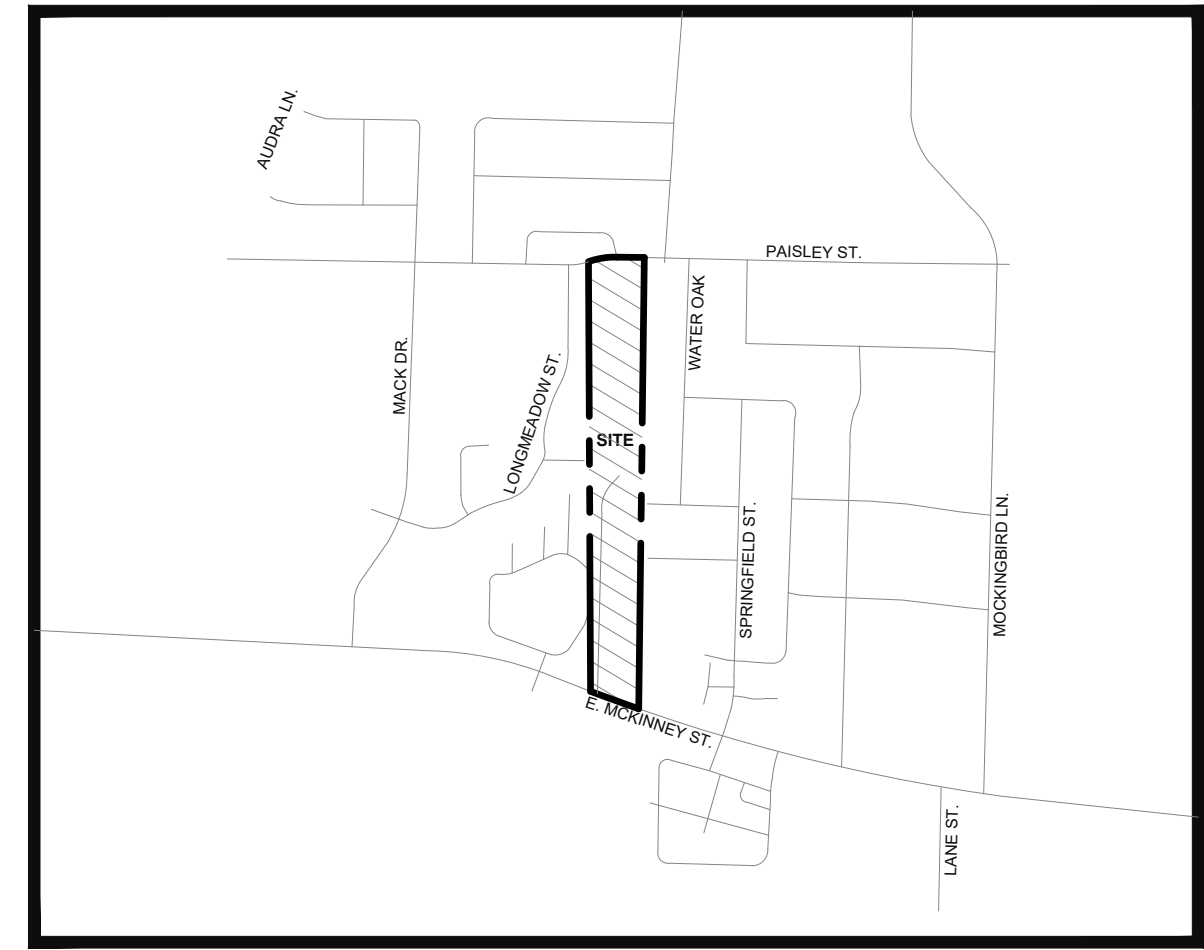
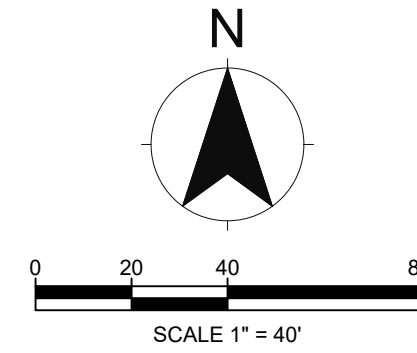
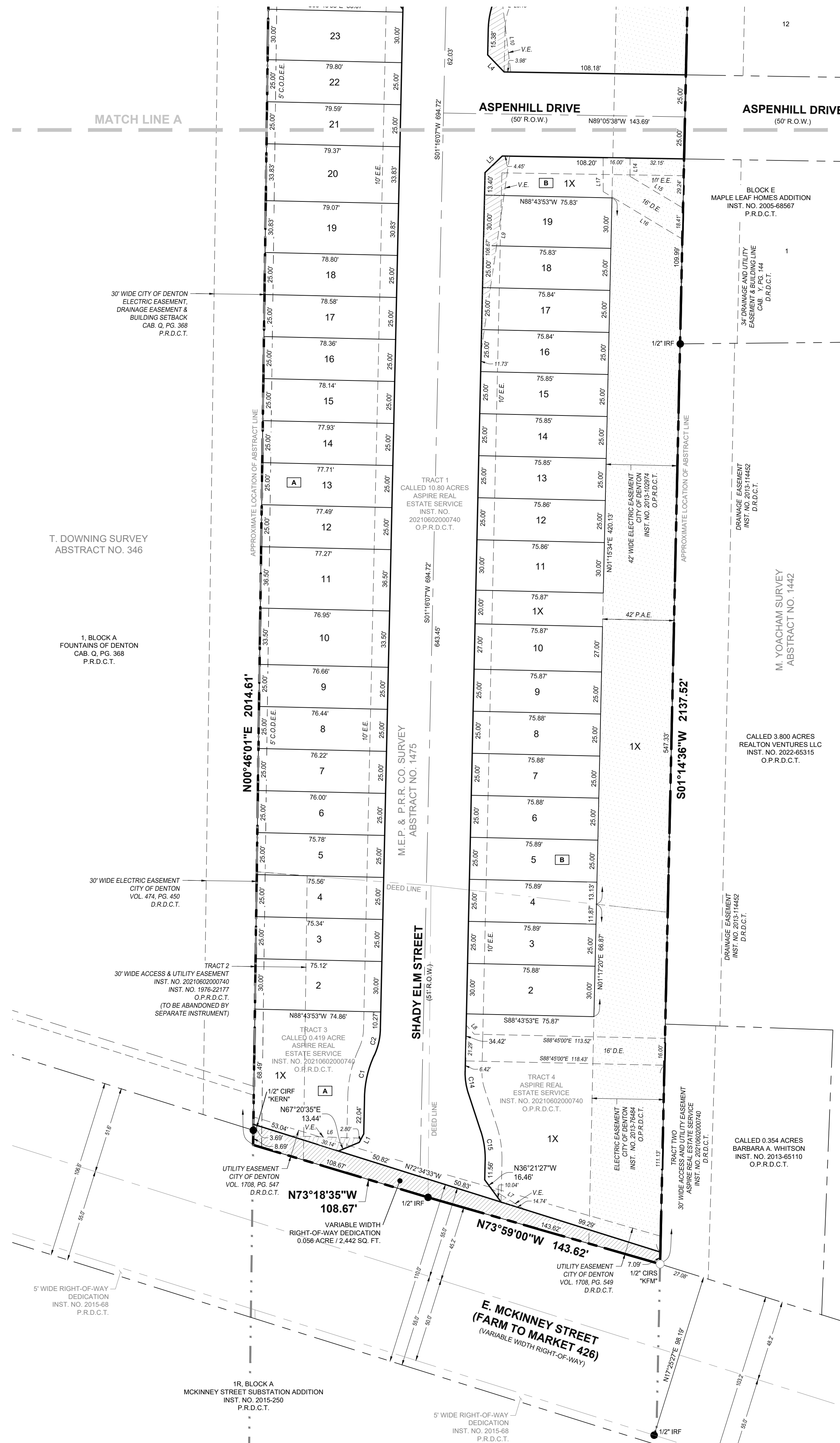
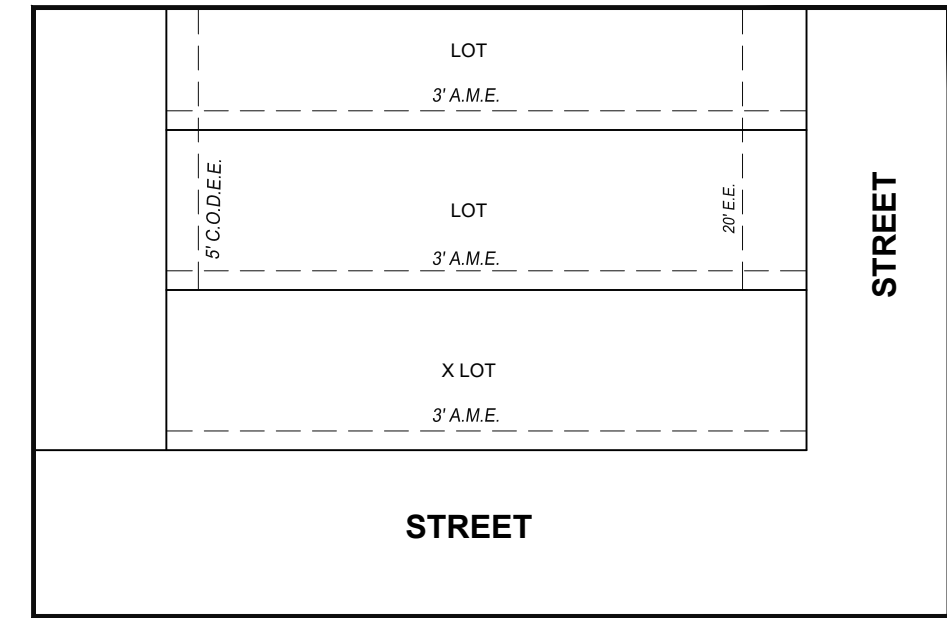


LEGEND / ABBREVIATIONS

	ABSTRACT LINE
	ADJOINER LINE
	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	IRON ROD FOUND
	CAPPED IRON ROD SET
	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
	PLAY RECORDS, DENTON COUNTY, TEXAS
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	DRAINAGE EASEMENT
	VISIBILITY EASEMENT
	PUBLIC ACCESS EASEMENT
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	IRON ROD FOUND
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	IRON PIPE FOUND
	BLOCK DESIGNATION
	VISIBILITY EASEMENT HATCH
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VICINITY MAP
(NOT TO SCALE)LOT DETAIL
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FINAL PLAT
VILLAGES ON MCKINNEY STREET
LOTS 1X, 2 - 23, 24X, 25 - 33, 34X, 35 - 63 & 64X, BLOCK A
LOTS 1X & 2 - 19, BLOCK B; LOT 1X, BLOCK C;
LOTS 1X & 2 - 36, BLOCK D

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KFM
ENGINEERING & DESIGN

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

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KFM Engineering & Design
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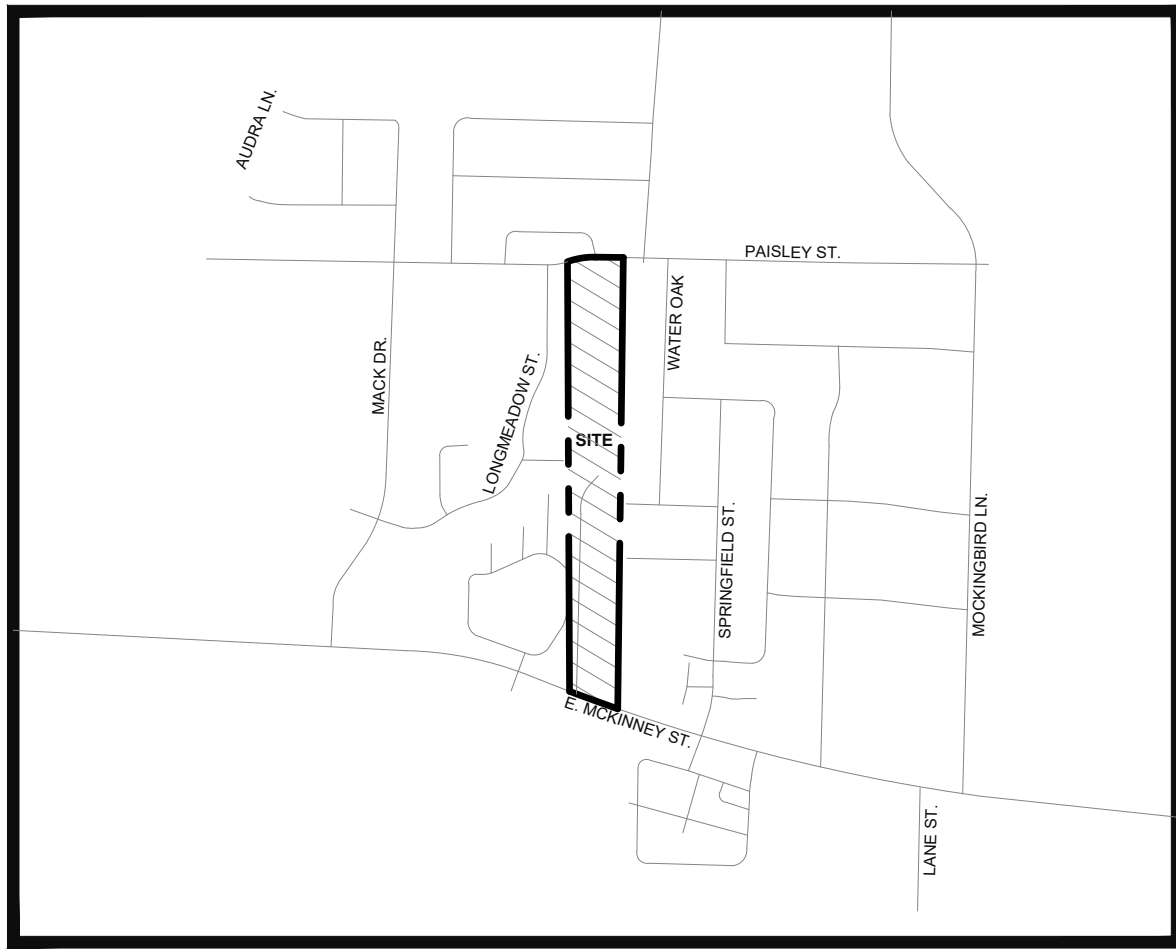
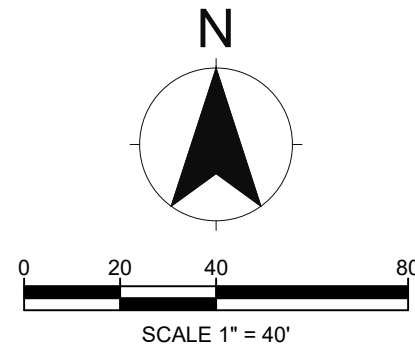
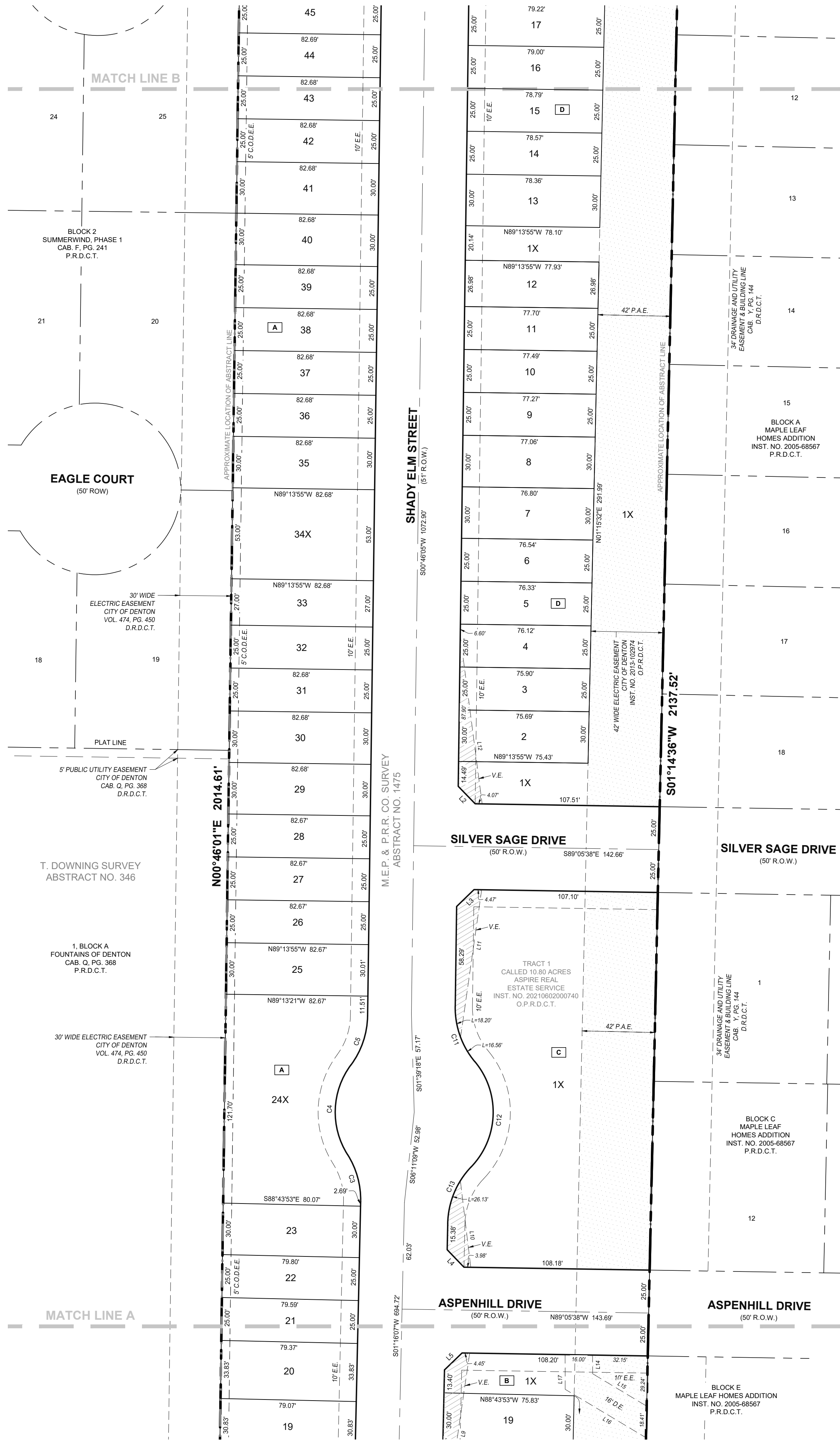
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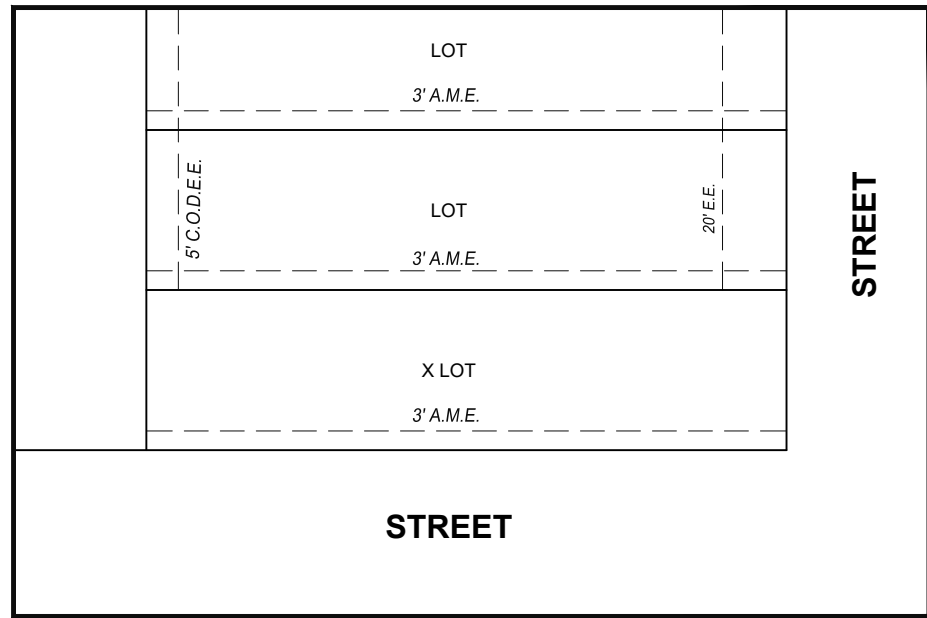
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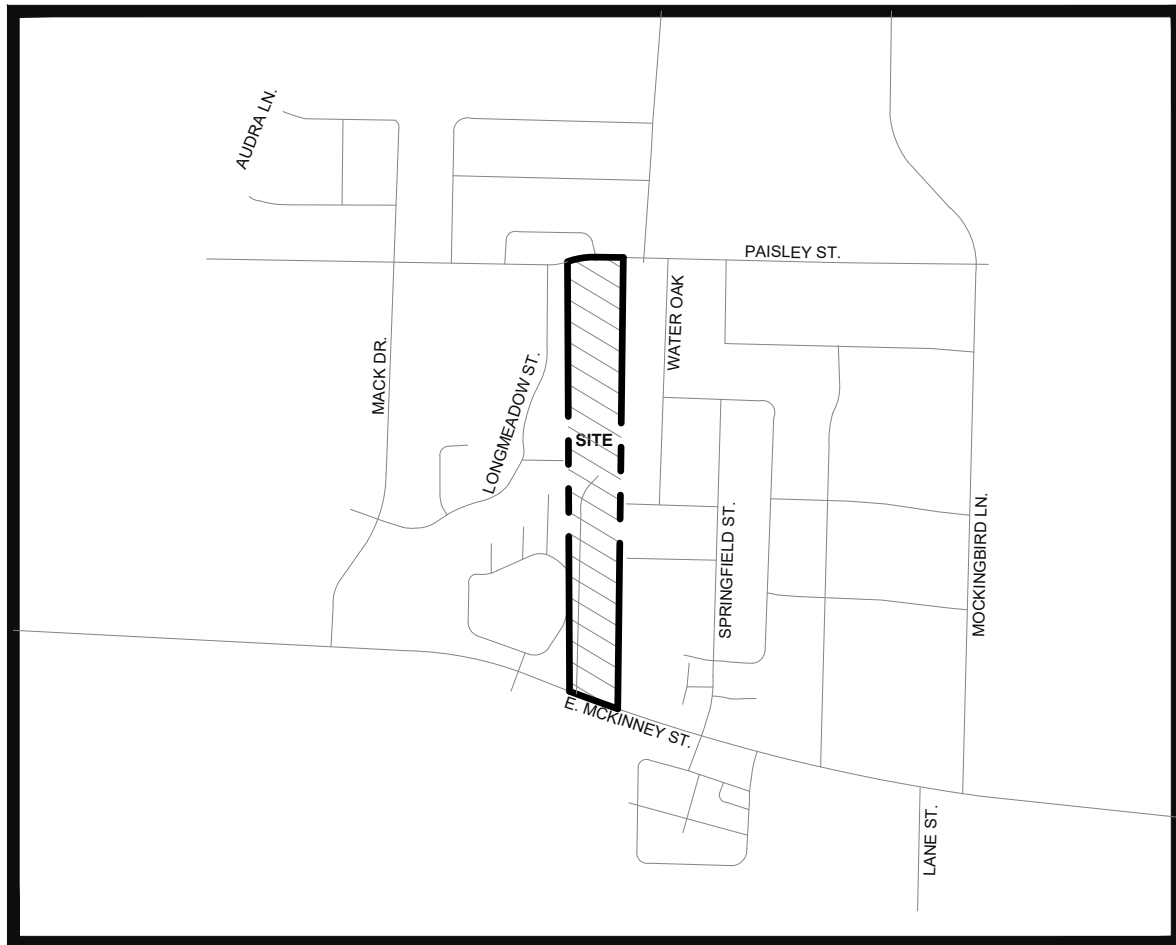
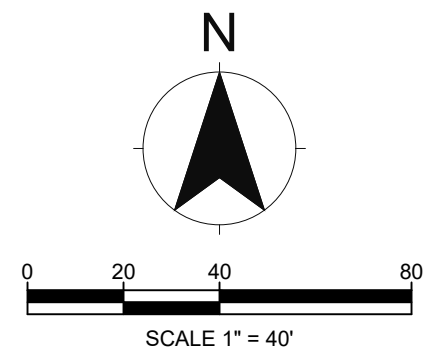
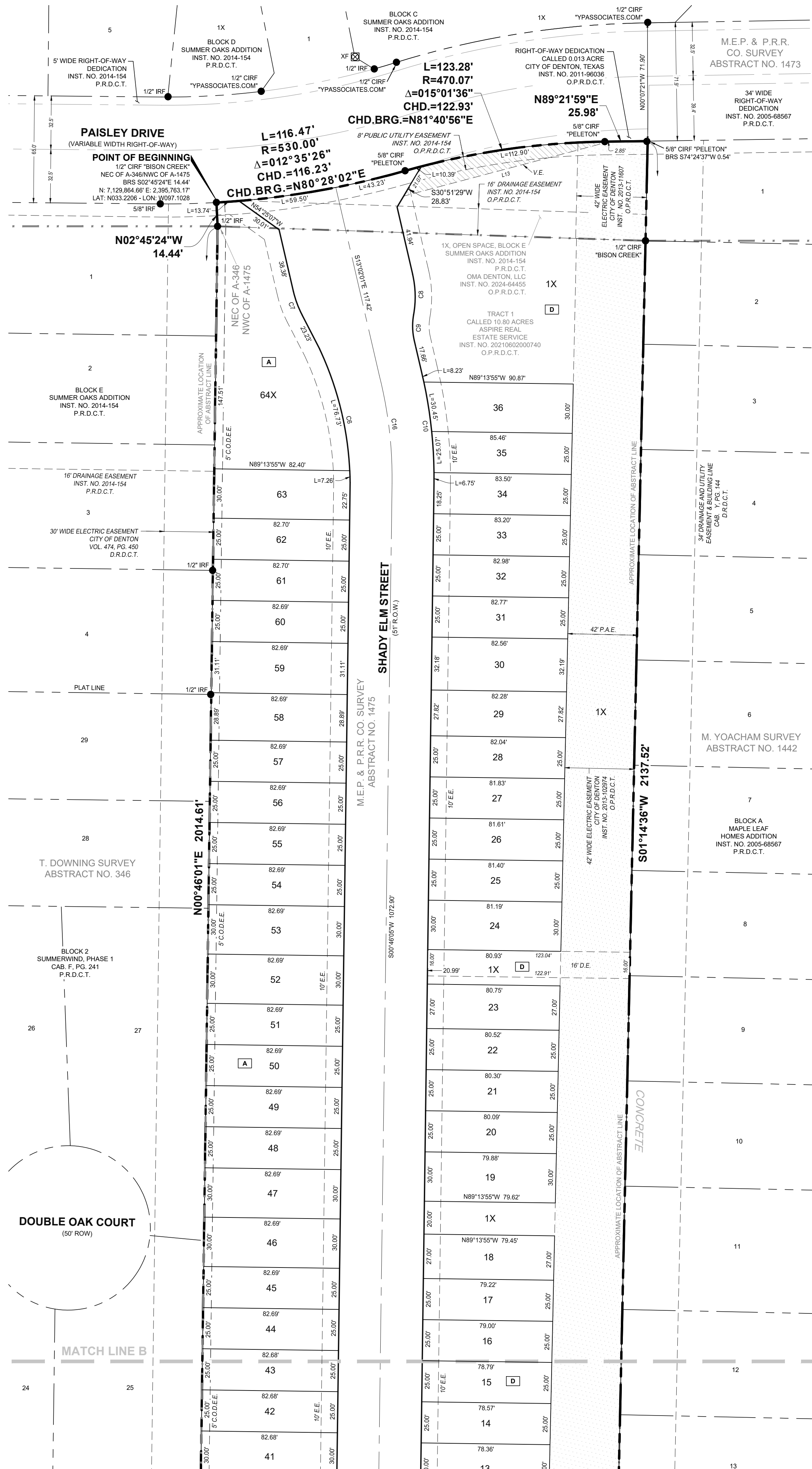
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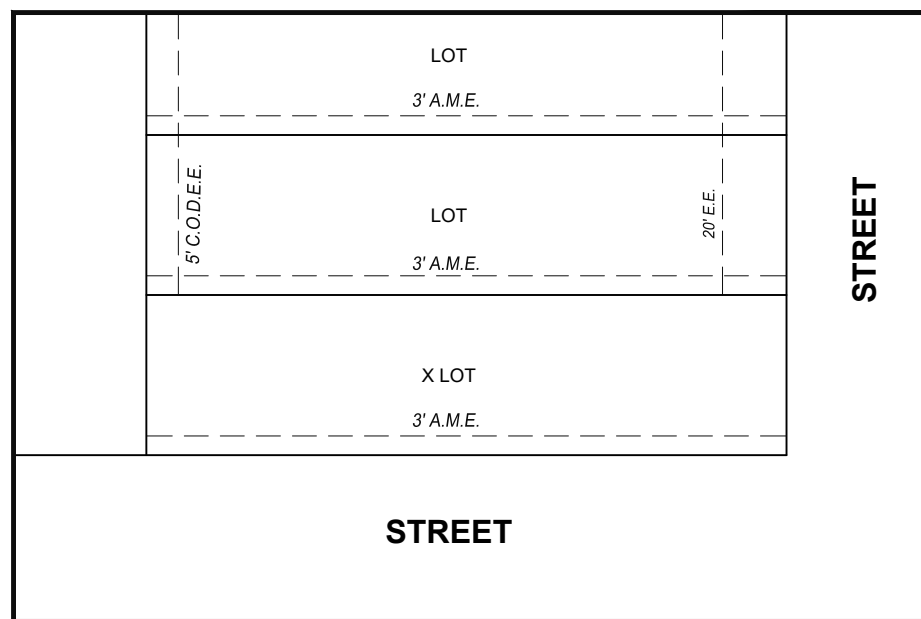
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FINAL PLAT VILLAGES ON MCKINNEY STREET LOTS 1X, 2 - 23, 24X, 25 - 33, 34X, 35 - 63 & 64X, BLOCK A LOTS 1X & 2 - 19, BLOCK B; LOT 1X, BLOCK C; LOTS 1X & 2 - 36, BLOCK D

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PRELIMINARY
FOR REVIEW PURPOSES ONLY

OWNERS DEDICATION

State of Texas
County of Denton

WHEREAS OMA Denton, LLC is the rightful owner of all that certain tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No.'s 1473 and 1475, City of Denton, Denton County, Texas, and being all of a called 10.80 acre tract of land described as Tract 1, a called 0.419 acre tract of land described as Tract 3 and a tract of land described as Tract 4 in the deed to Aspire Real Estate Service, LLC, recorded in Instrument No. 20210602000740, Official Public Records of Denton County, Texas, and all of Lot 1X, Open Space, Block E of Summer Oaks Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Instrument No. 2014-154, Plat Records of Denton County, Texas, same being described in the deed to OMA Denton, LLC, recorded in Instrument No. 2024-64455, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BISON CREEK" found in the southerly right-of-way line of Paisley Street for the southwest corner of said Lot 1X and at the beginning of a curve to the left;

THENCE with the southerly right-of-way line and the northerly line of said Lot 1X, the following courses:

Northeasterly with said curve to the left having a radius of 530.00 feet, a delta angle of 12°35'26", an arc length of 116.47 feet, a chord bearing of North 80°28'02" East and chord distance of 116.23 feet to a 5/8-inch iron rod with cap stamped "PELETON" found at the beginning of a curve to the right;

Northeasterly with said curve to the right having a radius of 470.07 feet, a delta angle of 15°01'36", an arc length of 123.28 feet, a chord bearing of North 81°40'56" East and chord distance of 122.93 feet to a 5/8-inch iron rod with cap stamped "PELETON" found at the end of said curve;

North 89°21'59" East, a distance of 25.98 feet to a point for the northeast corner of said Lot 1X, common to the northwest corner of Maple Leaf Homes Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Instrument No. 2005-68567, said Plat Records, from which a 5/8-inch iron rod with cap stamped "PELETON" found bears South 74°24'37" West, a distance of 0.54 feet;

THENCE South 01°14'36" West, with the easterly line of said Lot 1X and the westerly line of said Maple Leaf Homes Addition, passing at a distance of 60.58 feet a 1/2-inch iron rod with a cap stamped "BISON CREEK" found for the southeast corner of said Lot 1X, common to the northeast corner of said Tract 1, continuing on said course with the easterly line of said Tract 1, passing at a distance of 1,529.51 feet a 1/2-inch iron rod found for the southwest corner of said Maple Leaf Homes Addition, common to the northwest corner of a called 3.800 acre tract of land described in the deed to Realton Ventures LLC, recorded in Instrument No. 2022-65315, said Official Public Records, continuing on said course with the westerly line of said 3.800 acres tract, passing at a distance of 1,867.70 feet a 1/2-inch iron rod found for the southeast corner of said Tract 1, common to the northeast corner of said Tract 4, continuing on said course with the easterly line of said Tract 4, a total distance of 2,137.52 feet to point in the northerly right-of-way line of E. McKinney Street (Farm to Market 426) for the southeast corner of said Tract 4;

THENCE North 73°59'00" West, with the northerly right-of-way line of said E. McKinney Street and the southerly line of said Tract 4, a distance of 143.62 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 3;

THENCE North 73°18'35" West, continuing with the northerly right-of-way line of said E. McKinney Street and with the southerly line of said Tract 3, a distance of 108.67 feet to a point for the southwest corner of said Tract 3,

THENCE North 00°46'01" East, with the westerly line of said Tract 3, passing at a distance of 8.69 feet a 1/2-inch iron rod with a cap stamped "KERN" found for the southeast corner of Lot 1, Block A of Fountains of Denton, an addition to the City of Denton, Texas, according to the plat thereof recorded in Cabinet Q, Page 368, said Plat Records, continuing on said course with the easterly lines of said Lot 1, Block A, Summerwind, Phase 1, an addition to the City of Denton, Texas, according to the plat thereof recorded in Cabinet F, Page 66, said Plat Records, and said Summer Oaks Addition, for a total distance of 2,014.61 feet to a 1/2-inch iron rod found for the northwest corner of said Tract 1, common to the a re-entrant corner of said Summer Oaks Addition and the southwest corner of said Lot 1X;

THENCE North 02°45'24" West, with the westerly line of said Lot 1X, a distance of 14.44 feet to the POINT OF BEGINNING and enclosing 12.070 acres (525,781 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT OMA Denton, LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as Villages on McKinney Street, 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 hereon. 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.

OWNER: OMA Denton, LLC

BY: _____
(Name of Owner Representative) Date
(Title of Owner Representative)

State of Texas
County of Denton

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 acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of _____, of 2025.

Notary Public in and for the state of _____

My commission expires: _____

BY: _____
(Name of Owner Representative) Date
(Title of Owner Representative)

State of Texas
County of Denton

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 acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

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GENERAL NOTES

1.) The purpose of this plat is to facilitate a planned residential development that includes 113 single family lots, 7 open space lots and one 16 foot drainage easement being dedicated per this plat.

2.) N/A

3.) The bearings and grid coordinates shown on this plat are based on GPS observations: Texas State Plane Coordinates, North Central Zone 4202, NAD83-US.

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Fidelity National Title Insurance Company, GF No. 2302687-MCCB , effective date January 13th, 2025, issued date January 31, 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 two 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 easements 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 AASHTO 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:

- 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
- There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
- 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 within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met within the city limits prior to the release of any permits.

14.) Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.1 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. Prior to the acceptance of streets within the subdivision 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 finalized.

15.) Wastewater utility service will be provided by City of Denton.

16.) N/A

17.) N/A

18.) Water utility service will be provided by City of Denton.

19.) All drainage easements 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 48121C0380GF effective date 04-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 0380 of said map.

21.) Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.

22.) The Minimum Finish Floor (Slab) Elevation shall be 600 feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.

23.) N/A

24.) N/A

25.) This plat is hereby adopted by the owner and approved by the City of Denton is subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The 16-Foot Drainage 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 16 foot Drainage 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 16-Foot Drainage, 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 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 16 foot Drainage 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 nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

26.) This property is subject to zoning by the 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.

28.) N/A

29.) Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

30.) Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.

31.) A homeowners' association covenant has been recorded in _____ (volume and page) _____.

32.) N/A

33.) The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 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

35.) N/A

36.) N/A

37.) N/A

38.) The 10-foot wide meandering trail shall be within a Public Access Easement on Lot 1X, Blocks B.C and D. The trail improvements are to be owned and maintained by the Homeowners Association.

39.) N/A

40.) N/A

41.) N/A

42.) N/A

43.) N/A

44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

LOT AREA TABLE - BLOCK A		
Lot	Acres	Square Feet
1X	0.122	5311
2	0.052	2250
3	0.043	1881
4	0.043	1886
5	0.043	1892
6	0.044	1897
7	0.044	1903
8	0.044	1908
9	0.044	1914
10	0.059	2573
11	0.065	2814
12	0.044	1934
13	0.045	1940
14	0.045	1945
15	0.045	1951
16	0.045	1956
17	0.045	1962
18	0.045	1967
19	0.056	2433
20	0.062	2680
21	0.046	1987
22	0.046	1992
23	0.055	2398
24X	0.208	9051
25	0.057	2481
26	0.047	2067
27	0.047	2067
28	0.047	2067
29	0.057	2480
30	0.057	2480
31	0.047	2067
32	0.047	2067

LOT AREA TABLE - BLOCK A		
Lot	Acres	Square Feet
33	0.051	2232
34X	0.101	4382
35	0.057	2480
36	0.047	2067
37	0.047	2067
38	0.047	2067
39	0.047	2067
40	0.057	2480
41	0.057	2480
42	0.047	2067
43	0.047	2067
44	0.047	2067
45	0.047	2067
46	0.057	2481
47	0.057	2481
48	0.047	2067
49	0.047	2067
50	0.047	2067
51	0.047	2067
52	0.057	2481
53	0.057	2481
54	0.047	2067
55	0.047	2067
56	0.047	2067
57	0.047	2067
58	0.055	2389
59	0.059	2573
60	0.047	2067
61	0.047	2067
62	0.047	2067
63	0.057	2480
64X	0.217	9438

LOT AREA TABLE - BLOCK B		
Lot	Acres	Square Feet
1X	0.889	38730
2	0.052	2276
3	0.044	1897
4	0.044	1897
5	0.044	1897
6	0.044	1897
7	0.044	1897
8	0.044	1897
9	0.044	1897
10	0.047	2048
11	0.052	2276
12	0.044	1897
13	0.044	1896
14	0.044	1896
15	0.044	1896
16	0.044	1896
17	0.044	1896
18	0.044	1896
19	0.052	2275

LOT AREA TABLE - BLOCK C		
Lot	Acres	Square Feet
1X	0.555	24183

LOT AREA TABLE - BLOCK D		
Lot	Acres	Square Feet
1X	1.596	69541
2	0.052	2267
3	0.043	1895
4	0.044	1900
5	0.044	1906
6	0.044	1911
7	0.053	2300
8	0.053	2308
9	0.044	1929
10	0.044	1934
11	0.045	1940
12	0.048	2099
13	0.054	2347
14	0.045	1962
15	0.045	1967
16	0.045	1972
17	0.045	1978
18	0.049	2142
19	0.055	2392
20	0.046	2000
21	0.046	2005
22	0.046	2010
23	0.050	2177
24	0.056	2432
25	0.047	2032
26	0.047	2038
27	0.047	2043
28	0.047	2048
29	0.052	2285
30	0.061	2653
31	0.047	2067
32	0.048	2072
33	0.048	2077
34	0.048	2083
35	0.048	2107
36	0.061	2637

BENCHMARKS

BM#100: "X" CUT SCRIBED IN A CONCRETE INLET ON THE SOUTH SIDE OF PAISLEY STREET, APPROXIMATELY 25' NNW FROM THE EDGE OF A CONCRETE CHANNEL. (AS SHOWN)

ELEVATION = 611.51' N = 7129912.7 E = 2396016.8

BM#101: MAG NAIL SET IN ASPHALT PAVEMENT ON THE NORTH SIDE OF E MCKINNEY STREET, APPROXIMATELY 20' S/SW FROM A CONCRETE DROP INLET. (AS SHOWN)

ELEVATION = 605.38' N = 7127746.4 E = 2395941.7

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 Villages on McKinney Street 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 _____, of 2025.

Chair, Planning & Zoning Commission

City Secretary

SURVEYOR'S CERTIFICATE

I, Robert Glen Maloy, 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 - FOR REVIEW PURPOSES ONLY

Robert Glen Maloy, RPLS 6028 Date
Texas Registration No.

FINAL PLAT
VILLAGES ON MCKINNEY STREET
LOTS 1X, 2 - 23, 24X, 25 - 33, 34X, 35 - 63 & 64X, BLOCK A
LOTS 1X & 2 - 19, BLOCK B; LOT 1X, BLOCK C;
LOTS 1X & 2 - 36, BLOCK D

Being a replat of Lot 1X, Open Space, Block E of Summer Oaks Addition recorded in Instrument No. 2014-154, Plat Records Denton County, Texas together with an 11.830 acre unplatted tract for a total of 12.070 acres in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1473 & the M.E.P. & P.R.R. Co. Survey, Abstract No. 1475 City of Denton, Denton County, Texas City of Denton Project No.: FP25-0011

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TBPELS #: 10194934

PROJECT #:	DRAWN BY:	REVIEW BY:	DATE:	SHEET:
01.0170.026	FM	JG	05/13/2025	4 OF 4
CLIENT: N/A				
TITLE: N/A				
GF #: N/A				
EFF. DATE: N/A				
REVISION	DATE	DESCRIPTION		
1				
2				
3				
4				
5				