



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS HR JV, LP is the owner of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, Denton County, Texas, and being a portion of a tract of land described in deed to HR JV, L.P., as recorded in Document Number 2023-390, Deed Records, Denton County, Texas (DRDCT) and being more particularly described by metes and bounds as follows (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central (4202) NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.):

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,096,902.69, Easting: 2,363,300.54 in the common line between the said HR JV, L.P. tract and the north right-of-way line of Robson Ranch Road (a variable width right-of-way) from which a found 3-inch metal post for a re-entrant corner in the said HR JV, L.P. tract, same being an ell corner in the said north right-of-way line bears South 89°53'45" West, a distance of 42.33 feet;

THENCE departing the said common line and over and across the said HR JV, L.P. tract the following courses and distances:

North 00°06'11" West, a distance of 82.16 feet to an IRS;
along a curve to the left having a central angle of 46°22'57", a radius of 175.00 feet, an arc length of 141.67 feet and a chord which bears North 23°17'39" West, a distance of 137.83 feet to an IRS;
along a curve to the right having a central angle of 46°23'17", a radius of 150.00 feet, an arc length of 121.44 feet and a chord which bears North 23°17'29" West, a distance of 118.15 feet to an IRS;
North 00°05'50" West, a distance of 966.00 feet to an IRS from which a found 5/8-inch capped iron rod marked "PELETON" (CIRF) for the northwest corner of the said HR JV, L.P. tract bears North 15°52'04" West, a distance of 1647.60 feet;

East, a distance of 602.71 feet to an IRS;
South 84°04'39" East, a distance of 417.29 feet to an IRS;
South 60°53'36" East, a distance of 39.99 feet to an IRS having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,098,123.26, Easting: 2,364,250.08;
along a curve to the left having a 02°14'31", a radius of 18,000.00 feet, an arc length of 704.29 feet and a chord which bears South 30°52'24" West, a distance of 704.25 feet;

South 29°45'09" West, a distance of 210.30 feet to an IRS;
along a curve to the left having a central angle of 44°59'32", a radius of 200.00 feet, an arc length of 157.05 feet and a chord which bears South 52°14'55" West, a distance of 153.05 feet to an IRS;
South 00°06'11" East, a distance of 334.36 feet to an IRS in the said common line between the said HR JV, L.P. tract and the said north right-of-way line of Robson Ranch Road from which a found 1/2-inch capped iron rod marked "GOODWIN AND MARSHALL" for a re-entrant corner in the said HR JV, L.P. tract, same being an ell corner in the said north right-of-way line bears North 89°53'45" East, a distance of 84.46 feet;

THENCE with the said common line the following courses and distances:
South 89°53'45" West, a distance of 205.88 feet to a CIRF;
South 00°06'15" East, a distance of 5.00 feet to a CIRF;
South 89°53'45" West, a distance of 157.67 feet to **POINT OF BEGINNING** and containing 883,601 square feet or 20.285 acre of land more or less.

OWNER'S CERTIFICATION

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, acting herein by and through its duly authorized agent, does hereby adopt this plat designating the herein above described property as **LOT 7 AND 13, BLOCK 1, LANDMARK ADDITION**, an addition to the City of Denton, Denton County, 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 meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

HR JV, LP.
By: _____
Name: _____
Title: _____

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Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed (for corporations add: "and in the capacity therein and herein set out, and as the act and deed of said corporation").

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2025.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATE

I, Robert A. Lee, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure."

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.
Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 5956
Release Date: 03-18-2025

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: March 18, 2025

FINAL PLAT

LOTS 7 AND 13, BLOCK 1

LANDMARK ADDITION

BEING A 20.285 ACRE TRACT SITUATED IN THE ELIZANO PIZANO SURVEY, ABSTRACT NO. 994

CITY OF DENTON, DENTON COUNTY, TEXAS

MARCH 2025

FP25-0013