

A
FINAL PLAT
OF
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

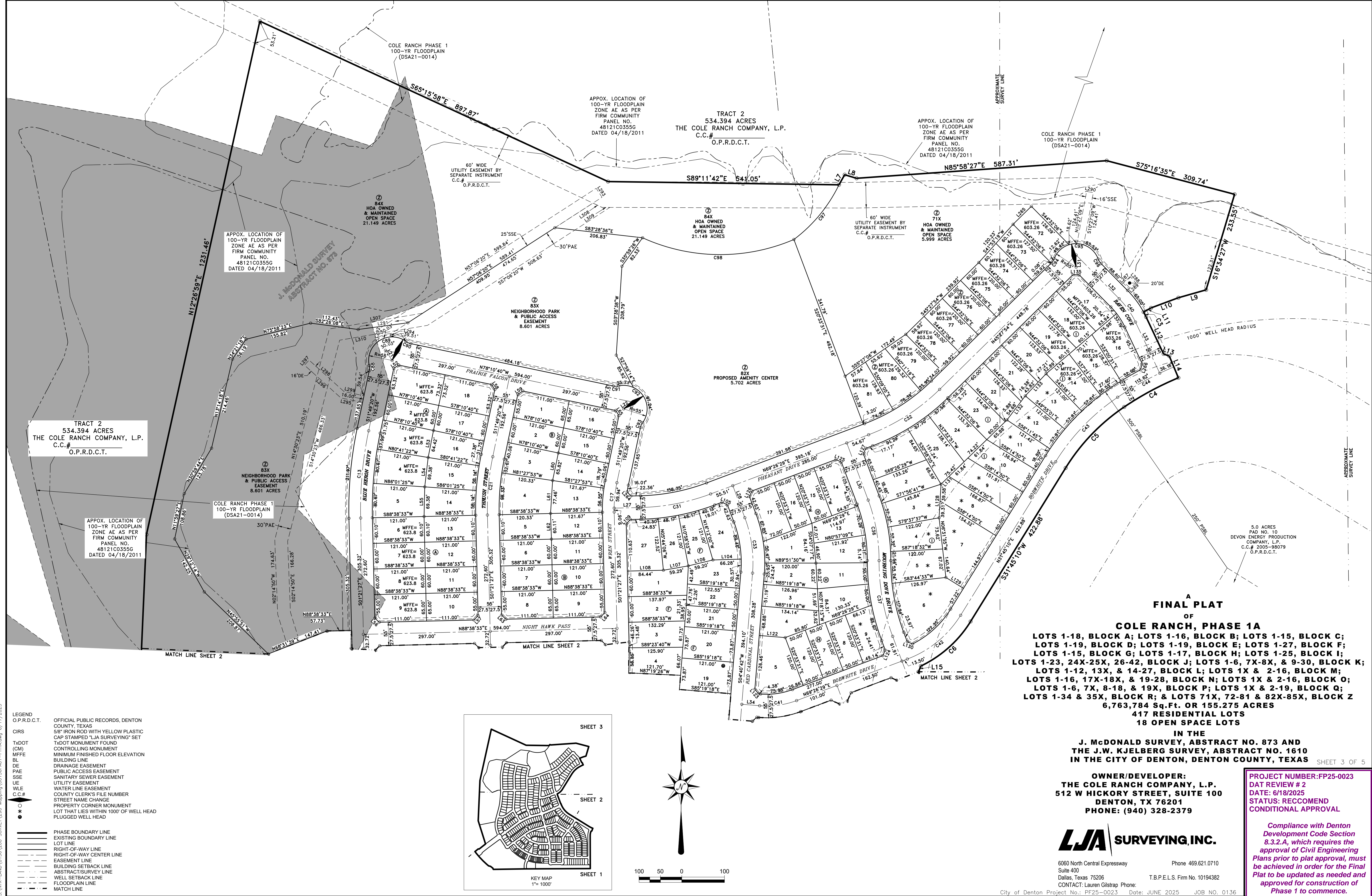
OWNER/DEVELOPER:
THE COLE RANCH COMPANY, L.P.
512 W HICKORY STREET, SUITE 100
DENTON, TX 76201
PHONE: (940) 328-2379

LJA SURVEYING, INC.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206
CONTACT: Lauren Gilstrap Phone: 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

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

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.



| LOT AREA TABLE | | | | | | | | | | | | | | | |
|----------------|-------|-------|--------|-----|-------|-------|--------|-----|-------|-------|--------|-----|-------|---------|--------|
| LOT | BLOCK | ACRES | Sq.Ft. | LOT | BLOCK | ACRES | Sq.Ft. | LOT | BLOCK | ACRES | Sq.Ft. | LOT | BLOCK | ACRES | Sq.Ft. |
| 1 | BLK A | 0.203 | 8822 | 2 | BLK F | 0.186 | 8121 | 6 | BLK J | 0.102 | 4440 | 22 | BLK L | 0.102 | 4440 |
| 2 | BLK A | 0.167 | 7260 | 3 | BLK F | 0.179 | 7819 | 7 | BLK J | 0.102 | 4440 | 23 | BLK L | 0.137 | 5966 |
| 3 | BLK A | 0.187 | 8132 | 4 | BLK F | 0.177 | 7704 | 8 | BLK J | 0.102 | 4440 | 24 | BLK L | 0.175 | 7601 |
| 4 | BLK A | 0.209 | 9117 | 5 | BLK F | 0.171 | 7441 | 9 | BLK J | 0.102 | 4440 | 25 | BLK L | 0.115 | 4995 |
| 5 | BLK A | 0.209 | 9117 | 6 | BLK F | 0.167 | 7240 | 10 | BLK J | 0.102 | 4440 | 26 | BLK L | 0.115 | 4995 |
| 6 | BLK A | 0.167 | 7272 | 7 | BLK F | 0.168 | 7328 | 11 | BLK J | 0.102 | 4440 | 27 | BLK L | 0.167 | 7266 |
| 7 | BLK A | 0.167 | 7260 | 8 | BLK F | 0.209 | 9100 | 12 | BLK J | 0.102 | 4440 | 1X | BLK M | 10.333 | 450099 |
| 8 | BLK A | 0.167 | 7260 | 9 | BLK F | 0.258 | 11221 | 13 | BLK J | 0.107 | 4647 | 2 | BLK M | 0.116 | 5035 |
| 9 | BLK A | 0.179 | 7815 | 10 | BLK F | 0.160 | 6967 | 14 | BLK J | 0.107 | 4658 | 3 | BLK M | 0.110 | 4810 |
| 10 | BLK A | 0.179 | 7815 | 11 | BLK F | 0.127 | 5550 | 15 | BLK J | 0.137 | 5986 | 4 | BLK M | 0.133 | 5796 |
| 11 | BLK A | 0.167 | 7260 | 12 | BLK F | 0.127 | 5550 | 16 | BLK J | 0.137 | 5987 | 5 | BLK M | 0.105 | 4566 |
| 12 | BLK A | 0.167 | 7260 | 13 | BLK F | 0.153 | 6677 | 17 | BLK J | 0.107 | 4658 | 6 | BLK M | 0.053 | 2301 |
| 13 | BLK A | 0.167 | 7272 | 14 | BLK F | 0.158 | 6896 | 18 | BLK J | 0.107 | 4658 | 7 | BLK M | 0.053 | 2300 |
| 14 | BLK A | 0.176 | 7679 | 15 | BLK F | 0.158 | 6901 | 19 | BLK J | 0.107 | 4658 | 8 | BLK M | 0.053 | 2300 |
| 15 | BLK A | 0.176 | 7679 | 16 | BLK F | 0.155 | 6757 | 20 | BLK J | 0.112 | 4872 | 9 | BLK M | 0.053 | 2301 |
| 16 | BLK A | 0.171 | 7460 | 17 | BLK F | 0.139 | 6050 | 21 | BLK J | 0.102 | 4440 | 10 | BLK M | 0.090 | 3916 |
| 17 | BLK A | 0.167 | 7260 | 18 | BLK F | 0.139 | 6050 | 22 | BLK J | 0.102 | 4440 | 11 | BLK M | 0.090 | 3916 |
| 18 | BLK A | 0.203 | 8822 | 19 | BLK F | 0.205 | 8938 | 23 | BLK J | 0.102 | 4440 | 12 | BLK M | 0.053 | 2301 |
| 1 | BLK B | 0.179 | 7815 | 20 | BLK F | 0.205 | 8938 | 24X | BLK J | 0.034 | 1503 | 13 | BLK M | 0.053 | 2300 |
| 2 | BLK B | 0.167 | 7260 | 21 | BLK F | 0.139 | 6050 | 25X | BLK J | 0.099 | 4302 | 14 | BLK M | 0.053 | 2300 |
| 3 | BLK B | 0.192 | 8377 | 22 | BLK F | 0.140 | 6085 | 26 | BLK J | 0.138 | 6000 | 15 | BLK M | 0.053 | 2301 |
| 4 | BLK B | 0.245 | 10668 | 23 | BLK F | 0.166 | 7244 | 27 | BLK J | 0.138 | 6000 | 16 | BLK M | 0.100 | 4350 |
| 5 | BLK B | 0.166 | 7252 | 24 | BLK F | 0.211 | 9197 | 28 | BLK J | 0.141 | 6144 | 1 | BLK N | 0.100 | 4350 |
| 6 | BLK B | 0.167 | 7260 | 25 | BLK F | 0.149 | 6471 | 29 | BLK J | 0.142 | 6202 | 2 | BLK N | 0.053 | 2301 |
| 7 | BLK B | 0.167 | 7260 | 26 | BLK F | 0.150 | 6516 | 30 | BLK J | 0.142 | 6202 | 3 | BLK N | 0.053 | 2300 |
| 8 | BLK B | 0.179 | 7815 | 27 | BLK F | 0.220 | 9600 | 31 | BLK J | 0.142 | 6202 | 4 | BLK N | 0.053 | 2300 |
| 9 | BLK B | 0.179 | 7815 | 1 | BLK G | 0.139 | 6045 | 32 | BLK J | 0.142 | 6202 | 5 | BLK N | 0.053 | 2301 |
| 10 | BLK B | 0.167 | 7260 | 2 | BLK G | 0.129 | 5602 | 33 | BLK J | 0.142 | 6202 | 6 | BLK N | 0.090 | 3916 |
| 11 | BLK B | 0.167 | 7260 | 3 | BLK G | 0.131 | 5727 | 34 | BLK J | 0.142 | 6202 | 7 | BLK N | 0.081 | 3512 |
| 12 | BLK B | 0.167 | 7293 | 4 | BLK G | 0.140 | 6077 | 35 | BLK J | 0.142 | 6202 | 8 | BLK N | 0.053 | 2301 |
| 13 | BLK B | 0.185 | 8072 | 5 | BLK G | 0.261 | 11384 | 36 | BLK J | 0.140 | 6085 | 9 | BLK N | 0.053 | 2300 |
| 14 | BLK B | 0.173 | 7545 | 6 | BLK G | 0.150 | 6533 | 37 | BLK J | 0.138 | 6000 | 10 | BLK N | 0.053 | 2300 |
| 15 | BLK B | 0.167 | 7260 | 7 | BLK G | 0.123 | 5373 | 38 | BLK J | 0.138 | 6000 | 11 | BLK N | 0.053 | 2301 |
| 16 | BLK B | 0.179 | 7815 | 8 | BLK G | 0.115 | 4995 | 39 | BLK J | 0.138 | 6000 | 12 | BLK N | 0.053 | 2304 |
| 1 | BLK C | 0.324 | 14128 | 9 | BLK G | 0.102 | 4440 | 40 | BLK J | 0.138 | 6000 | 13 | BLK N | 0.107 | 4654 |
| 2 | BLK C | 0.167 | 7260 | 10 | BLK G | 0.164 | 7148 | 41 | BLK J | 0.138 | 6000 | 14 | BLK N | 0.129 | 5632 |
| 3 | BLK C | 0.170 | 7366 | 11 | BLK G | 0.162 | 7054 | 42 | BLK J | 0.160 | 6983 | 15 | BLK N | 0.108 | 4716 |
| 4 | BLK C | 0.178 | 7762 | 12 | BLK G | 0.143 | 6250 | 1 | BLK K | 0.144 | 6254 | 16 | BLK N | 0.119 | 5182 |
| 5 | BLK C | 0.179 | 7817 | 13 | BLK G | 0.143 | 6250 | 2 | BLK K | 0.110 | 4800 | 17X | BLK N | 0.763 | 33222 |
| 6 | BLK C | 0.187 | 8155 | 14 | BLK G | 0.143 | 6250 | 3 | BLK K | 0.110 | 4800 | 18X | BLK N | 2.967 | 129221 |
| 7 | BLK C | 0.193 | 8424 | 15 | BLK G | 0.154 | 6712 | 4 | BLK K | 0.110 | 4809 | 19 | BLK N | 0.142 | 6202 |
| 8 | BLK C | 0.266 | 11589 | 1 | BLK H | 0.196 | 8523 | 5 | BLK K | 0.117 | 5103 | 20 | BLK N | 0.175 | 7636 |
| 9 | BLK C | 0.323 | 14064 | 2 | BLK H | 0.156 | 6774 | 6 | BLK K | 0.132 | 5760 | 21 | BLK N | 0.169 | 7345 |
| 10 | BLK C | 0.182 | 7921 | 3 | BLK H | 0.153 | 6682 | 7X | BLK K | 0.072 | 3155 | 22 | BLK N | 0.166 | 7250 |
| 11 | BLK C | 0.167 | 7260 | 4 | BLK H | 0.185 | 8059 | 8X | BLK K | 0.084 | 3673 | 23 | BLK N | 0.166 | 7250 |
| 12 | BLK C | 0.174 | 7563 | 5 | BLK H | 0.265 | 11552 | 9 | BLK K | 0.118 | 5126 | 24 | BLK N | 0.166 | 7250 |
| 13 | BLK C | 0.167 | 7260 | 6 | BLK H | 0.138 | 6000 | 10 | BLK K | 0.109 | 4729 | 25 | BLK N | 0.166 | 7250 |
| 14 | BLK C | 0.167 | 7260 | 7 | BLK H | 0.138 | 6000 | 11 | BLK K | 0.114 | 4961 | 26 | BLK N | 0.166 | 7250 |
| 15 | BLK C | 0.195 | 8486 | 8 | BLK H | 0.138 | 6000 | 12 | BLK K | 0.120 | 5219 | 27 | BLK N | 0.166 | 7250 |
| 1 | BLK D | 0.166 | 7222 | 9 | BLK H | 0.166 | 7246 | 13 | BLK K | 0.129 | 5605 | 28 | BLK N | 0.288 | 11694 |
| 2 | BLK D | 0.140 | 6099 | 10 | BLK H | 0.190 | 8274 | 14 | BLK K | 0.289 | 12597 | 1X | BLK O | 0.369 | 1678 |
| 3 | BLK D | 0.140 | 6099 | 11 | BLK H | 0.150 | 6539 | 15 | BLK K | 0.115 | 4996 | 2 | BLK O | 0.134 | 5824 |
| 4 | BLK D | 0.140 | 6099 | 12 | BLK H | 0.157 | 6829 | 16 | BLK K | 0.107 | 4673 | 3 | BLK O | 0.103 | 4480 |
| 5 | BLK D | 0.140 | 6098 | 13 | BLK H | 0.160 | 6950 | 17 | BLK K | 0.104 | 4531 | 4 | BLK O | 0.121 | 5274 |
| 6 | BLK D | 0.178 | 7738 | 14 | BLK H | 0.178 | 7750 | 18 | BLK K | 0.103 | 4482 | 5 | BLK O | 0.122 | 5302 |
| 7 | BLK D | 0.194 | 8441 | 15 | BLK H | 0.138 | 6000 | 19 | BLK K | 0.103 | 4480 | 6 | BLK O | 0.127 | 5521 |
| 8 | BLK D | 0.129 | 5632 | 16 | BLK H | 0.138 | 6000 | 20 | BLK K | 0.103 | 4480 | 7 | BLK O | 0.127 | 5530 |
| 9 | BLK D | 0.127 | 5550 | 17 | BLK H | 0.182 | 7907 | 21 | BLK K | 0.138 | 6031 | 8 | BLK O | 0.127 | 5528 |
| 10 | BLK D | 0.127 | 5550 | 1 | BLK I | 0.222 | 9684 | 22 | BLK K | 0.154 | 6700 | 9 | BLK O | 0.112 | 4889 |
| 11 | BLK D | 0.127 | 5550 | 2 | BLK I | 0.199 | 8663 | 23 | BLK K | 0.138 | 6000 | 10 | BLK O | 0.183 | 7957 |
| 12 | BLK D | 0.131 | 5705 | 3 | BLK I | 0.202 | 8806 | 24 | BLK K | 0.138 | 6000 | 11 | BLK O | 0.288 | 12561 |
| 13 | BLK D | 0.165 | 7207 | 4 | BLK I | 0.182 | 7930 | 25 | BLK K | 0.148 | 6434 | 12 | BLK O | 0.114 | 4969 |
| 14 | BLK D | 0.145 | 6295 | 5 | BLK I | 0.203 | 8858 | 26 | BLK K | 0.149 | 6493 | 13 | BLK O | 0.114 | 4969 |
| 15 | BLK D | 0.102 | 4442 | 6 | BLK I | 0.375 | 16341 | 27 | BLK K | 0.149 | 6493 | 14 | BLK O | 0.105 | 4570 |
| 16 | BLK D | 0.102 | 4440 | 7 | BLK I | 0.348 | 15173 | 28 | BLK K | 0.149 | 6493 | 15 | BLK O | 0.103 | 4480 |
| 17 | BLK D | 0.114 | 4960 | 8 | BLK I | 0.229 | 9982 | 29 | BLK K | 0.149 | 6493 | 16 | BLK O | 0.169 | 7350 |
| 18 | BLK D | 0.128 | 5580 | 9 | BLK I | 0.220 | 9563 | 30 | BLK K | 0.160 | 6953 | 1 | BLK P | 0.177 | 7727 |
| 19 | BLK D | 0.216 | 9388 | 10 | BLK I | 0.199 | 8665 | 1 | BLK L | 0.155 | 6751 | 2 | BLK P | 0.129 | 5606 |
| 1 | BLK E | 0.228 | 9939 | 11 | BLK I | 0.183 | 7984 | 2 | BLK L | 0.111 | 4816 | 3 | BLK P | 0.212 | 9247 |
| 2 | BLK E | 0.168 | 7297 | 12 | BLK I | 0.178 | 7766 | 3 | BLK L | 0.152 | 6622 | 4 | BLK P | 0.175 | 7642 |
| 3 | BLK E | 0.167 | 7260 | 13 | BLK I | 0.178 | 7751 | 4 | BLK L | 0.152 | 6608 | 5 | BLK P | 0.141 | 6153 |
| 4 | BLK E | 0.167 | 7260 | 14 | BLK I | 0.178 | 7751 | 5 | BLK L | 0.108 | 4707 | 6 | BLK P | 0.141 | 6133 |
| 5 | BLK E | 0.170 | 7397 | 15 | BLK I | 0.182 | 7935 | 6 | BLK L | 0.108 | 4707 | 7X | BLK P | 0.328 | 14267 |
| 6 | BLK E | 0.199 | 8649 | 16 | BLK I | 0.217 | 9448 | 7 | BLK L | 0.169 | 7372 | 8 | BLK P | 0.122 | 5306 |
| 7 | BLK E | 0.248 | 10799 | 17 | BLK I | 0.199 | 8670 | 8 | BLK L | 0.145 | 6321 | 9 | BLK P | 0.102 | 4451 |
| 8 | BLK E | 0.188 | 8170 | 18 | BLK I | 0.179 | 7793 | 9 | BLK L | 0.101 | 4400 | 10 | BLK P | 0.102 | 4451 |
| 9 | BLK E | 0.157 | 6855 | 19 | BLK I | 0.173 | 7539 | 10 | BLK L | 0.101 | 4400 | 11 | BLK P | 0.102 | 4451 |
| 10 | BLK E | 0.132 | 5730 | 20 | BLK I | 0.168 | 7325 | 11 | BLK L | 0.101 | 4400 | 12 | BLK P | 0.153 | 6681 |
| 11 | BLK E | 0.132 | 5730 | 21 | BLK I | 0.170 | 7421 | 12 | BLK L | 0.159 | 6936 | 13 | BLK P | 0.158 | 6904 |
| 12 | BLK E | 0.157 | 6826 | 22 | BLK I | 0.180 | 7836 | 13X | BLK L | 0.323 | 14073 | 14 | BLK P | 0.115 | 4996 |
| 13 | BLK E | 0.197 | 8586 | 23 | BLK I | 0.184 | 8036 | 14 | BLK L | 0.161 | 7004 | 15 | BLK P | 0.118 | 5119 |
| 14 | BLK E | 0.196 | 8524 | 24 | BLK I | 0.204 | 8901 | 15 | BLK L | 0.101 | 4400 | 16 | BLK P | 0.120 | 5240 |
| 15 | BLK E | 0.202 | 8806 | 25 | BLK I | 0.218 | 9497 | 16 | BLK L | 0.101 | 4400 | 17 | BLK P | 0.120 | 5233 |
| 16 | BLK E | 0.167 | 7261 | 1 | BLK J | 0.206 | 8965 | 17 | BLK L | 0.101 | 4400 | 18 | BLK P | 0.154 | 6725 |
| 17 | BLK E | 0.167 | 7260 | 2 | BLK J | 0.133 | 5804 | 18 | BLK L | 0.143 | 6249 | 19X | BLK P | 0.325 | 14160 |
| 18 | BLK E | 0.170 | 7402 | 3 | BLK J | 0.136 | 5926 | 19 | BLK L | 0.169 | 7380 | 20 | BLK P | 0.141 | 6151 |
| 19 | BLK E | 0.263 | 11443 | 4 | BLK J | 0.192 | 8357 | 20 | BLK L | 0.103 | 4483 | 21 | BLK P | 0.114</ | |

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 ALLEVATE 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.

NOTES:

- 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 ASHTO 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 OR 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 LIEU 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.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT THE COLE RANCH COMPANY, L.P., DOIDOES 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

BY:

BY:

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY ID# _____

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 _____, 2025.

SIGNED:

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 SURVEY DOCUMENT.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501



STATE OF TEXAS §
COUNTY OF DALLAS §

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 STATED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY ID# _____

MY COMMISSION EXPIRES: _____

A
FINAL PLAT
OF
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

LJA

SURVEYING, INC.

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

Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

City of Denton Project No.: PF25-0023 Date: JUNE 2025 JOB NO. 0136

PROJECT NUMBER:PF25-0023
DAT REVIEW # 2
DATE: 6/18/2025
STATUS: RECCOMEND
CONDITIONAL APPROVAL

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.

S:\NTX-LAND\0136\200 SURVEY\290 Mapping\001_36PA01-PH1A.dwg 6/17/2025