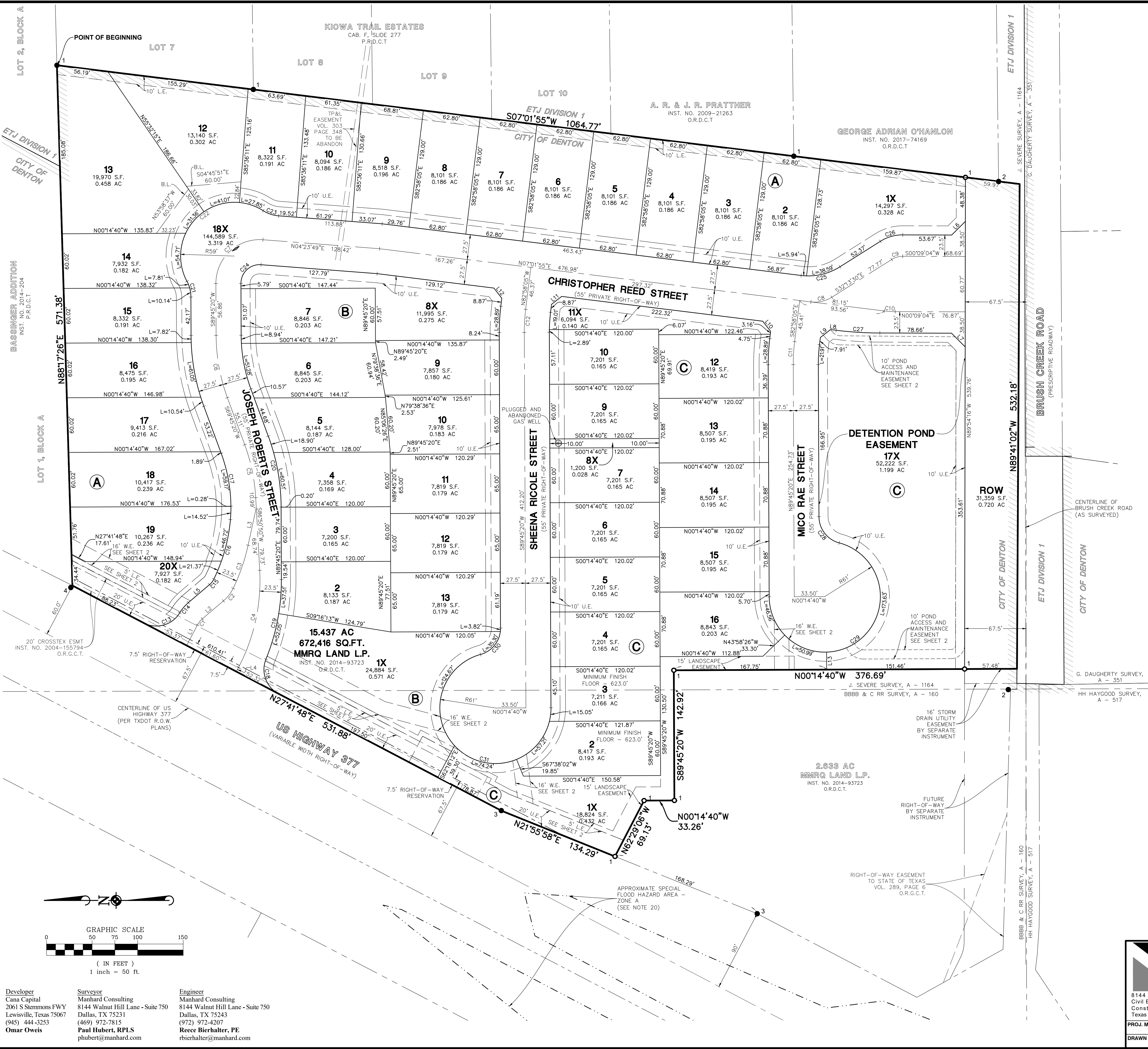
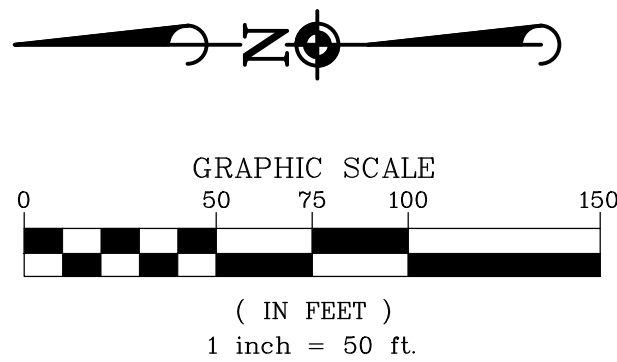


October 29, 2025 Dan Nance: P1611115 Mapgl and Son LLC: 001 Brush Creek - Denton, Texas Final Drawing: Plat of Subdivision 181115001 - Final Plat: Updated By: Phubert

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Reece Bierhalter, PE
rbierhalter@manhard.com



LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°18'12\"W	25.48'
L2	N40°21'55\"W	30.46'
L3	N77°44'10\"W	42.15'
L4	N62°18'12\"W	5.29'
L5	N40°21'55\"W	30.49'
L6	N44°52'36\"W	21.20'
L7	S45°07'24\"W	21.22'
L8	S07°01'55\"W	6.29'
L9	S37°58'05\"E	14.14'
L10	S52°01'55\"W	14.14'
L11	S37°58'05\"E	14.14'
L12	S52°01'55\"W	14.14'
L13	S07°01'55\"W	14.14'
L14	S48°54'21\"W	4.48'
L15	S48°54'21\"W	5.03'
L16	S45°07'24\"W	7.43'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	22.50'	21°43'51\"	8.53'	N51°26'17\"W	8.48'
C2	42.50'	23°39'25\"	17.55'	S52°11'38\"E	17.42'
C3	210.00'	13°42'50\"	50.26'	S70°52'45\"E	50.14'
C4	205.00'	30°50'58\"	110.38'	S77°43'41\"E	109.05'
C5	200.00'	17°05'29\"	59.66'	N78°18'05\"E	59.44'
C6	200.00'	20°00'00\"	69.81'	S79°45'20\"W	69.46'
C7	48.00'	94°38'29\"	79.29'	N42°55'25\"W	70.58'
C8	35.00'	39°15'25\"	23.98'	S12°35'48\"E	23.51'
C9	22.50'	32°22'34\"	12.71'	N16°02'13\"W	12.55'
C10	100.00'	6°52'50\"	12.01'	S03°35'30\"W	12.00'
C11	200.00'	7°16'34\"	25.40'	N86°36'22\"W	25.38'
C12	200.00'	7°16'34\"	25.40'	N86°36'22\"W	25.38'
C13	30.00'	86°35'29\"	45.34'	N15°35'56\"W	41.15'
C14	46.00'	18°23'04\"	14.76'	N49°42'09\"W	14.70'
C15	19.00'	23°39'25\"	7.84'	N52°11'38\"W	7.79'
C16	186.50'	20°55'06\"	68.09'	N74°28'54\"W	67.71'
C17	172.50'	19°39'09\"	59.17'	S79°34'55\"W	58.88'
C18	30.00'	84°30'53\"	44.25'	N69°57'14\"E	40.35'
C19	228.50'	22°27'21\"	89.56'	S79°00'59\"E	88.98'
C20	227.50'	20°00'00\"	79.41'	N79°45'20\"E	79.01'
C21	37.00'	27°47'53\"	17.95'	S75°51'24\"W	17.78'
C22	59.00'	150°27'23\"	154.93'	N42°48'51\"W	114.10'
C23	37.00'	28°01'01\"	18.09'	N18°24'20\"E	17.91'
C24	20.50'	94°38'29\"	33.86'	S42°55'25\"E	30.14'
C25	65.00'	39°15'25\"	44.54'	N12°35'48\"W	43.67'
C26	46.00'	32°22'34\"	25.99'	N16°02'13\"W	25.65'
C27	400.00'	6°52'50\"	48.04'	S03°35'30\"W	48.01'
C28	30.00'	74°42'29\"	39.12'	N52°24'06\"E	36.40'
C29	61.00'	254°42'29\"	271.18'	S37°35'54\"E	96.98'
C30	30.00'	74°42'29\"	39.12'	N52°53'25\"W	36.40'
C31	61.00'	254°42'29\"	271.18'	S37°06'35\"W	96.98'
C32	10.00'	48°23'57\"	8.45'	S24°42'23\"W	8.20'
C33	20.00'	48°23'57\"	16.89'	S24°42'23\"W	16.40'
C34	5.00'	89°39'44\"	7.82'	S45°04'24\"E	7.05'
C35	15.00'	89°39'44\"	23.47'	S45°04'24\"E	21.15'
C36	10.00'	73°36'37\"	12.85'	S36°33'46\"W	11.98'
C37	20.00'	67°59'18\"	23.73'	S33°45'07\"W	22.36'

LEGEND

- = PROPERTY LINE
- - - = ABSTRACT SURVEY LINE
- - - = EXISTING RIGHT-OF-WAY LINE
- - - = EXISTING ADJOINING PROPERTY LINE
- - - = EXISTING EASEMENT LINE
- - - = EXISTING FLOODPLAIN LINE
- - - = EXISTING CITY LIMITS
- - - = PROPOSED LOT LINE
- - - = PROPOSED RIGHT-OF-WAY LINE
- - - = PROPOSED ROAD CENTERLINE
- - - = PROPOSED EASEMENT LINE
- - - = PROPOSED BUILDING SETBACK LINE
- R.M. = RECORD MONUMENT
- O.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT
- L.E. = LANDSCAPE EASEMENT
- B.L. = BUILDING LINE/SETBACK
- ⊕ = PLUGGED AND ABANDONED GAS WELL
- 1 = FOUND 1/2\" IRON ROD
- 2 = FOUND 1/2\" IRON ROD BENT
- 3 = FOUND 1/2\" IRON ROD CONCRETE MONUMENT
- 4 = FOUND 5/8\" IRON ROD
- = SET 5/8\" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, \"MANHARD CONSULTING\"

FINAL PLAT RESERVE AT BRUSH CREEK

15.437 ACRES
42 RESIDENTIAL LOTS, 9 HOA LOTS
PART OF THE
J. SEVERE SURVEY, ABSTRACT NO. 1164
AND THE
BBBB & C RR SURVEY, ABSTRACT NO. 160,
DENTON, DENTON COUNTY, TEXAS
42 RESIDENTIAL LOTS
8 OPEN SPACE LOTS

SEPTEMBER 22, 2025
FP25-0028

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231, ph: 972.972.4250, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR:	PH	ISSUE DATE:	10/06/25	CODE:	1 SHEET
DRAWN BY:	JLM	SCALE:	1\" = 50'	611.115001	3 OF 3

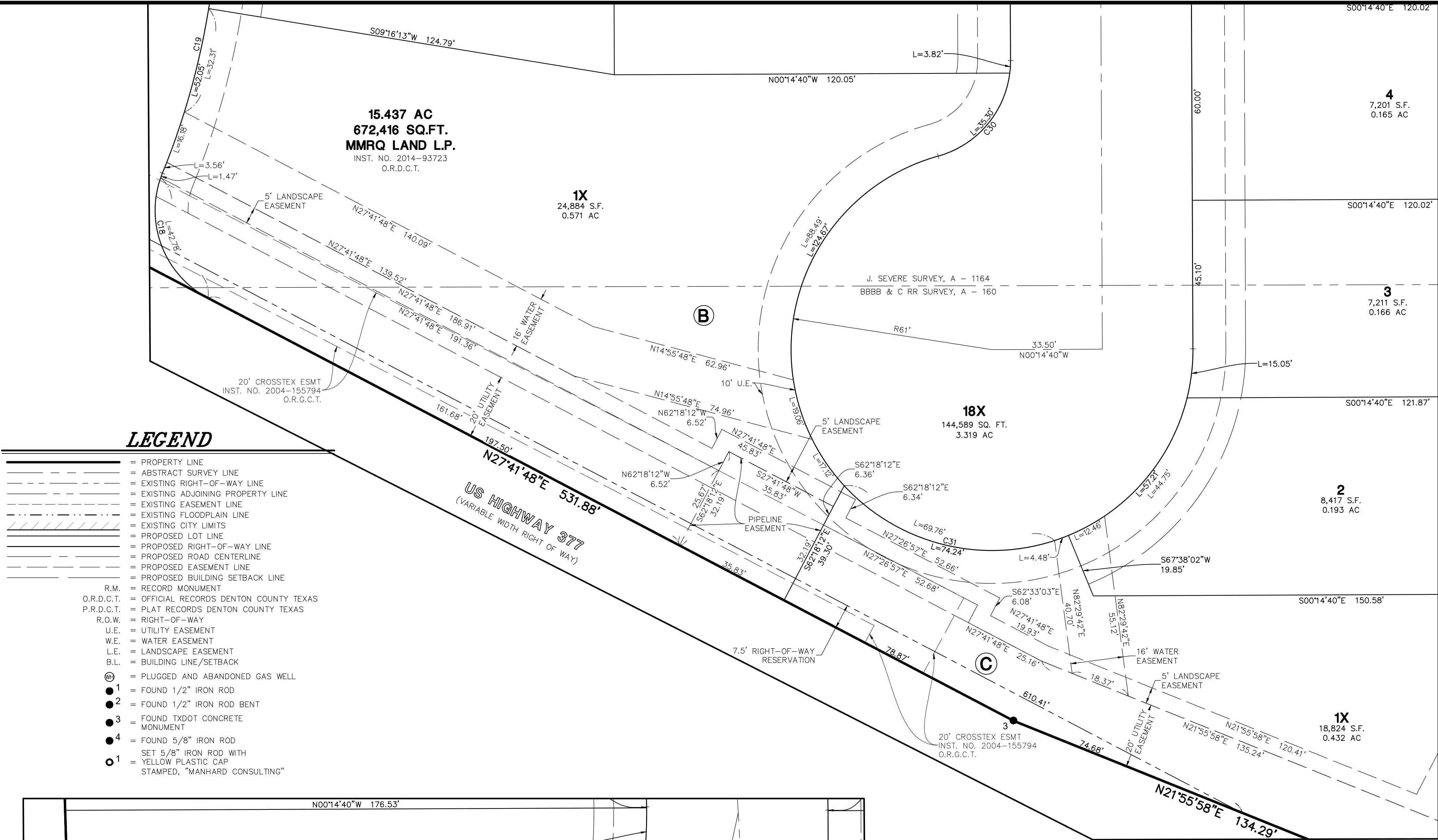
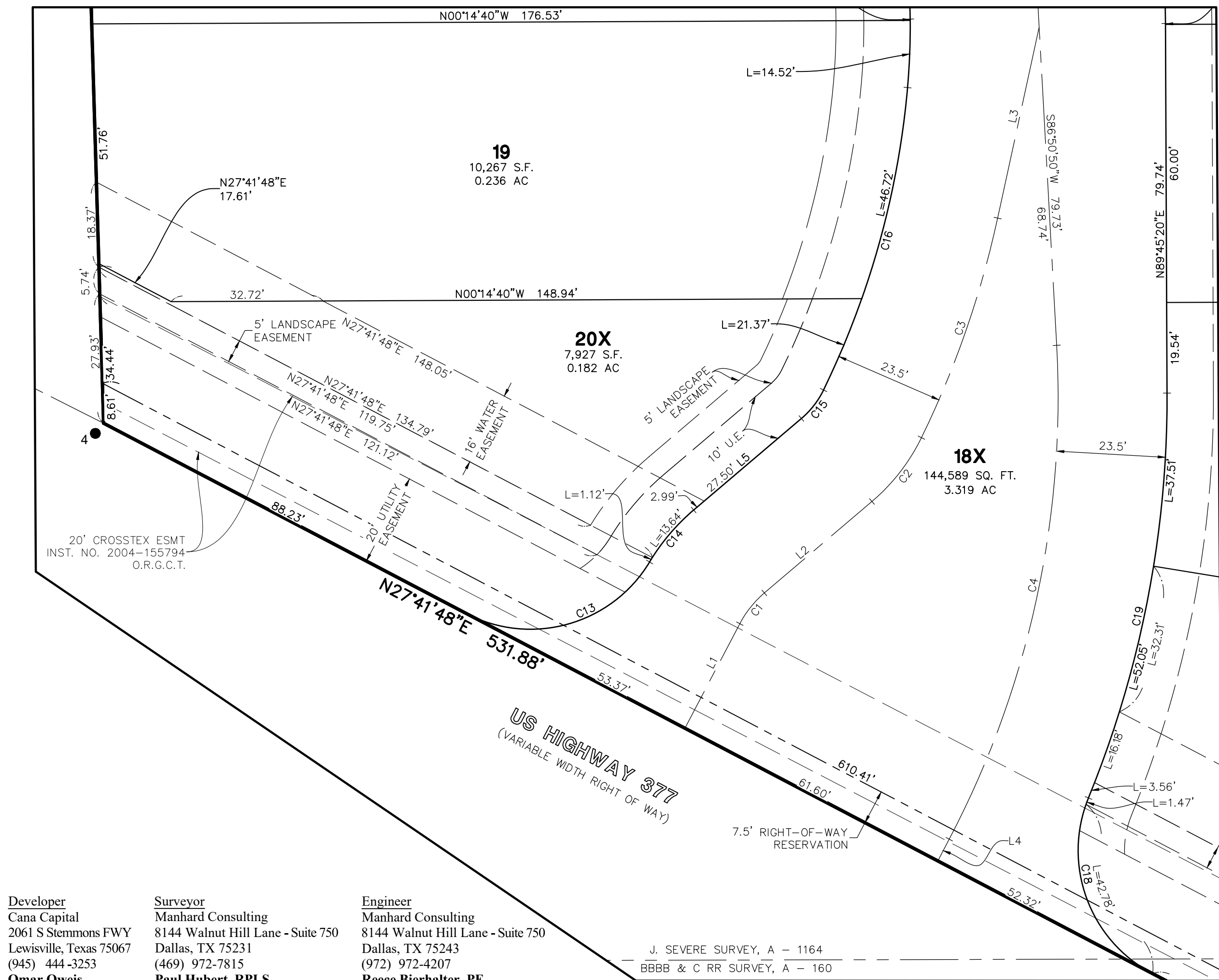
October 29, 2025 - Dan Name: E:\611115 Manhard and Son LLC\001 Brush Creek - Denton\den\Sur\Final Drawn\Plat of Subdivision\611115001-Final Plat.dwg Updated By:Phubert

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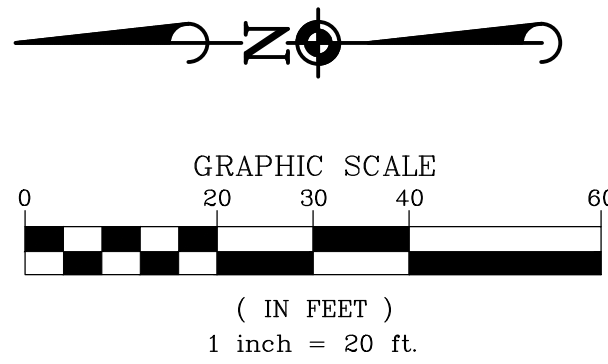
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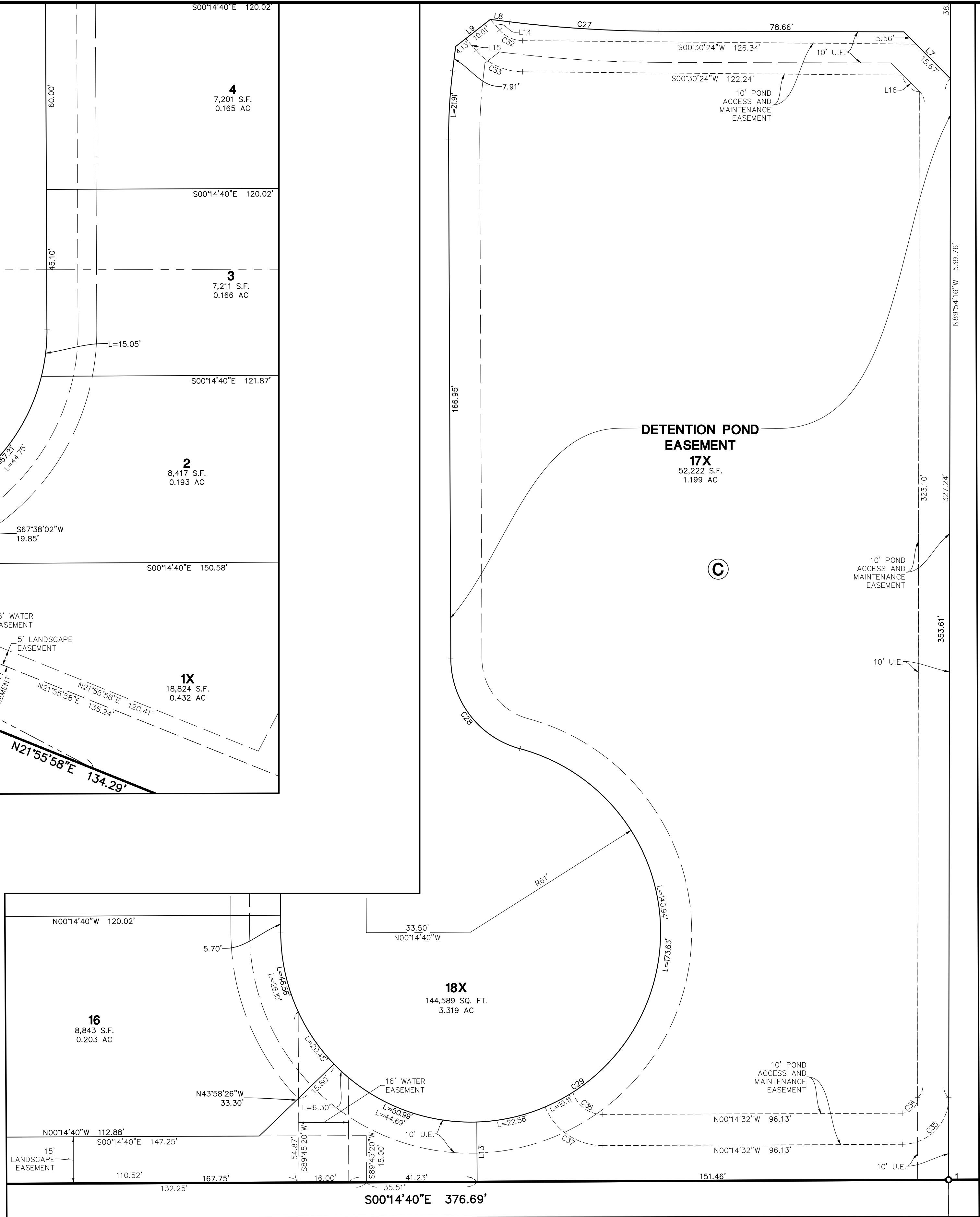
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42 RESIDENTIAL LOTS
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DRAWN BY:	JLM	SCALE:	1" = 20'		611.115001

2 SHEET OF 3

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STANDARD NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE 42 SINGLE FAMILY LOTS, DEDICATE ROADWAY AND UTILITY, WATER, POND AND LANDSCAPE EASEMENTS.
- 2.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
- 3.) THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).
- 4.) THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 25-839315-NJ, EFFECTIVE DATE SEPTEMBER 22, 2025, 8:00 AM. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5.) THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF DENTON, AND DENTON COUNTY.
- 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.) ALL GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 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:

o) THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND

b) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

c) 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 THE TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 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 NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.
- 15.) WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.
- 16.) NO INFORMATION HAS BEEN PROVIDED THAT THE PROPERTY CAN BE SEWERED CONVENTIONALLY
- 18.) WATER UTILITY SERVICE WILL BE PROVIDED BY THE 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 480194 EFFECTIVE DATE 4-18-2011 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 48121C0370G OF SAID MAP.
- 22.) THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE 623.0 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
- 24.) RESERVE AT BUSH CREEK LIES WITHIN UNSHADED ZONE MAP X, MAP NUMBER 48121C0370G, DATED 4-18-2011, AS PER FLOOD INSURANCE RATE.
- 25.) 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 POND 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 POND 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 POND EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE POND 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 POND 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 POND 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 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.
- 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.
- 32.) GAS WELL NOTIFICATION DISCLOSURE: THE ENTIRETY OF THE SUBJECT PROPERTY IS WITHIN 1000 FEET OF GAS WELL DRILLING AND PRODUCTION SITE(S) WITH A PLUGGED AND ABANDONED WELL, AND THE POSSIBILITY THAT EXISTING WELLS MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE. A VICINITY MAP SHOWING THE LOCATION OF THE SITES IN RELATION TO THE LOTS IS PROVIDED ON THIS PLAT. AS OF THE DATE OF THIS PLAT, THESE ARE NOT PRODUCING WELLS. ADDITIONAL DRILLING AND/OR FRACKING OPERATIONS MAY OCCUR ON THIS SITE IN THE FUTURE.
- 31.) A HOMEOWNERS' ASSOCIATION COVENANT HAS BEEN RECORDED IN _____ (VOLUME AND PAGE) _____
- 33.) IMPORTANT NOTICE: 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 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 HOMEOWNERS' ASSOCIATION.
- 41.) PRIVATE STREET RESERVE "CHRISTOPHER REED STREET, MICO RAE STREET, SHEENA RICOLE STREET, AND JOSEPH ROBERTS STREET" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
- 43.) A PUBLIC ACCESS EASEMENT IS GRANTED TO THE GENERAL PUBLIC AS SHOWN.
- 44.) ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- 47.) A ROADWAY ACCESS AND UTILITY EASEMENT COVERING THE STREET LOT "18X" SHALL BE GRANTED TO THE CITY AND FRANCHISED UTILITIES, PROVIDING UNRESTRICTED USE OF THE PROPERTY FOR UTILITIES AND MAINTENANCE. THE EASEMENT SHALL PROVIDE THE CITY WITH THE RIGHT OF ACCESS FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION. THE EASEMENT SHALL PERMIT THE CITY TO REMOVE ANY VEHICLE OR OBSTACLE WITHIN THE STREET LOT THAT IMPAIRS EMERGENCY ACCESS.
- 48.) COMMON OPEN SPACE LOTS HEREON HAVING A DESIGNATION WHICH INCLUDES AN "X" SHALL NOT BE USED FOR FUTURE DEVELOPMENT.

OWNER'S DEDICATION

STATE OF TEXAS)

COUNTY OF DENTON)

BEING A 15.437-ACRE TRACT OF LAND LOCATED IN THE J. SEVERE SURVEY, ABSTRACT NO. 1164 AND THE BBBB & C RR SURVEY, ABSTRACT NO. 160, DENTON, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO KNIGHT DEVELOPMENT GROUP, LLC, AS RECORDED IN INSTRUMENT NO. , OFFICIAL RECORDS DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF LOT 7, BLOCK A, KIOWA TRAIL ESTATES, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY TEXAS, AS RECORDED IN CABINET F, PAGE 277, PLAT RECORDS DENTON COUNTY TEXAS (PRDCT) AND BEING ON THE SOUTHERLY LINE OF BASSINGER ADDITION, AN ADDITION TO DENTON, TEXAS AS RECORDED IN DOCUMENT NO. 2014-204, PRDCT;

THENCE S 07°01'55" W WITH THE WEST LINE OF KIOWA TRAIL ESTATES, AT A DISTANCE OF 612.66 FEET PASS A FOUND 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID ADDITION, AT A DISTANCE OF 1041.47 FEET PASS A FOUND IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 1064.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 2, BEING IN BRUSH CREEK DRIVE (A VARIABLE WIDTH PRESCRIPTIVE ROADWAY);

THENCE N 89°41'02" W WITH THE SOUTH LINE OF THE HEREIN DESCRIBED PARCEL AND WITH SAID ROADWAY, A DISTANCE OF 532.18 FEET TO A SET MAG NAIL WITH WASHER STAMPED "MANHARD CONSULTING";

THENCE LEAVING SAID SOUTH LINE AND ROADWAY AS FOLLOWS:

N 00°14'40" W, A DISTANCE OF 376.69 FEET TO A SET NO. 5 REBAR WITH CAP STAMPED "MANHARD CONSULTING" (SET IRON ROD);

S 89°45'20" W, A DISTANCE OF 142.92 FEET TO A SET IRON ROD;

N 00°14'40" W, A DISTANCE OF 33.26 FEET TO A SET IRON ROD;

N 62°29'06" W, A DISTANCE OF 69.13 FEET TO A SET IRON ROD ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 377 (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTHERLY WITH SAID EAST RIGHT OF WAY LINE AS FOLLOWS:

N 21° 55' 58" E, A DISTANCE OF 134.29 FEET TO A FOUND TXDOT CONCRETE MONUMENT;

N 27°41'48" E, A DISTANCE OF 531.88 FEET TO A SET IRON ROD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM SAID SET IRON ROD A FOUND NO. 5 REBAR BEARS N 50°57' W , 2.8 FEET;

THENCE N 88°17'26" E LEAVING SAID RIGHT OF WAY LINE AND WITH THE AFORESAID SOUTHERLY LINE OF THE BASSINGER ADDITION, A DISTANCE OF 571.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.437-ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KNIGHT DEVELOPMENT GROUP, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS RESERVE AT BRUSH CREEK, 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.

OWNER:KNIGHT DEVELOPMENT GROUP, LLC

ROB KNIGHT SIGNATURE DATE
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROB KNIGHT, KNOWN 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, OF 2025.

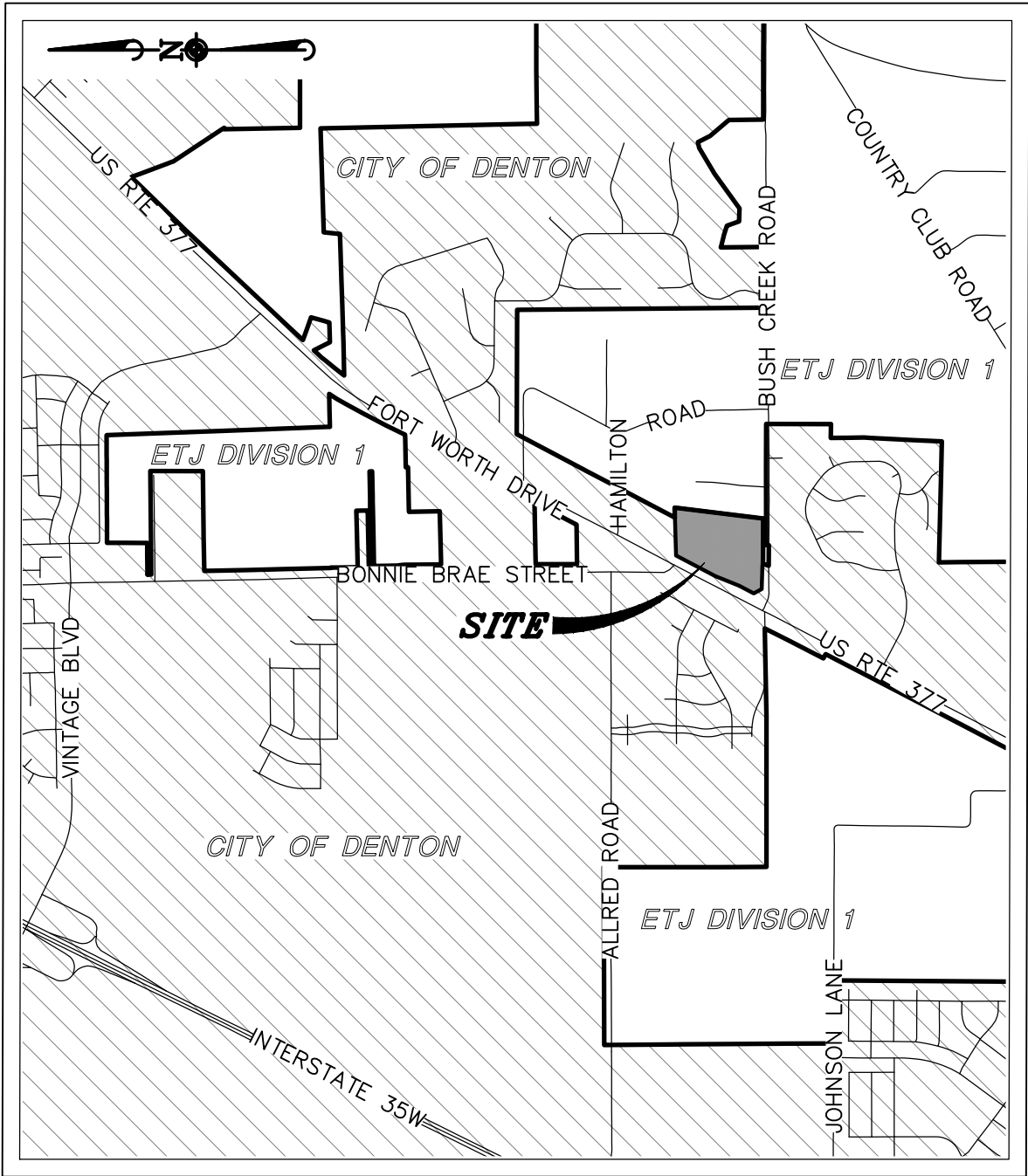
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RESERVE AT BRUSH CREEK ADDITION 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 2025.

CHAIR, PLANNING & ZONING COMMISSION

CITY SECRETARY



VICINITY MAP

1" = 2000'

SURVEYOR'S DECLARATION

I, PAUL HUBERT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE 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

PAUL HUBERT, R.P.L.S. DATE
TEXAS REGISTRATION NO. 1942

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL HUBERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT
RESERVE AT
BRUSH CREEK

15.437 ACRES
42 RESIDENTIAL LOTS, 9 HOA LOTS
PART OF THE
J. SEVERE SURVEY, ABSTRACT NO. 1164
AND THE
BBBB & C RR SURVEY, ABSTRACT NO. 160,
DENTON, DENTON COUNTY, TEXAS

42 RESIDENTIAL LOTS
8 OPEN SPACE LOTS

SEPTEMBER 22, 2025
FP25-0028

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231. ph:972.972.4250. manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.:	PH	ISSUE DATE:	10/06/25	CODE:	
DRAWN BY:	JLM	SCALE:	N/A	611.115001	

3 SHEET OF 3