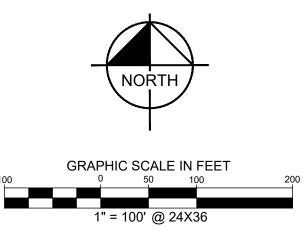


LINE TYPE LEGEND		
	BOUNDARY LINE	
	ADJACENT PROPERTY LINE	
	EXISTING EASEMENT LINE	
	PROPOSED EASEMENT LINE	
	BUILDING LINE	
	CENTERLINE	
	ESA LIMIT	
	FLOODWAY LINE	
	ZONE "AE" LIMIT	
	FULLY DEVELOPED DSA 22-0009	



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 CENTER LINE OF OVERHEAD TRANSMISSION INES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICE WITH SPECIFIC QUESTIONS.

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-__



OWNER: Baker 345, LLC

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

OWNER:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE **OWNERS CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS DENTON LOVERS LANE, LLC, BAKER 345, LLC and RM SQUARED DENTON, LLC, are the rightful owners of a tract of land situated in the James Haney Survey, Abstract No. 515 and the Robert Whitlock Survey, Abstract No. 1403, City of Denton, Denton County, Texas, and being a portion of a called 345.47-acre tract of land, described in a Special Warranty Deed to Baker 345, LLC as recorded in Instrument No. 2021-114014, 23.63% interest conveyed to RM Squared Denton, LLC, described in a General Warranty Deed as recorded in Instrument No. 2021-179857, and all of a called 29.94-acre tract of land, described in a Special Warranty Deed to Denton Lovers Lane, LLC as recorded in Instrument No. 2022-112000, all of the Official Records of Denton County, Texas, and being a portion of Lots 19, 20 and 23 of Little Brook Estates, an addition to the City of Denton, according to the plat, recorded in Volume 489, Page 269 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found for the northeast corner of said 345.47-acre tract, same being on the south line of Tract II (called 57.663-acres), described in a deed to Westview Commercial, LP as recorded in Instrument No. 2006-119845 of the Official Records of Denton County, Texas, same also being the northwest corner of Parcel 1 (called 21.776-acres), described in a deed to Joneel J. Harris, Successor Trustee, as recorded in Instrument No. 2021-6959 of the Official Records of County, Texas

THENCE South 00°05'43" West, departing the south line of said Tract II (called 57.663-acres), along an easterly line of said 345.47-acre tract and the west line of said Parcel 1 (called 21.776-acres), a distance of 1,635.84 feet to the southwest corner of said Parcel 1, same being the northwest corner of Parcel 2 (called 33.417-acres), described in a deed to Joneel J. Harris, Successor Trustee, as recorded in said Instrument No. 2021-6959 of the Official Records of County, Texas, from which, a found 1-inch iron rod bears South 45°04' West, 2.00 feet;

THENCE South 00°14'19" West, continuing along the easterly line of said 345.47-acre tract and along the west line of said Parcel 2 (called 33.417-acres), a distance of 1,368.48 feet to the southwest corner of said Parcel 2:

THENCE South 89°31'42" East, along a northerly line of said 345.47-acre tract and the south line of said Parcel 2 (called 33.417-acres), a distance of 1,263.13 feet to a 1/2-inch iron rod with an illegible yellow cap found for the easterly, northeast corner of said 345.47-acre tract and the southeast corner of said Parcel 2, same being on the westerly right of way line of the Kansas City Southern Railroad, a 125' wide right of way at this point;

THENCE South 16°01'11" East, along the easterly line of said 345.47-acre tract and the westerly line of the Kansas City Southern Railroad right of way, a distance of 692.72 feet to a 1/2-inch iron rod with an illegible yellow cap found for the beginning of a non-tangent curve to the left with a radius of 9,242.20 feet, a central angle of 01°34'58", and a chord bearing and distance of South 16°51'42" East, 255.30 feet;

THENCE in a southerly direction, continuing along the easterly line of said 345.47-acre tract and the westerly line of the Kansas City Southern Railroad right of way, with said non-tangent curve to the left, an arc distance of 255.31 feet to a 1/2-inch iron rod with an illegible yellow cap found for the beginning of a non-tangent curve to the left with a radius of 6,950.60 feet, a central angle of 02°52'56", and a chord bearing and distance of South 19°02'59" East, 349.60 feet;

THENCE in a southerly direction, continuing along the easterly line of said 345.47-acre tract and the westerly line of the Kansas City Southern Railroad right of way, with said non-tangent curve to the left, an arc distance of 349.64 feet to a point for corner;

THENCE South 28°13'59" East, continuing along the easterly line of said 345.47-acre tract and the westerly line of the Kansas City Southern Railroad right of way, a distance of 204.66 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the right with a radius of 6,925.60 feet, a central angle of 00°54'59", and a chord bearing and distance of South 22°26'48" East, 110.76 feet;

THENCE in a southerly direction, continuing along the easterly line of said 345.47-acre tract and the westerly line of the Kansas City Southern Railroad right of way, with said non-tangent curve to the right, an arc distance of 110.76 feet to a 1/2-inch iron rod with an illegible yellow cap found for the northerly corner of a called 6.7-acre tract of land, described in a deed to Rebecca Sills and Dan Hite as recorded in Instrument No. 2015-101068 of the Official Record of Denton County, Texas;

THENCE South 00°27'46" East, departing the westerly line of the Kansas City Southern Railroad right of way, continuing along the easterly line of said 347.47-acre tract and the west line of

said 6.7-acre tract, a distance of 842.17 feet to a 1/2-inch iron rod found for the westerly, southwest corner of said 6.7-acre tract, same being the northwest corner of a tract of land, described in a deed to Michael D. Darling, et ux, as recorded in Volume 4084, Page 4430 of the Official Records of Denton County, Texas;

THENCE South 00°36'24" East, continuing along the easterly line of said 347.47-acre tract and the west line of said Darling tract, passing the southwest corner of said Darling tract, continuing for a total distance of 520.84 feet to the southerly, southeast corner of said 347.47-acre tract, said corner being in the center of Hampton Road, an apparent public use right of way:

THENCE South 89°56'36" West, South 89°56'36" West, along the south line of said 347.47-acre tract and along the centerline of said Hampton Road, a distance of 3,400.50 feet to the southwest corner of said 347.47-acre tract, same being the intersection of the centerline of said Hampton Road with the centerline of Masch Branch Road, an apparent public use right of

THENCE North 00°10'04" East, along the west line of said 347.47-acre tract and along the centerline of said Masch Branch Road for part of the way, passing a 6-inch X 6-inch concrete monument found for the southeast corner of Lot 26 of aforesaid Little Brook Estates, continuing along the east line of said Little Brook Estates, a total distance of 2,274.13 feet to the northeast corner of Lot 24 and the southeast corner of aforesaid Lot 23 of said Little Brook Estates, from said corner, a found 1/2-inch iron rod with a yellow plastic cap, stamped "AAS 4857" bears North 89°58' East, 0.64 feet;

THENCE South 89°58'09" West, along the north line of said Lot 24 and the south line of said Lot 23, a distance of 947.40 feet to the northwest corner of said Lot 24 and the southwest corner of said Lot 23, same being on the east right of way line of Lovers Lane, a 60' wide right of way, from said corner, a found 1/2-inch iron rod with a yellow plastic cap, stamped "AAS 4857" bears South89°58' West, 0.61 feet:

THENCE North 00°08'42" East, along the west line of said Lot 23 and the east right of way line of said Lovers Lane, a distance of 13.63 feet to the south corner of Parcel 32, described in a deed to the State of Texas as recorded in Instrument No. 2023-130007 of the Official Records of Denton County, Texas;

THENCE in a northerly direction, along the easterly line of said Parcel 32, the following:

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North 28°34'42" East, a distance of 92.26 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

North 25°18'40" East, a distance of 175.45 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

North 23°52'49" East, a distance of 240.36 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

North 20°24'50" East, a distance of 22.91 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the beginning of a non-tangent curve to the left with a radius of 4,210.00 feet, a central angle of 06°13'55", and a chord bearing and distance of North 21°56'35" East, 457.68 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 457.91 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found on the north line of aforesaid Lot 23 and the south line of Lot 22 of said Little Brook Estates, for the northeast corner of said Parcel 32;

THENCE North 89°56'39" East, along the north line of said Lot 23 and the south line of said Lot 22, a distance of 554.60 feet to the northeast corner of said Lot 23 and the southeast corner of said Lot 22, from which a found 6-inch X 6-inch concrete monument bears South 80°52' East, 1.29 feet;

THENCE North 00°10'04" East, along the east line of said Lot 22 and the east line of Lot 21 of said Little Brook Estates, a distance of 1,374.54 feet to the northeast corner of said Lot 21 and the southeast corner of Lot 20 of said Little Brook Estates, from which a found 6-inch X 6-inch concrete monument bears South 89°16' West, 0.93 feet;

THENCE South 89°57'35" West, along the north line of said Lot 21 and the south line of said Lot 20, a distance of 174.95 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the southeast corner of Parcel 37, described in a deed to the State of Texas as recorded in Instrument No. 2023-1901 of the Official Records of Denton County, Texas, and being the beginning of a non-tangent curve to the right with a radius of 2,090.00 feet, a central angle of 10°34'18", and a chord bearing and distance of North 23°41'40" East. 385.08 feet:

THENCE in a northerly direction, departing the north line of said Lot 21 and the south line of said Lot 20, along the easterly line of said Parcel 37, with said non-tangent curve to the right, an arc distance of 385.63 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

THENCE North 57°42'44" East, continuing along the easterly line of said Parcel 37, a distance of 25.17 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the easternmost corner of said Parcel 37 and the southwest corner of aforesaid Parcel 38, same being on the easterly line of said Lot 20 and the westerly line of aforesaid 345.47-acre tract;

THENCE North 00°10'04" East, along the easterly line of said Parcel 37 and the westerly line of said Parcel 38, the easterly line of said Lot 20, the easterly line of aforesaid Lot 19 and the westerly line of aforesaid 345.47-acre tract, passing the northeast corner of said Parcel 37 and the southeast corner of a called Parcel 39, described in a deed to the State of Texas as recorded in Instrument No. 2023-1910 of the Official Records of Denton County, Texas, continuing along the easterly line of said Parcel 39, a distance of 749.62 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the northeast corner of said Parcel 39;

THENCE South 41°00'43" West, departing the westerly line of said 345.47-acre tract ad the easterly line of said Lot 19, along the westerly line of said Parcel 39, a distance of 84.66 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

THENCE South 38°43'48" West, continuing along the westerly line of said Parcel 39, a distance of 234.79 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

THENCE South 32°03'10" West, continuing along the westerly line of said Parcel 39, a distance of 119.05 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the beginning of a non-tangent curve to the left with a radius of 1,522.00 feet, a central angle of 11°50'06", and a chord bearing and distance of South 28°24'22" West, 313.83 feet;

THENCE in a southerly direction, with said non-tangent curve to the left, passing the southwest corner of said Parcel 39 and the northwest corner of a called Parcel 37, described in a deed to the State of Texas as recorded in Instrument No. 2023-1901 of the Official Records of Denton County, Texas, continuing along the westerly line of said Parcel 37, a total arc distance of 314.38 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for corner;

THENCE South 22°29'20" West, continuing along the westerly line of said Parcel 37, a distance of 421.58 feet to a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the beginning of a tangent curve to the left with a radius of 1,522.00 feet, a central angle of 04°07'04", and a chord bearing and distance of South 20°25'48" West, 109.36 feet;

THENCE in a southerly direction, with said tangent curve to the left, an arc distance of 109.38 feet to the southwest corner of said Parcel 37, same bine on the northerly line of a called Parcel 36, described in a deed to the State of Texas as recorded in Instrument No. 2023-62727 of the Official Records of Denton County, Texas, same also being on the south line of aforesaid Lot 20 and the north line of aforesaid Lot 21 of Little Brook Estates, from said corner, a found 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", bears North 30°27' East, 0.25 feet;

THENCE South 89°57'35" West, along the south line of said Lot 20 and the north line of said Lot 21, passing a 5/8-inch iron rod with a pink plastic cap, stamped "TXDOT SURVEY MARKER", found for the northwest corner of said Parcel 36, continuing for a total distance of 337.23 feet, same being on the east right of way line of Lovers Lane, a 60' wide right of way, from which, a found 1/2-iron rod with an illegible red plastic cap, bears North 78°21' East, 0.40 feet;

THENCE North 00°08'42" East, along the west line of said Lot 20, the west line of said Lot 19 and the east right of way line of said Lovers Lane, a distance of 1,376.54 feet to a 6-inch X 6-inch concrete monument found for the northwest corner of said Lot 19, same being the southwest corner of Lot 34 of Little Brook Estates Unit No. 2, an addition to the City of Denton, according to the plat, recorded in Cabinet A, Page 186 of the Plat Records of Denton County, Texas;

THENCE North 89°56'33" East, departing the east right of way line of said Lovers Lane, along the north line of said Lot 19 and the south line of said Lot 34, a distance of 948.86 feet to the northeast corner of said Lot 19 and the southeast corner of said Lot 34, same being on the west line of Tract II (called 57.663-acres), described in a deed to Westview Commercial, LP as recorded in Instrument No. 2006-119845 of the Official Records of Denton County, Texas;

THENCE South 00°10'04" West, along the east line of said Lot 19 and the west line of said Tract II (called 57.663-acres), a distance of 21.54 feet to the southwest corner of said Tract II and the northwest corner of aforesaid 345.47-acre tract;

THENCE South 89°19'47" East, departing the east line of said Lot 19, along the south line of said Tract II (called 57.663-acres) and the north line of said 345.47-acre tract, a distance of 1,597.83 feet to the **POINT OF BEGINNING** and containing 363.034 acres (15,813,763 square feet) of land, more or less

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **DENTON LOVERS LANE, LLC, BAKER 345, LLC and RM SQUARED DENTON, LLC**, does hereby adopt this plat designating the herein described property as **RM SQUARED DENTON ADDITION**, an addition to Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. 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 _____, 20____.

BY: Denton Lovers Lane, LLC, a Texas limited partnership

Ву:	Signature	
Ву:	Title	

STATE OF TEXAS

COUNTY OF ____ §

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.

BY: Baker 345, LLC, a Texas limited partnership

Ву:		
•	Signature	
By:		
-	Titlo	

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

STATE OF TEXAS

COUNTY OF _____ §

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.

Notary Public, State of Texas

BY: RM Squared Denton, LLC, a Texas limited partnership

By:		
•	Signature	
Ву:		
	T:41 -	

STATE OF TEXAS

COUNTY OF _____ §

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 _____, 2023.

Notary Public, State of Texas

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999848630223.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change
 during the final plat process and do not constitute subsequent approval of same. The City reserves
 the right to require additional data or studies to ensure compliance with City of Denton
 Subdivision and Land Regulations, Drainage Criteria and Comprehensive Master Drainage Plan.
- Property owner is responsible for the maintenance and improvements located within the Drainage Access Easement.
- The Floodplain Easement 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 Floodplain Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, 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 Floodplain Easement, as herein above defined, unless approved by the City. The owners shall keep the Floodplain Easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners 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 Floodplain Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain Easement is 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 to any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- Based upon the preliminary tree preservation plan under review with ZCP22-0047, a minimum of 20 dbh (inches) of heritage and quality trees must be preserved in order to meet the minimum 30% perservation requirement in Lot 1, Block A Westview Heights Addition. Final preservation and mitigation amounts will be finalized with the civil engineering plans for this development and noted on the final plat.
- On site sewer facilities shall not be located inside publicly dedicated easements.
- Approval of this Preliminary Plat may be contingent upon either a subsequent or contemporaneous approval of an Alternative Environmentally Sensitive Area (AESA) Plan that is consistent with the environmentally sensitive areas and mitigation measures identified on this Preliminary Plat. Such approval of an AESA must be obtained before an application for the final plat is filed with the City. The final plat must substantially conform to this preliminary plat and meet all necessary requirements, or a new preliminary plat must be filed. Denial of the AESA Plan will result in the need to file a new Preliminary Plat that conforms with the technical requirements of the City of Denton.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G and Map No. 48121C0360G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within 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)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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.

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

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

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 _____, 20____.

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION

ON THIS THE ______ DAY OF ______, 2023

PLANNING AND ZONING CHAIRPERSON

CITY SECRETARY

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-



OWNER:
Denton Lovers Lane, LLC
525 S. Loop 288, Ste. 105

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

APPLICANT:

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

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

OWNER:

OWNER: RM Squared Denton, LLC 525 S. Loop 288, Ste. 105

Denton, Texas 76201

Contact: Brandon Martino

Ph: 940-382-5003

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PRELIMINARY