







LOT BLOCK	ACRES Sa.Ft. LOT	BLOCK	Sg.Ft. LOT	LOT AREA TABLE	t. LOT	BLOCK ACRES Sq.Ft.	LOT	BLOCK ACRES Sg.F	Et. CURVE	CENTRAL ANGLE	RADIUS CHORD BEARING 1998.03' N43°37'53"W	CHORD LENGTH 461.80'	ARC LENGTH 462.83'	LINE BEARING DISTANCE L1 N21°09'06"W 31.00'	LINE BEARING	DISTANCE 20.94'	LINE BEARING L157 S60°21'20"E	DISTANCE 20.94'	LINE BEARING L235 N44°46'17"E	DISTANCE 14.14'
1 BLK A	0.203 8822 2	BLK F 0.186	8121 6	BLK J 0.102 44	140 22	BLK L 0.102 444	40 23	BLK P 0.114 4	950 C2 C3	2°38'10" 3°17'35"	2055.00' N52°18'04"E 227.50' S27°00'33"E	94.54' 13.07'	94.55' 13.08'	L2 N52°26'11"W 68.40' L3 N75°36'30"W 47.19'	L80 S12°17'31"W L81 N12°22'13"E		L158 S29•39'37"W L159 S56•26'35"E	21.47' 14.91'	L236 N45•13'43"W L237 S44•46'17"W	21.21'
2 BLK A 3 BLK A	0.167 7260 3	BLK F 0.179 BLK F 0.177	7819 7 7704 8	BLK J 0.102 44 BLK J 0.102 44	140 23 140 24	BLK L 0.137 596		BLK P 0.146 6	347     C4       664     C5	11°26'35" 24°12'20"	722.50' S61*40'47"W 472.50' S43*51'20"W	144.06' 198.13'	144.30' 199.62'	L4 N50°58'59"E 98.98' L5 S84°01'01"E 21.92'	L82 N72°17'09"W L83 S34°26'24"W	13.35' 22.01'	L160 S81°18'05"E L161 N80°03'43"E	37.21' 14.93'	L238 S83°41'42"W L239 S37°54'56"W	14.06' 24.71'
4 BLK A	0.209 9117 5	BLK F 0.171	7441 9		140 <u>25</u>	BLK L 0.115 499	95 26	BLK P 0.103 4	500 C6 C7	<u>32°43'54"</u> <u>37°41'19"</u>	277.50' S48*07'07"W 467.50' S39*24'10"E	156.38' 302.00'	158.53' 307.52'	L6     N50*58'59"E     96.11'       L7     N29*26'05"E     27.05'	L84 S50°13'04"E L85 S43°41'15"W	41.55' 14.15'	L162 N10°07'00"W L163 N77°11'33"E	20.08'	L240 N45°13'43"W L241 N45°13'43"W	21.21' 35.36'
5 BLK A 6 BLK A	0.209 9117 6	BLK F 0.167 BLK F 0.168	7260 10 7328 11	BLK J 0.102 44 BLK J 0.102 44	140 <u>26</u> 140 27	BLK L 0.115 499 BLK L 0.167 726			500 <u>C8</u> 062 C9	11°51'18" 22°01'23"	432.50' S64°10'29"E 272.50' S10°46'58"W	89.33' 104.10'	89.49' 104.74'	L8 S73°17'26"E 29.03' L9 S74°09'27"W 67.58'	L86 S76•09'32"E L87 S13•51'07"W	21.48' 20.94'	L164 N13°14'50"W L165 N70°58'34"W	21.21'	L242 S44°46'17"W L243 S45°13'43"E	21.21' 14.14'
7 BLK A	0.167 7260 8	BLK F 0.209	9100 12	BLK J 0.102 44	140 1X	BLK M 10.333 45009		BLK P 0.103 4	500 C10	2°38'10" 21°44'45"	2000.00' N52°18'04"E 1200.00' N64°29'32"E	92.01' 452.71'	92.02' 455.44'	L10 S69*32'58"W 68.34' L11 S61*20'39"W 20.00'	L88 S76•04'51"E L89 N24•59'45"E	21.51 <sup>'</sup> 21.51 <sup>'</sup>	L166 S19°31'48"W L167 S10°55'39"E	13.73' 21.56'	L244 N48°18'03"E L245 S41°41'57"E	19.87' 22.48'
8 BLK A 9 BLK A	0.167 7260 9 0.179 7815 10	BLK F     0.258       BLK F     0.160	<u>11221 13</u> 6967 14		647 <u>2</u> 658 3	BLK M 0.116 503 BLK M 0.110 481		BLK P 0.136 5 BLK P 0.136 5	928 C12 928 C13	9°11'18" 13°10'47"	750.00' N70°46'16"E 894.00' S05°13'57"W	120.14' 205.19'	120.27' 205.65'	L12 S25°21'45"E 95.71' L13 S69°09'54"E 14.43'	L90 N65°48'03"W L91 N20°52'43"E	21.25' 19.94'	L168 S79°07'55"W L169 N06°57'26"E	34.73' 20.59'	L246 N44°46'17"E L247 N49°32'25"W	<u>14.14'</u> 22.51'
10 BLK A	0.179 7815 11	BLK F 0.127	5550 15	BLK J 0.137 59	986 4	BLK M 0.133 579		BLK P 0.103 4	500 C14 C15	6°02'09" 10°26'34"	406.00' S01*39'38"W 1200.00' S09*53'59"W	42.75' 218.41'	42.77' 218.71'	L14 S22*35'55"E 55.00' L15 S22*28'45"W 14.62'	L92 N09°00'04"W L93 N00°19'42"E	78.62' 85.69'	L170 S83°15'25"E L171 N82°59'32"W	14.60' 21.80'	L248 S44°46'17"W L249 N06°20'48"W	35.36' 14.21'
11 BLK A	0.167 7260 12	BLK F 0.127 BLK F 0.153	5550 16 6677 17	BLK J 0.137 59	987 5 658 6	BLK M 0.105 456 BLK M 0.053 230			062 <u>C16</u> 500 C17	48°42'12" 13°10'47"	500.00' S09°13'50"E 300.00' S05°13'57"W	412.34' 68.86'	425.02' 69.01'	L16 N69°26'29"E 5.00' L17 S20°33'31"E 17.46'	L94 N46•19'26"W L95 S68•27'43"E	14.13' 23.20'	L172 S07•19'59"W L173 N78•46'27"E	13.82' 20.97'	L250 N83°21'14"E L251 S33°13'52"W	20.95' 27.76'
13 BLK A	0.167 7272 14	BLK F 0.158	6896 18		558     7	BLK M 0.053 230			500 C18 C19	6°02'09" 33°52'16"	1000.00' S01*39'38"W 300.00' S12*15'26"E	105.30' 174.78'	105.35' 177.35'	L18 S19°53'52"W 65.00' L19 S67°03'53"W 21.69'	L96 S25*53'58"W L97 S63*22'37"E	20.69' 21.51'	L174 N10°53'56"W L175 S12°31'41"E	35.95' 20.97'	L252 N56°52'47"W L253 N54°38'41"W	21.64' 27.76'
14 BLK A 15 BLK A	0.176 7679 15	BLK F     0.158       BLK F     0.155	6901 19 6757 20		658 8 872 9	BLK M 0.053 230 BLK M 0.053 230	00 36 01 1X	BLK P 0.153 6 BLK Q 0.215 9	664 <u>C20</u> 355 C21	10°00'08" 13°10'47"	200.00' S24°11'30"E 597.00' S05°13'57"W	34.87' 137.03'	34.91' 137.33'	L20 S04°40'42"W 149.35' L21 S33°10'40"E 28.28'	L98 N30°21'54"E L99 N59°38'06"W	21.21' 21.21'	L176 N77°10'25"E L177 N20°45'00"E	21.56' 32.02'	L254 S35°27'58"W L255 S45°13'43"E	21.64' 14.14'
16 BLK A	0.171 7460 17	BLK F 0.139	6050 21	BLK J 0.102 44	440 10	BLK M 0.090 391	16 2X	BLK Q 0.174 7	568     C22       100     C23	6*02'09" 36*34'22"	703.00' S01*39'38"W 250.00' S13*36'29"E	74.02' 156.88'	74.06' 159.58'	L22 N56°49'20"E 28.28' L23 S19°11'26"E 130.79'	L100 N14°30'19"W L101 N30°21'54"E	62.26' 21.21'	L178 N19*06'58"E L179 S37*17'34"E	32.67' 21.56'	L256     N44*46'17"E       L257     S45*13'43"E	21.21' 21.21'
17 BLK A 18 BLK A	0.167     7260     18       0.203     8822     19	BLK F 0.139 BLK F 0.205	6050 22 8938 23		140 11 140 12	BLK M 0.090 391 BLK M 0.053 230	16 3X 01 4X	BLK Q 0.101 4 BLK Q 0.101 4	400 <u>C24</u> 400 <u>C25</u>	51°30'07" 16°44'24"	200.00' N79*22'13"E 200.00' N61*59'22"E	173.78' 58.23'	179.78' 58.43'	L24 S74°52'44"E 40.31' L25 N53°37'09"E 143.95'	L102 N06°37'24"W L103 N01°37'01"E	66.38' 63.62'	L180 S52°31'58"W L181 N38°53'36"W	20.92' 20.97'	L258 N09°02'57"W L259 N76°45'10"E	22.29' 21.21'
1 BLK B	0.179 7815 20 0.167 7260 21	BLK F 0.205	8938 24X	BLK J 0.034 15	503 13	BLK M 0.053 230	00 5X	BLK Q 0.150 6	522 C26 C27	23°16'16" 51°13'36"	100.00' S03°16'47"W 353.00' S10°42'50"E	40.34' 305.20'	40.62' 315.61'	L26     S08*21'21"E     48.30'       L27     N88*38'33"E     62.19'	L104 S88•15'06"W L105 N65•33'31"W	66.28'	L182 N50°46'46"E L183 S45°13'43"E	35.95' 21.21'	L260 S18•46'59"E L261 S44•46'17"W	<u>22.16'</u> 14.14'
2 BLK B 3 BLK B	0.167     7260     21       0.192     8377     22	BLK F     0.139       BLK F     0.140	6050 25X 6085 26		302 14 000 15	BLK M 0.053 230 BLK M 0.053 230	00 6X 01 7X	BLK Q 0.153 6 BLK Q 0.101 4	659     C28       400     C29	33°59'40" 21°44'45"	150.00' N70°37'00"E 1353.50' N64°29'32"E	87.70' 510.62'	89.00' 513.70'	L28 S20°33'31"E 80.13' L29 N44°46'17"E 28.28'	L106 S76•24'58"W L107 S80•10'40"W		L184 S44°46'17"W L185 N44°46'17"E	<u>14.14'</u> <u>21.21'</u>	L262 N79°17'36"E L263 N13°17'47"E	163.41' 22.87'
4 BLK B	0.245 10668 23	BLK F 0.166	7244 27	BLK J 0.138 60	000 16	BLK M 0.100 435 BLK N 0.100 435	50 8X	BLK Q 0.101 4	400 C30 400 C31	9°11'18" 19°12'04"	596.50' N70°46'16"E 500.00' N79°02'31"E	95.55' 166.78'	95.66' 167.56'	L30 S20°33'31"E 142.95' L31 N00°27'54"E 28.28'	L108 S88*38'33"W L109 N43*38'33"E	84.44'	L186 N51°10'54"W L187 S50°48'29"W	<u>14.43'</u> <u>21.56'</u>	L264 S41°58'34"E L265 S45°27'54"W	13.02 <sup>7</sup> 60.00 <sup>7</sup>
5 BLK B 6 BLK B	0.166 7252 24 0.167 7260 25	BLK F     0.211       BLK F     0.149	9197     28       6471     29		202 2	BLK N 0.100 435 BLK N 0.053 230	01 9X 01 10X	BLK Q 0.101 4 BLK Q 0.101 4	400 C32 400 C33	23°58'35" 25°14'13"	475.00' N57*27'12"E 300.00' S07*56'24"E	197.33' 131.07'	198.77' 132.14'	L32 S44*32'06"E 143.51' L33 S25*21'45"E 132.72'	L110 N22°48'33"E L111 N65°33'31"W	36.35 21.21'	L100 539°15'04″E L189 N05°58'59"E	<u>34./3</u> 21.92'	L266 N18°26'23"E L267 N44°16'21"E	14.43' 28.38' 28.36'
7 BLK B 8 BLK B	0.167 7260 26 0.179 7815 27	BLK F     0.150       BLK F     0.220	6516 30 9600 31	BLK J 0.142 62	202 3 202 4	BLK N 0.053 230 BLK N 0.053 230	00 11X 00 12X	BLK Q 0.101 4 BLK Q 0.135 5	400 C34 C35	<u>19°18'48"</u> <u>14°24'22"</u> 20°45'27"	300.00' S04*58'42"E 500.00' S07*25'54"E 400.00' S10*10'47"E	100.65' 125.39'	101.12' 125.72'	L34 S85°19'18"E 41.88' L35 N52°32'22"E 14.75' L36 S27°36'02"E 148 50'	L112 S49°40'42"W L113 S60°44'37"E	20.80'	L190 S79°58'53"E L191 S62°16'24"E	<u>∠0.69</u> 15.58'	L268 S45°22'41"E L269 S20°03'54"W	<u>20.36</u> 63.72'
	0.179 7815 27	BLK G 0.139	<u> </u>		202 4 202 5				882     C36       665     C37       C38	20°45'27" 20°45'27" 37°41'19"	400.00' S10°10'47"E 500.00' S10°10'47"E 500.00' S39°24'10"E	144.12 <sup>°</sup> 180.15 <sup>°</sup>	144.91' 181.14' 328.90'	L36 S27*36'02"E 148.50' L37 S10*01'07"W 29.00' L38 N08*33'32"F 21.76'	L114 S29°17'34"W L115 S60°32'29"E L116 N22°48'33"F		L192 S23°06'03″E L193 S82°34'52″E		L270     N56°52'37"W       L271     N20°03'54"E       L272     S56°52'37"F	16.42 <sup>°</sup> 59.97 <sup>°</sup> 25.00 <sup>°</sup>
10 BLK B 11 BLK B	0.167     7260     2       0.167     7260     3	BLK G 0.129 BLK G 0.131	5602     33       5727     34	BLK J 0.142 62	202 6 202 7	BLK N 0.090 391 BLK N 0.081 351	16 14X 12 15X	BLK Q 0.104 4 BLK Q 0.104 4	522 C38 522 C39 522 C40	<u> </u>	<u> </u>	<u> </u>	328.90 <sup>°</sup> 96.21' 66.92'	L38 N08'33'32'E 21.76 L39 N89'46'17"E 140.53' L40 N78'48'37"E 8.76'	L110 N22 48 33 E L117 N67°11'27"W	14.34   34.33'   13.72'	L194 300 35 26 E L195 S87*51'39"W	21.44'	L272     S00 52 57 E       L273     S01°37'20"W       L274     S14°32'06"E	<u>23.00</u> <u>10.30'</u> 51.37'
12 BLK B	0.167 7293 4	BLK G 0.140	6077 35	BLK J 0.142 62	202 8	BLK N 0.053 230	01 16X	BLK Q 0.104 4	522 C40 522 C41 C42	25°14'13" 37°41'19"	200.00 S34'56'56'E 200.00' N82*03'36"E 250.00' N50*35'50"E	87.38' 161.50'	88.09' 164.45'	L40     N/8 48 37 E     8.76       L41     S04*38'06"E     29.78'       L42     S31*45'10"W     139.40'	L118 56711 27 E L119 N22°48'33"E	21.81'	L197 N66°55'17"E	20.81'	L275 S59°38'06"E	20.59'
13 BLK B 14 BLK B	0.185 8072 5 0.173 7545 6	BLK G 0.261 BLK G 0.150	11384 36 6533 37	BLK J 0.140 60 BLK J 0.138 60	085 9 000 10	BLK N 0.053 230 BLK N 0.053 230	00 17X 00 18X	BLK Q 0.104 4 BLK Q 0.104 4	522 C42 522 C43 522 C44	24°12'17" 11°26'37"	<u> </u>	209.66'	211.23' 149.80'	L42     S31 45 10 W     139.40       L43     N45°13'43"W     28.28'       L44     N71°36'55"W     71.99'	L121 S24*26'29"W L122 N85*19'18"W	21.21'	L199 S64*43'33"W L200 S25*12'44"F	14.42'	L277 S75°21'54"W L278 N59°38'06"W	56.25' 33.84'
15 BLK B	0.167 7260 7	BLK G 0.123	5373 38	BLK J 0.138 60	000 11	BLK N 0.053 230	01 19X	BLK Q 0.168 7	C44       317     C45       C46	58°01'07" 37°41'19"	<u>549.50'</u> N29°14'17"W 662.50' N39°24'10"W	532.96' 427.97'	556.43' 435.79'	L44     N/1 36 33 W     71.39       L45     S89°46'17"W     101.92'       L46     N89°46'17"E     40.86'	L122 N83 19 18 W L123 S40°19'18"E L124 N24°26'29"E	14.14'	L201 N44°46'17"E L202 N45°13'43"W	<u>35.36'</u> 21.21'	L279 N14°38'06"W L280 S31°45'10"W	58.00' 45.04'
16 BLK B 1 BLK C	0.179 7815 8 0.324 14128 9	BLK G 0.115 BLK G 0.102	<u>4995</u> <u>39</u> 4440 <u>40</u>	BLK J 0.138 60 BLK J 0.138 60	000 12 000 13	BLK N 0.053 230 BLK N 0.107 465	04 1 54 2	BLK R 0.127 5 BLK R 0.116 5	527 067 C47 C48	21°44'45" 9°11'18"	1037.50' N64*29'32"E 912.50' N70*46'16"E	391.41' 146.18'	<u>393.77'</u> 146.33'	L47 S00°31'39"E 57.80' L48 N89°46'17"E 81.50'	L125 N65°33'31"W L126 S24°26'29"W	<u>14.14'</u> 14.14'	L203 N44°46'17"E L204 S45°13'43"E	<u>21.21'</u> 14.14'	L281 S13°14'50"E L282 S61°09'01"E	6.42' 107.18'
2 BLK C	0.167 7260 10	BLK G 0.164	7148 41	BLK J 0.138 60	000 14	BLK N 0.129 563	32 3	BLK R 0.116 5	067 C49 C50	13°38'15" 21°44'45"	100.00' N59°21'29"E 889.00' N64°29'32"E	23.75'	23.80' 337.41'	L49     S83°10'11"E     61.79'       L50     S24°47'39"W     32.47'	L127 S24*26'29"W L128 S03*20'06"W	14.14' 78.89'	L205 N89°46'17"E L206 N64°48'36"E	<u>111.59'</u> 21.60'	L283 N61°09'01"W L284 N13°14'50"W	<u>111.61'</u> 20.16'
3 BLK C 4 BLK C	0.170 7386 11 0.178 7762 12	BLK G 0.162 BLK G 0.143	7054 42 6250 1	BLK J 0.160 69 BLK K 0.144 62	983 15 254 16	BLK N 0.108 471 BLK N 0.119 518	16 4 32 5	BLK R 0.117 5 BLK R 0.116 5	077 <u>C51</u> 057 C52	58°01'07" 53°41'59"	400.00' S29°14'17"E 797.50' S63°22'44"E	387.96' 720.39'	405.05' 747.45'	L51 N36°01'14"E 33.82' L52 S56°49'20"W 14.14'	L129 S58°14'50"E L130 S68°00'23"E	48.47'	L207 N44°46'17"E L208 S45°13'43"E	<u>14.14'</u> 14.14'	L285 N31°45'10"E L286 N58°14'50"W	51.67' 74.38'
5 BLK C	0.179 7817 13	BLK G 0.143	6250 2	BLK K 0.110 48	300 17X	BLK N 0.763 3322	22 6	BLK R 0.116 5	067 C53	20°18'51" 53°36'43"	649.00' S46*43'12"E 500.50' S63*25'22"E	228.90' 451.42'	230.10' 468.32'	L53 S11°11'07"W 64.42' L54 S06°38'37"W 69.38'	L131 N45°45'24"E L132 N37°16'42"E	25.96' 71.06'	L209 N59*38'06"W L210 S89*46'17"W	<u>14.14'</u> 91.32'	L287 N47°59'29"E L288 S42°00'31"E	27.32' 20.00'
6 BLK C 7 BLK C	0.187 8155 14 0.193 8424 15	BLK G     0.143       BLK G     0.154	6250 3 6712 4	BLK K 0.110 48 BLK K 0.110 48	300 18X 309 19	BLK N 2.967 12922 BLK N 0.294 1282	21 7 22 8	BLK R 0.145 6 BLK R 0.151 6	309 <u>C55</u> 565 C56	10°57'40" 10°00'00"	200.00' N84°17'27"E 100.00' S09°38'06"E	38.20' 17.43'	38.26' 17.45'	L55 S01°18'34"W 69.38' L56 S46°21'27"E 14.14'	L133 N43°13'21"E L134 N49°30'06"E	71.03'	L211 S37°34'06"W L212 S81°26'19"W	27.64' 21.65'	L289 S47*59'29"W L290 S79*32'51"E	<u>26.44'</u> 16.00'
8 BLK C	0.266 11589 1	BLK H 0.196	8523 5	BLK K 0.117 51	103 20	BLK N 0.175 763	36 9 15 10	BLK R 0.103 4	480 C57 480 C58	6°37'07" 38°36'00"	400.00' S35°03'43"W 200.00' S19°04'17"W	46.18' 132.21'	46.21' 134.74'	L57 N43°38'33"E 14.14' L58 N33°10'40"W 14.14'	L135 N89°32'06"W L136 N81°22'51"W	14.14' 14.14'	L213 N06°59'46"E L214 S09°59'49"E	13.49' 26.08'	L291 N82°20'51"E L292 N11°49'20"E	117.45' 33.87'
10 BLK C	0.323 14064 2 0.182 7921 3	BLK H     0.156       BLK H     0.153	6682 7X	BLK K 0.132 57 BLK K 0.072 31	155 22	BLK N 0.169 734 BLK N 0.166 725	50 11	BLK R 0.103 4	480 <u>C59</u> 480 <u>C60</u>	23°01'10" 4°24'22"	200.00' N83*07'30"W 100.00' S87*34'06"W	79.81' 7.69'	80.35' 7.69'	L59 S56°49'20"W 14.14' L60 S11°45'53"W 65.82'	L137 S10°01'07"W L138 S79°58'53"E	21.72' 13.79'	L215 N36°48'31"E L216 N54°37'59"W	12.47' 22.98'	L293 S32°53'40"E L294 S11°49'20"W	25.00' 7.48'
11 BLK C	0.167 7260 4	BLK H 0.185	8059 8X	BLK K 0.084 36	673 <u>23</u>	BLK N 0.166 725	50 12	BLK R 0.103 4	480 C61 480 C62	15°55'48" 72°34'42"	351.00' N82°15'49"W 150.00' S69°24'44"W	97.28' 177.56'	97.59' 190.01'	L61 S03°35'20"W 77.46' L62 S01°59'56"E 60.11'	L139 N08*37'09"E L140 S08*37'09"W	21.21' 35.36'	L217 S65°35'20"W L218 N49°38'07"W	22.01' 28.28'	L295 N78°10'40"W L296 N48°01'30"W	52.05' 114.52'
12 BLK C 13 BLK C	0.167 7260 6	BLK H     0.265       BLK H     0.138	11352     9       6000     10	BLK K 0.109 47	729 25	BLK N 0.166 725	50 13 50 14	BLK R 0.103 4	480 C63 480 C64	43°41'50" 21°22'55"	950.00' S68°22'48"E 250.00' S10°09'49"W	707.09' 92.76'	724.53' 93.30'	L63     S46*21'27"E     14.14'       L64     N43*38'33"E     14.14'	L141 S81°22'51"E L142 N16°55'50"E	21.21' 14.26'	L219 N30°21'54"E L220 S81°26'28"E	21.21' 18.38'	L297N41*58'30"EL298S48*01'30"E	16.00' 110.21'
14 BLK C 15 BLK C	0.167 7260 7	BLK H 0.138 BLK H 0.138	6000 11 6000 12	BLK K 0.114 49	961 26	BLK N 0.166 725	50 15 50 16	BLK R 0.123 5	341 C65 141 C66	6°59'11" 10°28'41"	649.00' S86*44'08"E 100.00' N84*31'56"E	79.09' 18.26'	79.14' 18.29'	L65     N33°10'40"W     14.14'       L66     S01°24'47"W     63.60'	L143 N73•13'40"W L144 S18•01'36"W	34.97' 34.97'	L221     S09°56'17"E       L222     N59°38'06"W	13.30' 21.21'	L299     S78*10'40"E       L300     S88*38'33"W	<u>47.74'</u> 54.18'
1 BLK D	0.166 7222 9	BLK H 0.166	7246 13	BLK K 0.129 56	210     27       605     28	BLK N 0.268 1169	30     10       94     17	BLK R 0.103 4	480 C68	7•03'32" 7•03'32"	300.00' S86°41'57"E 300.00' S86°41'57"E	<u> </u>	36.96' 36.96'	L67 S43°43'05"W 14.16' L68 S07°07'41"W 65.20'	L145 S72°07'54"E L146 N30°21'54"E	14.26 <sup>°</sup> 14.14 <sup>°</sup>	L223 S30°21'54"W L224 S54°38'06"E	14.14' 22.98'	L301 S68•31'39"W L302 N21•28'21"W	143.86 <sup>°</sup> 20.00 <sup>°</sup>
2 BLK D 3 BLK D	0.140 6099 10	BLK H 0.190	8274 14 6539 15	BLK K 0.289 125	597 1X 996 2	BLK O 0.339 1476	58 18 24 19	BLK R 0.103 4	480 C69 480 C70	25°01'22" 24°14'59"	<u>300.00'</u> S12°16'58"W <u>30.00'</u> S63°14'25"W	129.98' 12.60'	131.02' 12.70'	L69     S07*07'41"W     32.47'       L70     S29*52'44"E     14.14'	L147 N59°38'06"W L148 N14°38'06"W	21.21	L225 N40°21′53″E L226 N35°21′54″E	<u>28.28</u> <u>19.28</u>	L303 N74°52'44"W L304 N34°31'56"E	<u>33.64'</u> <u>30.00'</u>
4 BLK D	0.140 6099 12	BLK H 0.157	6829     16	BLK K 0.107 46	500 2   573 3	BLK O 0.103 448	30 20	BLK R 0.103 4	480 <u>C72</u>	94°53'13" 24°14'59"	55.00' S81*26'28"E 30.00' N46*07'21"W	81.03 12.60'	91.08' 12.70'	L71 N26°06'41"E 16.04' L72 N46°18'32"W 14.13'	L149 N30°21°54″E L150 N59°38'06″W	21.21	L227 S28°49 10"E L228 S45°13'43"E	22.01	L305 S74°52°44″E L306 N02°27'14″E	28.51
5 BLK D 6 BLK D	0.140 6098 13 0.178 7738 14	BLK H 0.160 BLK H 0.178	6950 17 7750 18	BLK K 0.104 45 BLK K 0.103 44	531 4 482 5	BLK O 0.121 527 BLK O 0.122 530	74 21 )2 22	BLK R 0.103 4 BLK R 0.107 4	480 C74 669 C74	24°14'59" 141°17'52" 24°14'59"	<u> </u>	12.60 103.79' 12.60'	135.64' 12.70'	L73 S60 07 16 W 14.14 L74 S51°09'05"E 22.01'	L151 N14 38 06 W L152 S08*37'09"W	14.14'	L229 N44 46 17 E L230 N45°13'43"W	35.36'	L307 N80 <sup>-</sup> 24 34 E L308 S64°42'06"E	222.00
7 BLK D	0.194 8441 15	BLK H 0.138	6000 19	BLK K 0.103 44	480 6	BLK O 0.127 552	21 23	BLK R 0.110 4	800 C76	24 14 59 24°14'59" 138°29'57"	<u> </u>	12.60' 102.86'	12.70 12.70' 132.95'	L75 S15 27 50 W 15.29 L76 N77*31'59"W 19.74'	L155 S61 22 51 E L154 N11°06'45"E	34.33'	L231 544 46 17 W L232 S45°13'43"E	<u>14.14'</u>	L309     S89 51 16 E       L310     S80°24'34"W       L311     S36°20'29"E	<u>208.74'</u> 45.13'
8 BLK D 9 BLK D		BLK H 0.138 BLK H 0.182	<u>    6000       20     </u> 7907      21	BLK K 0.103 44 BLK K 0.138 60	480 7 031 8	BLK O 0.127 553 BLK O 0.127 552	30 24 28 25	BLK R 0.110 4 BLK R 0.110 4	800 <u>C77</u> 800 <u>C78</u> 800 <u>C79</u>	24°14'59" 24°14'59"	<u>30.00'</u> 30.00' S77*38'47"W 30.00' S78*06'14"E	12.60'	12.70'	L78 N37°17'13"E 36.99'	L156 S29*32'03"W	21.52'	L234 S45°13'43"E	21.21		40.15
10 BLK D		BLK I 0.222	9684 22	BLK K 0.154 67	700 9	BLK O 0.112 488		BLK R 0.110 4 BLK R 0.110 4	800 <u>C80</u>	138°29'57" 24°14'59"	55.00' S44°46'17"W	102.86' 12.60'	12.70' 132.95' 12.70'							
11 BLK D 12 BLK D		BLK I     0.199       BLK I     0.202	8806 24	BLK K 0.138 60 BLK K 0.138 60	DOO     10       DOO     11	BLK O 0.183 795 BLK O 0.288 1256	-	BLK R 0.110 4	800 C81 800 C82 800 C83	24°14'59" 119°24'21"	30.00'     S12*21'13"E       30.00'     S11*53'46"W       55.00'     N35*40'55"W	12.60' 94.98'	12.70' 114.62'							
13 BLK D 14 BLK D	0.165 7207 4	BLK I 0.182 BLK I 0.203	7930 25	BLK K 0.148 64	434 12 193 12	BLK O 0.114 496 BLK O 0.114 496	39     29       39     20	BLK R 0.110 4	800 C84 800 C85	<u>15°55'48"</u> 38°46'01"	229.00' S82°15'49"E 272.00' N86°19'05"E	63.46' 180.55'	63.67' 184.04'							
15 BLK D	0.102 4442 6	BLK I 0.375	16341 27	BLK K 0.149 64	493 <u>14</u>	BLK O 0.105 457	70 31	BLK R 0.110 4	800 <u>C86</u> 800 <u>C87</u>	43°36'44" 52°20'14"	200.00' S36°26'28"E 671.50' N26°23'50"W	148.59' 592.28'	152.24' 613.39'				Α			
16 BLK D 17 BLK D		BLK I 0.348 BLK I 0.229	1517328998229	BLK K 0.149 64 BLK K 0.149 64	493 15 493 16	BLK O 0.103 448 BLK O 0.169 735		BLK R 0.110 4 BLK R 0.110 4	800 C88 800 C89	24°14'59" 138°29'57"	30.00'     S00°18'09"E       55.00'     N56°49'20"E       30.00'     N66°03'10"W	12.60' 102.86'	12.70' 132.95'				FINAL PI	LAT		
18 BLK D	0.128 5580 9	BLK I 0.220	9563 30	BLK K 0.160 69	953 1	BLK P 0.177 772	27 34	BLK R 0.161 7	C90       005     C91	24°14'59" 24°14'59"	30.00' S89°41'51"W	12.60' 12.60'	12.70' 12.70'			CO	of Le Ranch, I	PHASE 1		
19 BLK D 1 BLK E		BLK I     0.199       BLK I     0.183	8665 1 7984 2	BLK L 0.155 67 BLK L 0.111 48	751 2 316 3	BLK P 0.129 560 BLK P 0.212 924		BLK R     0.898     39       BLK Z     5.980     260	120 C92 503 C93	138°29'57" 24°14'59"	55.00'     N33°10'40"W       30.00'     N23°56'50"E       30.00'     N33°20'24"E	102.86' 12.60'	132.95' 12.70' 12.70'			, BLOCK A;	LOTS 1-16, BL	OCK B; LO	OTS 1-15, BLC	
2 BLK E	0.168 7297 12	BLK I 0.178	7766 3	BLK L 0.152 66	522 <u>4</u>	BLK P     0.175     764       BLK P     0.144     645		BLK Z 0.169 7	367 C94 C95	24°14'59" 138°29'57"	55.00'   S89°32'06"E	102.86'	132.95'			•	; LOTS 1-19, B ; LOTS 1-17, BI		-	÷
3 BLK E 4 BLK E	0.167     7260     13       0.167     7260     14	BLK I     0.178       BLK I     0.178	//51     4       7751     5	BLK L 0.152 66 BLK L 0.108 47	508 5 707 6	BLK P 0.141 615 BLK P 0.141 613	53     73       33     74	BLK Z 0.173 7 BLK Z 0.168 7	536     C96       311     C97       C98     C98	24°14'59" 27°19'22"	30.00'     N32°24'37"W       351.45'     S39°29'55"W       438.71'     N89°21'23"W	12.60' 166.01'	12.70' 167.60'		LOTS 1-23, 242	X-25X, 26-4	2, BLOCK J; LO	OTS 1-6, 7	'X-8X, & 9-30,	, BLOCK K;
5 BLK E	0.170 7397 15	BLK I 0.182	7935 6	BLK L 0.108 47	707 7X	BLK P 0.328 1426	67 75	BLK Z 0.165 7	200 <b>C98</b>	47°39'25"	438.71 <sup>°</sup>   N89 <sup>•</sup> 21'23"W	354.48'	364.91'				4-27, BLOCK L; & 19-28, BLOCK	•	•	-
6 BLK E 7 BLK E	0.199     8649     16       0.248     10799     17	BLK I     0.217       BLK I     0.199	<u>9448</u> 7 8670 8	BLK L 0.169 73 BLK L 0.145 63	372 8 321 9	BLK P     0.122     530       BLK P     0.102     445		BLK Z 0.165 7 BLK Z 0.165 7	200 200						LOTS 1-6,	7X, 8-18, 8	& 19X, BLOCK I	P; LOTS 1	X & 2-19, BLC	DCK Q;
8 BLK E	0.188 8170 18	BLK I 0.179	7793 9	BLK L 0.101 44	400 10	BLK P 0.102 445	51 78	BLK Z 0.165 7	191						LOTS 1-34 &		CK R; & LOTS 7 784 Sq.Ft. OR '			BLOCK Z
9 BLK E 10 BLK E		BLK I     0.173       BLK I     0.168	7325 10 7325	BLK L 0.101 44	+00 <u>11</u> 400 <u>12</u>	BLK P 0.102 445	51 79 31 80	BLK Z 0.181 7 BLK Z 0.201 8	<del>304</del> 735							4	417 RESIDENTI	AL LOTS	-	
11 BLK E	0.132 5730 21	BLK I 0.170	7421 12 7836 13X		936 13	BLK P 0.158 690	04 81 06 82X	BLK Z 0.191 8 BLK Z 5.702 248	324								18 OPEN SPAC In the			
12     BLK E       13     BLK E	0.197 8586 23	BLK I 0.180 BLK I 0.184	7836 13X 8036 14	BLK L     0.323     140       BLK L     0.161     70	004 15	BLK P     0.115     499       BLK P     0.118     511	19 83X	BLK Z 8.601 374	653								D SURVEY, AB	STRACT NO		
14 BLK E 5 15 BLK E		BLK I 0.204 BLK I 0.218	8901 15 9497 16	BLK L 0.101 44	400 16	BLK P     0.120     524       BLK P     0.120     523		BLK Z 21.149 921 BLK Z 3.018 131								IE J.W. KJE	LBERG SURVEY Of Denton, De	NTON COU	CT NO. 1610 JNTY TFYAS	
16 BLK E	0.167 7261 1	BLK J 0.206	3437     16       8965     17	BLK L 0.101 42 BLK L 0.101 44	400 18	BLK P 0.154 672	25											F		
17 BLK E 18 BLK E	0.167     7260     2       0.170     7402     3	BLK J 0.133 BLK J 0.136	5804 18 5926 10	BLK L 0.143 62 BLK L 0.169 73	249 19X 380 20	BLK P 0.325 1416 BLK P 0.141 615									THE		EVELOPER: Ch company, l		PROJECT NUMBER DAT REVIEW # 2	R:FP25-0023
19 BLK E	0.263 11443 4	BLK J 0.192	8357 20	BLK L 0.103 44	483 21	BLK P 0.114 495	50									/ HICKORY :	STREET, SUITE	100	DATE: 6/18/2025	
1 BLK F	0.199 8666 5	BLK J 0.138	6029 21	BLK L 0.102 44	440 22	BLK P 0.101 440	00										, TX 76201 40) 328-2379		STATUS: RECCOM CONDITIONAL APF	
¢VEY∖ Σ																١			Compliance w	with Denton
SUP																	DVEVING IN		Development C	Code Section



6060 North Central ExpresswayPhone 469.621.0710Suite 400Dallas, Texas 75206T.B.P.E.L.S. Firm No. 10194382CONTACT: Lauren Gilstrap Phone:CONTACT: Lauren Gilstrap Phone:City of Denton Project No.: PF25-0023Date: JUNE 2025JOB NO. 0136

1 A

Development Code Section 8.3.2.A, which requires the approval of Civil Engineering Plans prior to plat approval, must be achieved in order for the Final Plat to be updated as needed and approved for construction of Phase 1 to commence.

### **OWNER'S CERTIFICATE**

### STATE OF TEXAS COUNTY OF DENTON

BEING A 155 275 ACRE TRACT OF LAND SITUATED IN THE J. MCDONALD SURVEY ABSTRACT NO. 873 AND THE J.W. KJELBERG SURVEY, ABSTRACT NO. 1610, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING PART OF A 534.394 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", TO THE COLE RANCH COMPNAY, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 155.275 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT FOUND FOR THE SOUTHERN MOST SOUTHWEST CORNER OF SAID "TRACT 2" AND THE COMMON SOUTHEAST CORNER OF AN 87.5404 ACRE TRACT OF LAND CONVEYED AS SL288 - PARCEL 5, TO THE STATE OF TEXAS, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-46217, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM - TO - MARKET (F.M.) ROAD NO. 2449, (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING A 20.281 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AND THE COUNTY OF DENTON, AS RECORDED IN VOLUME 489, PAGE 551, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE WESTERLY LINE OF SAID "TRACT 2" AND THE COMMON EASTERLY LINE OF SAID 87.5404 ACRE TRACT, THE FOLLOWING COURSES AND

NORTH 21 DEGREES 09 MINUTES 06 SECONDS WEST, A DISTANCE OF 31.00 FEET TO A TXDOT MONUMENT FOUND FOR CORNER

NORTH 52 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 68.40 FEET TO A TXDOT MONUMENT FOR CORNER;

NORTH 75 DEGREES 36 MINUTES 30 SECONDS WEST. A DISTANCE OF 47 19 FFFT TO A TXDOT MONUMENT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 20 SECONDS, A RADIUS OF 1998.03 FEET, AND A LONG CHORD THAT BEARS NORTH 43 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 461,80 FEET:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 462.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A TXDOT MONUMENT FOUND ALONG SAID COMMON LINE BEARS NORTHERLY, AN ARC DISTANCE OF 24.86

THENCE, OVER AND ACROSS SAID "TRACT 2" THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 98.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 21.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 50 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 96.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "I JA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 10 SECONDS, A RADIUS OF 2055.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 94.54 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 94,55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER

NORTH 17 DEGREES 31 MINUTES 48 SECONDS WEST, A DISTANCE OF 569,79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING"

NORTH 02 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 942.72 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 12 DEGREES 26 MINUTES 59 SECONDS EAST, A DISTANCE OF 1231.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 65 DEGREES 15 MINUTES 58 SECONDS EAST, A DISTANCE OF 897.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 89 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 541.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 29 DEGREES 26 MINUTES 05 SECONDS EAST. A DISTANCE OF 27.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 73 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 29.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 85 DEGREES 58 MINUTES 27 SECONDS EAST, A DISTANCE OF 587.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 75 DEGREES 16 MINUTES 35 SECONDS EAST, A DISTANCE OF 309.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 16 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 233,55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 74 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 67.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 69 DEGREES 32 MINUTES 58 SECONDS WEST, A DISTANCE OF 68.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 61 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 35 SECONDS, A RADIUS OF 227.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 13.07 FEET:

ALONG SAID NON- TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 25 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 95.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 09 MINUTES 54 SECONDS EAST, A DISTANCE OF 14.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 35 MINUTES 55 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 35 SECONDS, A RADIUS OF 722.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 144.06 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT. AN ARC DISTANCE OF 144.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 12 MINUTES 20 SECONDS A RADIUS OF 472 50 FEET AND A LONG CHORD THAT BEARS SOUTH 43 DEGREES 51 MINUTES 20 SECONDS WEST, A DISTANCE OF 198.13 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 199.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 31 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 422.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 43 MINUTES 54 SECONDS. A RADIUS OF 277.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 07 MINUTES 07 SECONDS WEST, A DISTANCE OF 156.38 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 158.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 22 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 14.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 20 DEGREES 33 MINUTES 31 SECONDS EAST, A DISTANCE OF 234.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 69 DEGREES 26 MINUTES 29 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 20 DEGREES 33 MINUTES 31 SECONDS EAST, A DISTANCE OF 17.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 41 MINUTES 19 SECONDS. A RADIUS OF 467.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 302.00 FEET:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 307.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 58 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 550.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 432.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 64 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.33 FEET

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 89.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 19 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 67 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 21.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 01 MINUTE 23 SECONDS, A RADIUS OF 272.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 104.10 FEET

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 104.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER:

SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, A DISTANCE OF 772.13 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID "TRACT 2" AND THE COMMON NORTH RIGHT-OF-WAY LINE OF AFORESAID F.M. 2449:

THENCE, ALONG SAID COMMON LINES, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, A DISTANCE OF 1521.73

FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 749.54 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 155.275 ACRES OF LAND.

## DRAINAGE AND DETENTION EASEMENTS

THIS PLAT IS HEREBY ADOPTED BY THE HOMEOWNERS ASSOCIATION AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE DRAINAGE AND DETENTION EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENTS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENTS, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENTS. AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY, THE HOMEOWNERS ASSOCIATION SHALL KEEP THE DRAINAGE AND DETENTION EASEMENTS CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. AND, THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOMEOWNERS ASSOCIATION TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENTS TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE HOMEOWNERS ASSOCIATION WRITTEN NOTICE OF SUCH OBSTRUCTION AND THE HOMEOWNERS ASSOCIATION FAILS TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOMEOWNERS ASSOCIATION REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENTS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENTS OR OTHERWISE.

- 1) THE PURPOSE OF THIS PLAT IS TO DEDICATE 417 RESIDENTIAL LOTS AND 18 OPEN SPACE LOTS.
- 2) BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010). DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986).
- 4) THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 1002-409117-RTT, EFFECTIVE DATE FEBRUARY 19, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5) THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.
- 6) 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/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) APPROVAL OF THIS PLAT WILL EXPIRE 2 YEARS FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.
- 8) THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION.
- 9) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 10) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:

a) THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND

b) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT

c) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OF FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON.

- 11) MAINTENANCE OF ALL PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES ONSITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF DENTON SHALL HAVE NO RESPONSIBILITY TO MAINTAIN SUCH FACILITIES.
- 12) ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED
- 13) A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4 MUST BE MET PRIOR TO THE RELEASE OF ANY PERMITS
- 14) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON. EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIFU OF CONSTRUCTION AGREEMENT PER DDC 7 8 7D HAS BEEN APPROVED BY THE CITY OF DENTON. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE **FINALED**
- 15) WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.

- 18) WATER & WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.
- 19) ALL DRAINAGE EASEMENT ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 20 FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 48121C, EFFECTIVE DATE APRIL 18, 2011, AND THAT MAP INDICATES AS SCALED. THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE A AND FLOOD ZONE AE PER AS SHOWN ON PANEL 0365G OF SAID MAP.
- 26) THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 27) AS REQUIRED BY SECTION 8.2.5B OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS. EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
- 32) GAS WELL NOTIFICATION DISCLOSURE: LOTS INDICATED WITH \* ARE WITHIN 1000 FEET OF GAS WELL DRILLING AND PRODUCTIONS SITE(S) WITH PRODUCING WELLS, AND THE POSSIBILITY THAT EXISTING WELLS MAY BE RE-DRILLED AND/ OR RE-FRACTURE STIMULATED IN THE FUTURE. A VICINITY MAP SHOWING THE LOCATION OF THE SITES IN RELATION TO THE LOTS IS PROVIDED ON THIS PLAT. AS OF THE DATE OF THIS PLAT, THESE ARE PRODUCING WELLS. ADDITIONAL DRILLING AND/OR FRACKING OPERATIONS MAY OCCUR ON (THIS/ EITHER OF THESE) SITE(S) IN THE FUTURE.
- 33) IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE 'CODE'). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- 34) ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 8.3.6.J OF THE DEVELOPMENT CODE OF THE CITY OF DENTON.
- 38) PUBLIC TRAILS AND PARK AMENITIES SHALL BE SITED ON THE PUBLIC ACCESS EASEMENT PURSUANT TO AN AGREEMENT BETWEEN THE OWNER AND THE CITY OF DENTON
- 44) ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED
- 45) BLOCK F. LOT 19 CONTAINS A PLUGGED GAS WELL.
- 46) ALL LOTS SHALL CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS PER COUNTY CLERK'S FILE NO. 2014-26531
- 47) THE FOLLOWING HOA-OWNED AND MAINTAINED OPEN SPACES WILL INCLUDE ACCESS EASEMENT (PAE) AND BE OPEN TO THE PUBLIC: POCKET PARKS, REGIONAL (10') TRAILS, AND COMMUNITY (6') TRAILS
- 48) LOT 82X, BLOCK Z IS A PROPOSED AMENITY CENTER.
- 49) LOT 83X, BLOCK Z IS A NEIGHBORHOOD PARK AND PUBLIC ACCESS EASEMENT. DEDICATED TO THE CITY OF DENTON AS PARK LAND DEDICATION LOT
- 50) THE FRONT ELEVATION OF LOT TYPE R7-40 FRONTING MEWS AND MN-TH FRONTING OPEN SPACES IN BLOCKS L, O, & P WILL BE ORIENTED TO THE HOA OPEN SPACE AREA AND BUILDINGS WILL HAVE A MINIMUM 10' SETBACK TO THE OPEN SPACE LOT LINE.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF DENTON NAME IS

NOTARY ID#\_\_\_\_\_

SURVEY DOCUMENT.

### STATE OF TEXAS COUNTY OF DALLAS

STATED.

NOTARY ID#\_\_\_

# OWNER'S DEDICATION

THAT THE COLE RANCH COMPANY, L.P., DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HREINABOVE DESCRIBED PROPERTY AS COLE RANCH, PHASE 1A, AN ADDITION TO THE CITY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. 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, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON OVER OR ACROSS THE EASEMENTS AS SHOWN. THE CITY OF DENTON 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 SAID EASEMENTS. THE CITY OF DENTON 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 METER, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025

ON BEHALF OF: THE COLE RANCH COMPANY, L.P., A TEXAS DOMESTIC LIMITED PARTNERSHIP

D	ĭ	•	

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

# PLANNING AND ZONING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF COLE RANCH, PHASE 1, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_

CHAIR, PLANNING & ZONING COMMISSION

CITY SECRETARY

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY, MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT UPON COMPLETION OF CONSTRUCTION 5/8" IRON RODS CAPPED "LJA SURVEYING" WILL BE SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

CHRIS MATTEO REGISTERED PROFESSIONAL LAND SURVEYOR **TEXAS REGISTRATION NO. 6501** 



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



COLE RANCH, PHASE 1A

LOTS 1-18, BLOCK A; LOTS 1-16, BLOCK B; LOTS 1-15, BLOCK C; LOTS 1-19, BLOCK D; LOTS 1-19, BLOCK E; LOTS 1-27, BLOCK F; LOTS 1-15, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-25, BLOCK I; LOTS 1-23, 24X-25X, 26-42, BLOCK J; LOTS 1-6, 7X-8X, & 9-30, BLOCK K; LOTS 1-12, 13X, & 14-27, BLOCK L; LOTS 1X & 2-16, BLOCK M; LOTS 1-16, 17X-18X, & 19-28, BLOCK N; LOTS 1X & 2-16, BLOCK O; LOTS 1-6, 7X, 8-18, & 19X, BLOCK P; LOTS 1X & 2-19, BLOCK Q; LOTS 1-34 & 35X, BLOCK R; & LOTS 71X, 72-81 & 82X-85X, BLOCK Z 6,763,784 Sq.Ft. OR 155.275 ACRES **417 RESIDENTIAL LOTS** 

**18 OPEN SPACE LOTS** 

IN THE

J. McDONALD SURVEY, ABSTRACT NO. 873 AND THE J.W. KJELBERG SURVEY, ABSTRACT NO. 1610 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS

**OWNER/DEVELOPER:** THE COLE RANCH COMPANY, L.P. **512 W HICKORY STREET, SUITE 100 DENTON, TX 76201 PHONE: (940) 328-2379** 



Phone 469.621.0710

6060 North Central Expressway Suite 400 Dallas, Texas 75206 CONTACT: Lauren Gilstrap Phone:

T.B.P.E.L.S. Firm No. 10194382 City of Denton Project No.: PF25-0023 Date: JUNE 2025 JOB NO. 0136

PROJECT NUMBER: FP25-0023 DAT REVIEW # 2 DATE: 6/18/2025 **STATUS: RECCOMEND** CONDITIONAL APPROVAL

SHEET 5 OF S

**Compliance with Denton Development Code Section** 8.3.2.A, which requires the approval of Civil Engineering Plans prior to plat approval, must be achieved in order for the Final Plat to be updated as needed and approved for construction of Phase 1 to commence.