

DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 03/22/2024
DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 03/22/2024
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 03/22/2024
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS HUNTER RANCH LAND, LLC, is the rightful owner of the following tract of land:

BEING a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described in a deed to Hunter Ranch Land, LLC, recorded in Instrument No. 2023-38621 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for an easterly corner of Hunter Ranch Phase 1A, 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 being at the southeast end of the northerly terminus of Landmark Trail, a 110-foot right-of-way as dedicated in said Hunter Ranch Phase 1A, same also being at the beginning of a non-tangent curve to the right with a radius of 520.00 feet, a central angle of 06°27'28", and a chord bearing and distance of North 62°31'01" East, 58.58 feet;

THENCE in a northeasterly direction, departing the northerly terminus of said Landmark Trail and crossing said 1,031.226 acre tract, with said non-tangent curve to the right, an arc distance of 58.61 feet to a point for corner;

THENCE continuing across said 1,031.226 acre tract, the following courses and distances:

South 41°16'27" East, a distance of 431.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 17°27'35" East, a distance of 153.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°19'31" West, a distance of 165.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°39'52" West, a distance of 290.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°34'46" West, a distance of 293.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°07'25" West, a distance of 33.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Hunter Ranch Phase 1A, same being on the easterly right-of-way line of said Landmark Trail, same also being at the beginning of a non-tangent curve to the right with a radius of 520.00 feet, a central angle of 85°56'09", and a chord bearing and distance of North 16°19'13" East, 708.85 feet;

THENCE in a northeasterly direction, continuing along the easterly line of said Hunter Ranch Phase 1A and the easterly right-of-way line of said Landmark Trail, with said non-tangent curve to the right, an arc distance of 779.93 feet to a point for corner; to the **POINT OF BEGINNING** and containing 7.967 acre (347,058 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, HUNTER RANCH LAND, LLC, does hereby adopt this plat designating the herein described property as HUNTER RANCH, PHASE 1 AMENITY CENTER, an addition in Denton County, Texas, and does 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 permission of anyone.

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

BY: **HUNTER RANCH LAND, 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

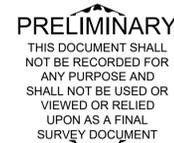
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, 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.

Daniel R. Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2172



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 Daniel R. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

CITY PROJECT NUMBER: PP24-0002

**PRELIMINARY PLAT
FOR
HUNTER RANCH PHASE 1**

1 HOA LOT

BEING 7.967 ACRES

OUT OF THE E.PIZANO SURVEY, ABSTRACT #994
DEED RECORDED AS DOCUMENT 2023-38621, PROPERTY RECORDS,
DENTON COUNTY, TEXAS

CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER & DEVELOPER: Hunter Ranch Land, LLC 3000 Turtle Creek Blvd Dallas, TX 75219 TEL: 972-201-2932 Contact: BRIAN CARLOCK					ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KEVIN J. KANE, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	2 of 2
MB	JCC	AJF	AS SHOWN	MARCH 2024	063226937	