.91'	C86	36°40'12"	300.00'	192.00'	S68°48'37"W	188.74'	C128	25°45'44"	447.50'	201.21'	S49°44'18"E	199.52'	C218	25°45'44"	447.50'	201.21'	S49°44'18"E	199.52'		
C3	6°14'45"	990.50'	107.97'	S65°44'32"E	106.92'	C45	37°41'49"	319.00'	209.88'	S87°27'54"E	206.12'	C87	3°10'31"	2000.00'	110.83'	S88°43'58"W	110.82'	C129	4°08'15"	847.50'	61.20'	S64°41'18"E	61.19'	C219	4°08'15"	847.50'	61.20'	S64°41'18"E	61.19'		
C4	6°17'23"	250.00'	27.44'	S86°58'03"E	27.43'	C46	44°38'15"	250.00'	194.77'	S43°42'08"W	189.88'	C88	7°14'56"	500.00'	63.26'	S06°41'14"E	63.22'	C130	35°36'09"	752.50'	467.59'	S88°30'44"E	460.10'	C230	35°36'09"	752.50'	467.59'	S88°30'44"E	460.10'		
C5	29°09'03"	752.50'	382.86'	N32°43'09"W	378.74'	C47	5°04'50"	300.00'	26.60'	S26°37'48"E	26.59'	C89	29°30'11"	500.00'	257.46'	S25°04'15"E	254.63'	C131	8°59'59"	847.50'	133.12'	S78°11'11"W	132.98'	C231	8°59'59"	847.50'	133.12'	S78°11'11"W	132.98'		
C6	12°11'09"	400.00'	85.07'	N00°39'17"E	84.91'	C48	21°41'00"	300.00'	113.53'	N34°55'53"W	112.86'	C90	133°15'23"	454.00'	1055.90'	N23°33'33"E	833.50'	C132	65°25'22"	752.50'	899.24'	N60°38'40"W	813.31'	C232	65°25'22"	752.50'	899.24'	N60°38'40"W	813.31'		
C7	5°53'02"	400.00'	41.08'	S02°29'48"E	41.06'	C49	17°57'21"	250.00'	78.35'	N57°02'35"E	78.03'	C91	44°36'32"	300.00'	233.57'	N67°30'30"W	227.72'	C133	26°09'52"	452.50'	206.64'	N14°51'04"W	204.85'	C233	26°09'52"	452.50'	206.64'	N14°51'04"W	204.85'		
C8	6°25'00"	300.00'	33.60'	S86°20'45"E	33.58'	C50	44°38'15"	300.00'	233.72'	S43°42'08"W	227.86'	C92	21°12'19"	900.00'	333.09'	S79°12'36"E	331.19'	C134	180°00'03"	4.00'	12.57'	S83°15'07"E	8.00'	C234	180°00'03"	4.00'	12.57'	S83°15'07"E	8.00'		
C9	3°14'42"	400.00'	22.66'	N01°10'36"W	22.65'	C51	27°59'35"	400.00'	195.43'	N35°22'48"E	193.49'	C93	28°16'16"	250.00'	123.36'	S14°19'22"W	122.11'	C135	180°00'04"	4.00'	12.57'	S84°33'44"W	8.00'	C235	180°00'04"	4.00'	12.57'	S84°33'44"W	8.00'		
C10	9°39'42"	400.00'	67.45'	S02°01'54"W	67.37'	C52	43°41'38"	800.00'	610.08'	S84°27'59"E	595.41'	C94	14°56'38"	300.00'	78.25'	N82°42'55"E	78.02'														
C11	9°33'25"	400.00'	66.72'	S11°38'27"W	66.64'	C53	44°28'33"	400.00'	310.50'	S40°22'54"E	302.76'	C95	28°14'56																		

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE								
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.						
BLOCK A LOT 1 MULTIFAMILY	45.782	1,994,261	BLOCK A LOT 81	0.138	6,000	BLOCK A LOT 161	0.114	4,950	BLOCK B LOT 27	0.106	4,600	BLOCK C LOT 19	0.135	5,863	BLOCK D LOT 25	0.132	5,750	BLOCK EE LOT 1	0.338	14,709	BLOCK FF LOT 17	0.235	10,230	BLOCK I LOT 2	0.151	6,598	BLOCK JJ LOT 14	0.107	4,658
BLOCK A LOT 2X HOA	118.467	5,160,407	BLOCK A LOT 82	0.138	6,000	BLOCK A LOT 162	0.114	4,950	BLOCK B LOT 28	0.106	4,600	BLOCK C LOT 20	0.132	5,750	BLOCK D LOT 26	0.132	5,750	BLOCK EE LOT 2	0.171	7,464	BLOCK FF LOT 18	0.275	11,996	BLOCK I LOT 3	0.155	6,748	BLOCK JJ LOT 15	0.106	4,630
BLOCK A LOT 3X HOA	0.055	2,395	BLOCK A LOT 83	0.138	6,000	BLOCK A LOT 163	0.114	4,950	BLOCK B LOT 29	0.106	4,600	BLOCK C LOT 21	0.132	5,750	BLOCK D LOT 27	0.132	5,750	BLOCK EE LOT 3	0.132	5,750	BLOCK FF LOT 19	0.138	6,000	BLOCK I LOT 4	0.153	6,674	BLOCK JJ LOT 16	0.104	4,545
BLOCK A LOT 4	0.151	6,591	BLOCK A LOT 84	0.138	6,000	BLOCK A LOT 164	0.114	4,950	BLOCK B LOT 30	0.106	4,600	BLOCK C LOT 22	0.132	5,750	BLOCK D LOT 28	0.208	9,062	BLOCK EE LOT 4	0.132	5,750	BLOCK FF LOT 20	0.138	6,000	BLOCK I LOT 5	0.152	6,607	BLOCK JJ LOT 17	0.109	4,762
BLOCK A LOT 5	0.111	4,815	BLOCK A LOT 85	0.138	6,000	BLOCK A LOT 165	0.114	4,950	BLOCK B LOT 31	0.106	4,600	BLOCK C LOT 23	0.132	5,750	BLOCK DD LOT 1	0.225	9,781	BLOCK EE LOT 5	0.132	5,750	BLOCK FF LOT 21	0.143	6,237	BLOCK I LOT 6	0.150	6,549	BLOCK JJ LOT 18	0.116	5,066
BLOCK A LOT 6	0.111	4,820	BLOCK A LOT 86	0.138	6,000	BLOCK A LOT 166	0.114	4,950	BLOCK B LOT 32	0.132	5,750	BLOCK C LOT 24	0.132	5,750	BLOCK DD LOT 2	0.155	6,734	BLOCK EE LOT 6	0.132	5,750	BLOCK FF LOT 22	0.160	6,982	BLOCK I LOT 7	0.149	6,500	BLOCK JJ LOT 19	0.127	5,512
BLOCK A LOT 7	0.111	4,826	BLOCK A LOT 87	0.138	6,000	BLOCK A LOT 167	0.114	4,950	BLOCK B LOT 33X HOA	0.141	6,138	BLOCK C LOT 25	0.132	5,750	BLOCK DD LOT 3	0.137	5,975	BLOCK EE LOT 7	0.134	5,849	BLOCK FF LOT 23	0.167	7,290	BLOCK I LOT 8	0.148	6,461	BLOCK JJ LOT 20	0.147	6,412
BLOCK A LOT 8	0.111	4,832	BLOCK A LOT 88	0.138	6,000	BLOCK A LOT 168	0.114	4,950	BLOCK B LOT 34	0.147	6,392	BLOCK C LOT 26	0.132	5,750	BLOCK DD LOT 4	0.133	5,800	BLOCK EE LOT 8	0.150	6,523	BLOCK FF LOT 24	0.168	7,297	BLOCK I LOT 9	0.148	6,430	BLOCK JJ LOT 21	0.172	7,474
BLOCK A LOT 9	0.111	4,838	BLOCK A LOT 89	0.138	6,000	BLOCK A LOT 169	0.114	4,950	BLOCK B LOT 35	0.106	4,600	BLOCK C LOT 27	0.132	5,750	BLOCK DD LOT 5	0.133	5,800	BLOCK EE LOT 9	0.165	7,188	BLOCK FF LOT 25	0.193	8,407	BLOCK I LOT 10	0.184	8,008	BLOCK JJ LOT 22	0.148	6,429
BLOCK A LOT 10	0.111	4,844	BLOCK A LOT 90	0.138	6,000	BLOCK A LOT 170	0.114	4,950	BLOCK B LOT 36	0.106	4,600	BLOCK C LOT 28	0.132	5,750	BLOCK DD LOT 6	0.133	5,800	BLOCK EE LOT 10	0.227	9,886	BLOCK FF LOT 26	0.155	6,768	BLOCK I LOT 11	0.147	6,395	BLOCK JJ LOT 23	0.126	5,499
BLOCK A LOT 11	0.111	4,849	BLOCK A LOT 91	0.138	6,000	BLOCK A LOT 171	0.115	5,016	BLOCK B LOT 37	0.106	4,600	BLOCK C LOT 29	0.132	5,750	BLOCK DD LOT 7	0.133	5,800	BLOCK EE LOT 11	0.145	6,325	BLOCK FF LOT 27	0.132	5,750	BLOCK I LOT 12	0.147	6,395	BLOCK JJ LOT 24	0.115	5,030
BLOCK A LOT 12	0.111	4,855	BLOCK A LOT 92	0.138	6,000	BLOCK A LOT 172	0.122	5,306	BLOCK B LOT 38	0.106	4,600	BLOCK C LOT 30	0.132	5,750	BLOCK DD LOT 8	0.132	5,750	BLOCK EE LOT 12	0.132	5,750	BLOCK FF LOT 28	0.132	5,750	BLOCK I LOT 13	0.147	6,405	BLOCK JJ LOT 25	0.104	4,517
BLOCK A LOT 13	0.112	4,861	BLOCK A LOT 93	0.138	6,000	BLOCK A LOT 173	0.124	5,423	BLOCK B LOT 39	0.106	4,600	BLOCK C LOT 31	0.133	5,772	BLOCK DD LOT 9	0.133	5,800	BLOCK EE LOT 13	0.132	5,750	BLOCK FF LOT 29	0.132	5,750	BLOCK I LOT 14	0.147	6,425	BLOCK JJ LOT 26	0.101	4,400
BLOCK A LOT 14	0.112	4,867	BLOCK A LOT 94	0.138	6,000	BLOCK A LOT 174	0.127	5,541	BLOCK B LOT 40	0.106	4,600	BLOCK C LOT 32X HOA	0.398	17,319	BLOCK DD LOT 10	0.133	5,800	BLOCK EE LOT 14	0.132	5,750	BLOCK FF LOT 30	0.132	5,750	BLOCK I LOT 15	0.140	6,086	BLOCK JJ LOT 27	0.101	4,400
BLOCK A LOT 15	0.112	4,872	BLOCK A LOT 95	0.142	6,207	BLOCK A LOT 175	0.127	5,541	BLOCK B LOT 41	0.106	4,600	BLOCK CC LOT 1	0.246	10,711	BLOCK DD LOT 11	0.133	5,800	BLOCK EE LOT 15	0.132	5,750	BLOCK FF LOT 31	0.132	5,750	BLOCK I LOT 16	0.142	6,188	BLOCK JJ LOT 28	0.101	4,400
BLOCK A LOT 16	0.112	4,878	BLOCK A LOT 96	0.148	6,448	BLOCK A LOT 176	0.133	5,786	BLOCK B LOT 42	0.106	4,600	BLOCK CC LOT 2	0.137	5,947	BLOCK DD LOT 12	0.133	5,800	BLOCK EE LOT 16	0.132	5,750	BLOCK FF LOT 32	0.183	7,993	BLOCK I LOT 17	0.158	6,886	BLOCK JJ LOT 29	0.101	4,400
BLOCK A LOT 17	0.112	4,884	BLOCK A LOT 97	0.148	6,448	BLOCK A LOT 177	0.122	5,306	BLOCK B LOT 43	0.106	4,600	BLOCK CC LOT 3	0.122	5,324	BLOCK DD LOT 13	0.133	5,800	BLOCK EE LOT 17	0.215	9,381	BLOCK FF LOT 33	0.177	7,694	BLOCK I LOT 18	0.164	7,165	BLOCK JJ LOT 30	0.171	7,430
BLOCK A LOT 18	0.112	4,890	BLOCK A LOT 98	0.148	6,448	BLOCK A LOT 178	0.122	5,306	BLOCK B LOT 44	0.106	4,600	BLOCK CC LOT 4	0.119	5,175	BLOCK DD LOT 14	0.150	6,546	BLOCK EE LOT 18	0.247	10,746	BLOCK FF LOT 34	0.150	6,544	BLOCK I LOT 19	0.166	7,212	BLOCK JJ LOT 31	0.173	7,530
BLOCK A LOT 19	0.112	4,895	BLOCK A LOT 99	0.148	6,448	BLOCK A LOT 179	0.124	5,423	BLOCK B LOT 45	0.106	4,600	BLOCK CC LOT 5	0.119	5,175	BLOCK DD LOT 15	0.155	6,756	BLOCK EE LOT 19	0.177	7,720	BLOCK FF LOT 35	0.143	6,227	BLOCK I LOT 20	0.151	6,598	BLOCK JJ LOT 32	0.101	4,400
BLOCK A LOT 20	0.113	4,901	BLOCK A LOT 100	0.148	6,448	BLOCK A LOT 180	0.127	5,541	BLOCK B LOT 46	0.106	4,600	BLOCK CC LOT 6	0.119	5,175	BLOCK DD LOT 16	0.152	6,642	BLOCK EE LOT 20	0.168	7,334	BLOCK FF LOT 36	0.136	5,909	BLOCK I LOT 21X HOA	0.477	20,798	BLOCK JJ LOT 33	0.101	4,400
BLOCK A LOT 21	0.113	4,907	BLOCK A LOT 101	0.148	6,448	BLOCK A LOT 181	0.127	5,541	BLOCK B LOT 47	0.106	4,600	BLOCK CC LOT 7	0.119	5,175	BLOCK DD LOT 17	0.238	10,382	BLOCK EE LOT 21	0.180	8,027	BLOCK FF LOT 37	0.132	5,750	BLOCK I LOT 21X HOA	0.216	9,400	BLOCK JJ LOT 34	0.101	4,400
BLOCK A LOT 22	0.113	4,913	BLOCK A LOT 102	0.142	6,174	BLOCK A LOT 182	0.127	5,541	BLOCK B LOT 48	0.106	4,600	BLOCK CC LOT 8	0.119	5,175	BLOCK DD LOT 18	0.213	9,257	BLOCK EE LOT 22	0.205	8,941	BLOCK FF LOT 38	0.132	5,750	BLOCK I LOT 22	0.170	7,396	BLOCK JJ LOT 35	0.101	4,400
BLOCK A LOT 23	0.113	4,918	BLOCK A LOT 103	0.138	6,000	BLOCK A LOT 183	0.127	5,541	BLOCK B LOT 49	0.106	4,600	BLOCK CC LOT 9	0.119	5,175	BLOCK DD LOT 19	0.132	5,738	BLOCK EE LOT 23	0.249	10,831	BLOCK FF LOT 39	0.132	5,750	BLOCK I LOT 23	0.126	5,500	BLOCK JJ LOT 36	0.101	4,400
BLOCK A LOT 24	0.113	4,924	BLOCK A LOT 104	0.124	5,400	BLOCK A LOT 184	0.127	5,541	BLOCK B LOT 50	0.106	4,600	BLOCK CC LOT 10	0.119	5,175	BLOCK DD LOT 20	0.131	5,720	BLOCK EE LOT 24	0.216	9,404	BLOCK FF LOT 40	0.132	5,750	BLOCK I LOT 24	0.101	4,400	BLOCK JJ LOT 37	0.101	4,400
BLOCK A LOT 25	0.113	4,930	BLOCK A LOT 105	0.124	5,400	BLOCK A LOT 185	0.127	5,541	BLOCK B LOT 51	0.106	4,600	BLOCK CC LOT 11	0.119	5,175	BLOCK DD LOT 21	0.127	5,549	BLOCK EE LOT 25	0.166	7,212	BLOCK FF LOT 41	0.132	5,750	BLOCK I LOT 25	0.101	4,400	BLOCK JJ LOT 38	0.104	4,515
BLOCK A LOT 26	0.113	4,936	BLOCK A LOT 106	0.124	5,400	BLOCK A LOT 186	0.127	5,541	BLOCK B LOT 52	0.106	4,600	BLOCK CC LOT 12	0.119	5,175	BLOCK DD LOT 22	0.120	5,217	BLOCK EE LOT 26	0.239	10,398	BLOCK FF LOT 42	0.133	5,783	BLOCK I LOT 26	0.101	4,400	BLOCK JJ LOT 39	0.215	9,383
BLOCK A LOT 27	0.113	4,942	BLOCK A LOT 107	0.124	5,400	BLOCK A LOT 187	0.133	5,786	BLOCK B LOT 53	0.111	4,821	BLOCK CC LOT 13	0.119	5,175	BLOCK DD LOT 23	0.118	5,130	BLOCK EE LOT 27	0.213	9,269	BLOCK FF LOT 43	0.137	5,964	BLOCK I LOT 27	0.101	4,400	BLOCK JJ LOT 40	0.101	4,400
BLOCK A LOT 28	0.114	4,947	BLOCK A LOT 108	0.124	5,400	BLOCK A LOT 188	0.127	5,541	BLOCK B LOT 54	0.123	5,341	BLOCK CC LOT 14	0.119	5,175	BLOCK DD LOT 24	0.118	5,130	BLOCK EE LOT 28	0.219	9,269	BLOCK FF LOT 44	0.306	13,324	BLOCK I LOT 28	0.101	4,400	BLOCK JJ LOT 41	0.120	5,224
BLOCK A LOT 29	0.114	4,953	BLOCK A LOT 109	0.124	5,400	BLOCK A LOT 189	0.127	5,541	BLOCK B LOT 55	0.221	9,618	BLOCK CC LOT 15	0.119	5,175	BLOCK DD LOT 25	0.118	5,130	BLOCK EE LOT 29	0.224	9,761	BLOCK FF LOT 45	0.106	4,600	BLOCK I LOT 29	0.101	4,400	BLOCK JJ LOT 42	0.119	5,183
BLOCK A LOT 30	0.118	5,156	BLOCK A LOT 110	0.124	5,400	BLOCK A LOT 190	0.127	5,541	BLOCK BB LOT 1	0.263	11,465	BLOCK CC LOT 16	0.124	5,389	BLOCK DD LOT 26	0.118	5,130	BLOCK EE LOT 30	0.166	7,212	BLOCK FF LOT 46	0.106	4,600	BLOCK I LOT 30	0.101	4,400	BLOCK JJ LOT 43	0.115	4,994
BLOCK A LOT 31	0.140	6,112	BLOCK A LOT 111	0.124	5,400	BLOCK A LOT 191	0.127	5,541	BLOCK BB LOT 2	0.159	6,913	BLOCK CC LOT 17	0.131	5,711	BLOCK DD LOT 27	0.118	5,130	BLOCK EE LOT 31	0.216	9,404	BLOCK FF LOT 47	0.106	4,600	BLOCK I LOT 31	0.101	4,400	BLOCK JJ LOT 44	0.115	4,995
BLOCK A LOT 32	0.137	5,985	BLOCK A LOT 112	0.124	5,400	BLOCK A LOT 192	0.127	5,541	BLOCK BB LOT 3	0.140	6,086	BLOCK CC LOT 18	0.132	5,735	BLOCK DD LOT 28	0.118	5,130	BLOCK EE LOT 32	0.219	9,529	BLOCK FF LOT 48	0.106	4,600	BLOCK I LOT 32	0.101	4,400	BLOCK JJ LOT 45	0.115	4,995
BLOCK A LOT 33	0.137	5,985	BLOCK A LOT 113	0.124	5,400	BLOCK A LOT 193	0.127	5,541	BLOCK BB LOT 4	0.125	5,464	BLOCK CC LOT 19	0.132	5,755	BLOCK DD LOT 29	0.118	5,130	BLOCK EE LOT 33	0.171	7,446	BLOCK FF LOT 49	0.132	5,750	BLOCK I LOT 33	0.101	4,400	BLOCK JJ LOT 46	0.115	4,995
BLOCK A LOT 34	0.137	5,985	BLOCK A LOT 114	0.124	5,400	BLOCK A LOT 194	0.127	5,541	BLOCK BB LOT 5	0.119	5,175	BLOCK CC LOT 20	0.133	5,773	BLOCK DD LOT 30	0.118	5,130	BLOCK EE LOT 34	0.202	8,819	BLOCK FF LOT 50	0.119	5,175	BLOCK I LOT 34	0.101	4,400	BLOCK JJ LOT 47	0.115	4,995
BLOCK A LOT 35	0.137	5,985	BLOCK A LOT 115	0.124	5,400	BLOCK A LOT 195	0.127	5,552	BLOCK BB LOT 6	0.119	5,175	BLOCK CC LOT 21	0.160	6,987	BLOCK DD LOT 31	0.118													

OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF DENTON §

WHEREAS LEGENDS RANCH DEVELOPMENT, LLC, is the owner of a tract of land located in the Thomas J. Egan Survey, Abstrct No. 406, the M.E.P. & P. RR. Co. Survey, Abstract No. 1470, the George Orr Survey, Abstract No. 998, the William Davis Survey, Abstract No. 374, and the Thomas Polk Survey, Abstract No. 988, City of Denton and City of Denton Extraterritorial Jurisdiction (E.T.J.), Denton County, Texas, part of a called 565.364 acre tract described in the deed to Legends Ranch Development, LLC, recorded in Instrument No. 2019-146384 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the westerly right-of-way line of Thomas J. Egan Road (formerly Longhorn Drive), a 22.5 foot wide right-of-way dedication, according to the plat of Golden Hoof Ranchettes, an addition to Denton County, recorded in Volume 4, Page 8 of the Plat Records of Denton County, Texas, (P.R.D.C.T.), at the northeast corner of a 10-foot wide right-of-way dedication according to the plat of Lot 1R1 and 1R2 of Golden Hoof Ranchettes, an addition to Denton County, recorded in Document No. 2015-319 P.R.D.C.T., for a northerly southeast corner of said 565.364 acre tract and an easterly southeast corner hereof;

THENCE North 83°08'15" West, with a northerly south line of said 565.364 acre tract, and the north line of said 10-foot right-of-way dedication, the north line of Lot 1R1 of said Lot 1R1 and 1R2 of Golden Hoof Ranchettes, and the north line of Lot 6, Block A of said Golden Hoof Ranchettes, a distance of 960.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the easterly right-of-way line of Golden Hoof Drive, a 60-foot right-of-way as dedicated according to the plat of said Golden Hoof Ranchettes, for the northwest corner of said Lot 6, an interior corner of said 565.364 acre tract, and an interior corner hereof;

THENCE South 0°26'45" West, with the easterly right-of-way line of said Golden Hoof Drive, the west line of said Lot 6, and an east line of said 565.364 acre tract, a distance of 340.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 440.00 feet, a central angle of 05°53'02", and a chord bearing and distance of South 02°29'46" East, 45.17 feet;

THENCE in a southeasterly direction, departing the easterly right-of-way line of said Golden Hoof Drive, the west line of said Lot 6, and east line of said 565.364 acre tract, and crossing said Lot 6, with said tangent curve to the left, an arc distance of 45.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said Lot 6 and crossing said 565.364 acre tract the following courses and distances:

South 5°28'18" East, a distance of 169.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 12°11'09", a radius of 440.00 feet, a chord bearing and distance of South 0°39'17" West, 93.40 feet,

In a southwesterly direction, with said curve to the right, an arc distance of 93.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the end of said curve,

South 6°44'51" West, a distance of 36.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner,

South 38°15'09" East, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set on the northerly right-of-way line of U.S. Highway 380, for a southeast corner hereof;

THENCE North 83°15'09" West, along the northerly right-of-way line of said U.S. Highway 380, with the easterly south line of said 565.364 acre tract, a distance of 120.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easterly southwest corner hereof;

THENCE departing the northerly right-of-way line of said U.S. Highway 380, across said 565.364 acre tract, the following courses and distances:

North 51°59'21" East, a distance of 28.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner,

North 6°44'51" East, a distance of 36.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 12°11'09", a radius of 360.00 feet, a chord bearing and distance of North 0°39'17" East, 76.42 feet,

In a northeasterly direction, with said curve to the left, an arc distance of 76.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the end of said curve,

North 5°26'18" West, a distance of 31.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 5°53'02", a radius of 360.00 feet, a chord bearing and distance of North 2°29'46" West, 36.95 feet,

In a northwesterly direction, with said curve to the right, an arc distance of 36.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the end of said curve,

North 0°26'45" East, a distance of 219.85 feet to a point for an interior corner hereof,

North 83°20'39" West, a distance of 2051.52 feet to a point for an interior corner hereof,

South 6°44'41" West, a distance of 372.46 feet to a point on the northerly right-of-way line of said U.S. Highway 380, a southerly line of said 565.364 acre tract, for the westerly southeast corner hereof;

THENCE along the northerly right-of-way lines of said U.S. Highway 380, with southerly lines of said 565.364 acre tract, the following courses and distances:

North 83°15'19" West, a distance of 314.23 feet to an aluminum TxDOT right-of-way monument found for corner;

South 86°13'36" West, a distance of 355.99 feet to a 1/2-inch iron rod with cap stamped "RPLS 4561" found for corner;

North 83°15'09" West, a distance of 1703.98 feet to an aluminum TxDOT right-of-way monument found for the southeast corner of a called 30.470 acre tract of land described in the deed to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas (D.R.D.C.T.), the southerly southwest corner of said 565.364 acre tract, and the southwesterly southwest corner hereof;

THENCE North 0°11'25" East, with the east line of said 30.470 acre tract and the southerly west line of said 565.364 acre tract, a distance of 1022.88 feet to a 2-inch pipe found in the south line of a called 43.92 acre tract described in the deed to Jan K. Bradley, recorded in Instrument No. 93-R0091889 O.R.D.C.T., for the northeast corner of said 30.470 acre tract, the southerly northwest corner of said 565.364 acre tract, and the southerly northwest corner hereof;

THENCE North 89°27'40" East, with the south line of said 43.92 acre tract and a southerly north line of said 565.364 acre tract, a distance of 1075.88 feet to a point on the approximate centerline of a creek, for the southeast corner of said 43.92 acre tract, an interior corner of said 565.364 acre tract and an interior corner hereof;

THENCE along the centerline of said creek, with easterly lines of said 43.92 acre tract, and westerly lines of said

565.364 acre tract, the following courses and distances:

North 54°19'43" West, a distance of 225.34 feet to a point for corner;

North 69°29'24" West, a distance of 449.26 feet to a point for corner;

North 17°39'04" West, a distance of 543.10 feet to a point for the northeast corner of said 43.92 acre tract, an interior corner of said 565.364 acre tract, and an interior corner hereof;

THENCE North 89°48'46" West, with the north line of said 43.92 acre tract and a northwesterly south line of said 565.364 acre tract, a distance of 2092.38 feet to a point within the east line of a called 30.297 acre tract of land described in the deed to Brockland Properties, LLC, recorded in Instrument No. 2017-78184 O.R.D.C.T., for the northwest corner of said 43.92 acre tract, the northerly southwest corner of said 565.364 acre tract, and the northwesterly southwest corner hereof, a 1/2-inch iron rod found for reference on the east margin of said Nail Road bears South 89°48'46" East 18.00 feet from said point for corner;

THENCE North 0°13'42" East, within the margins of said Nail Road, with the east line of said 30.297 acre tract and the westernmost west line of said 565.364 acre tract, a distance of 631.58 feet to a 1/2-inch rod found in the southeasterly right-of-way line of Burlington Northern Railroad, on the northwest margin of said Nail Road, for the north corner of said 30.297 acre tract, a northwest corner of said 565.364 acre tract, and a northwest corner hereof;

THENCE North 28°40'26" East, with the southeast right-of-way line of said Burlington Northern Railroad, along the northwest margin of said Nail Road, with the Northwest line of said 565.364 acre tract, a distance of 1355.15 feet to a point within the margins of Jackson Road, for the westerly northwest corner of said 565.364 acre tract and the westerly northwest corner hereof;

THENCE North 89°32'55" East, within the margins of said Jackson Road, with the westerly north line of said 565.364 acre tract, the south line of a called 5.241 acre tract of land described in the deed to 2018 Stone Family Trust recorded in Instrument No. 2018-105715 O.R.D.C.T., and the southerly south line of said a called 298.204 acre tract of land described in the deed to McCart St, LLC, recorded in Instrument No. 2018-5215 O.R.D.C.T., a distance of 1746.66 feet to a 1/2-inch iron rod found for the southerly southeast corner of said 298.204 acre tract, an interior corner of said 565.364 acre tract and an interior corner hereof;

THENCE North 0°57'04" East, continuing within the margins of said Jackson Road, with the southwesterly east line of said 298.204 acre tract, a northerly west line of said 565.364 acre tract, a distance of 138.90 feet to a 1/2-inch iron rod found for the southwest corner of a called 10.00 acre tract described in the deed to Russell Mark Sales and wife, Shelly Ann Sales, recorded in Instrument No. 93-R0030700 O.R.D.C.T., the northernmost northwest corner of said 565.364 acre tract and the northernmost northwest corner hereof;

THENCE North 89°14'20" East, continuing within the margins of said Jackson Road, with the south line of said 10.000 acre Sales tract, the south line of a called 10.00 acre tract of land described in the deed to Jimmy Lee Grozier recorded in Instrument No. 96-R0082430 O.R.D.C.T., and a north line of said 565.364 acre tract, a distance of 2597.71 feet to a 1/2-inch iron rod found for the southwest corner of a called 134 acre tract described in the deed to James T. Addington and wife, Carol L. Addington, recorded in Volume 611, Page 296 D.R.D.C.T., at an angle point in said north line of called 565.364 acre tract and an angle point in a north line hereof;

THENCE North 87°52'07" East, continuing within the margins of said Jackson Road, with a north line of said 565.364 acre tract, the south line of said 134 acre tract, the south line of Lot 1, Block A of Connolly Addition, an addition to Denton County, as shown on the plat recorded in Document No. 2017-51 P.R.D.C.T., and the south line of a called 10.035 acre tract described in the deed to Ira Sam Houston and wife, Helen Marie Houston, recorded in Volume 1239, Page 617 D.R.D.C.T., a distance of 2285.65 feet to a 1/2-inch iron rod found for the northwest corner of the right-of-way dedication at the intersection of Jackson Road and Thomas J. Egan Road according to the plat of Bent Rails Addition, an addition to the City of Denton E.T.J., recorded as Document No. 2020-57 P.R.D.C.T., the northeast corner of said 565.364 acre tract and the northeast corner hereof;

THENCE South 0°15'52" West, within the margins of said Thomas J. Egan Road, with the northerly east line of said 565.364 acre tract, the west line of the 32.5-foot right-of-way dedication for Thomas J. Egan Road according to the plat of said Bent Rails Addition, the west line of a called 5.134 acre tract of land described in the deed to Cesar Gonzalez Pegueros and wife, Griselida Tovar-Galvan Gonzalez, recorded in Instrument No. 2013-62297 O.R.D.C.T., the west line of a called 175 acre tract of land described in the deed to Claude H. Smith recorded in Volume 362, Page 341 D.R.D.C.T., the west line of a variable width right-of-way dedication for Thomas J. Egan Road according to the plat of Moreno Addition, an addition to the City of Denton E.T.J., recorded in Document No. 2020-36 P.R.D.C.T., the west line of a called 30 acre tract described in the deed to Vickie Murdock recorded in Instrument No. 2004-80900 O.R.D.C.T., and the westerly west line of a called 5.000 acre tract described in the deed to Brandon Murdock recorded in Instrument No. 2017-55842 O.R.D.C.T., a distance of 3028.84 feet to a PK nail found at the northeast corner of the right-of-way dedication at the intersection of Tenderfoot Trail and said Thomas J. Egan Road (formerly Longhorn Drive) according to the plat of said Golden Hoof Ranchettes, for a northerly southeast corner of said 565.364 acre tract and a northerly southeast corner hereof;

THENCE North 83°08'15" West, with the northerly right-of-way dedication for said Tenderfoot Trail, and a northerly south line of said 565.364 acre tract, a distance of 19.54 feet to a 1/2-inch iron rod found for an interior corner of said 565.364 acre tract and an interior corner hereof;

THENCE South 0°26'45" West, across said Tenderfoot Trail, with a southerly east line of said 565.364 acre tract, the east line of Block A of said Golden Hoof Ranchettes, and the westerly right-of-way line of said Thomas J. Egan Road (formerly Longhorn Drive) a distance of 834.84 feet to the **POINT OF BEGINNING** and containing **542.627 acres** of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Legends Ranch Development, LLC, does hereby adopt this plat designating the herein described property as LEGENDS RANCH, an addition in Denton County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements for drainage and utilities shown thereon.

Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 2022.

BY: **Legends Ranch Development, LLC**
a Texas limited liability company

TITLE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

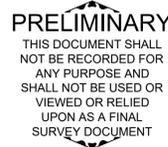
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 Denton, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 the _____ day of _____, 2020.

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20__

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**PRELIMINARY PLAT
LEGENDS RANCH**

1,518 RESIDENTIAL LOTS
1 MULTI-FAMILY LOT
1 AMENITY CENTER LOT
48 HOA LOTS

542.627 ACRES
OUT OF THE

THOMAS EGAN SURVEY, ABSTRACT NO. 406,
THOMAS POLK SURVEY, ABSTRACT NO. 998, M.E.P. &
P. RR. CO. SURVEY, ABSTRACT NO. 1470, WILLIAM
DAVIS SURVEY, ABSTRACT NO. 374, GEORGE ORR
SURVEY, ABSTRACT NO. 985
CITY OF DENTON AND CITY OF DENTON E.T.J.,
DENTON COUNTY, TEXAS
MARCH 2022

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	07/12/2022	063246400	26 OF 26

OWNER:
Legends Ranch Development, LLC
3930 Glade Road, Suite 108-322
Colleyville, TX 76034
Ph: (469) 688-8224
Contact: Rich Alberque

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy., STE. 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: J. Casey Ross, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS