

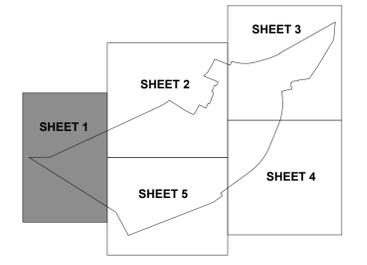
LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "OH" CAP SET
IPF	IRON PIPE FOUND	IRPC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	B.L.	BUILDING LINE
VOL.	VOLUME	P.S.	PAGE
D.E.	DRAINAGE EASEMENT	◆	STREET NAME CHANGE
U.E.	UTILITY EASEMENT	---	VIABILITY EASEMENT
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS		
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS		
P.A.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS		

LINE TYPE LEGEND

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

SEE SHEET 6 FOR LINE & CURVE TABLES & LOT AREA TABLE



**FINAL PLAT
HICKORY GROVE, PHASE 2**

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
BLOCK N, LOTS 1-8 & 9X; BLOCK O, LOTS 1-39;
BLOCK P, LOTS 1-13, 14X & 15-29; BLOCK R, LOTS 1-13 & 14X;
BLOCK S, LOTS 8-17; BLOCK T, LOTS 57X, 124-130 & 132X;
BLOCK V, LOTS 14-17

141 RESIDENTIAL LOTS
8 HOA LOTS

58.822 ACRES
OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406, M.E.P. & P. RR. CO.
SURVEY ABSTRACT NO. 1470; WILLIAM DAVIS SURVEY, ABSTRACT NO. 998
374 & THOMAS POLK SURVEY, ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-_____
MARCH 2024

Kimley»Horn

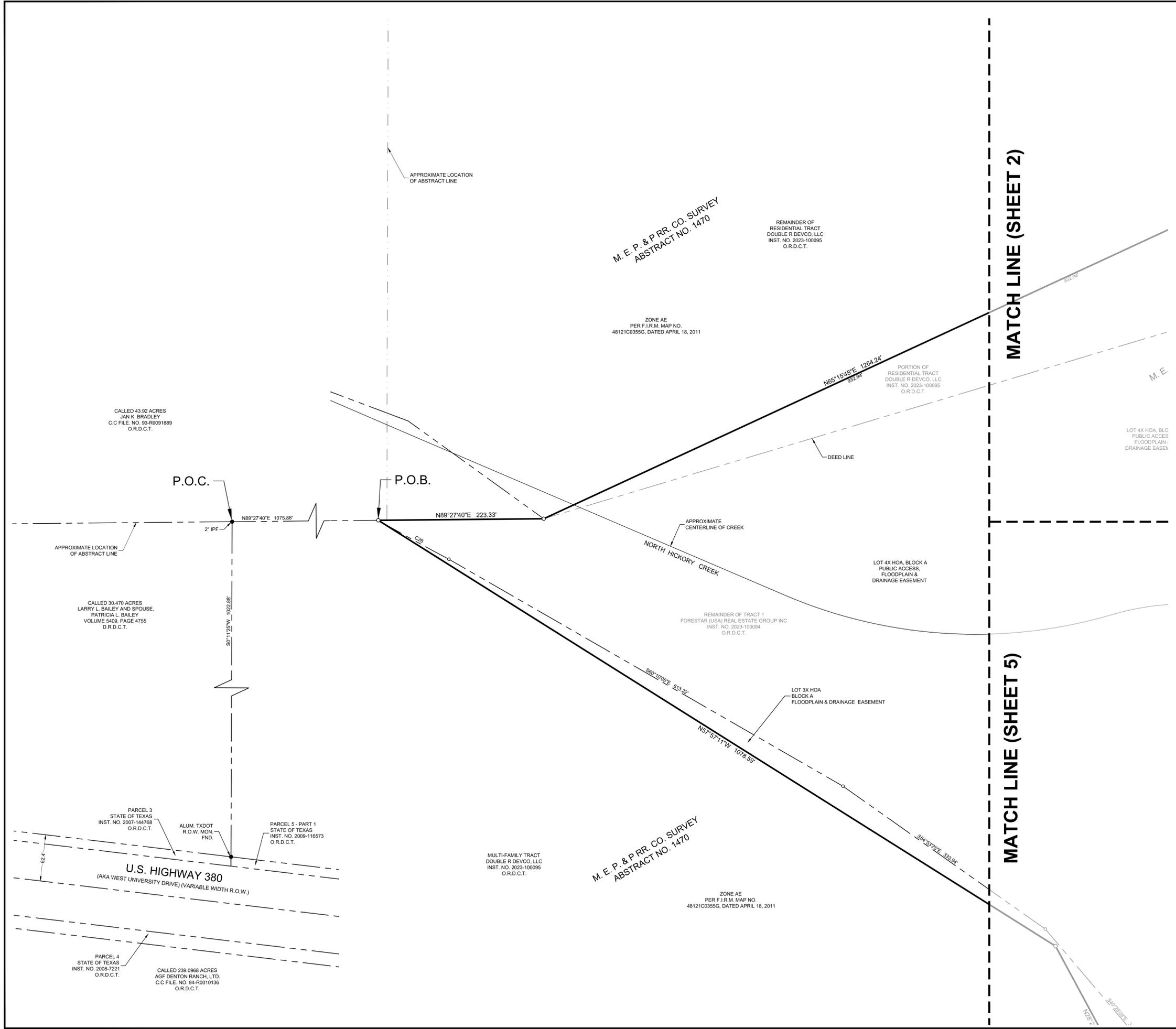
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MARCH 2024	068517166	1 OF 7

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, TX 76113
Ph: (817) 230-0805
Contact: Justin Bosworth, P.E.

APPLICANT:
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Contact: Michael Marx, RPLS



MATCH LINE (SHEET 2)

MATCH LINE (SHEET 5)

M. E. P. & P. RR. CO. SURVEY
ABSTRACT NO. 1470

ZONE AE
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL 18, 2011

REMAINDER OF
RESIDENTIAL TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.

PORTION OF
RESIDENTIAL TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.

LOT 4X HOA, BLO
PUBLIC ACCESS
FLOODPLAIN &
DRAINAGE EASEM.

LOT 4X HOA, BLOCK A
PUBLIC ACCESS
FLOODPLAIN &
DRAINAGE EASEMENT

REMAINDER OF TRACT 1
FORESTAR (USA) REAL ESTATE GROUP INC
INST. NO. 2023-100094
O.R.D.C.T.

LOT 3X HOA
BLOCK A
FLOODPLAIN & DRAINAGE EASEMENT

MULTI-FAMILY TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.

M. E. P. & P. RR. CO. SURVEY
ABSTRACT NO. 1470

ZONE AE
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL 18, 2011

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

CALLED 30.470 ACRES
LARRY L. BAILEY AND SPOUSE,
PATRICIA L. BAILEY
VOLUME 5409, PAGE 4755
D.R.D.C.T.

PARCEL 3
STATE OF TEXAS
INST. NO. 2007-144768
O.R.D.C.T.

ALUM. TXDOT
R.O.W. MON.
FND.

PARCEL 5 - PART 1
STATE OF TEXAS
INST. NO. 2009-116573
O.R.D.C.T.

PARCEL 4
STATE OF TEXAS
INST. NO. 2008-7221
O.R.D.C.T.

CALLED 239.0968 ACRES
AGF DENTON RANCH, LTD.
C.C. FILE NO. 94-R0010136
O.R.D.C.T.

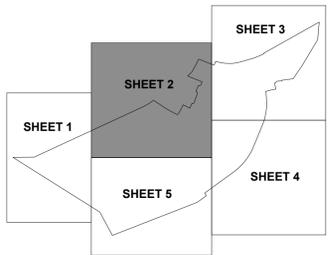


LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD WITH "HOA" CAP SET
IRP	IRON PIPE FOUND	IRPC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	B.L.	BUILDING LINE
VOL	VOLUME	P.S.	PAGE
D.E.	DRAINAGE EASEMENT	—	STREET NAME CHANGE
U.E.	UTILITY EASEMENT	—	—
V.E.	VEHICLE EASEMENT	—	—
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	—	—
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	—	—
P.A.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS	—	—

LINE TYPE LEGEND

—	BOUNDARY LINE
—	BUILDING LINE
—	EASEMENT LINE



KEY MAP
N.T.S.

**FINAL PLAT
HICKORY GROVE, PHASE 2**

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
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8 HOA LOTS

58.822 ACRES

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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24—
MARCH 2024

Kimley»Horn

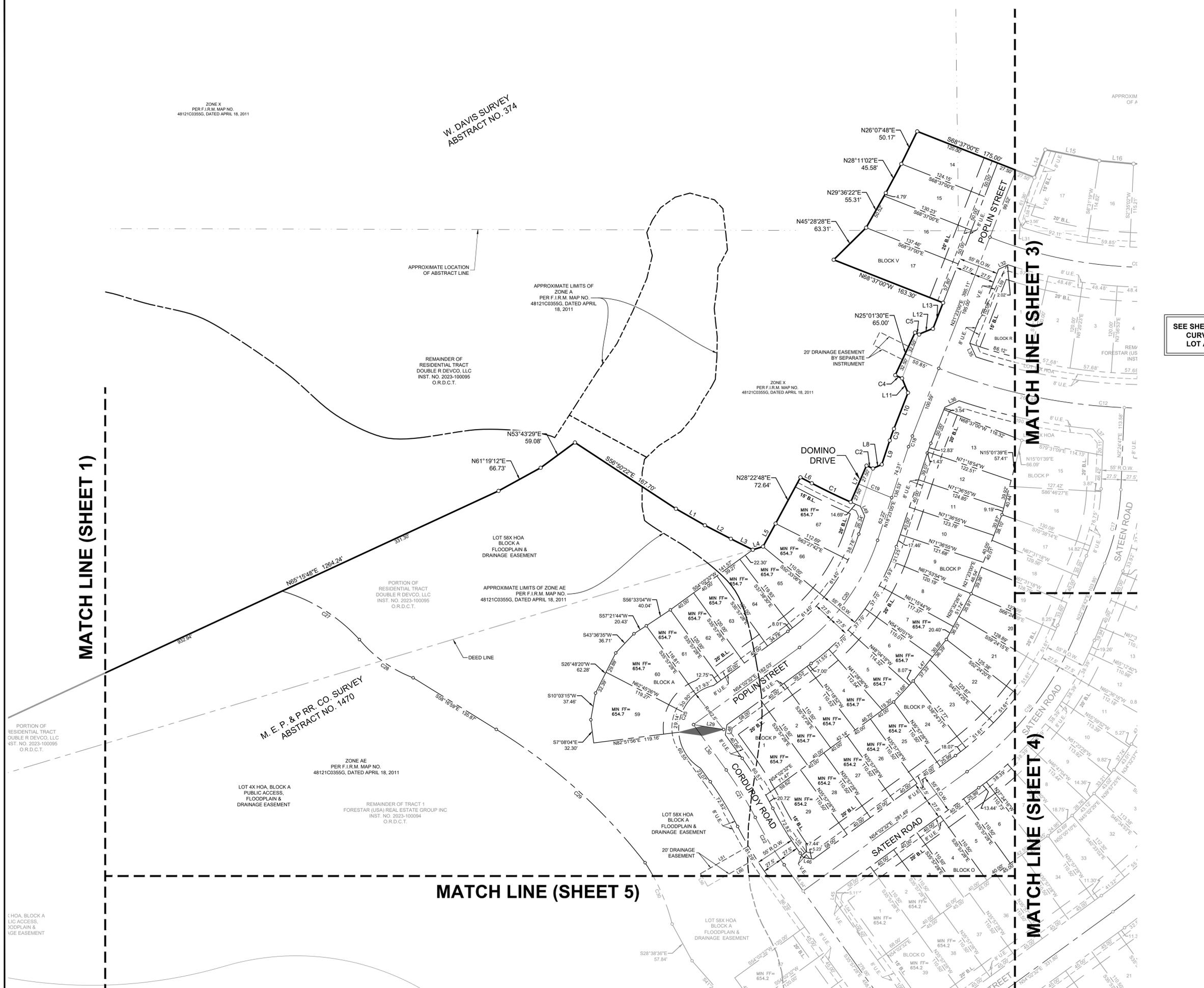
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

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SEE SHEET 6 FOR LINE & CURVE TABLES & LOT AREA TABLE

ZONE X
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL 18, 2011

W. DAVIS SURVEY
ABSTRACT NO. 374

APPROXIMATE LOCATION
OF ABSTRACT LINE

APPROXIMATE LIMITS OF
ZONE A
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL
18, 2011

REMAINDER OF
RESIDENTIAL TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.

ZONE X
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL 18, 2011

LOT 58X HOA
BLOCK A
FLOODPLAIN &
DRAINAGE EASEMENT

PORTION OF
RESIDENTIAL TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.

APPROXIMATE LIMITS OF ZONE AE
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL 18, 2011

M.E.P. & P. RR. CO. SURVEY
ABSTRACT NO. 1470

PORTION OF
RESIDENTIAL TRACT
DOUBLE R DEVCO, LLC
INST. NO. 2023-100095
O.R.D.C.T.

ZONE AE
PER F.I.R.M. MAP NO.
48121C0355G, DATED APRIL 18, 2011

LOT 4X HOA, BLOCK A
PUBLIC ACCESS,
FLOODPLAIN &
DRAINAGE EASEMENT

REMAINDER OF TRACT 1
FORESTAR (USA) REAL ESTATE GROUP INC
INST. NO. 2023-100094
O.R.D.C.T.

LOT 58X HOA
BLOCK A
FLOODPLAIN &
DRAINAGE EASEMENT

HOA, BLOCK A
PUBLIC ACCESS,
FLOODPLAIN &
DRAINAGE EASEMENT

LOT 58X HOA
BLOCK A
FLOODPLAIN &
DRAINAGE EASEMENT

MATCH LINE (SHEET 5)

MATCH LINE (SHEET 4)

MATCH LINE (SHEET 3)

MATCH LINE (SHEET 1)

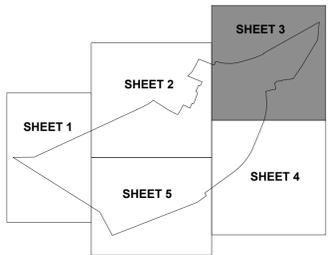


LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD WITH "H" CAP SET
IRP	IRON PIPE FOUND	IRPC	IRON PIPE WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	B.L.	BUILDING LINE
VOL	VOLUME	P.S.	PAGE
D.E.	DRAINAGE EASEMENT	—	STREET NAME CHANGE
U.E.	UTILITY EASEMENT	—	—
V.E.	VEGETATION EASEMENT	—	—
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	—	—
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	—	—
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS	—	—

LINE TYPE LEGEND

—	BOUNDARY LINE
—	BUILDING LINE
—	EASEMENT LINE



KEY MAP
N.T.S.

**FINAL PLAT
HICKORY GROVE, PHASE 2**

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
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58.822 ACRES
OUT OF THE

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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24—
MARCH 2024

Kimley»Horn

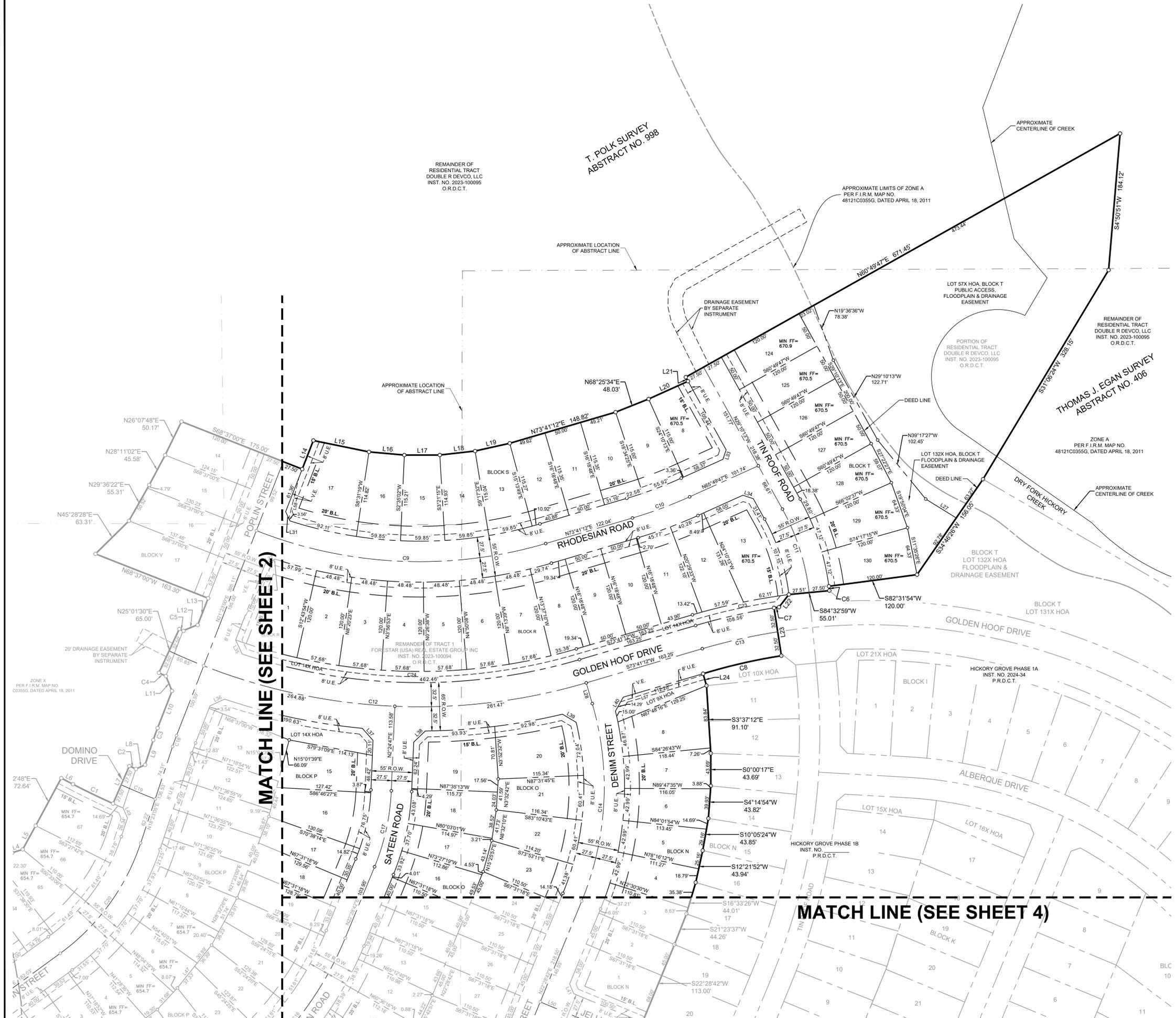
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

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Ph: (972) 335-3580
Contact: Michael Marx, RPLS



SEE SHEET 6 FOR LINE & CURVE TABLES & LOT AREA TABLE

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 2)

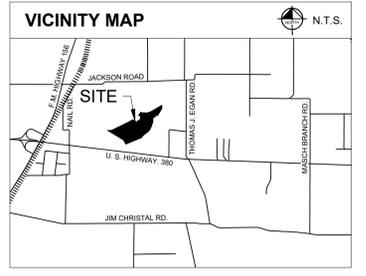
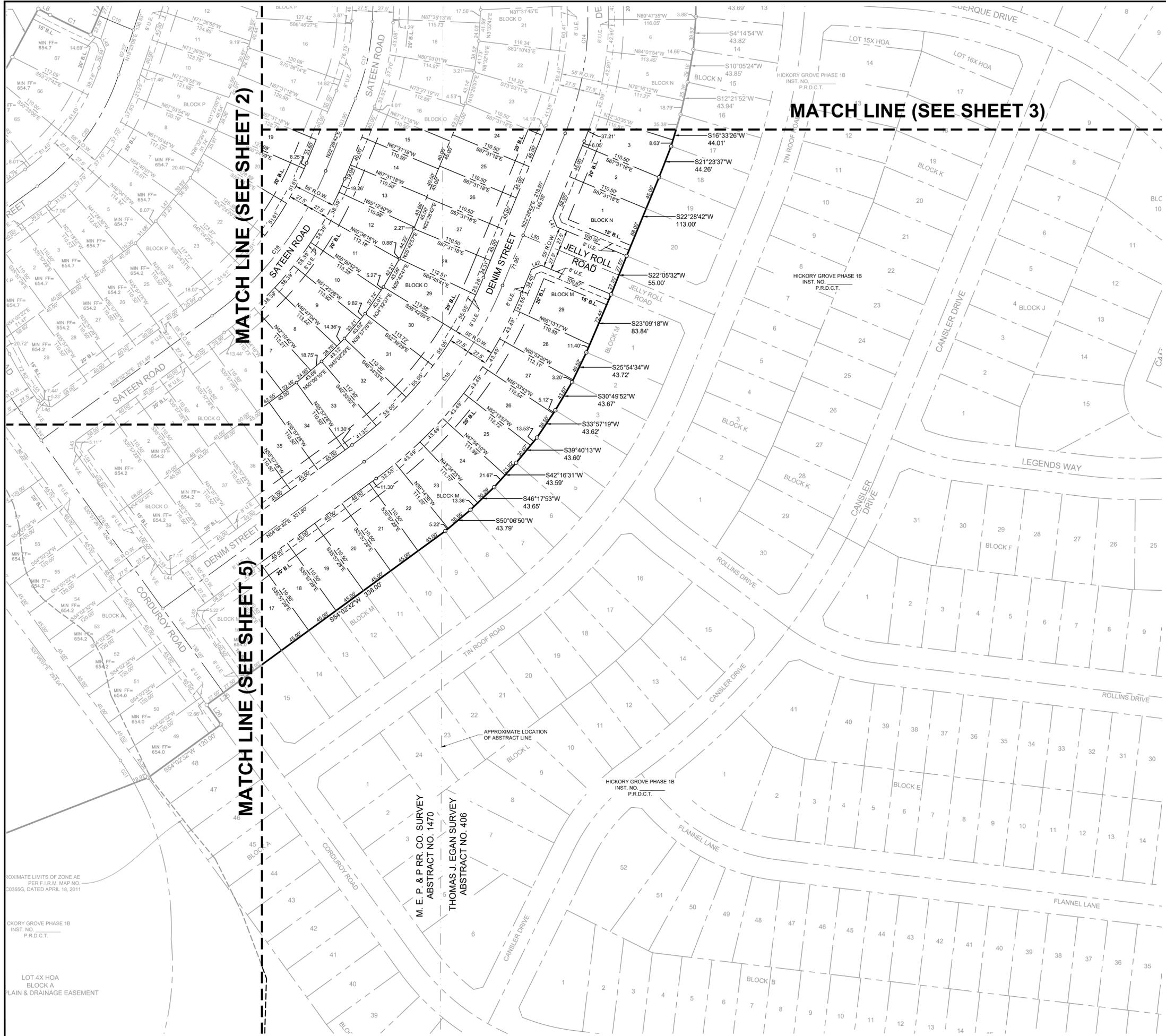
REMAINDER OF RESIDENTIAL TRACT DOUBLE R DEVCO, LLC INST. NO. 2023-100095 O.R.D.C.T.

APPROXIMATE LIMITS OF ZONE A PER F.I.R.M. MAP NO. 48121C0355G, DATED APRIL 18, 2011

REMAINDER OF RESIDENTIAL TRACT DOUBLE R DEVCO, LLC INST. NO. 2023-100095 O.R.D.C.T.

ZONE A PER F.I.R.M. MAP NO. 48121C0355G, DATED APRIL 18, 2011

ZONE X PER F.I.R.M. MAP NO. C0355G, DATED APRIL 18, 2011



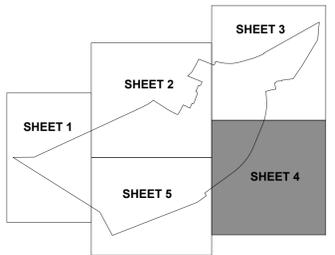
LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD WITH "HOA" CAP SET
IRP	IRON PIPE FOUND	IRPC	IRON PIPE WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	B.L.	BUILDING LINE
VOI	VOLUME	P.S.	PAGE
D.E.	DRAINAGE EASEMENT	U.E.	UTILITY EASEMENT
V.E.	VEHICLE EASEMENT	—	STREET NAME CHANGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	—	—
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	—	—
P.A.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS	—	—

LINE TYPE LEGEND

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

SEE SHEET 6 FOR LINE & CURVE TABLES & LOT AREA TABLE



KEY MAP
N.T.S.

**FINAL PLAT
HICKORY GROVE, PHASE 2**

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141 RESIDENTIAL LOTS
8 HOA LOTS

58.822 ACRES

OUT OF THE
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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
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1" = 60'	JCC	KHA	MARCH 2024	068517166	4 OF 7

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APPROXIMATE LIMITS OF ZONE AE PER F.J.R.M. MAP NO. 203355G, DATED APRIL 18, 2011

HICKORY GROVE PHASE 1B INST. NO. P.R.D.C.T.

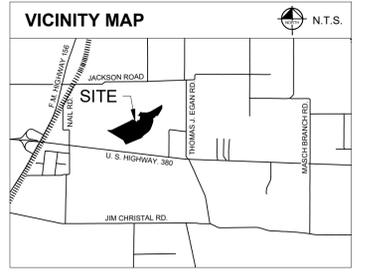
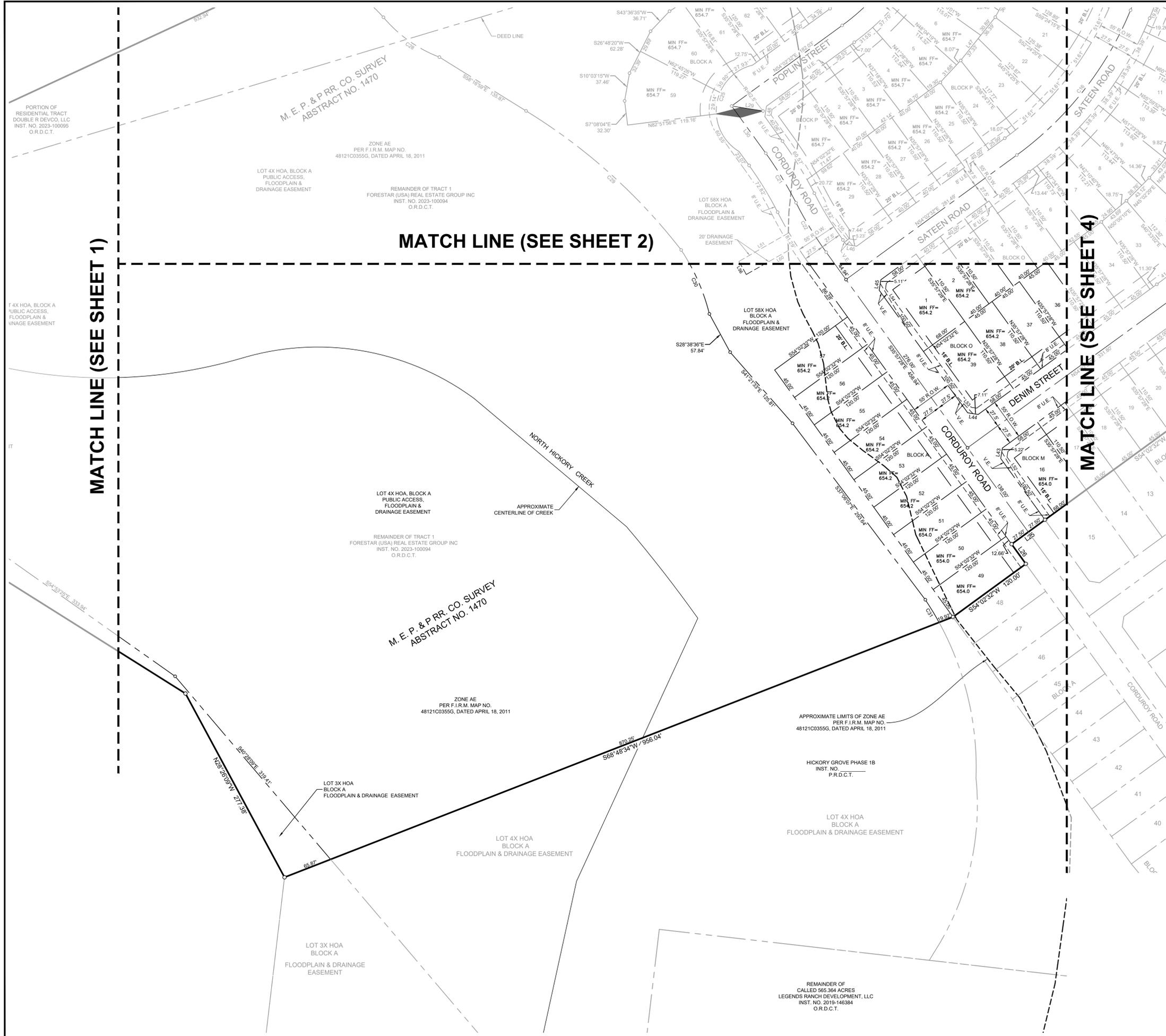
LOT 4X HOA BLOCK A PLAIN & DRAINAGE EASEMENT

M. E. P. & P. RR. CO. SURVEY ABSTRACT NO. 1470
THOMAS J. EGAN SURVEY ABSTRACT NO. 406

APPROXIMATE LOCATION OF ABSTRACT LINE

HICKORY GROVE PHASE 1B INST. NO. P.R.D.C.T.

DWG NAME: KCFR_SURVEY065451888-LEGENDS RANCH PHASE 2 FPDWG PLOTTED BY: CROBELL_EFF_3/20/24 7:40 AM LAST SAVED: 3/27/2024 4:49 PM



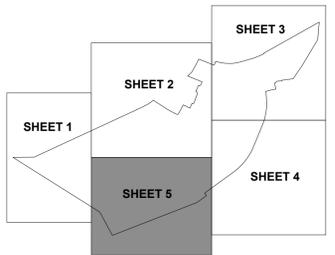
LEGEND

IRF	IRON ROD FOUND	IRSC	5/8" IRON ROD W/ "HAW" CAP SET
IRP	IRON PIPE FOUND	IRPC	IRON ROD WITH CAP FOUND
XC	"X" CUT IN CONCRETE FOUND	P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT	B.L.	BUILDING LINE
YOL	YOLINE	P.S.	PAGE
D.E.	DRAINAGE EASEMENT	▲	STREET NAME CHANGE
U.E.	UTILITY EASEMENT	---	VE
V.E.	VELOCITY EASEMENT	---	VE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	---	VE
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	---	VE
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS	---	VE

LINE TYPE LEGEND

---	BOUNDARY LINE
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DWG NAME: K:\P\FW_SURVEY\068517166\888-LEGENDS RANCH\PHASE 2\FPDWG_PLOTTED BY: GRIBBLE, JEFF 3/20/24 7:40 AM LAST SAVED: 3/27/2024 4:48 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 3X HOA	0.649	28,279
BLOCK A LOT 4X HOA	24.942	1,086,467
BLOCK A LOT 49	0.124	5,400
BLOCK A LOT 50	0.124	5,400
BLOCK A LOT 51	0.124	5,400
BLOCK A LOT 52	0.124	5,400
BLOCK A LOT 53	0.124	5,400
BLOCK A LOT 54	0.124	5,400
BLOCK A LOT 55	0.124	5,400
BLOCK A LOT 56	0.124	5,400
BLOCK A LOT 57	0.124	5,400
BLOCK A LOT 58X HOA	4.487	195,446
BLOCK A LOT 59	0.182	7,914
BLOCK A LOT 60	0.161	7,011
BLOCK A LOT 61	0.109	4,739
BLOCK A LOT 62	0.110	4,800
BLOCK A LOT 63	0.110	4,800
BLOCK A LOT 64	0.113	4,923
BLOCK A LOT 65	0.130	5,649
BLOCK A LOT 66	0.125	5,465
BLOCK A LOT 67	0.180	7,859
BLOCK M LOT 16	0.171	7,464
BLOCK M LOT 17	0.114	4,972
BLOCK M LOT 18	0.114	4,972
BLOCK M LOT 19	0.114	4,972

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK M LOT 20	0.114	4,972
BLOCK M LOT 21	0.114	4,972
BLOCK M LOT 22	0.120	5,209
BLOCK M LOT 23	0.122	5,318
BLOCK M LOT 24	0.123	5,343
BLOCK M LOT 25	0.123	5,361
BLOCK M LOT 26	0.124	5,386
BLOCK M LOT 27	0.123	5,358
BLOCK M LOT 28	0.122	5,305
BLOCK M LOT 29	0.177	7,710
BLOCK N LOT 1	0.171	7,464
BLOCK N LOT 2	0.114	4,972
BLOCK N LOT 3	0.122	5,314
BLOCK N LOT 4	0.124	5,393
BLOCK N LOT 5	0.125	5,455
BLOCK N LOT 6	0.129	5,600
BLOCK N LOT 7	0.131	5,724
BLOCK N LOT 8	0.181	7,886
BLOCK N LOT 9X HOA	0.066	2,865
BLOCK O LOT 1	0.171	7,464
BLOCK O LOT 2	0.101	4,420
BLOCK O LOT 3	0.101	4,420
BLOCK O LOT 4	0.101	4,420
BLOCK O LOT 5	0.101	4,420
BLOCK O LOT 6	0.104	4,531

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK O LOT 7	0.110	4,784
BLOCK O LOT 8	0.111	4,852
BLOCK O LOT 9	0.112	4,890
BLOCK O LOT 10	0.112	4,885
BLOCK O LOT 11	0.111	4,836
BLOCK O LOT 12	0.110	4,774
BLOCK O LOT 13	0.105	4,581
BLOCK O LOT 14	0.101	4,420
BLOCK O LOT 15	0.101	4,420
BLOCK O LOT 16	0.112	4,859
BLOCK O LOT 17	0.116	5,038
BLOCK O LOT 18	0.145	6,334
BLOCK O LOT 19	0.209	9,111
BLOCK O LOT 20	0.199	8,680
BLOCK O LOT 21	0.136	5,933
BLOCK O LOT 22	0.136	5,910
BLOCK O LOT 23	0.128	5,560
BLOCK O LOT 24	0.114	4,972
BLOCK O LOT 25	0.114	4,972
BLOCK O LOT 26	0.114	4,973
BLOCK O LOT 27	0.114	4,973
BLOCK O LOT 28	0.120	5,236
BLOCK O LOT 29	0.128	5,564
BLOCK O LOT 30	0.128	5,590
BLOCK O LOT 31	0.128	5,586

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK O LOT 32	0.127	5,553
BLOCK O LOT 33	0.123	5,379
BLOCK O LOT 34	0.114	4,972
BLOCK O LOT 35	0.114	4,972
BLOCK O LOT 36	0.114	4,972
BLOCK O LOT 37	0.114	4,972
BLOCK O LOT 38	0.114	4,972
BLOCK O LOT 39	0.171	7,464
BLOCK P LOT 1	0.173	7,534
BLOCK P LOT 2	0.101	4,420
BLOCK P LOT 3	0.104	4,512
BLOCK P LOT 4	0.109	4,732
BLOCK P LOT 5	0.116	5,050
BLOCK P LOT 6	0.116	5,068
BLOCK P LOT 7	0.119	5,188
BLOCK P LOT 8	0.122	5,296
BLOCK P LOT 9	0.118	5,142
BLOCK P LOT 10	0.113	4,909
BLOCK P LOT 11	0.115	4,988
BLOCK P LOT 12	0.114	4,969
BLOCK P LOT 13	0.165	7,172
BLOCK P LOT 14X HOA	0.135	5,887
BLOCK P LOT 15	0.160	6,963
BLOCK P LOT 16	0.174	7,585
BLOCK P LOT 17	0.124	5,409

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK P LOT 18	0.119	5,167
BLOCK P LOT 19	0.120	5,214
BLOCK P LOT 20	0.129	5,634
BLOCK P LOT 21	0.128	5,587
BLOCK P LOT 22	0.126	5,496
BLOCK P LOT 23	0.123	5,358
BLOCK P LOT 24	0.109	4,755
BLOCK P LOT 25	0.101	4,420
BLOCK P LOT 26	0.101	4,420
BLOCK P LOT 27	0.101	4,420
BLOCK P LOT 28	0.101	4,420
BLOCK P LOT 29	0.165	7,184
BLOCK R LOT 1	0.211	9,197
BLOCK R LOT 2	0.146	6,370
BLOCK R LOT 3	0.146	6,370
BLOCK R LOT 4	0.146	6,370
BLOCK R LOT 5	0.146	6,370
BLOCK R LOT 6	0.146	6,370
BLOCK R LOT 7	0.146	6,370
BLOCK R LOT 8	0.143	6,229
BLOCK R LOT 9	0.138	6,000
BLOCK R LOT 10	0.138	6,000
BLOCK R LOT 11	0.146	6,378
BLOCK R LOT 12	0.153	6,655
BLOCK R LOT 13	0.222	9,675

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK R LOT 14X HOA	0.259	11,288
BLOCK S LOT 8	0.166	7,234
BLOCK S LOT 9	0.142	6,192
BLOCK S LOT 10	0.136	5,935
BLOCK S LOT 11	0.132	5,768
BLOCK S LOT 12	0.134	5,849
BLOCK S LOT 13	0.143	6,225
BLOCK S LOT 14	0.143	6,217
BLOCK S LOT 15	0.143	6,221
BLOCK S LOT 16	0.143	6,218
BLOCK S LOT 17	0.234	10,188
BLOCK T LOT 57X HOA	2.407	104,858
BLOCK T LOT 124	0.138	6,000
BLOCK T LOT 125	0.138	6,000
BLOCK T LOT 126	0.138	6,000
BLOCK T LOT 127	0.138	6,000
BLOCK T LOT 128	0.147	6,407
BLOCK T LOT 129	0.152	6,641
BLOCK T LOT 130	0.152	6,641
BLOCK T LOT 132X HOA	0.192	8,360
BLOCK V LOT 14	0.140	6,104
BLOCK V LOT 15	0.146	6,357
BLOCK V LOT 16	0.154	6,692
BLOCK V LOT 17	0.200	8,692
OVERALL	58.822	2,562,304

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
ROW DEDICATION	7.033	306,368

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S60°24'37"E	46.26'	L31	S25°14'34"E	13.76'
L2	S62°37'10"E	40.68'	L32	N64°55'17"E	14.52'
L3	S63°30'25"E	34.06'	L33	N18°19'47"E	13.51'
L4	N72°36'49"E	14.94'	L34	S71°40'13"E	14.75'
L5	N28°46'16"E	36.33'	L35	S24°55'22"E	20.72'
L6	S62°37'10"E	17.77'	L36	N65°10'43"E	21.65'
L7	N23°33'21"E	55.00'	L37	S41°22'55"E	21.65'
L8	N65°46'03"E	13.54'	L38	N46°12'29"E	21.65'
L9	S18°23'05"W	35.02'	L39	S59°35'01"E	21.48'
L10	S21°23'00"W	53.54'	L40	S29°25'08"W	21.48'
L11	N22°24'42"W	21.65'	L41	S22°31'18"E	14.14'
L12	N67°41'23"E	21.67'	L42	N67°28'42"E	14.14'
L13	N21°23'00"E	38.04'	L43	S09°02'32"W	14.14'
L14	N21°23'00"E	41.29'	L44	N80°57'28"W	14.14'
L15	S78°28'30"E	76.62'	L45	S09°02'32"W	14.14'
L16	S84°54'33"E	47.91'	L46	S80°57'28"E	14.14'
L17	N89°56'34"E	47.90'	L47	N38°42'54"E	42.82'
L18	N83°33'23"E	47.91'	L48	N09°02'32"E	14.14'
L19	N77°27'39"E	47.90'	L49	S24°21'41"E	14.69'
L20	N65°49'47"E	58.31'	L50	S67°31'18"E	138.19'
L21	N29°10'13"W	6.32'	L51	N60°18'08"E	76.82'
L22	S38°13'59"W	21.61'	L52	S31°01'50"E	73.48'
L23	S08°50'31"E	65.00'	L53	N43°01'11"W	40.43'
L24	S16°18'48"E	16.72'	L54	S31°00'56"E	74.13'
L25	S54°02'32"W	55.00'	L55	N41°02'16"W	52.97'
L26	S35°57'28"E	32.34'	L56	N29°41'52"W	20.00'
L27	N58°23'33"W	48.40'	L57	N71°59'23"E	117.48'
L28	N16°18'48"W	29.09'	L58	N13°53'58"E	56.92'
L29	N80°57'28"W	42.43'	L59	S26°45'07"W	92.01'
L30	S35°57'28"E	77.56'	L60	S60°18'08"W	77.48'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°22'48"	1018.00'	60.06'	S64°18'34"E	60.05'
C2	0°34'40"	963.00'	9.71'	S66°15'47"E	9.71'
C3	2°59'55"	327.50'	17.14'	S19°53'03"W	17.14'
C4	0°42'58"	832.50'	10.41'	N65°19'59"W	10.41'
C5	0°25'02"	767.50'	5.59'	S65°11'01"E	5.59'
C6	1°01'42"	327.50'	5.88'	S06°57'15"E	5.88'
C7	0°27'59"	832.50'	6.78'	S81°23'28"W	6.78'
C8	8°00'30"	776.73'	108.57'	S77°07'49"W	108.48'
C9	37°41'49"	605.00'	398.05'	S87°27'54"E	390.91'
C10	7°51'25"	800.00'	82.28'	N69°45'29"E	82.21'
C11	22°38'22"	300.00'	118.54'	N17°51'02"W	117.77'
C12	41°20'18"	800.00'	577.19'	S85°38'39"E	564.76'
C13	7°28'17"	800.00'	104.32'	S77°25'20"W	104.25'
C14	38°47'30"	400.00'	270.82'	N03°04'57"E	265.67'
C15	31°33'50"	548.00'	301.89'	N38°15'37"E	298.09'
C16	31°33'50"	450.00'	247.90'	N38°15'37"E	244.78'
C17	20°03'55"	300.00'	105.06'	N12°26'44"E	104.53'
C18	2°59'55"	300.00'	15.70'	S19°53'03"W	15.70'
C19	2°52'41"	990.50'	49.75'	S67°25'34"E	49.75'
C20	35°39'27"	300.00'	186.70'	N36°12'49"E	183.70'
C21	8°49'47"	500.00'	77.05'	N31°32'34"W	76.98'
C22	8°49'47"	500.00'	77.05'	S31°32'34"E	76.98'
C23	8°59'59"	847.50'	133.12'	S78°11'11"W	132.98'
C24	35°36'09"	752.50'	467.59'	S88°30'44"E	460.10'
C25	136°08'52"	62.50'	148.51'	S09°02'32"W	115.96'
C26	1°56'16"	3213.98'	108.70'	S61°13'53"E	108.69'
C27	31°27'28"	233.73'	128.33'	N58°01'16"W	126.72'
C28	29°12'51"	181.52'	92.55'	S54°41'14"E	91.55'
C29	20°44'29"	769.71'	278.64'	N48°16'02"W	277.12'
C30	19°33'23"	273.54'	93.36'	N23°51'46"W	92.91'
C31	5°02'59"	399.37'	35.20'	N31°22'02"W	35.19'

**FINAL PLAT
HICKORY GROVE, PHASE 2**

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
BLOCK N, LOTS 1-8 & 9X; BLOCK O, LOTS 1-39;
BLOCK P, LOTS 1-13, 14X & 15-29; BLOCK R, LOTS 1-13 & 14X;
BLOCK S, LOTS 8-17; BLOCK T, LOTS 57X, 124-130 & 132X;
BLOCK V, LOTS 14-17

141 RESIDENTIAL LOTS
8 HOA LOTS

58.822 ACRES

OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406, M.E.P. & P. RR. CO.
SURVEY ABSTRACT NO. 1470; WILLIAM DAVIS SURVEY, ABSTRACT NO. 998
374 & THOMAS POLK SURVEY, ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-_____
MARCH 2024

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MARCH 2024	068517166	6 OF 7

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, TX 76131
Ph: (817) 230-0805
Contact: Justin Bosworth, P.E.

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: Thomas L. Fletcher, P.E.

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

OWNERS' CERTIFICATE

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

WHEREAS FORESTAR (USA) REAL ESTATE GROUP INC AND DOUBLE R DEVCO, LLC, are the owners of a tract of land situated in the M.E.P. & P. RR. CO. Survey, Abstract No. 1470, the Thomas J. Egan Survey, Abstract No. 406, the Thomas Polk Survey, Abstract No. 998 and the William Davis Survey, Abstract No. 374, City of Denton E.T.J., Denton County, Texas, and being a portion of a tract of land described as Tract 1 in a deed to Forestar (USA) Real Estate Group, Inc., recorded in Instrument No. 2023-100094 of the Official Records of Denton County, Texas, and being a portion of a tract of land described as Residential Tract in a deed to Double R Devco, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 2 inch iron pipe found on the southerly line of a called 43.92 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 in the Official Records of Denton County, Texas, for the northeast corner of a called 30.470 acre tract of land described in a Warranty Deed with Vendor's Lien to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas, and the northwest corner of a tract of land described as Multi-Family Tract In a deed to Double R Devco, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas;

THENCE North 89°27'40" East, along the southerly line of said 43.92 acre tract and along the northerly line of said Multi-Family Tract, a distance of 1,075.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of said Multi-Family Tract, common to the westernmost northwest corner of said Tract 1 and being the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 89°27'40" East, continuing along the southerly line of said 43.92 acre tract and along the northerly line of said Tract 1, a distance of 223.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 43.92 acre tract, common to the southernmost corner of said Residential Tract, same being an angle point in the northerly line of said Tract 1;

THENCE crossing said Residential Tract, the following courses and distances:

North 65°15'48" East, a distance of 1,264.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 61°19'12" East, a distance of 66.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 53°43'29" East, a distance of 59.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 56°50'22" East, a distance of 167.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 60°24'37" East, a distance of 46.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°37'10" East, a distance of 40.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°30'25" East, a distance of 34.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°36'49" East, a distance of 14.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said Residential Tract, same being the northerly line of said Tract 1;

THENCE along the common line of said Residential Tract and said Tract 1, the following courses and distances:

North 28°46'16" East, a distance of 36.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°22'48" East, a distance of 72.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°37'10" East, a distance of 17.77 feet to a 5/8 inch the beginning of a tangent curve to the left with a radius of 1,018.00 feet, a central angle of 03°22'48", and a chord bearing and distance of South 64°18'34" East, 60.05 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 60.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°33'21" East, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 340.40", and a chord bearing and distance of South 66°15'47" East, 9.71 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 9.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 65°46'03" East, a distance of 13.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 18°23'05" East, a distance of 35.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 327.50 feet, a central angle of 02°59'55", and a chord bearing and distance of North 19°53'03" East, 17.14 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 17.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°23'00" East, a distance of 53.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 22°24'42" West, a distance of 21.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 832.50 feet, a central angle of 00°42'58", and a chord bearing and distance of North 65°19'59" West, 10.41 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 10.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 25°01'30" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 767.50 feet, a central angle of 00°25'02", and a chord bearing and distance of South 65°11'01" East, 5.59 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 5.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°41'23" East, a distance of 21.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°23'00" East, a distance of 38.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°37'00" West, a distance of 163.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°28'28" East, a distance of 63.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°36'22" East, a distance of 55.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°11'02" East, a distance of 45.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°07'48" East, a distance of 50.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°37'00" East, a distance of 175.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°23'00" East, a distance of 41.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°28'30" East, a distance of 76.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°54'33" East, a distance of 47.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°56'34" East, a distance of 47.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°33'23" East, a distance of 47.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 77°27'39" East, a distance of 47.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°41'12" East, a distance of 148.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°25'34" East, a distance of 48.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 65°49'47" East, a distance of 58.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°10'13" West, a distance of 6.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 60°49'47" East, continuing along the common line of said Residential Tract and said Tract 1, and crossing said Residential Tract, a distance of 671.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 04°50'51" West, continuing across said Residential Tract, a distance of 184.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 31°06'24" West, continuing across said Residential Tract, a distance of 328.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost corner of Hickory Grove Phase 1A, and addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. 2024-34 of the Plat Records of Denton County, Texas, same being an angle point in the southerly line of said Residential Tract;

THENCE South 34°46'26" West, along the common line of said Hickory Grove Phase 1A and said Residential Tract, a distance of 156.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a southerly corner of said Residential Tract;

THENCE along the northerly line of said Hickory Grove Phase 1A, the following courses and distances:

South 82°31'54" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 327.50 feet, a central angle of 01°01'42", and a chord bearing and distance of South 06°57'15" East, 5.88 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 5.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°32'59" West, a distance of 55.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°13'59" West, a distance of 21.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 832.50 feet, a central angle of 00°27'59", and a chord bearing and distance of South 81°23'28" West, 6.78 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 6.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 08°50'31" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a northwesterly corner of said Hickory Grove Phase 1A, same being on the northerly line of Hickory Grove Phase 1B, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, same also being at the beginning of a non-tangent curve to the left with a radius of 776.73 feet, a central angle of 08°00'30", and a chord bearing and distance of South 77°07'49" West, 108.48 feet;

THENCE in a southwesterly direction, along the northerly line of said Hickory Grove Phase 1B, with said non-tangent curve to the left, an arc distance of 108.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Hickory Grove Phase 1B;

THENCE along the westerly line of said Hickory Grove Phase 1B, the following courses and distances:

South 16°18'48" East, a distance of 16.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°37'12" East, a distance of 91.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'17" East, a distance of 43.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°14'54" West, a distance of 43.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°05'24" West, a distance of 43.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°21'52" West, a distance of 43.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°33'26" West, a distance of 44.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°23'37" West, a distance of 44.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°28'42" West, a distance of 113.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°05'32" West, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°09'18" West, a distance of 83.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°54'34" West, a distance of 43.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°49'52" West, a distance of 43.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°57'19" West, a distance of 43.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°40'13" West, a distance of 43.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°16'31" West, a distance of 43.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°17'53" West, a distance of 43.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°06'50" West, a distance of 43.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°02'32" West, a distance of 338.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°02'32" West, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°57'28" East, a distance of 32.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°02'32" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°18'34" West, a distance of 956.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westernmost northwest corner of said Hickory Grove Phase 1B, common to the easternmost northeast corner of aforementioned Multi-Family Tract, same being on the westerly line of said Tract 1;

THENCE North 28°26'09" West, along the common line of said Multi-Family Tract and said Tract 1, a distance of 277.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 57°57'11" West, continuing along the common line of said Multi-Family Tract and said Tract 1, a distance of 1,078.59 feet to the **POINT OF BEGINNING** and containing 58.822 acres (2,562,304 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, Forestar (USA) Real Estate Group Inc and Double R Devco, LLC, do hereby adopt this plat designating the herein described property as LEGENDS RANCH, PHASE 2, an addition in Denton County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and easements for drainage and utilities shown thereon.

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

FLOODWAY, DRAINAGE AND DETENTION EASEMENTS

This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention 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 the Drainage and Detention 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 Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the Drainage and Detention 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 Drainage and Detention 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 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 Drainage and Detention 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 of 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 easement or otherwise.

WITNESS MY HAND, this _____ day of _____, 2024.

BY: **Forestar (USA) Real Estate Group Inc**
a Delaware corporation

TITLE

WITNESS MY HAND, this _____ day of _____, 2024.

BY: **Double R Devco, LLC**
a Texas limited liability company

TITLE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

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

Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

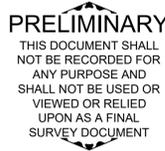
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999493933.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"
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.
- 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.
- All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, LOTS 3X, 4X & 58X; BLOCK N, LOT 9X; BLOCK P, LOT 14X; BLOCK R, LOT 14X; BLOCK T, LOTS 57X & 132X)
- Lot 4X, Block A and Lot 57X, Block T are dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.
- 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.
- The site will be served through City of Denton water/ sewer.
- Private improvements cannot encroach into existing public or private easements.
- Vertical Datum of Finish Floor is NAVD 88.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

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



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**FINAL PLAT
HICKORY GROVE, PHASE 2**

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
BLOCK N, LOTS 1-8 & 9X; BLOCK O, LOTS 1-39;
BLOCK P, LOTS 1-13, 14X & 15-29; BLOCK R, LOTS 1-13 & 14X;
BLOCK S, LOTS 8-17; BLOCK T, LOTS 57X, 124-130 & 132X;
BLOCK V, LOTS 14-17

141 RESIDENTIAL LOTS
8 HOA LOTS

58.822 ACRES
OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406, M.E.P. & P. RR. CO.
SURVEY ABSTRACT NO. 1470; WILLIAM DAVIS SURVEY, ABSTRACT NO.
374 & THOMAS POLK SURVEY, ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-_____
MARCH 2024

6160 Warren Parkway, Suite 210 Frisco, Texas 75034					
Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MARCH 2024	068517166	7 OF 7
OWNER: D.R. Horton - Texas, Ltd. 6751 North Freeway Fort Worth, TX 76131 Ph: (817) 230-0905 Contact: Justin Bosworth, P.E.					