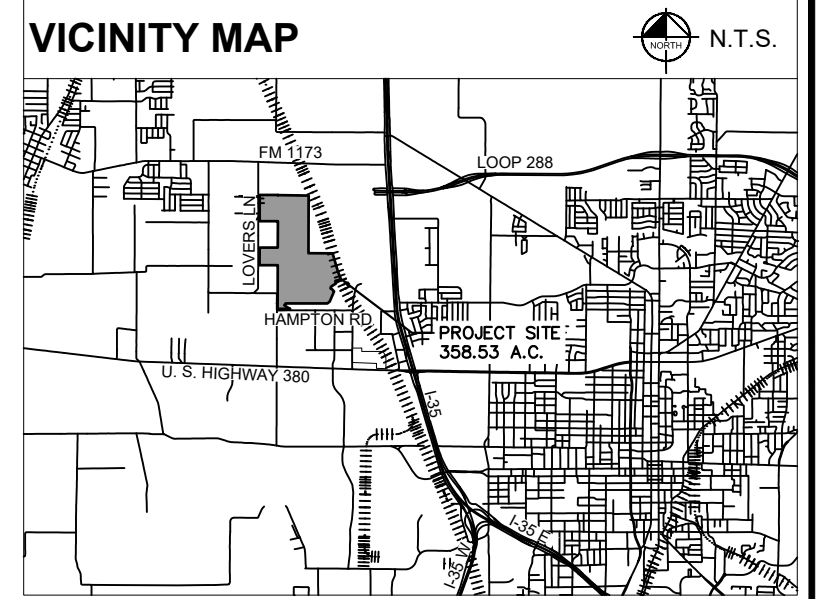


STATE HIGHWAY

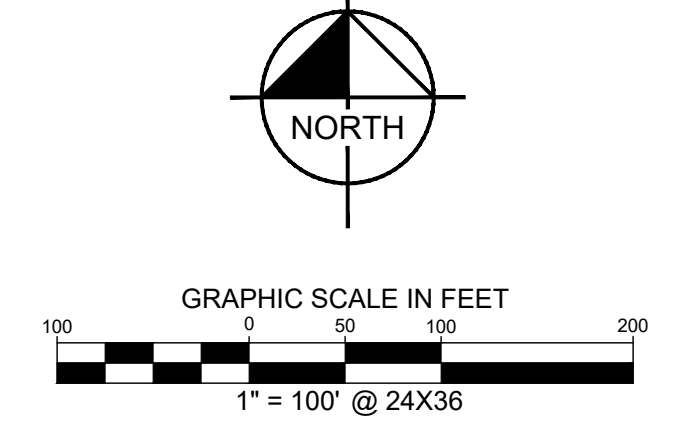
LEGEND

IRSC	5/8" IRFC "TXDOT SURVEY MARKER"
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
ALSF	ALUMINUM DISK FOUND
MON	MONUMENT FOUND
FCP	FENCE CORNER POST FOUND
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS
P.R.D.C.T.	PLAT RECORDS
O.R.D.C.T.	OFFICIAL RECORDS
	DENTON COUNTY, TEXAS



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE
---	ESA LIMIT
---	FLOODWAY LINE
---	ZONE "AE" LIMIT
---	FULLY DEVELOPED DSA 22-0009



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SEE NOTES ON SHEET 7

**PRELIMINARY PLAT
RM SQUARED DENTON
ADDITION**

LOTS 1-3, BLOCK A, LOTS 1-3, BLOCK B,
LOTS 1-2, BLOCK C, LOTS 1-5, BLOCK D,
LOTS 1-2, BLOCK E, LOTS 1-2, BLOCK F

363.034 ACRES SITUATED IN THE
JAMES HANEY SURVEY, ABSTRACT NO. 515 AND
ROBERT WHITLOCK, ABSTRACT NO. 1403
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP24-

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

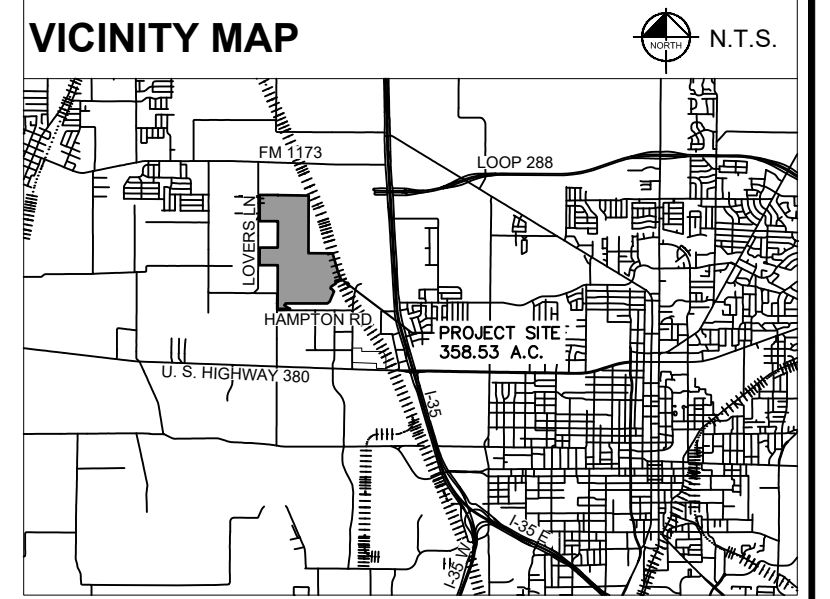
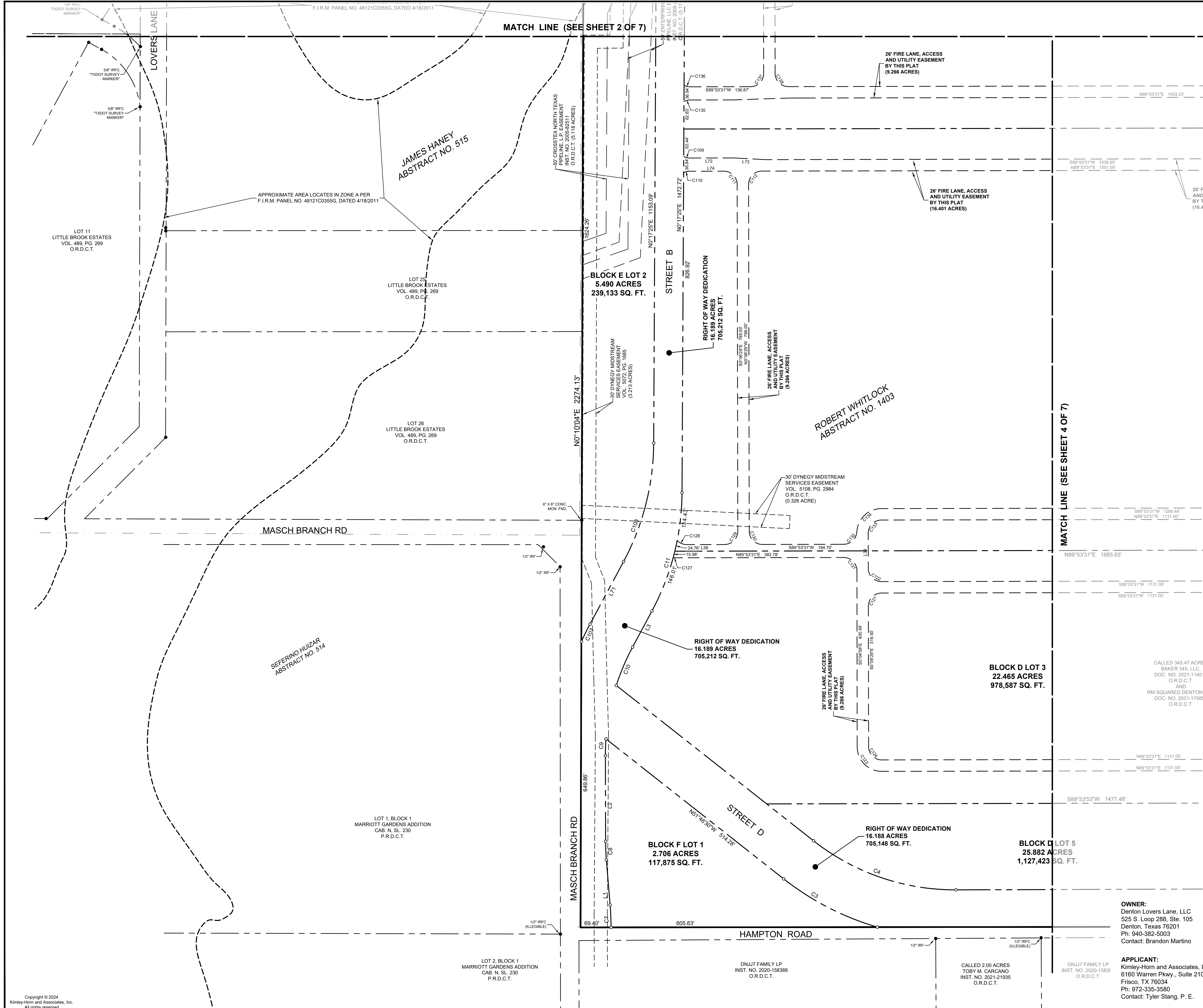
Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM	KHA	SEPT. 2023	063246300	1 OF 7

OWNER:
Denton Lovers Lane, LLC
525 S. Loop 288, Ste. 105
Denton, Texas 76201
Ph: 940-382-5003
Contact: Brandon Martino

OWNER:
Baker 345, LLC
525 S. Loop 288, Ste. 105
Denton, Texas 76201
Ph: 940-382-5003
Contact: Brandon Martino

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 76034
Ph: 972-335-3580
Contact: Tyler Stang, P. E.

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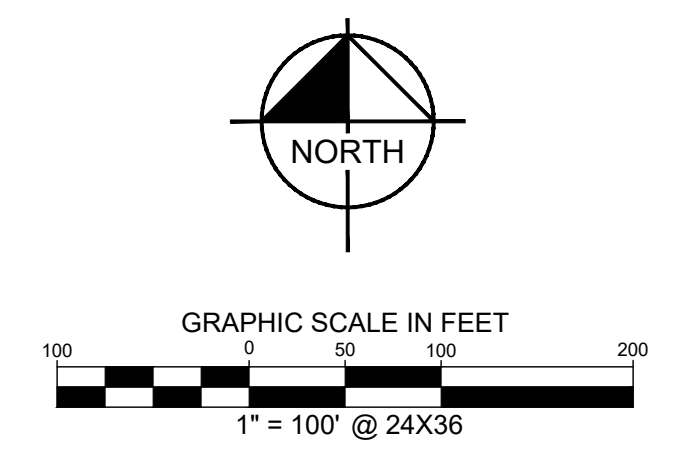


LEGEND

IRSC	5/8" IRON ROD WITH "XHA" CAP SET
IRF	IRON ROD FOUND
ADF	ALUMINUM DISK FOUND
MON	MONUMENT FOUND
FCP	FENCE CORNER POST FOUND
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
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LINE TYPE LEGEND

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---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
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**PRELIMINARY PLAT
RM SQUARED DENTON
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Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM	KHA	SEPT. 2023	063246300	3 OF 7

OWNER:
Denton Lovers Lane, LLC
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Denton, Texas 76201
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Contact: Brandon Martino

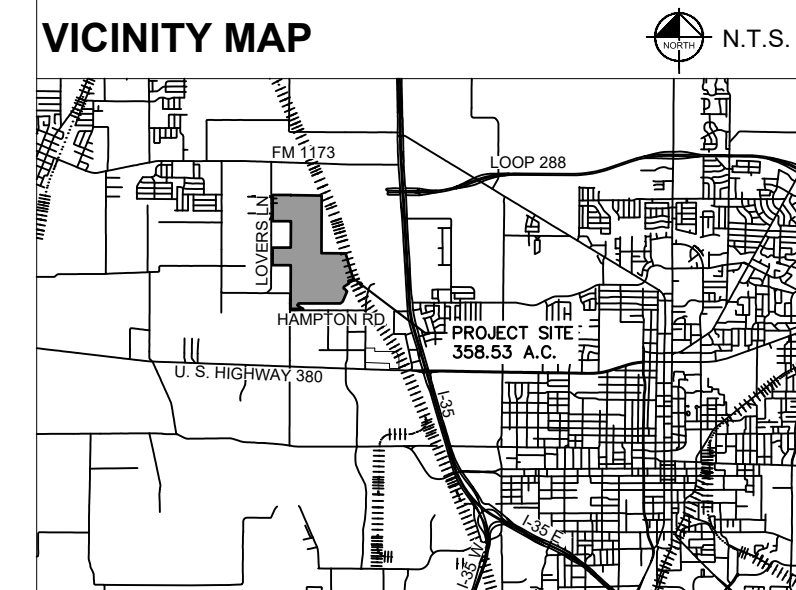
OWNER:
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Ph: 972-335-3580
Contact: Tyler Stang, P. E.

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MATCH LINE (SEE SHEET 5 OF 7)

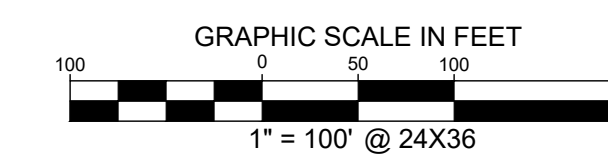
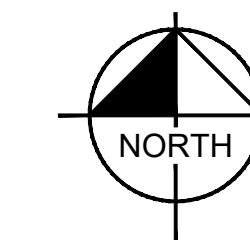


LEGEND

IRISC	5" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
ADF	ALUMINUM DISK FOUND
MON	MONUMENT FOUND
FCP	FENCE CORNER POST FOUND
P.O.B.	POINT OF BEGINNING
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DENTON COUNTY, TEXAS	
DENTON COUNTY, TEXAS	

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
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---	ESA LIMIT
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**PRELIMINARY PLAT
RM SQUARED DENTON
ADDITION**

LOTS 1-3, BLOCK A, LOTS 1-3, BLOCK B,
LOTS 1-2, BLOCK C, LOTS 1-5, BLOCK D,
LOTS 1-2, BLOCK E, LOTS 1-2, BLOCK F

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CITY OF DENTON PROJECT NO. PP24-

SURVEYOR: **Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM	KHA	SEPT. 2023	063246300	4 OF 7

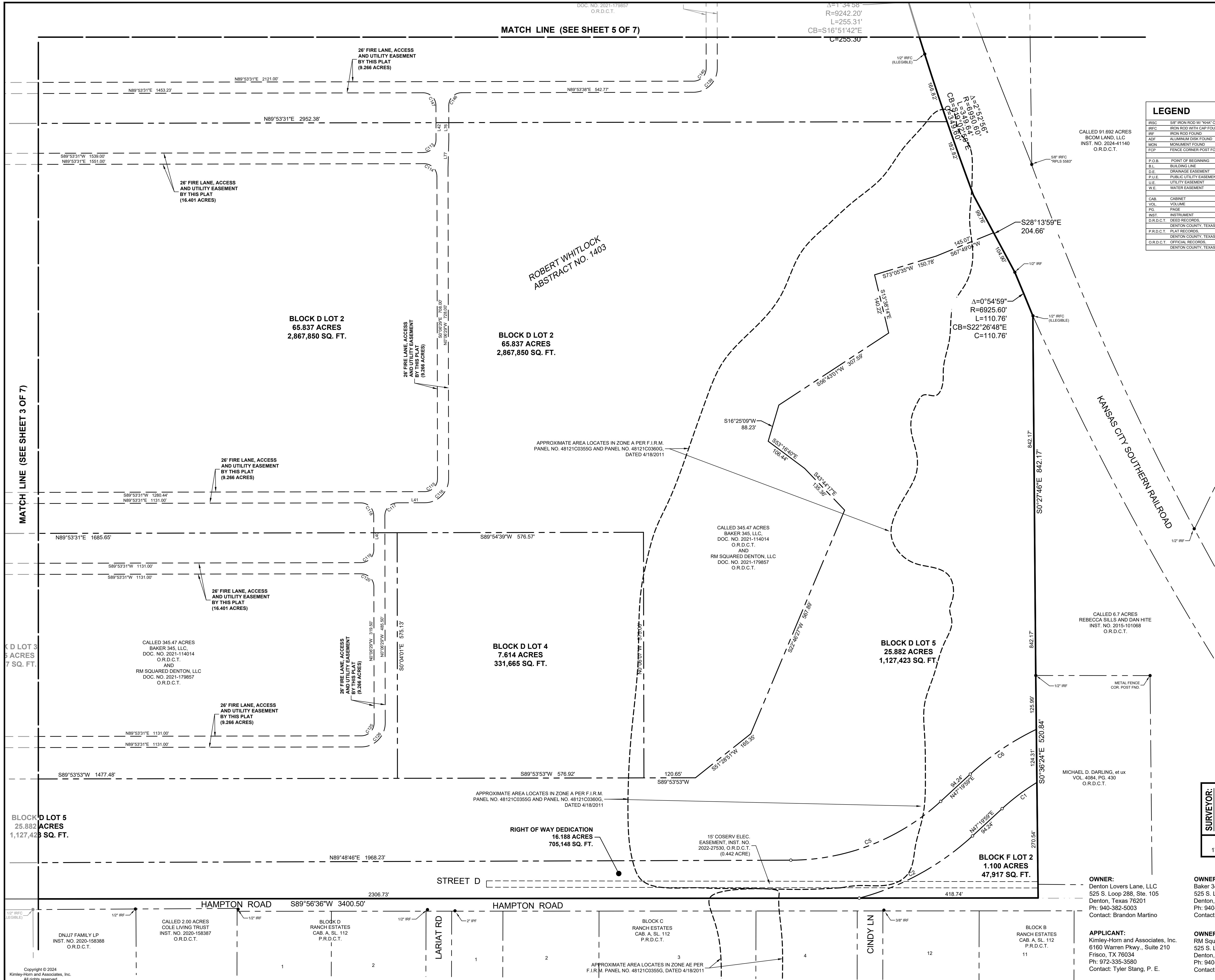
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MATCH LINE (SEE SHEET 3 OF 7)

LOT 3 5 ACRES 7 SQ. FT.

BLOCK D LOT 5 25.882 ACRES 1,127,423 SQ. FT.

BLOCK D LOT 2 65.837 ACRES 2,867,850 SQ. FT.

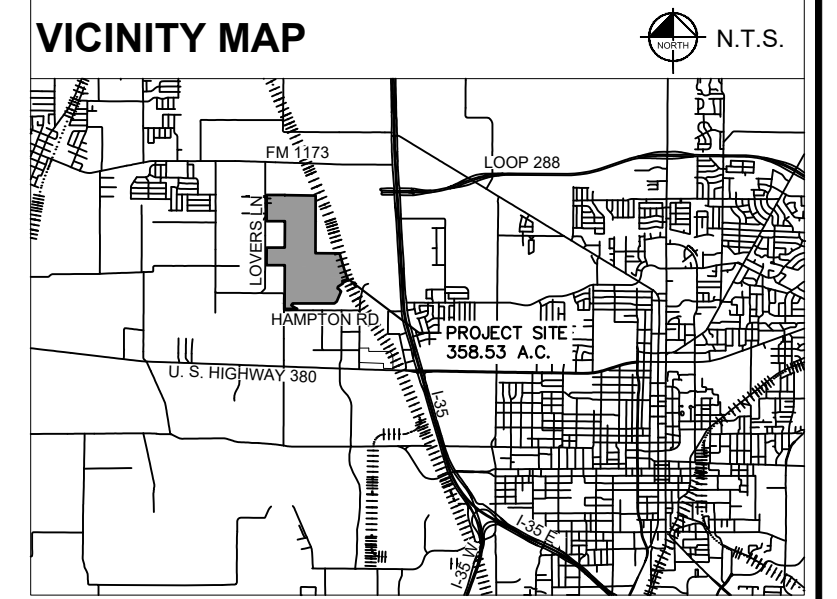
BLOCK D LOT 2 65.837 ACRES 2,867,850 SQ. FT.

BLOCK D LOT 4 7.614 ACRES 331,665 SQ. FT.

BLOCK D LOT 5 25.882 ACRES 1,127,423 SQ. FT.

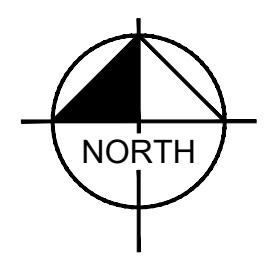
BLOCK F LOT 2 1.100 ACRES 47,917 SQ. FT.

RIGHT OF WAY DEDICATION 16.188 ACRES 705,148 SQ. FT.



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- . - . - .	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE
----	BUILDING LINE
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----	ESA LIMIT
----	FLOODWAY LINE
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----	FULLY DEVELOPED DSA 22-0009



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°43'20"W	103.41'	L41	N89°53'31"E	63.44'
L2	S00°07'18"E	195.00'	L42	S00°06'29"E	80.00'
L3	S28°14'04"W	92.87'	L43	S00°05'52"E	56.08'
L4	S19°31'09"W	118.31'	L44	N00°05'52"W	43.50'
L5	N47°43'33"E	29.33'	L45	N02°46'05"E	80.00'
L6	S44°39'22"E	28.40'	L46	N00°05'52"W	56.50'
L7	S00°07'03"W	4.14'	L47	S00°05'52"E	56.50'
L8	S89°52'57"E	65.00'	L48	S02°57'50"E	80.00'
L9	S00°07'03"W	48.65'	L49	N00°05'52"W	207.73'
L10	S19°31'09"W	118.31'	L50	N00°05'52"W	192.37'
L11	N00°17'25"E	102.43'	L51	S89°25'46"E	71.08'
L12	N45°07'47"E	28.36'	L52	S89°25'46"E	70.63'
L13	N64°41'20"W	47.97'	L53	S00°17'25"W	273.14'
L14	N64°41'20"W	47.97'	L54	N89°52'57"W	89.46'
L15	S44°52'13"E	28.20'	L55	N00°07'03"E	40.00'
L16	S49°16'56"W	112.05'	L56	S89°52'57"E	145.66'
L17	N89°55'19"W	63.27'	L57	N89°52'57"W	4.00'
L18	N85°22'21"W	56.64'	L58	N00°07'03"E	16.00'
L19	N89°51'01"W	33.34'	L59	S89°52'57"E	4.05'
L20	N89°47'03"W	33.90'	L60	S89°58'39"W	224.73'
L21	N89°47'50"W	33.79'	L61	S89°58'39"W	232.55'
L22	N65°01'56"W	8.94'	L62	S44°55'19"E	5.17'
L23	S65°01'56"E	32.36'	L63	S44°55'19"E	106.43'
L24	S89°55'19"E	65.50'	L64	S44°55'19"E	54.60'
L25	N00°07'03"E	68.50'	L65	N89°55'19"W	23.72'
L26	S00°13'31"E	67.59'	L66	N00°04'41"E	172.61'
L27	N00°07'03"E	11.50'	L67	S89°52'57"E	14.00'
L28	N89°52'57"W	9.00'	L68	N89°52'57"W	14.00'
L29	N89°52'57"W	9.00'	L69	S89°52'57"E	14.00'
L30	S89°52'57"E	4.00'	L70	N89°52'57"W	14.00'
L31	S89°52'57"E	4.00'	L71	S28°14'04"W	161.53'
L32	N00°07'03"E	22.41'	L72	S89°53'31"W	99.97'
L33	S00°07'03"W	23.12'	L73	N86°58'57"W	73.37'
L34	S00°07'03"W	2.66'	L74	N89°53'31"E	77.85'
L35	N03°35'55"E	90.58'	L75	N86°53'13"W	71.19'
L36	N89°56'05"E	94.42'	L76	N00°06'29"W	80.27'
L37	S89°53'31"W	73.27'	L77	N01°38'06"E	65.76'
L38	S89°53'31"W	86.32'			
L39	N00°06'29"E	80.00'			
L40	S00°06'29"E	80.00'			

LEGEND

IRSC	5/8" IRON ROD W/ "XHA" CAP SET
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 RM SQUARED DENTON
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 Scale: 1" = 100' Drawn by: MBM Checked by: KHA Date: SEPT. 2023 Project No: 063246300 SHEET: 5 OF 7

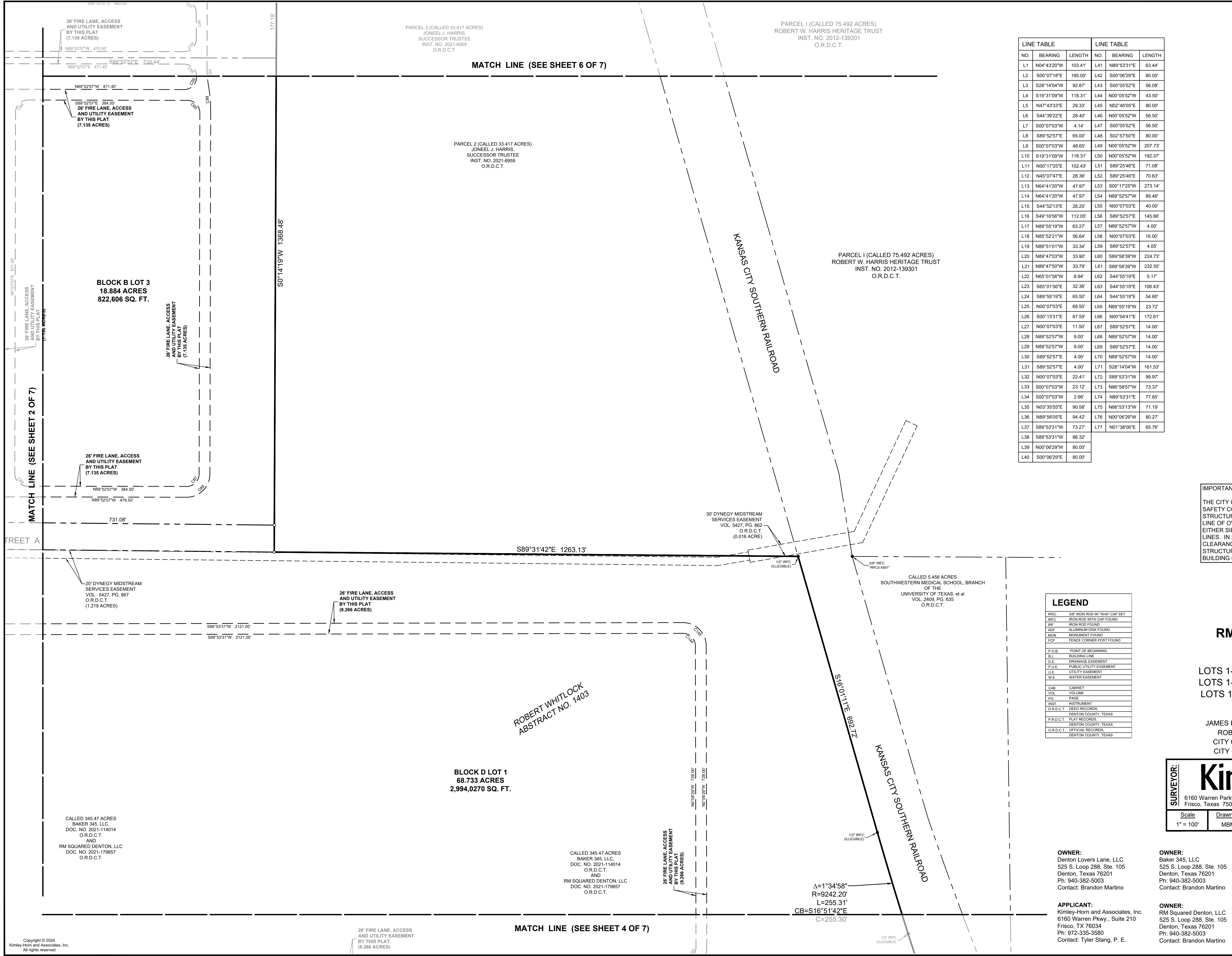
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