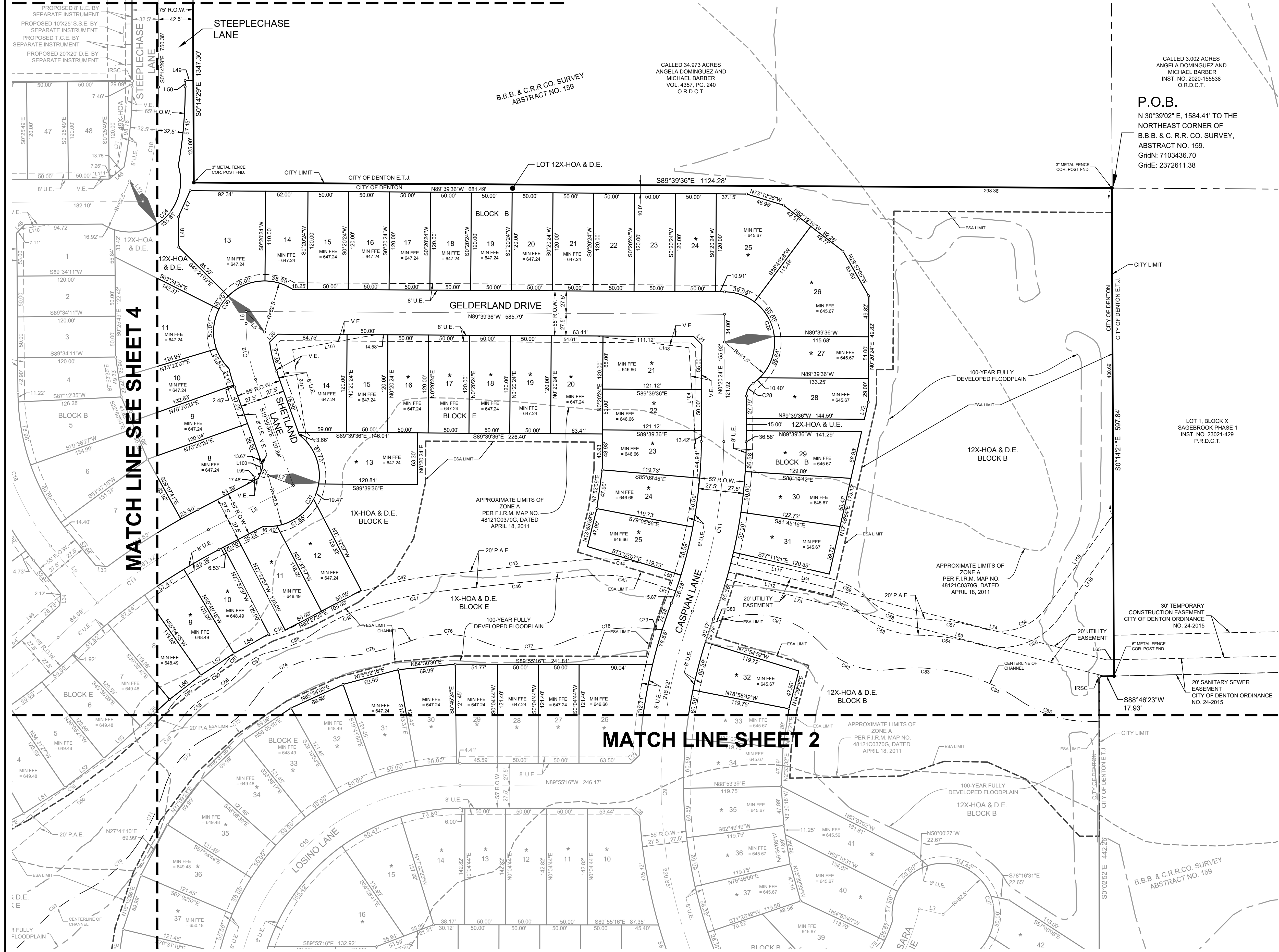


MATCH LINE SHEET 5



LINE TYPE LEGEND

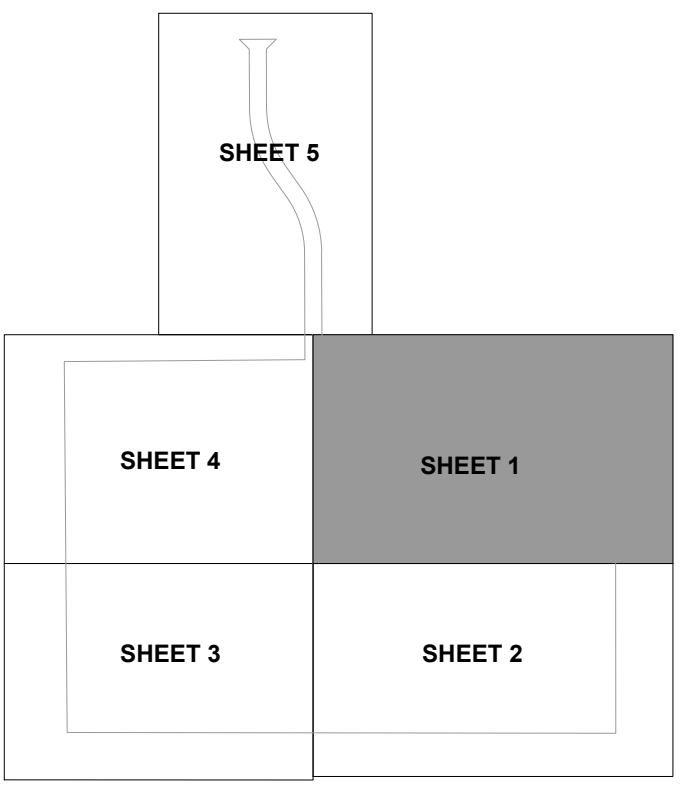
---	BOUNDARY LINE
---	LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	FEMA FLOODPLAIN LINE
---	100-YEAR FLOODPLAIN
---	CENTERLINE OF CHANNEL
---	ABSTRACT LINE
---	ENVIRONMENTALLY SENSITIVE AREA BOUNDARY

LEGEND

IRSC	58" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
E.E.	ELECTRIC EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
E.	EASEMENT
V.E.	VEGETATION EASEMENT
R.O.W.	RIGHT-OF-WAY
→	GUY ANCHOR
⊙	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	SET 58" IRON ROD W/ "KHA" CAP (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT
⊙	GAS WELL
*	GAS WELL NOTIFICATION DISCLOSURE (SEE NOTE #52)

SEE SHEET 5 FOR LINE AND CURVE TABLES, AND GENERAL NOTES.

SEE SHEET 6 FOR LOT AREA TABLE



P.O.B.
N 30°39'02" E, 1584.41' TO THE NORTHEAST CORNER OF B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 159.
GridN: 7103438.70
GridE: 2372611.38

FINAL PLAT BRIDLE RIDGE

BLOCK A, LOTS 1X, 2-48 & 49X;
BLOCK B, LOTS 1-11, 12X & 13-48;
BLOCK C, LOTS 1X & 2-19; BLOCK D, LOTS 1-16;
BLOCK E, LOTS 1X & 2-39; BLOCK F, LOTS 1-20

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES
OUT OF THE

B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0006
PREPARED: MARCH 2026

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	MAR. 2026	063246303	1 OF 7

OWNER: Dentex Land, Cattle and Energy, LP, 928 Tanglewood Dr. East, Frisco, TX 75091
Ph: 214-519-1901
Contact: Alan Hughes

DEVELOPER: North Texas Land Development, LLC, 7666 Green Meadow Lane, Flower Mound, TX 75022
Ph: 817-822-2334
Contact: Chris Green

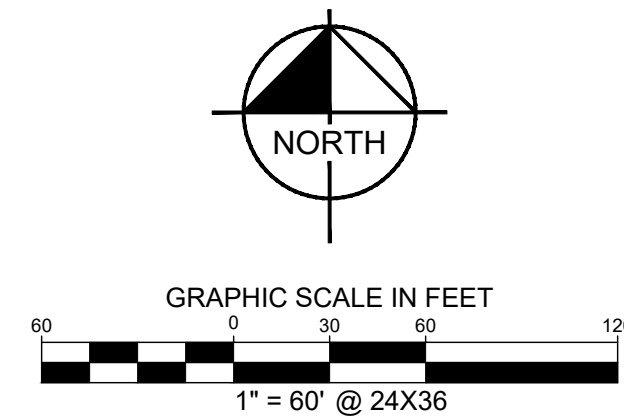
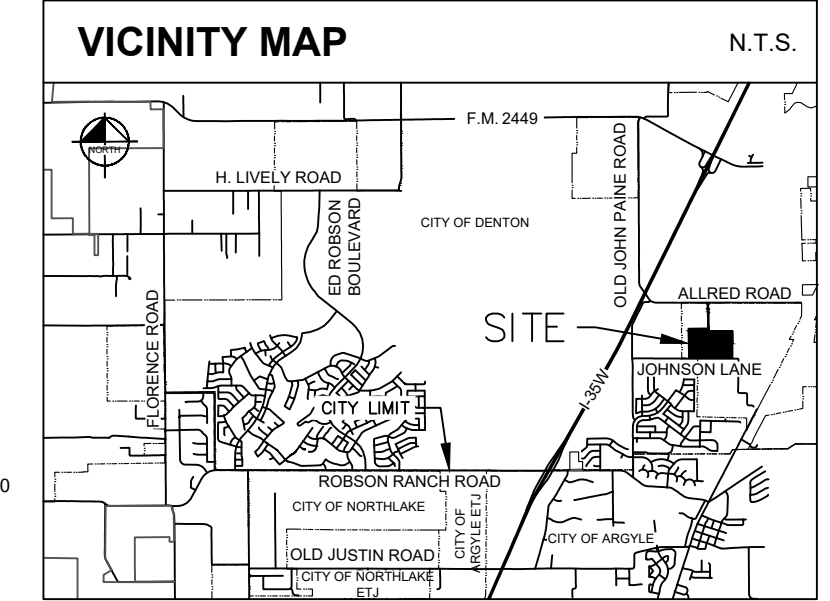
ENGINEER: Kimley-Horn & Associates, Inc., 6160 Warren Pkwy, Suite 210 Frisco, TX 75034
Ph: (972) 335-3580
Contact: Scott Pangburn, P.E.

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

DWG NAME: KCFM_SURVEY063246303-DENTEX SITE - DENTON063246303-DENTEX FINAL PLAT.DWG PLOTTED BY: CROBLE,JEFF 5/16/2026 1:25 PM LSCALE: 250 PLOTSCALE: 250

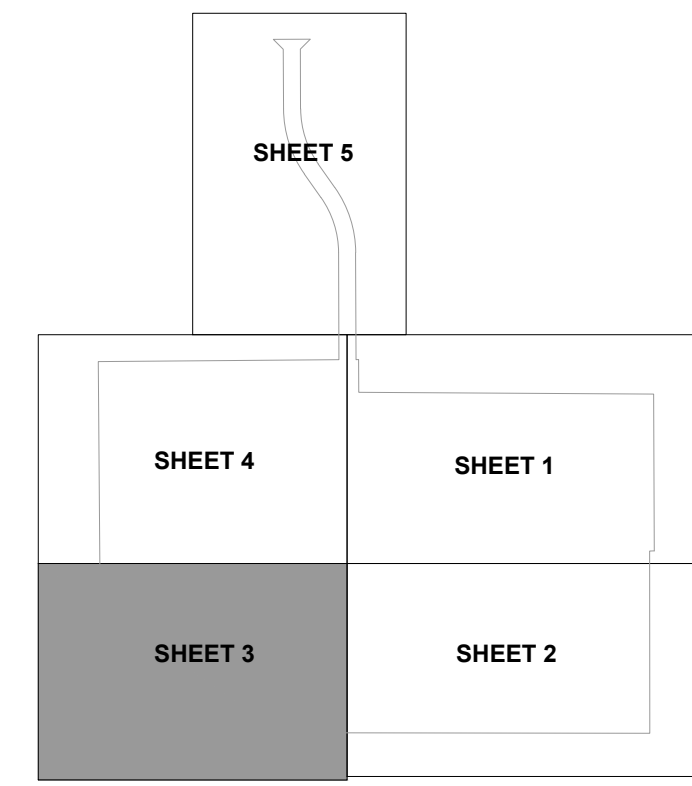
TRACT 4
(CALLED 528.722 ACRES)
LANDMARK LAND & CATTLE, LLC
INST. NO. 2024-89445
O.R.D.C.T.

TRACT 4
(CALLED 528.722 ACRES)
LANDMARK LAND & CATTLE, LLC
INST. NO. 2024-89445
O.R.D.C.T.



SEE SHEET 5 FOR
LINE AND CURVE TABLES,
AND GENERAL NOTES

SEE SHEET 6 FOR
LOT AREA TABLE



LINE TYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE OF ROAD
- OVERHEAD UTILITY LINE
- ONE
- FEMA FLOODPLAIN LINE
- 100-YEAR FLOODPLAIN
- CENTERLINE OF CHANNEL
- ABSTRACT LINE
- ENVIRONMENTALLY SENSITIVE AREA BOUNDARY

LEGEND

- IRSC 58" IRON ROD W/ "KHA" CAP SET
- IRSC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- B.L. BUILDING LINE
- F.B.L. FRONT BUILDING LINE
- E.E. ELECTRIC EASEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION
- VOL. VOLUME
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- O.R.D.C.T. OFFICIAL RECORDS
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- P.U.E. PUBLIC UTILITY EASEMENT
- S.T.M.C. STREET NAME CHANGE
- S.W.E. SIDEWALK EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- P.A.E. PUBLIC ADDRESS EASEMENT
- EASEMENT
- VE. VISIBILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- GUY ANCHOR
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- ⊙ WATER VALVE
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- FOUND MONUMENT
- ⊙ GAS WELL
- * GAS WELL NOTIFICATION DISCLOSE (SEE NOTE #52)

**FINAL PLAT
BRIDGE RIDGE**

BLOCK A, LOTS 1X, 2-48 & 49X;
BLOCK B, LOTS 1-11, 12X & 13-48;
BLOCK C, LOTS 1X & 2-19; BLOCK D, LOTS 1-16;
BLOCK E, LOTS 1X & 2-39; BLOCK F, LOTS 1-20

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES
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B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
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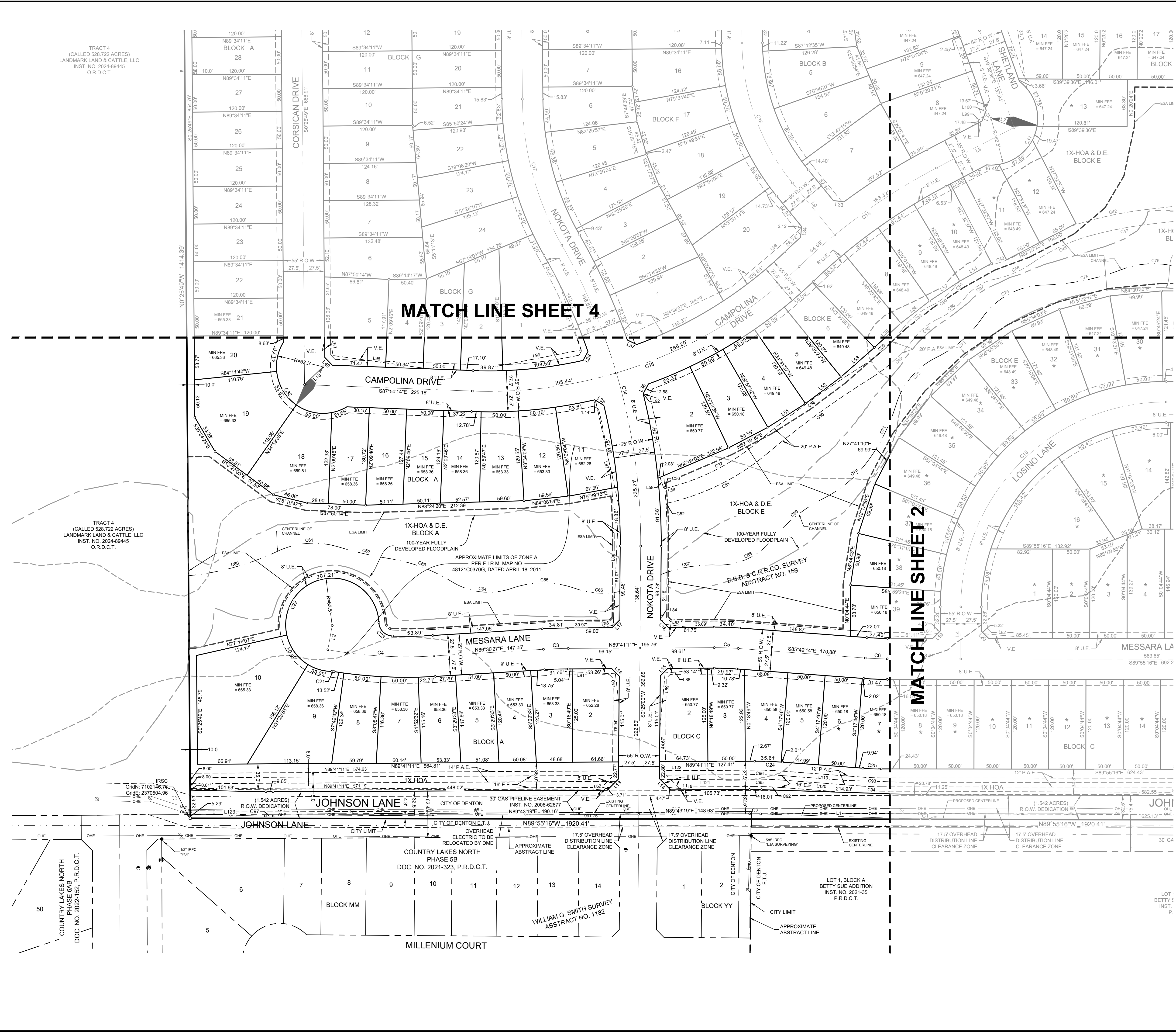
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063246303	3 OF 7

OWNER:
Dentex Land, Cattle and Energy, LP, 928 Tanglewood Dr. East, Irving, TX 75061
Ph: 214-519-1901
Contact: Alan Hughes

DEVELOPER:
North Texas Land Development, LLC, 7666 Green Meadow Lane, Flower Mound, TX 75022
Ph: 817-822-2334
Contact: Chris Green

ENGINEER:
Kimley-Horn & Associates, Inc., 6160 Warren Pkwy, Suite 210 Frisco, TX 75034
Ph: (972) 335-3580
Contact: Scott Pangburn, P.E.

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



MATCH LINE SHEET 4

MATCH LINE SHEET 2

MILLENIUM COURT

COUNTRY LAKES NORTH PHASE 5B

JOHNSON LANE

MESSARRA LANE

CAMPOLINA DRIVE

JOHNSON LANE

JOHNSON LANE

JOHNSON LANE

JOHNSON LANE

JOHNSON LANE

JOHNSON LANE

JOHNSON LANE

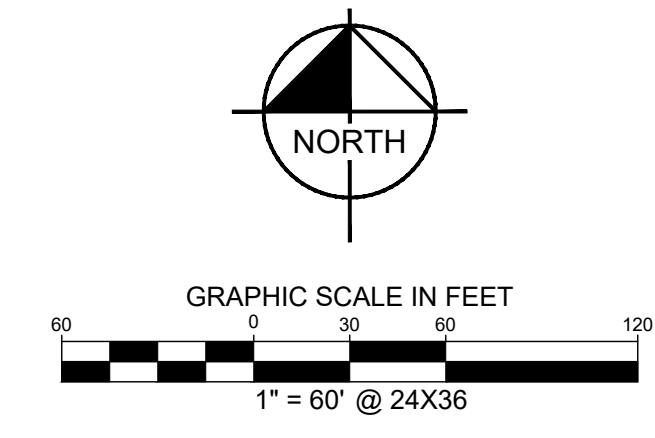
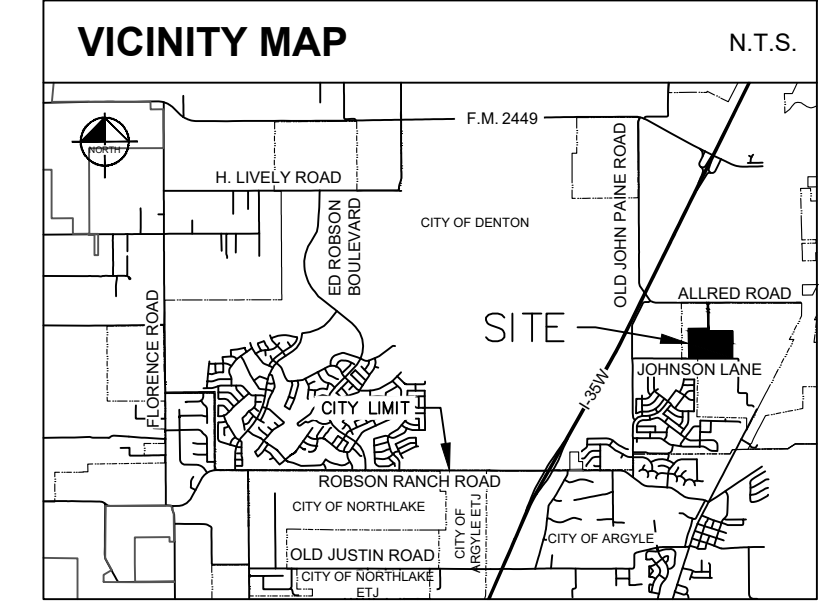
JOHNSON LANE

JOHNSON LANE

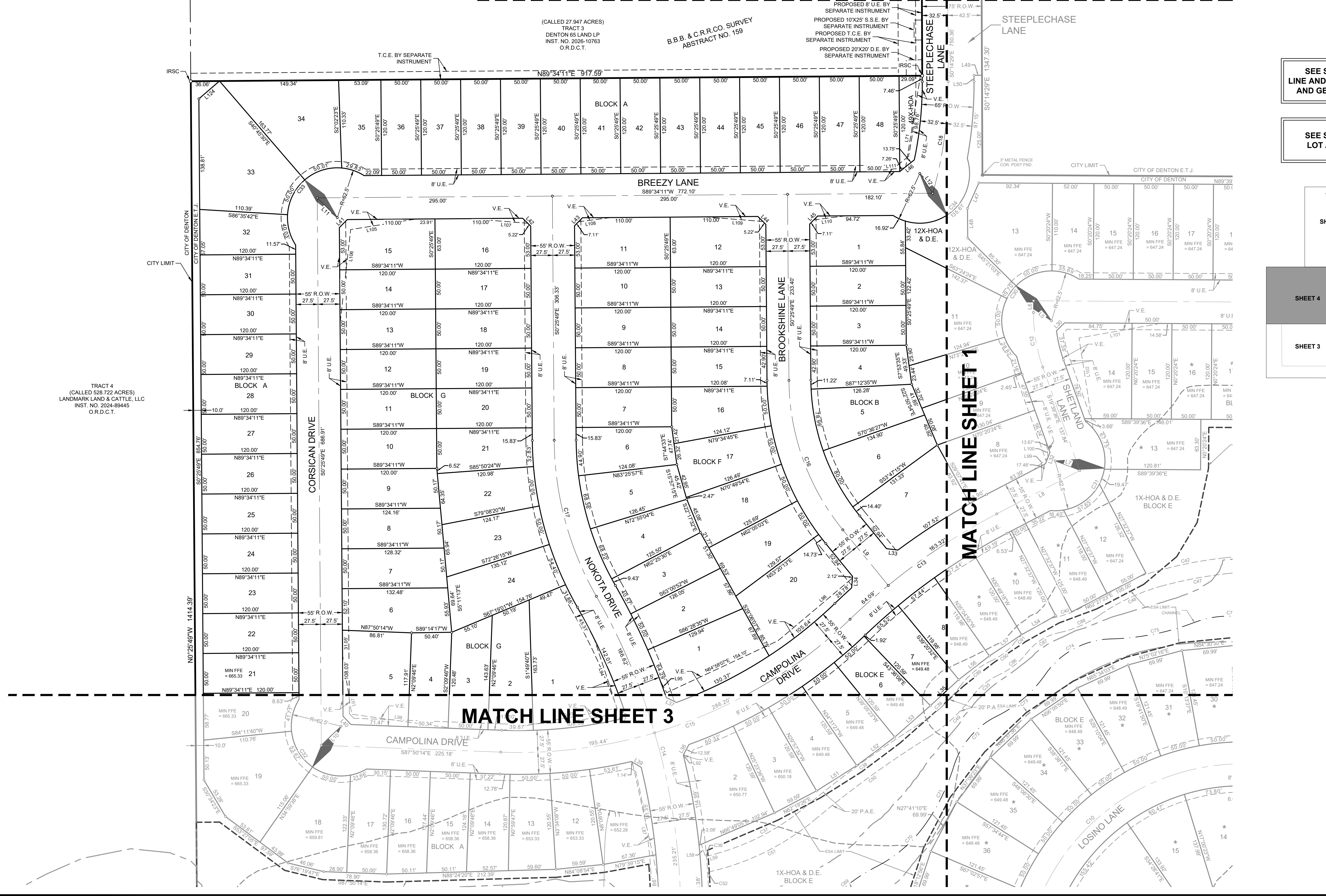
JOHNSON LANE

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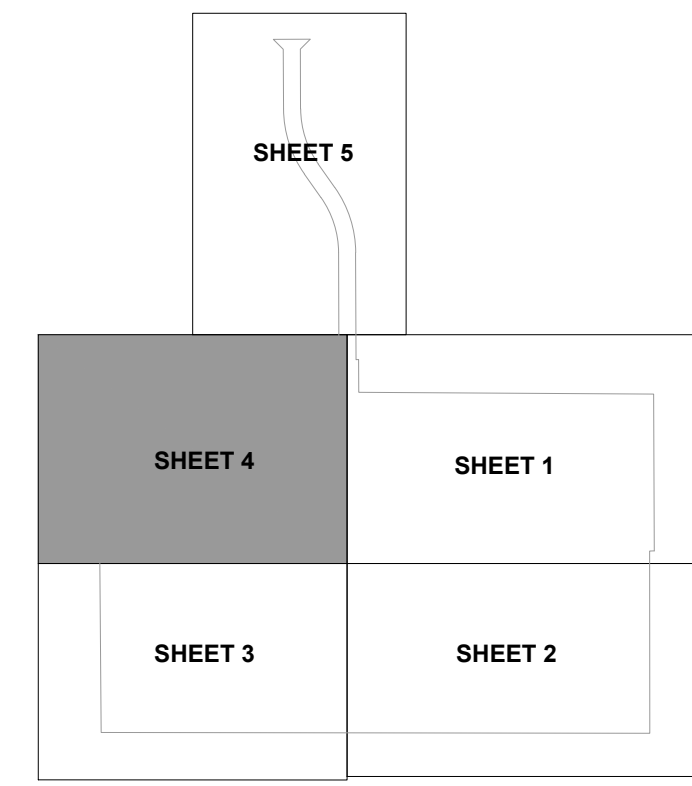


MATCH LINE SHEET 5



SEE SHEET 5 FOR LINE AND CURVE TABLES, AND GENERAL NOTES

SEE SHEET 6 FOR LOT AREA TABLE



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---	LOT LINE
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---	CENTERLINE OF ROAD
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H.O.A.	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PAGE	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
PLAT RECORDS	PLAT RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
STREET NAME CHANGE	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
EASEMENT	EASEMENT
VE	VEHICLE EASEMENT
R.O.W.	RIGHT-OF-WAY
→	GUY ANCHOR
⊕	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
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⊙	GAS WELL
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210 RESIDENTIAL LOTS
5 HOA LOTS

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CITY OF DENTON, DENTON COUNTY, TEXAS
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PREPARED: MARCH 2026

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	MAR. 2026	063246303	4 OF 7

OWNER: Dentex Land, Cattle and Energy, LP, 928 Tanglewood Dr. East, Frisco, TX 75034, Ph: 214-519-1901, Contact: Alan Hughes
DEVELOPER: North Texas Land Development, LLC, 7666 Green Meadow Lane, Flower Mound, TX 75022, Ph: 817-822-2334, Contact: Chris Green

ENGINEER: Kimley-Horn & Associates, Inc., 6160 Warren Pkwy, Suite 210 Frisco, TX 75034, Ph: (972) 335-3580, Contact: Scott Pangburn, P.E.

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

DWG NAME: K:\P\F_SURVEY\063246303\03-DENTEX SITE - DENTON\DWG\063246303-03-DENTEX FINAL PLAT.DWG PLOTTED BY: CROBLE, JEFF 5/16/2026 1:25 PM LAST SAVED: 3/13/2026 10:40 AM

OWNERS' CERTIFICATE

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

WHEREAS DENTON 65 LAND LP., is the owner of a tract of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 159, City of Denton, Denton County, Texas, and being all of a called 64.511 acre tract of land described as Tract 2 in a deed to Denton 65 Land LP, recorded in Instrument No. 2026-10763 of the Official Records of Denton County, Texas, and being a portion of a called 27.947 acre tract of land described as Tract 3 in a deed to Denton 65 Land LP, recorded in Instrument No. 2026-10763 of the Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 3-in metal fence corner post found for the easterly northeast corner of said Tract 2, common to the southeast corner of a called 34.973-acre tract of land described in a deed to Angela Dominguez and Michael Barber, recorded in Volume 4357, Page 240 of the Official Records of Denton County, Texas, same being the southwest corner of a called 3.002-acre tract of land described in a deed to Angela Dominguez and Michael Barber, recorded in Instrument No. 2020-155538 of the Official Records of Denton County, Texas same also being the northwest corner of Lot 1, Block X of Sagebrook Phase 1, an addition to the City of Denton, according to the plat, recorded in Document No. 2021-429 of the Plat Records of Denton County, Texas;

THENCE South 00°14'21" East, along the easterly line of said Tract 2 and the westerly line of said Lot 1, Block X, a distance of 597.84 feet to a 6-inch metal fence corner post found for the southwest corner of said Lot 1, same being on the northerly line of a called 96.610 acre tract of land described in a deed to Bluebird Skies, LP, recorded in Instrument No. 2024-134268 of the Official Records of Denton County, Texas;

THENCE South 88°46'23" West, along the common line of said Tract 2 and said 96.610 acre tract, a distance of 17.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 96.610 acre tract;

THENCE South 00°02'52" East, continuing along said common line, a distance of 442.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 2, common to the northeast corner of a called 0.875 acre tract of land described as Tract 1 in a deed to Denton 65 Land, LP, recorded in Instrument No. 2026-10763 of the Official Records of Denton County, Texas;

THENCE departing said common line and along the common line of said Tract 1 and said Tract 2, the following courses and distances:

South 89°57'08" West, a distance of 65.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°59'54" West, a distance of 38.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 60°49'00" West, a distance of 97.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'15" West, a distance of 172.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Tract 2, common to the southwest corner of said Tract 1, same being in Johnson Lane, an apparent public road, no record found;

THENCE North 89°55'16" West, along the southerly line of said Tract 2 and generally along said Johnson Lane, a distance of 1,920.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 2;

THENCE North 00°25'49" West, departing said Johnson Lane and along the westerly line of said Tract 2, a distance of 1,414.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, common to the southwest corner of said Tract 3;

THENCE North 89°34'11" East, along the common line of said Tract 2 and said Tract 3, a distance of 917.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said common line and crossing said Tract 3, the following courses and distances:

North 00°14'29" West, a distance of 742.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 967.50 feet, a central angle of 01°54'03", and a chord bearing and distance of North 01°11'30" West, 32.10 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 32.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°08'32" West, a distance of 117.56 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 1,032.50 feet, a central angle of 01°54'03", and a chord bearing and distance of North 01°11'30" West, 34.25 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 34.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°14'29" West, a distance of 213.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°14'25" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°14'29" West, a distance of 67.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said Tract 3, same being in an asphalt road, known as Allred Road, an apparent public road, no record found;

THENCE North 89°45'38" East, along the northerly line of said Tract 3 and generally along said Allred Road, a distance of 95.00 feet to a 1/2 inch iron rod disturbed found for the northeast corner of said Tract 3, common to the northwest corner of aforementioned 34.973-acre tract;

THENCE South 00°14'29" East, departing said Allred Road, along common line of said Tract 3, said 34.973-acre tract, and said Tract 2, a distance of 1,347.30 feet to a 3-inch metal fence corner post found for the southwest corner of said 34.973-acre tract and an inner ell corner of said Tract 2;

THENCE South 89°39'36" East, along the common line of said Tract 2 and said 34.973-acre tract, a distance of 1,124.28 feet to the **POINT OF BEGINNING** and containing 66.686 acres (2,904,853 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, Denton 65 Land L.P., does hereby adopt this plat designating the herein described property as BRIDLE RIDGE, an addition to the City of Denton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights 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 purpose 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 the 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.

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Denton 65 Land L.P.,**
a Texas limited partnership

By: _____
Signature

Name: _____

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

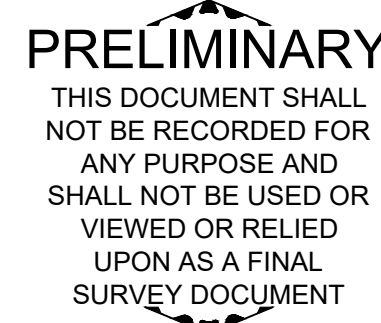
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 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 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

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 _____, 2026.

Notary Public, State of Texas

My Commission Expires: _____

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 Bridle Ridge 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 ____, 2026.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**FINAL PLAT
BRIDLE RIDGE**

BLOCK A, LOTS 1X, 2-48 & 49X;
BLOCK B, LOTS 1-11, 12X & 13-48;
BLOCK C, LOTS 1X & 2-19; BLOCK D, LOTS 1-16;
BLOCK E, LOTS 1X & 2-39; BLOCK F, LOTS 1-20

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES

OUT OF THE
B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0006
PREPARED: MARCH 2026

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale: N/A Drawn by: JCC Checked by: KHA Date: MAR. 2026 Project No: 063246303 Sheet No: 7 OF 7
OWNER: Denton 65 Land LP, 3625 Hall Street, Suite 720 Dallas, TX 75219 Ph: 214-619-1901 Contact: Alan Hughes
DEVELOPER: North Texas Land Development, LLC, 7666 Green Meadow Lane, Flower Mound, TX 75022 Ph: 817-822-2334 Contact: Chris Green
ENGINEER: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Scott Pangburn, P.E.
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS

DWG NAME: K:\P\ SURVEY\063246303-DENTEX SITE - DENTON\DWG\063246303-DENTEX.FINAL PLAT.DWG PLOTTED BY: CROBELL,JEFF 3/16/2026 1:28 PM LAST SAVED: 3/13/2026 10:40 AM