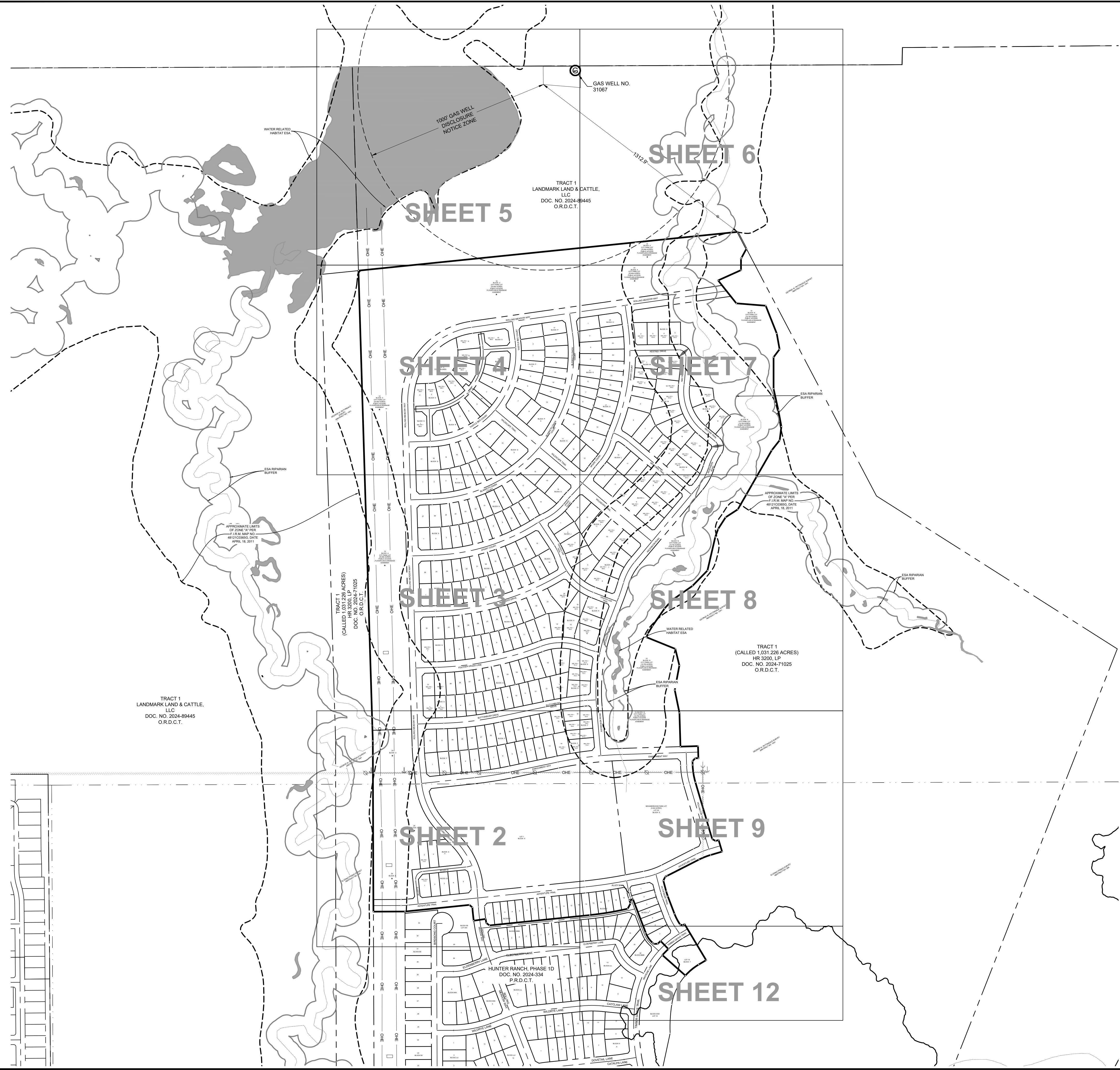
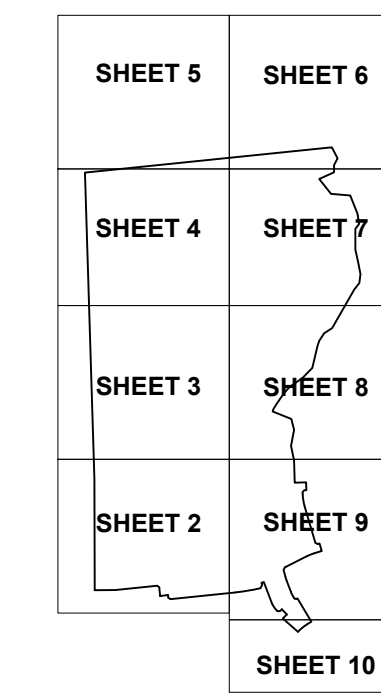


LINE TYPE LEGEND	
---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
- - - -	OVERHEAD UTILITY LINE
- - - -	100-YEAR FLOODPLAIN LINE
- - - -	FEMA FLOODPLAIN LINE
- - - -	ESA RIPARIAN BUFFER
- - - -	WATER RELATED HABITAT
- - - -	ABSTRACT LINE
- - - -	EXISTING CREEK LINE
- - - -	UPLAND HABITAT ESA

LEGEND	
IRSC	5/8" 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
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
G.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.S.	MARKER SIGN
U.P.	UTILITY POLE
○	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

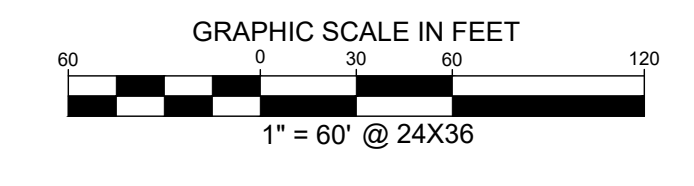
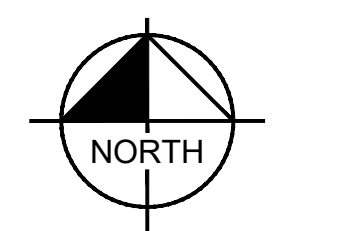
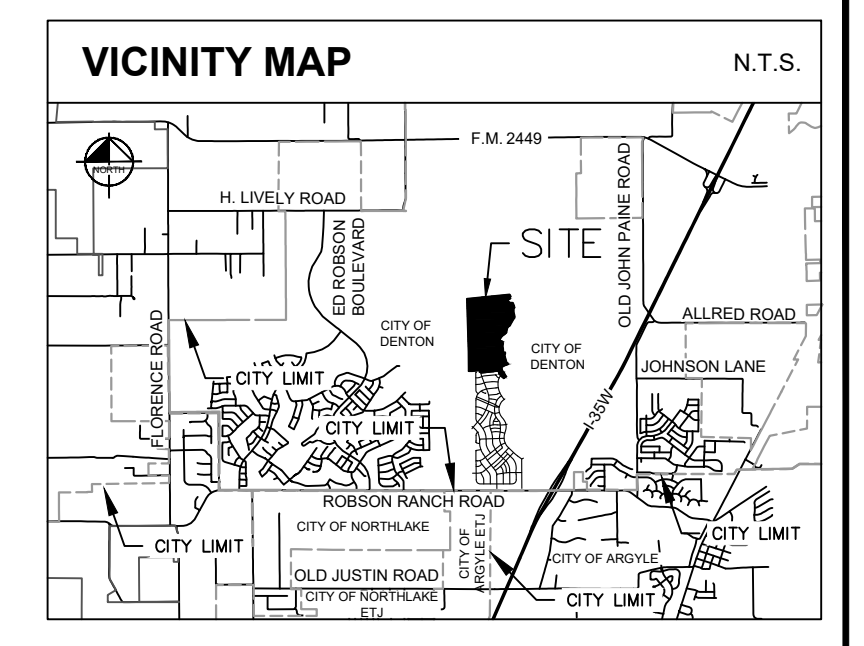


**FINAL PLAT**  
**LANDMARK, PHASE 2 NORTH**  
 312 RESIDENTIAL LOTS  
 4 COMMON AREA/ HOA LOTS  
 1 SCHOOL LOT  
 1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
 2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)  
  
**155.939 ACRES (6,792,688 SQ. FT.)**  
 OUT OF THE  
 ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W.  
 PETTINGALE SURVEY, ABSTRACT NO. 1041  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 CITY PROJECT #FP26-0004  
 APRIL 2026

<h1>Kimley»Horn</h1>					
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" = 250'	JCC	KHA	APRIL 2026	063226937	1 OF 12
<b>OWNER/ DEVELOPER:</b> HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper <b>OWNER MAILING ADDRESS:</b> 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177			<b>OWNER:</b> Denton Independent School District 1307 N. Locust Street Denton, TX 76201		
<b>APPLICANT:</b> Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.					
<b>SURVEYOR:</b> 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\FR\_SURVEY\063226937-HUNTER-RANCH\DWG\FINAL\PLATS\PHASE 2 NORTH\PP-DWG\_PLOTTED BY GRABELE\_EFF\_020626 9:35 AM\LAST SAVED 4/17/2026 4:23 PM

# MATCHLINE SHEET 3

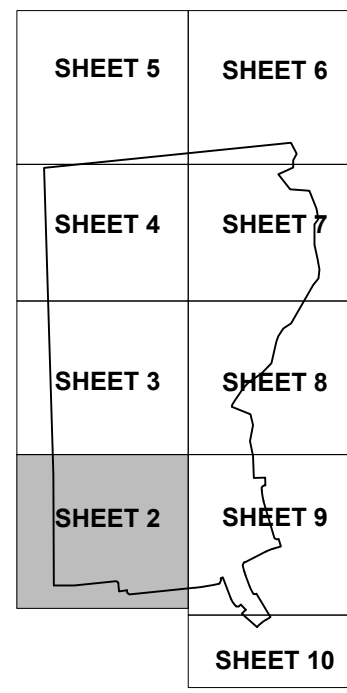


### LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	WATER RELATED HABITAT
---	ABSTRACT LINE
---	EXISTING CREEK LINE
---	UPLAND HABITAT ESA

### LEGEND

IRSC	5/8" 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
V.E.	VELOCITY EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SEWERWAY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.S.S.	MANHOLE SIGN
---	UTILITY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)



KEY MAP N.T.S.

## FINAL PLAT LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS  
4 COMMON AREA/ HOA LOTS  
1 SCHOOL LOT  
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)  
OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-0004  
APRIL 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	APRIL 2026	063226937	2 OF 15

**OWNER/DEVELOPER:**  
HR 3200 LP  
3000 Turtle Creek, Blvd., Dallas, TX 75219  
Ph: 972-291-2908  
Contact: Andrew Pieper

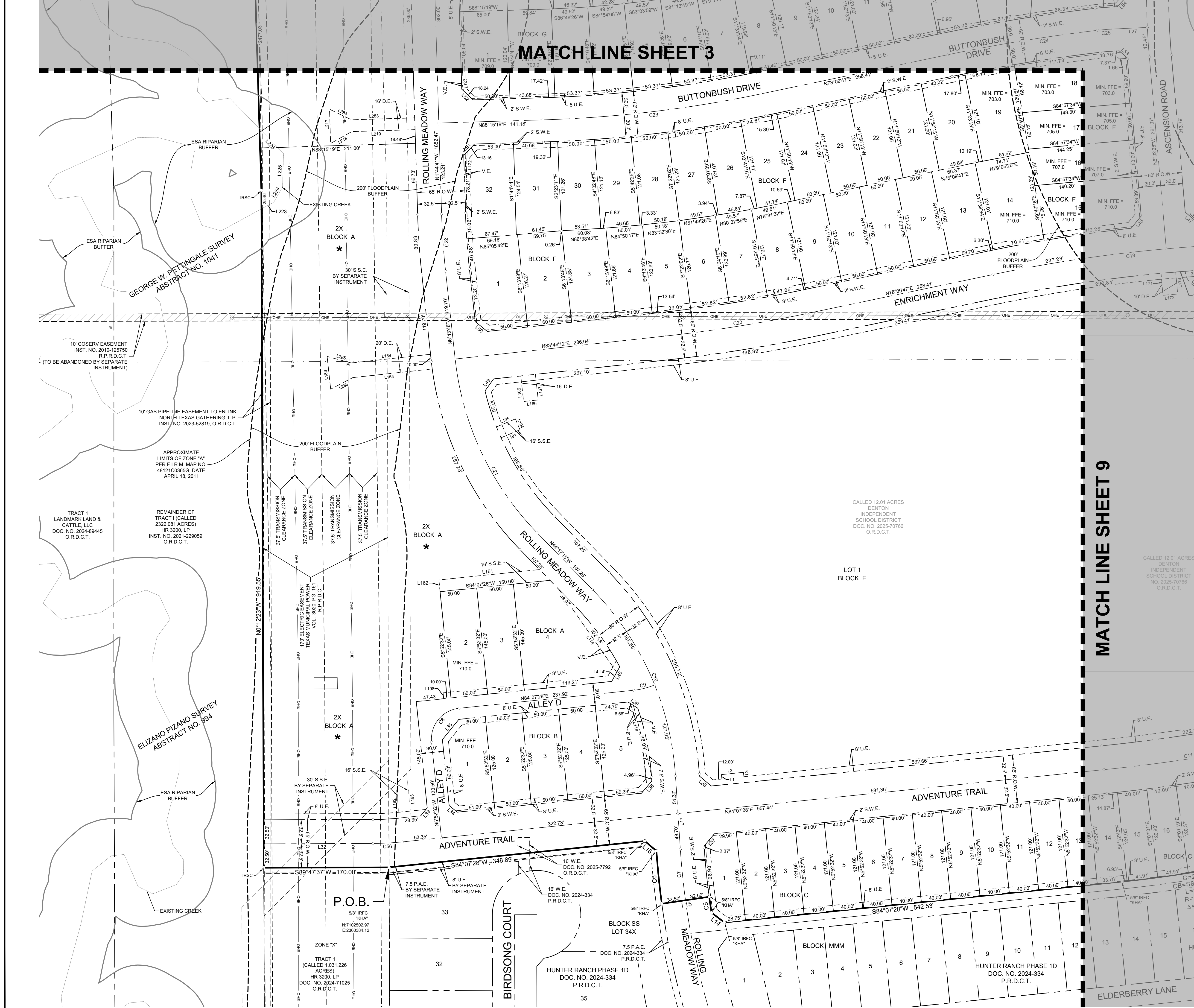
**OWNER MAILING ADDRESS:**  
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Parkway, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Austin J. Fitzpatrick, P.E.

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

<b>OWNER:</b> Denton Independent School District 1307 N. Locust Street Denton, TX 76201
--

# MATCHLINE SHEET 9



CALLED 12.01 ACRES  
DENTON  
INDEPENDENT  
SCHOOL DISTRICT  
DOC. NO. 2025-70766  
O.R.D.C.T.

LOT 1  
BLOCK E

CALLED 12.01 ACRES  
DENTON  
INDEPENDENT  
SCHOOL DISTRICT  
DOC. NO. 2025-70766  
O.R.D.C.T.

TRACT 1  
LANDMARK LAND &  
CATTLE, LLC  
DOC. NO. 2024-89445  
O.R.D.C.T.

REMAINDER OF  
TRACT I (CALLED  
2322.081 ACRES)  
HR 3200, LP  
INST. NO. 2021-229059  
O.R.D.C.T.

10' GAS PIPELINE EASEMENT TO ENLINK  
NORTH TEXAS GATHERING, L.P.  
INST. NO. 2023-52819, O.R.D.C.T.

APPROXIMATE  
LIMITS OF ZONE "A"  
PER F.I.R.M. MAP NO.  
4812103865, DATE  
APRIL 18, 2011

ELIZANO PIZANO SURVEY  
ABSTRACT NO. 894

EXISTING CREEK

P.O.B.  
5/8" IRFC  
"KHA"  
N710292.97  
E2300384.12

TRACT 1  
(CALLED 1,031.226  
ACRES)  
HR 3200, LP  
DOC. NO. 2024-1025  
O.R.D.C.T.

16' W.E.  
DOC. NO. 2025-7792  
O.R.D.C.T.

16' W.E.  
DOC. NO. 2024-334  
P.R.D.C.T.

7.5 P.A.E.  
DOC. NO. 2024-334  
P.R.D.C.T.

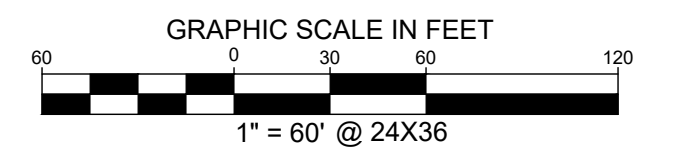
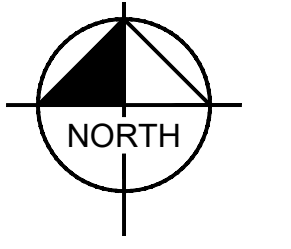
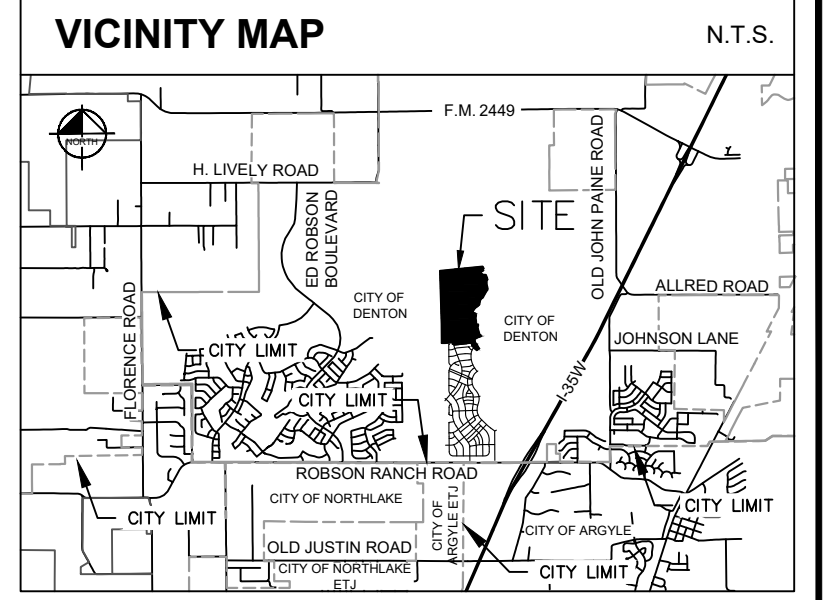
HUNTER RANCH PHASE 1D  
DOC. NO. 2024-334  
P.R.D.C.T.

MATCH LINE SHEET 4

MATCH LINE SHEET 4

MATCH LINE SHEET 8

MATCH LINE SHEET 2

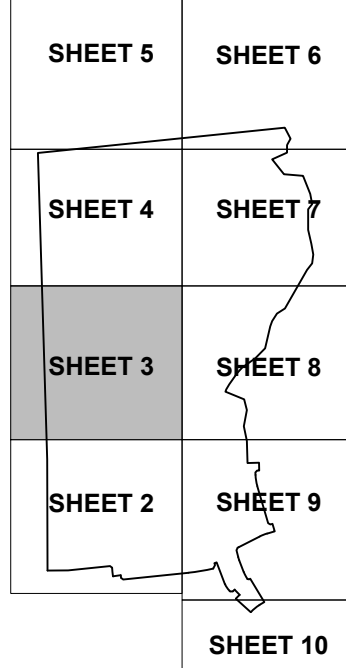


LINE TYPE LEGEND

Table with 2 columns: Line Type and Description. Includes symbols for boundary lines, easements, utility lines, and various survey markers.

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for IRBC, IRFC, IRP, P.O.C., P.O.B., B.L., V.E., D.E., HOA, VOL., P.S., INST., O.R.D.C.T., D.R.D.C.T., R.P.R.D.C.T., P.U.E., S.W.E., L.S.E., S.S.E., MARKER SIGN, GUY ANCHOR, UTILITY POLE, and PROPERTY CORNER SYMBOL.



KEY MAP N.T.S.

FINAL PLAT LANDMARK, PHASE 2 NORTH 312 RESIDENTIAL LOTS 4 COMMON AREA/ HOA LOTS 1 SCHOOL LOT 1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X) 2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X) 155.939 ACRES (6,792,688 SQ. FT.) OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT NO. 094 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041 CITY OF DENTON, DENTON COUNTY, TEXAS CITY PROJECT #FP26-0004 APRIL 2026

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 60', JCC, KHA, APRIL 2026, 063226937, 3 OF 12

OWNER/ DEVELOPER: HR 3200 LP, 3000 Turtle Creek Blvd., Dallas, TX 75219. OWNER: Denton Independent School District. ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177. APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, TX 75034. SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, TX 75034.

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

REMAINDER OF TRACT I (CALLED 2322.081 ACRES) HR 3200, LP INST. NO. 2021-229059 O.R.D.C.T.

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C03650, DATE APRIL 18, 2011

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.

1X BLOCK A CITY PARK LOT (25.894 ACRES) PUBLIC ACCESS, FLOODPLAIN & DRAINAGE EASEMENT

BY SEPARATE INSTRUMENT

200' FLOODPLAIN BUFFER

200' FLOODPLAIN BUFFER

200' FLOODPLAIN BUFFER

200' FLOODPLAIN BUFFER

200' FLOODPLAIN BUFFER

ESA RIPARIAN BUFFER

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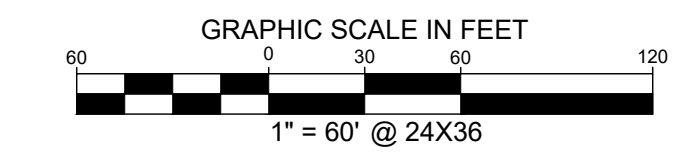
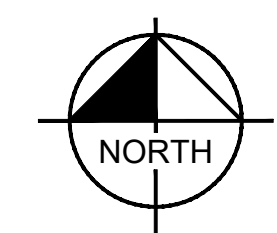
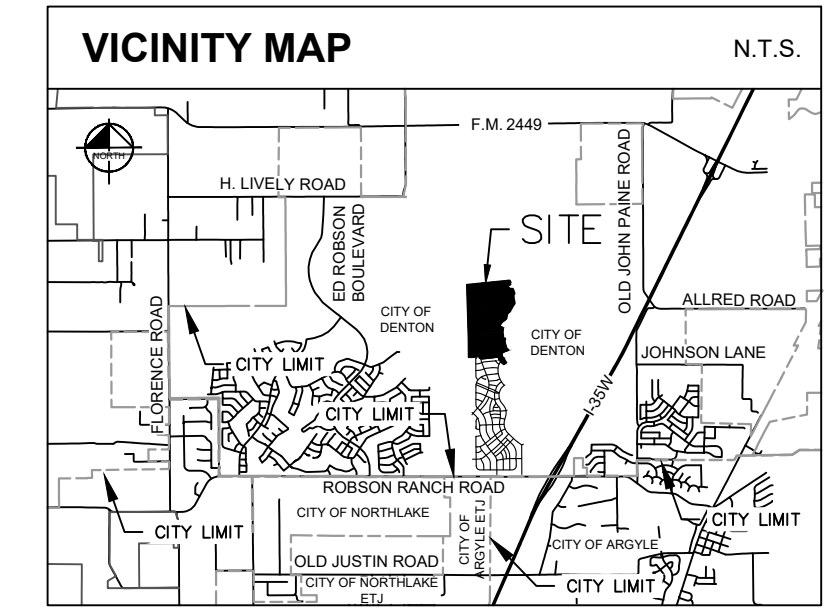
ESA RIPARIAN BUFFER

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ESA RIPARIAN BUFFER

ESA RIPARIAN BUFFER



LINE TYPE LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	100-YEAR FLOODPLAIN LINE
[Symbol]	FEMA FLOODPLAIN LINE
[Symbol]	ESA RIPARIAN BUFFER
[Symbol]	WATER RELATED HABITAT
[Symbol]	ABSTRACT LINE
[Symbol]	EXISTING CREEK LINE
[Symbol]	UPLAND HABITAT ESA

LEGEND	
[Symbol]	IRFC 5/8" IRON ROD W/ "904" CAP SET
[Symbol]	IRFC IRON ROD WITH CAP FOUND
[Symbol]	IRF IRON ROD FOUND
[Symbol]	P.O.C. POINT OF COMMENCING
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	B.L. BUILDING LINE
[Symbol]	V.E. VISIBILITY EASEMENT
[Symbol]	D.E. DRAINAGE EASEMENT
[Symbol]	H.O.A. HOMEOWNERS ASSOCIATION
[Symbol]	VOL. VOLUME
[Symbol]	TR. TRAIL
[Symbol]	INST. INSTRUMENT
[Symbol]	O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
[Symbol]	D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
[Symbol]	R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
[Symbol]	STREET NAME CHANGE
[Symbol]	P.U.E. PUBLIC UTILITY EASEMENT
[Symbol]	S.W.E. SIDEWALK EASEMENT
[Symbol]	L.S.E. LANDSCAPE EASEMENT
[Symbol]	S.S.E. SANITARY SEWER EASEMENT
[Symbol]	MARKER SIGN
[Symbol]	GLY ANCHOR
[Symbol]	UTILITY POLE
[Symbol]	PROPERTY CORNER SYMBOL
[Symbol]	(SEE NOTE 32)

SHEET 5	SHEET 6
SHEET 4	SHEET 7
SHEET 3	SHEET 8
SHEET 2	SHEET 9
	SHEET 10

KEY MAP N.T.S.

**FINAL PLAT  
LANDMARK, PHASE 2 NORTH**  
 312 RESIDENTIAL LOTS  
 4 COMMON AREA/ HOA LOTS  
 1 SCHOOL LOT  
 1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
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**155.939 ACRES (6,792,688 SQ. FT.)**  
 OUT OF THE  
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 APRIL 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	APRIL 2026	063226937	4 OF 12

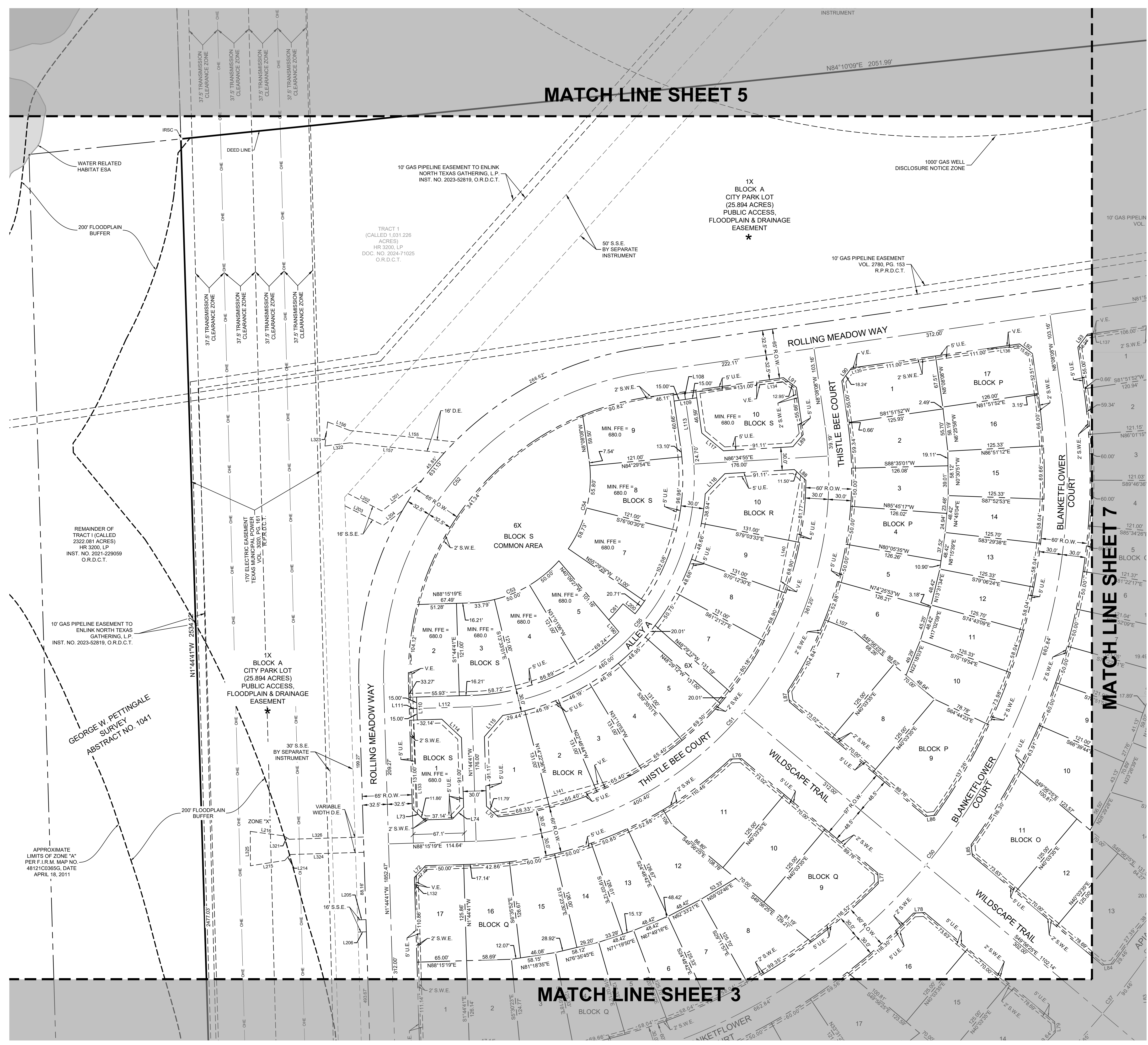
OWNER/DEVELOPER:	OWNER:
HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2908 Contact: Andrew Pieper	Denton Independent School District 1307 N. Locust Street Denton, TX 76201

APPLICANT:	OWNER MAILING ADDRESS:
Kimley-Horn & Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

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



MATCH LINE SHEET 5

MATCH LINE SHEET 3

MATCH LINE SHEET 7

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C03695, DATE APRIL 18, 2011

REMAINDER OF TRACT 1 (CALLED 2322 081 ACRES) HR 3200 LP INST. NO. 2021-229059 O.R.D.C.T.

TRACT 1 (CALLED 1,031,226 ACRES) HR 3200 LP DOC. NO. 2024-71025 O.R.D.C.T.

1X BLOCK A CITY PARK LOT (25.884 ACRES) PUBLIC ACCESS, FLOODPLAIN & DRAINAGE EASEMENT \*

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

50' S.S.E. BY SEPARATE INSTRUMENT

10' GAS PIPELINE EASEMENT VOL. 2789, PG. 153 R.P.R.D.C.T.

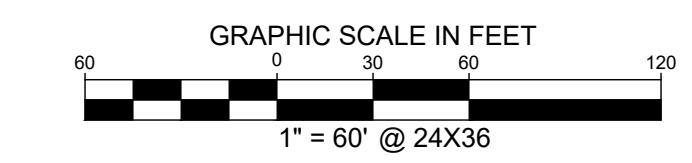
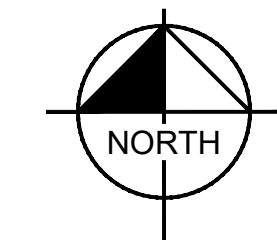
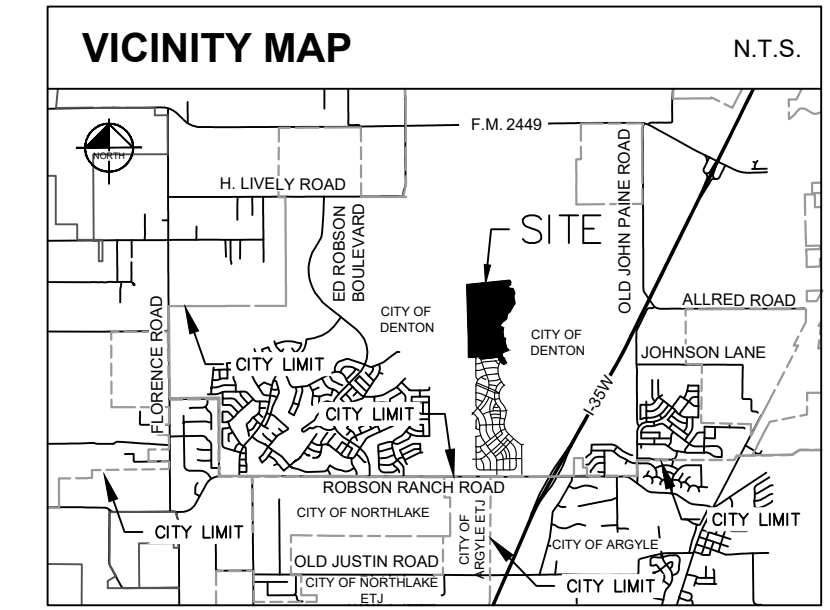
10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

1X BLOCK A CITY PARK LOT (25.884 ACRES) PUBLIC ACCESS, FLOODPLAIN & DRAINAGE EASEMENT \*

30' S.S.E. BY SEPARATE INSTRUMENT

VARIABLE WIDTH D.E.

DWG NAME: K:\P\FIR\_SURVEY\2026\26937-HUNTER-RANCH\DWG\FINAL\PLAT\PHASE 2 NORTH\FP.DWG PLOTTED BY: GRABELE\_EFF\_02/20/2026 9:35 AM LAST SAVED: 4/17/2026 4:23 PM



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	WATER RELATED HABITAT
	ABSTRACT LINE
	EXISTING CREEK LINE
	UPLAND HABITAT ESA

LEGEND	
	50' IRON ROD W/ "MM" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	BUILDING LINE
	VISIBILITY EASEMENT
	DRAINAGE EASEMENT
	HOMEOWNERS ASSOCIATION
	VOLUME
	PAGE
	INSTRUMENT
	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	DEED RECORDS, DENTON COUNTY, TEXAS
	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	PUBLIC UTILITY EASEMENT
	SEWAGE EASEMENT
	LANDSCAPE EASEMENT
	SANITARY SEWER EASEMENT
	MARKER SIGN
	CITY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	(SEE NOTE 32)

SHEET 5	SHEET 6
SHEET 4	SHEET 7
SHEET 3	SHEET 8
SHEET 2	SHEET 9
	SHEET 10

KEY MAP  
N.T.S.



MATCH LINE SHEET 6

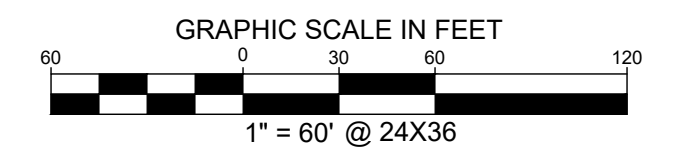
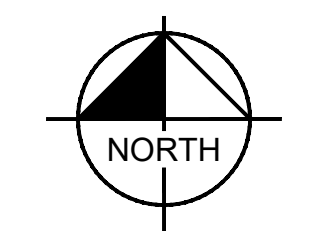
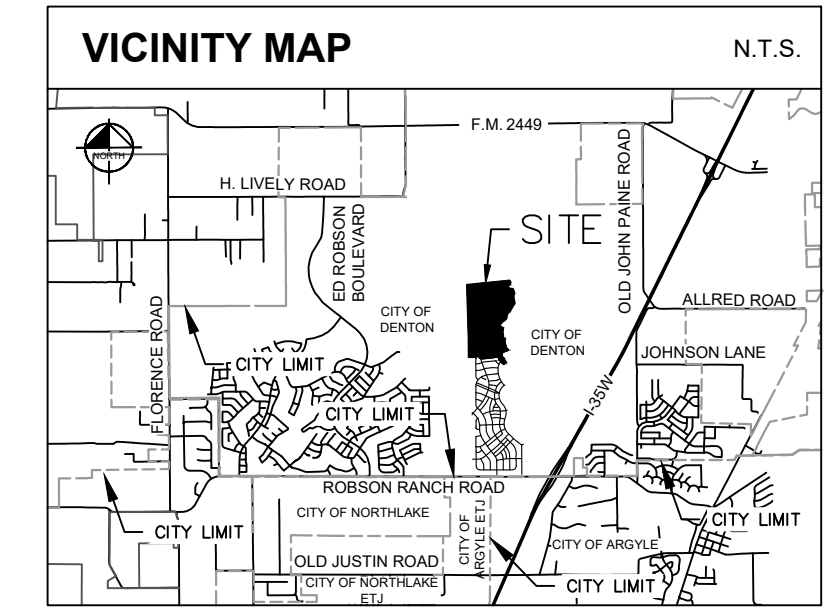
MATCH LINE SHEET 4

**FINAL PLAT**  
**LANDMARK, PHASE 2 NORTH**  
 312 RESIDENTIAL LOTS  
 4 COMMON AREA/ HOA LOTS  
 1 SCHOOL LOT  
 1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
 2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)  
  
**155.939 ACRES (6,792,688 SQ. FT.)**  
 OUT OF THE  
 ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W.  
 PETTINGALE SURVEY, ABSTRACT NO. 1041  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 CITY PROJECT #FP26-0004  
 APRIL 2026

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3590 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2026	063226937	5 OF 12
<b>OWNER/ DEVELOPER:</b> HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2008 Contact: Andrew Pieper		<b>OWNER:</b> Denton Independent School District 1307 N. Locust Street Denton, TX 76201			
<b>OWNER MAILING ADDRESS:</b> 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177					
<b>APPLICANT:</b> Kimley-Horn & Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Ph: (972) 335-3590 Contact: Austin J. Fitzpatrick, P.E.					
<b>SURVEYOR:</b> Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Ph: (972) 335-3590 Contact: Michael Marx, RPLS					

DWG NAME: K:\P\F\ SURVEY\303226937-HUNTER GATHERINGS\FINAL PLATS\PHASE 2 NORTH\PP.DWG PLOTTED BY: GRABBLE, JEFF 1/20/2026 9:37 AM LAYOUT SAVED: 4/17/2026 4:42 PM

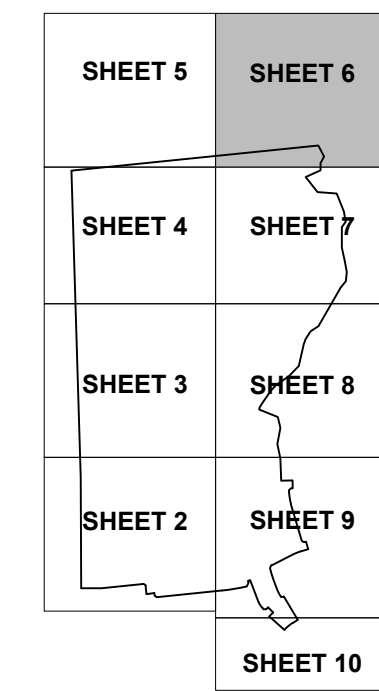


**LINE TYPE LEGEND**

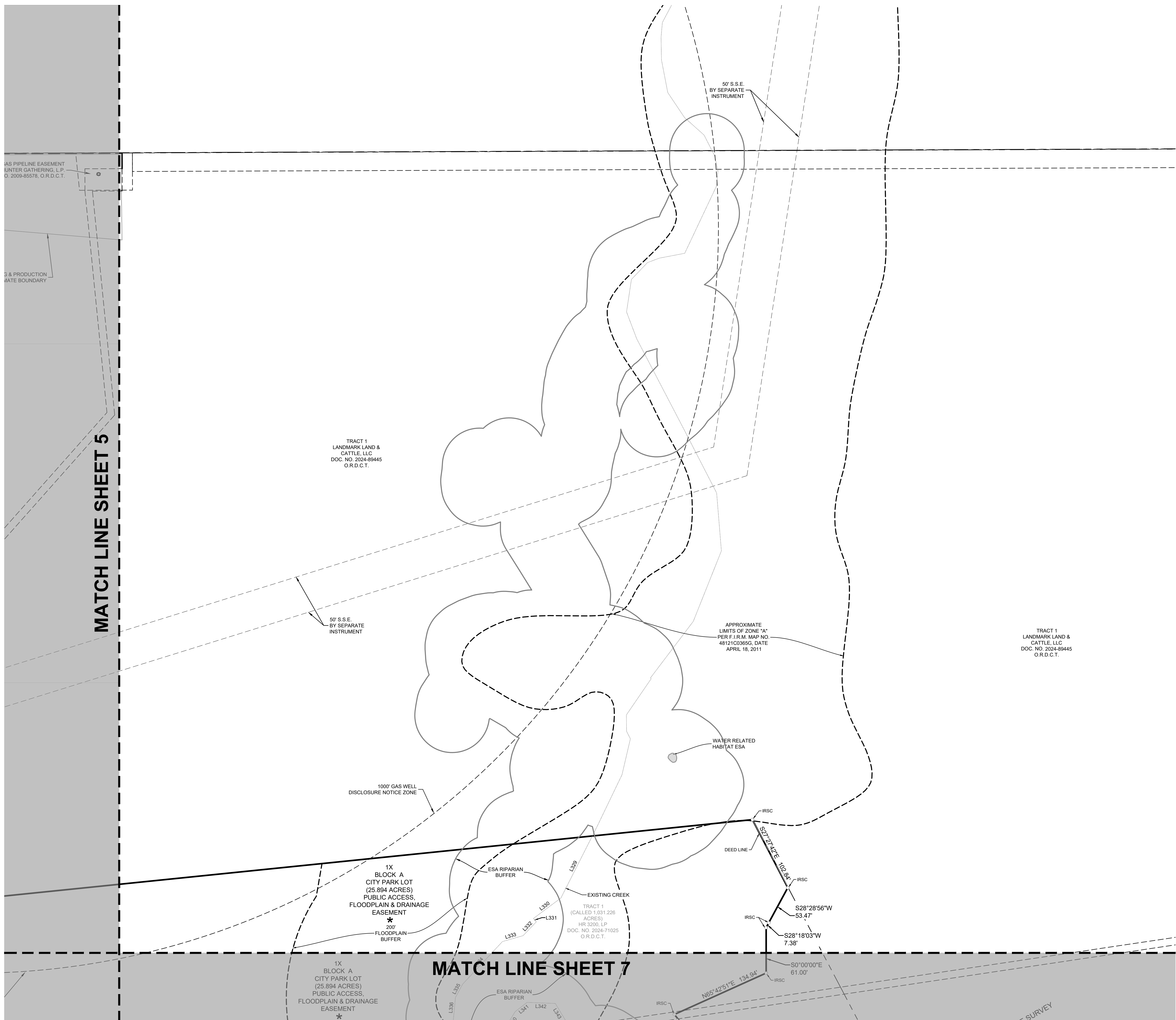
---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	WATER RELATED HABITAT
---	ABSTRACT LINE
---	EXISTING CREEK LINE
---	UPLAND HABITAT ESA

**LEGEND**

IRSC	58" IRON ROD W/ "044" 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
V.E.	VEHICLE EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
MARKER	MARKER
GA	GUY ANCHOR
U	UTILITY POLE
PC	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)



KEY MAP  
N.T.S.



**FINAL PLAT**  
**LANDMARK, PHASE 2 NORTH**  
 312 RESIDENTIAL LOTS  
 4 COMMON AREA/ HOA LOTS  
 1 SCHOOL LOT  
 1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
 2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)  
**155.939 ACRES (6,792,688 SQ. FT.)**  
 OUT OF THE  
 ELIZANO PIZANO SURVEY, ABSTRACT NO. 094 & GEORGE W.  
 PETTINGALE SURVEY, ABSTRACT NO. 1041  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 CITY PROJECT #FP26-0004  
 APRIL 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	APRIL 2026	063226937	6 OF 12

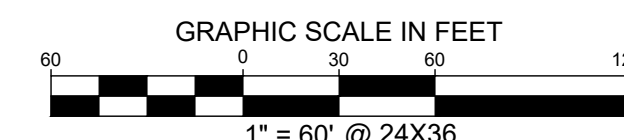
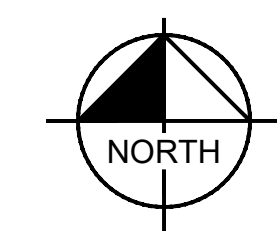
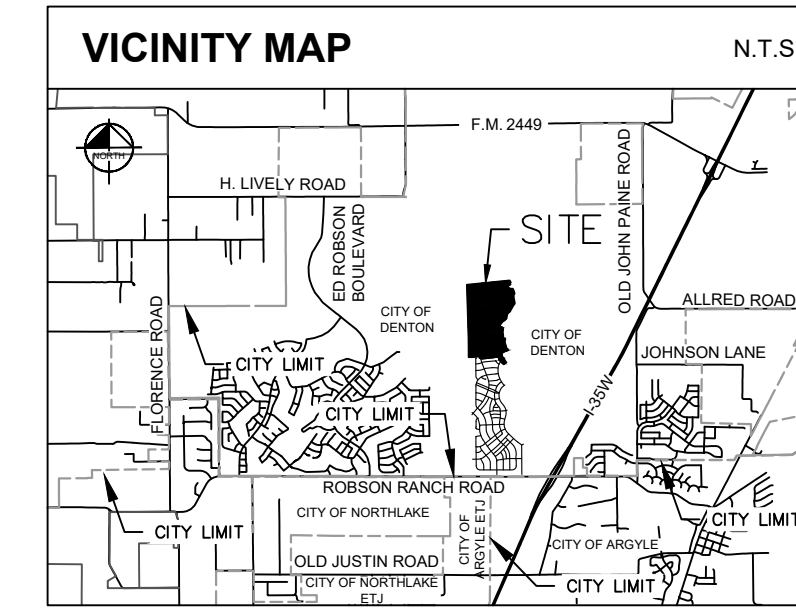
**OWNER/ DEVELOPER:**  
 HR 3200 LP  
 3000 Turtle Creek, Blvd., Dallas, TX 75219  
 Ph: (972) 291-2938  
 Contact: Andrew Pieper  
**OWNER MAILING ADDRESS:**  
 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

**OWNER:**  
 Denton Independent School District  
 1307 N. Locust Street  
 Denton, TX 76201

**APPLICANT:**  
 Kimley-Horn & Associates, Inc.  
 6160 Warren Parkway, Suite 210 Frisco, TX 75034  
 Ph: (972) 335-3580  
 Contact: Austin J. Fitzpatrick, P.E.

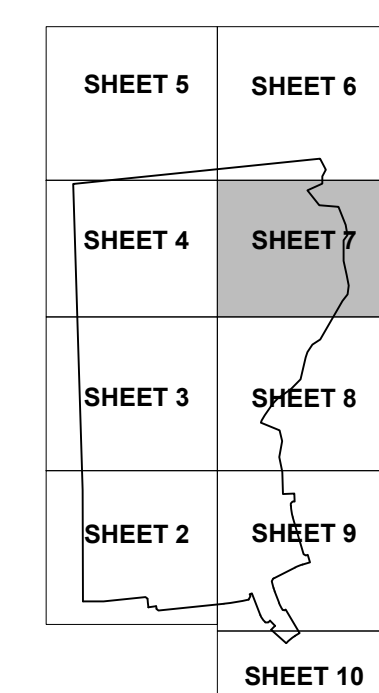
**SURVEYOR:**  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Parkway, Suite 210 Frisco, TX 75034  
 Ph: (972) 335-3580  
 Contact: Michael Marx, RPLS

DWG NAME: K:\P\F\103226937-FINTEGRATED\HUNTER-RANCH\DWG\FINAL\PLATS\PHASE 2 NORTH\PP-DWG - PLOTTED BY GRABBLE, JEFF - 02/06/2026 9:31 AM LAST SAVED 4/17/2026 4:23 PM



LINE TYPE LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	100-YEAR FLOODPLAIN LINE
[Symbol]	FEMA FLOODPLAIN LINE
[Symbol]	ESA RIPARIAN BUFFER
[Symbol]	WATER RELATED HABITAT
[Symbol]	ABSTRACT LINE
[Symbol]	EXISTING CREEK LINE
[Symbol]	UPLAND HABITAT ESA

LEGEND	
[Symbol]	5" IRON ROD W/ "OH" CAP SET
[Symbol]	IRON ROD W/ CAP FOUND
[Symbol]	IRON ROD FOUND
[Symbol]	POINT OF COMMENCING
[Symbol]	POINT OF BEGINNING
[Symbol]	BUILDING LINE
[Symbol]	VISIBILITY EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	HOMEOWNER'S ASSOCIATION
[Symbol]	VOLUME
[Symbol]	PAGE
[Symbol]	INSTRUMENT
[Symbol]	OFFICIAL RECORDS
[Symbol]	DENTON COUNTY, TEXAS
[Symbol]	DEED RECORDS
[Symbol]	DENTON COUNTY, TEXAS
[Symbol]	REAL PROPERTY RECORDS
[Symbol]	DENTON COUNTY, TEXAS
[Symbol]	STREET NAME CHANGE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	SEWAGE EASEMENT
[Symbol]	LANDSCAPE EASEMENT
[Symbol]	SANITARY SEWER EASEMENT
[Symbol]	MANHOLE SIGN
[Symbol]	GLY ANCHOR
[Symbol]	UTILITY POLE
[Symbol]	PROPERTY CORNER SYMBOL
[Symbol]	(SEE NOTE 32)



KEY MAP  
N.T.S.

### FINAL PLAT LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS  
4 COMMON AREA/ HOA LOTS  
1 SCHOOL LOT  
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)  
OUT OF THE  
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.  
PETTINGALE SURVEY, ABSTRACT NO. 1041  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-0004  
APRIL 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	APRIL 2026	063226937	7 OF 12

**OWNER/ DEVELOPER:**  
HR 3200 LP  
3000 Turtle Creek Blvd., Dallas, TX 75219  
Ph: 972-291-2908  
Contact: Andrew Pieper

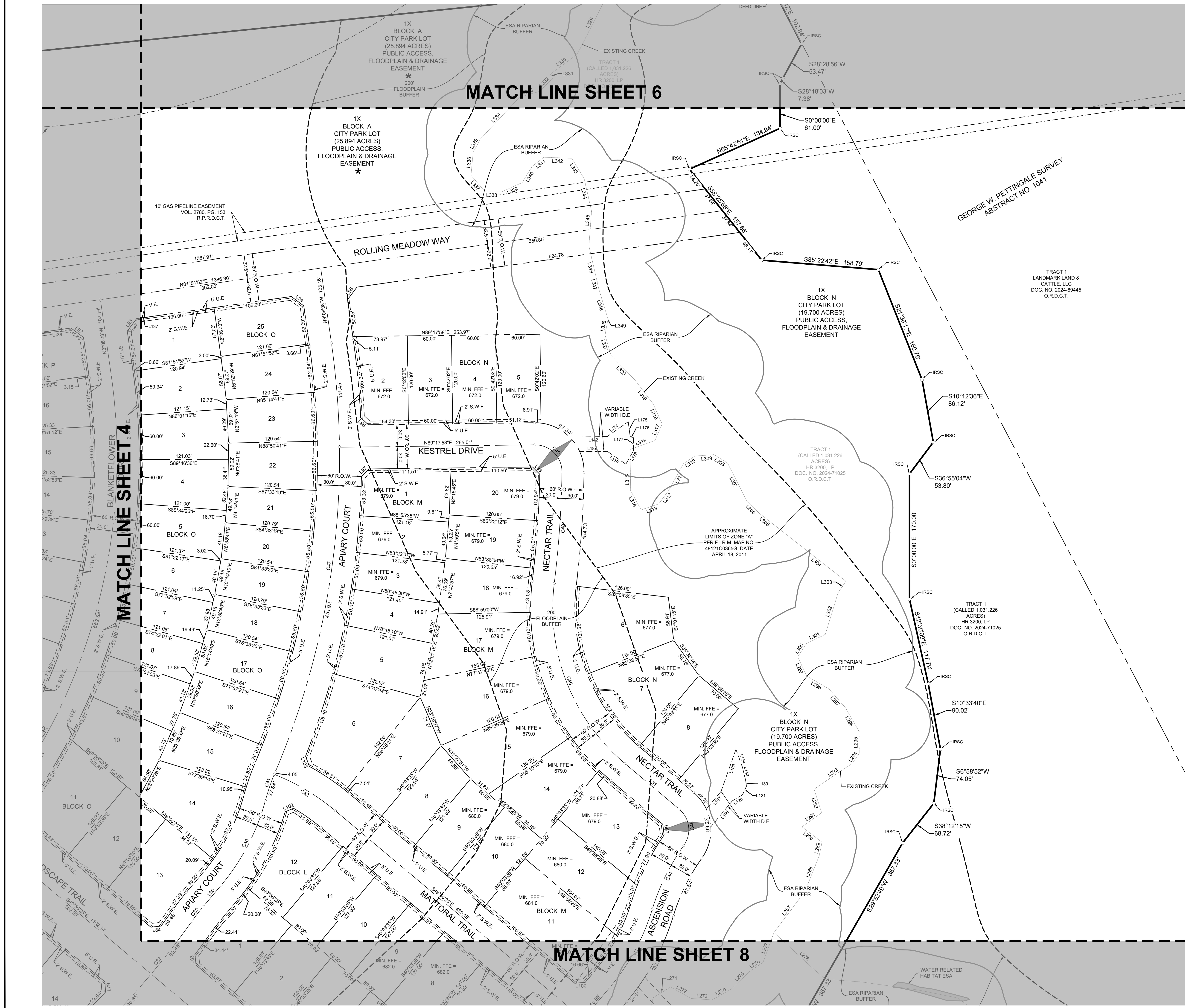
**OWNER MAILING ADDRESS:**  
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Parkway, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Austin J. Fitzpatrick, P.E.

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

## MATCH LINE SHEET 6

## MATCH LINE SHEET 8



GEORGE W. PETTINGALE SURVEY  
ABSTRACT NO. 1041

TRACT 1  
LANDMARK LAND &  
CATTLE, LLC  
DOC. NO. 2024-89445  
O.R.D.C.T.

1X  
BLOCK N  
CITY PARK LOT  
(19.700 ACRES)  
PUBLIC ACCESS,  
FLOODPLAIN & DRAINAGE  
EASEMENT

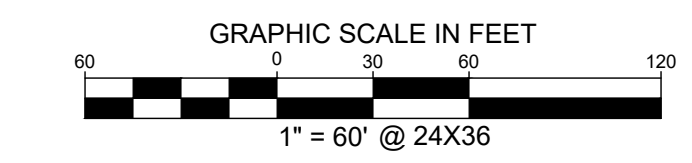
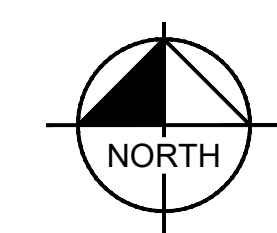
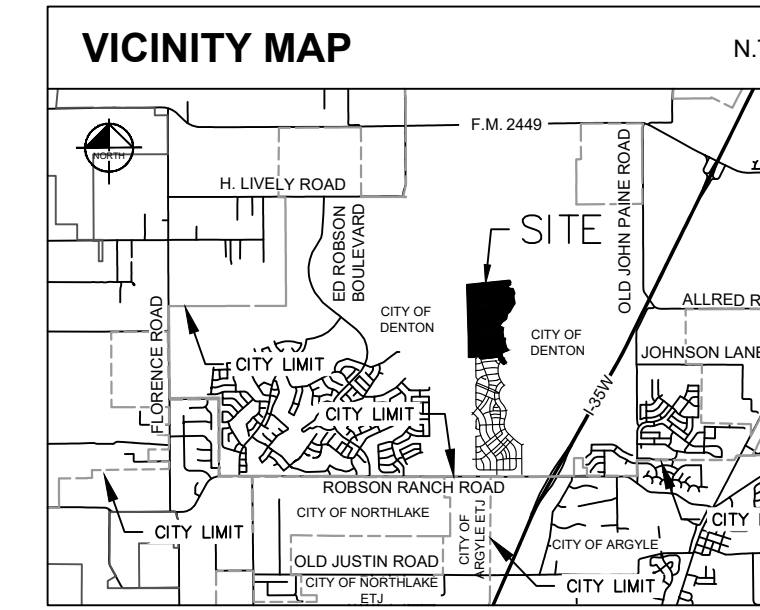
TRACT 1  
(CALLED 1,031.226  
ACRES)  
HR 3200, LP  
DOC. NO. 2024-71025  
O.R.D.C.T.

APPROXIMATE  
LIMITS OF ZONE "A"  
PER F.I.R.M. MAP NO.  
4812100365, DATE  
APRIL 18, 2011

TRACT 1  
(CALLED 1,031.226  
ACRES)  
HR 3200, LP  
DOC. NO. 2024-71025  
O.R.D.C.T.

1X  
BLOCK N  
CITY PARK LOT  
(19.700 ACRES)  
PUBLIC ACCESS,  
FLOODPLAIN & DRAINAGE  
EASEMENT

**MATCH LINE SHEET 7**



**LINE TYPE LEGEND**

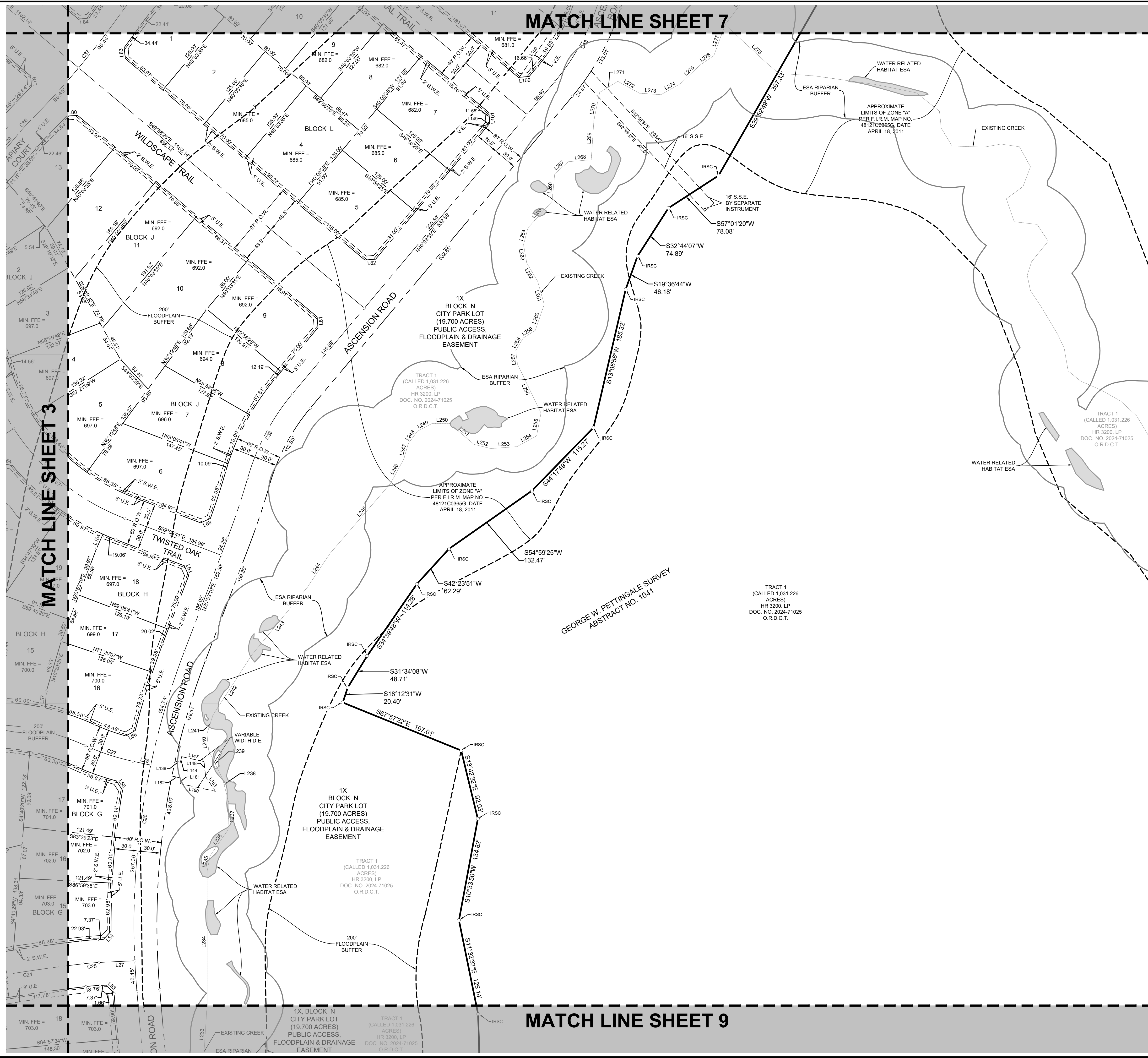
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	WATER RELATED HABITAT
---	ABSTRACT LINE
---	EXISTING CREEK LINE
---	UPLAND HABITAT ESA

**LEGEND**

IRSC	5/8" IRON ROD W/ "104" 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
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
IRSC	IRSC
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
---	MARKER SIGN
---	GUY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
*	(SEE NOTE 3)

**KEY MAP**  
N.T.S.

SHEET 5	SHEET 6
SHEET 4	SHEET 7
SHEET 3	<b>SHEET 8</b>
SHEET 2	SHEET 9
	SHEET 10



**MATCH LINE SHEET 9**

**FINAL PLAT**  
**LANDMARK, PHASE 2 NORTH**  
312 RESIDENTIAL LOTS  
4 COMMON AREA/ HOA LOTS  
1 SCHOOL LOT  
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)  
**155.939 ACRES (6,792,688 SQ. FT.)**  
OUT OF THE  
ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-0004  
APRIL 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	APRIL 2026	063226937	8 OF 12

**OWNER/ DEVELOPER:**  
HR 3200 LP  
3000 Turtle Creek, Blvd., Dallas, TX 75219  
Ph: 972-291-2938  
Contact: Andrew Pieper

**OWNER MAILING ADDRESS:**  
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

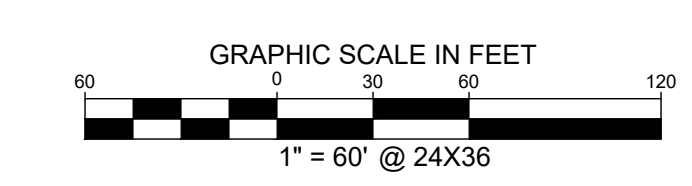
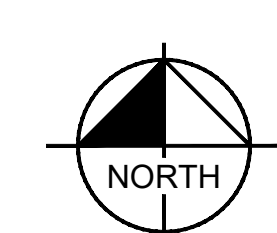
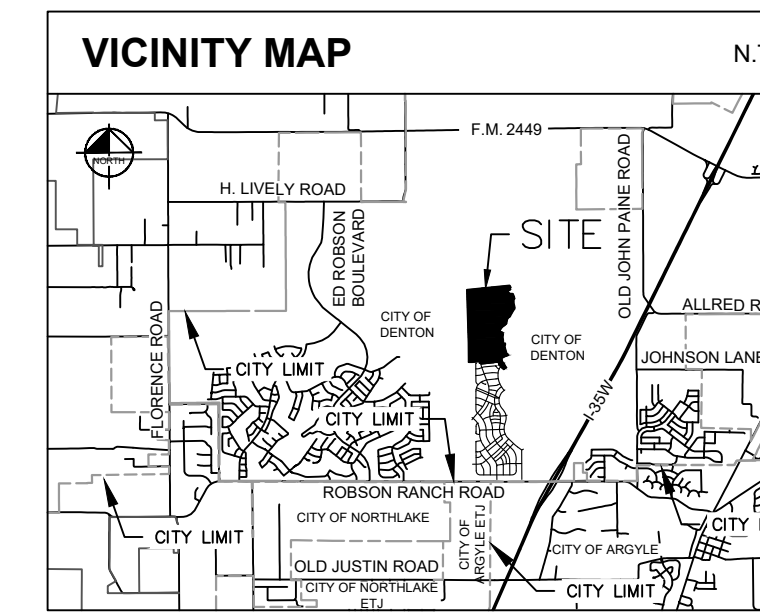
**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Parkway, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Austin J. Fitzpatrick, P.E.

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

**MATCH LINE SHEET 3**

DWG NAME: K:\P\FINAL\155939\155939-26937-FINAL\155939-26937-PLAT\155939-26937-PLAT.DWG PLOTTED BY: GRABBLE, JEFF. 02/26/2026 9:37 AM LAST SAVED: 4/17/2026 4:43 PM

**MATCH LINE SHEET 8**

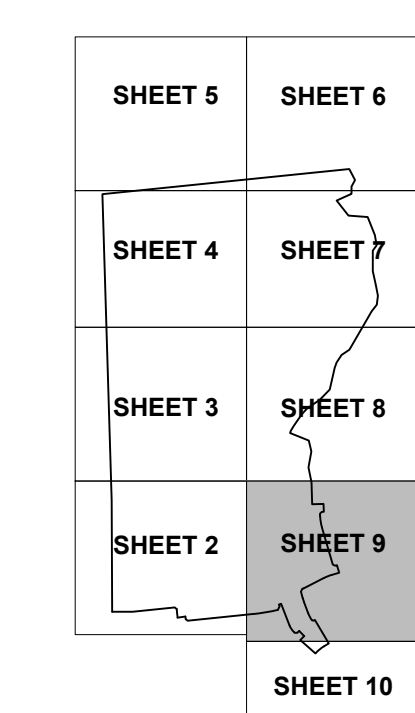


**LINE TYPE LEGEND**

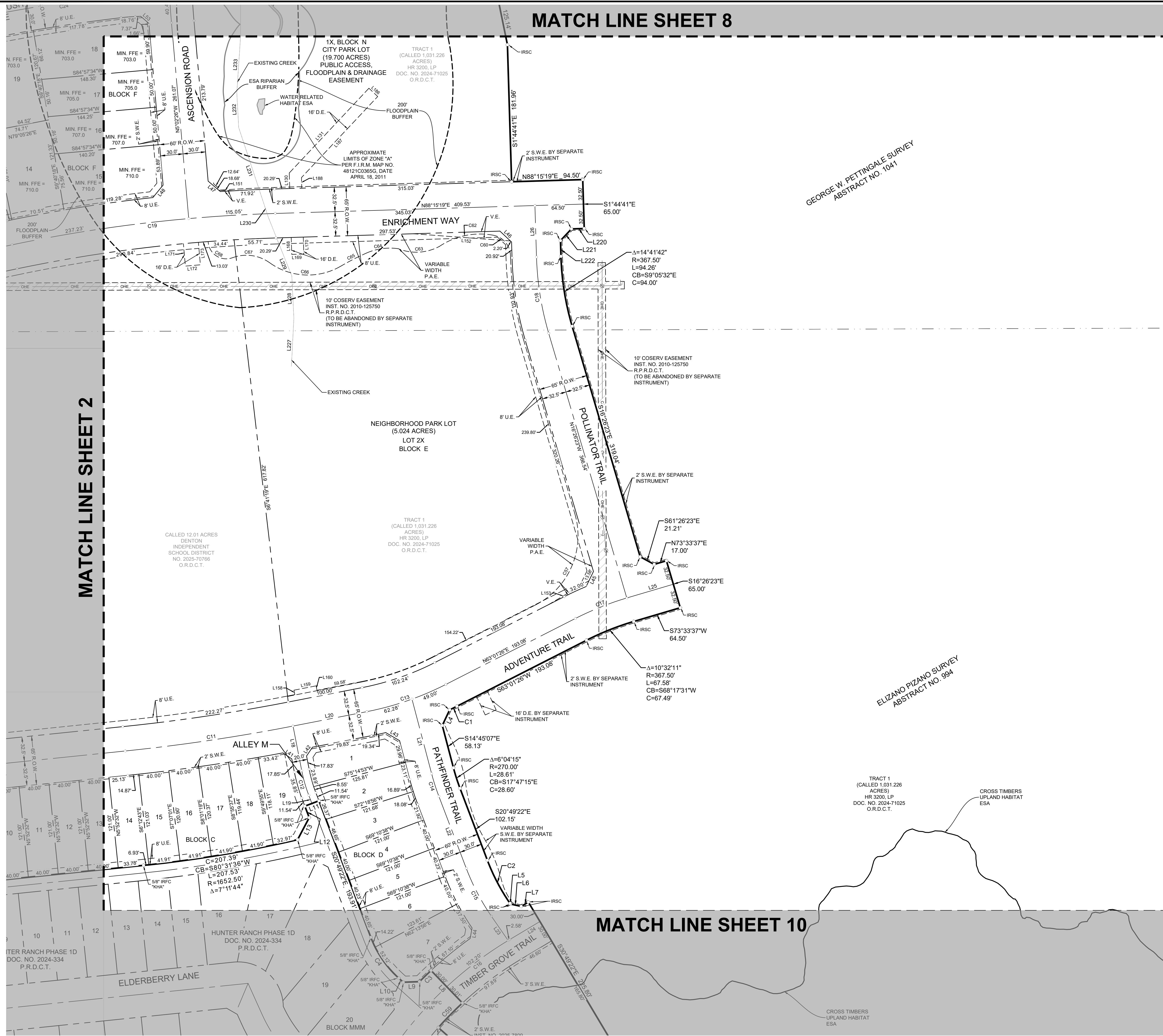
---	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
- · - · -	OVERHEAD UTILITY LINE
- · - · -	100-YEAR FLOODPLAIN LINE
- · - · -	FEMA FLOODPLAIN LINE
- · - · -	ESA RIPARIAN BUFFER
- · - · -	WATER RELATED HABITAT
- · - · -	ABSTRACT LINE
- · - · -	EXISTING CREEK LINE
- · - · -	UPLAND HABITAT ESA

**LEGEND**

IRSC	8" IRON ROD W/ "X" 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
V.E.	VISSIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.S.	MARKER SIGN
G.A.	GUY ANCHOR
U.P.	UTILITY POLE
---	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)



KEY MAP  
N.T.S.



GEORGE W. PETTINGALE SURVEY  
ABSTRACT NO. 1041

ELIZANO PIZANO SURVEY  
ABSTRACT NO. 994

MATCH LINE SHEET 2

MATCH LINE SHEET 10

**FINAL PLAT**  
**LANDMARK, PHASE 2 NORTH**  
312 RESIDENTIAL LOTS  
4 COMMON AREA/ HOA LOTS  
1 SCHOOL LOT  
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)  
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)  
**155.939 ACRES (6,792,688 SQ. FT.)**  
OUT OF THE  
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.  
PETTINGALE SURVEY, ABSTRACT NO. 1041  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-0004  
APRIL 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	APRIL 2026	063226937	9 OF 12

**OWNER/ DEVELOPER:**  
HR 3200 LP  
3000 Turtle Creek Blvd., Dallas, TX 75219  
Ph: (972) 291-2908  
Contact: Andrew Pieper

**OWNER MAILING ADDRESS:**  
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Pkwy, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Austin J. Fitzpatrick, P.E.

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

**OWNER:**  
Denton Independent School District  
1307 N. Locust Street  
Denton, TX 76201

DWG NAME: K:\P\FINAL SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLAT\PHASE 2 NORTH.FPDWG PLOTTED BY: GRABBLE, JEFF. 02/26/2026 9:21 AM LSCALE: 24X36 4/17/2026 4:23 PM



LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE															
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.				
BLOCK A LOT 1X CITY PARK LOT	25.894	1,127,942	BLOCK D LOT 2	0.123	5,336	BLOCK F LOT 23	0.139	6,050	BLOCK G LOT 21	0.152	6,614	BLOCK H LOT 20	0.346	15,072	BLOCK I LOT 17	0.176	7,658	BLOCK K LOT 8	0.145	6,327	BLOCK L LOT 11	0.175	7,620	BLOCK O LOT 1	0.192	8,357	BLOCK P LOT 6	0.200	8,720	BLOCK R LOT 2	0.168	7,310							
BLOCK A LOT 2X	5.153	224,475	BLOCK D LOT 3	0.120	5,247	BLOCK F LOT 24	0.139	6,050	BLOCK G LOT 22	0.149	6,469	BLOCK H LOT 21	0.232	10,095	BLOCK I LOT 18	0.152	6,605	BLOCK K LOT 9	0.145	6,327	BLOCK L LOT 12	0.216	9,423	BLOCK O LOT 2	0.179	7,790	BLOCK P LOT 7	0.263	11,473	BLOCK R LOT 3	0.168	7,310							
BLOCK A LOT 3	0.166	7,250	BLOCK D LOT 4	0.111	4,840	BLOCK F LOT 25	0.142	6,196	BLOCK G LOT 23	0.146	6,389	BLOCK H LOT 22	0.174	7,578	BLOCK I LOT 19	0.146	6,381	BLOCK K LOT 10	0.145	6,327	BLOCK L LOT 13	0.189	8,233	BLOCK O LOT 3	0.179	7,807	BLOCK P LOT 8	0.201	8,750	BLOCK R LOT 4	0.168	7,310							
BLOCK A LOT 4	0.166	7,250	BLOCK D LOT 5	0.112	4,868	BLOCK F LOT 26	0.144	6,266	BLOCK G LOT 24	0.145	6,314	BLOCK H LOT 23	0.174	7,575	BLOCK I LOT 20	0.146	6,381	BLOCK K LOT 11	0.145	6,327	BLOCK L LOT 14	0.147	6,383	BLOCK O LOT 4	0.179	7,806	BLOCK P LOT 9	0.282	12,299	BLOCK R LOT 5	0.178	7,745							
BLOCK A LOT 5	0.331	14,436	BLOCK D LOT 6	0.133	5,785	BLOCK F LOT 27	0.144	6,266	BLOCK G LOT 25	0.145	6,330	BLOCK H LOT 24	0.145	6,311	BLOCK I LOT 21	0.146	6,381	BLOCK K LOT 12	0.182	7,921	BLOCK L LOT 15	0.147	6,383	BLOCK O LOT 5	0.179	7,805	BLOCK P LOT 10	0.189	8,243	BLOCK R LOT 6X	0.060	2,621							
BLOCK B LOT 1	0.167	7,263	BLOCK D LOT 7	0.159	6,926	BLOCK F LOT 28	0.144	6,266	BLOCK G LOT 26	0.146	6,351	BLOCK H LOT 25	0.145	6,311	BLOCK I LOT 22	0.146	6,381	BLOCK K LOT 13	0.256	11,143	BLOCK L LOT 16	0.147	6,383	BLOCK O LOT 6	0.149	6,503	BLOCK P LOT 11	0.154	6,697	BLOCK R LOT 7	0.197	8,576							
BLOCK B LOT 2	0.143	6,250	BLOCK D LOT 8	0.143	6,250	BLOCK F LOT 29	0.144	6,266	BLOCK G LOT 27	0.146	6,374	BLOCK H LOT 26	0.145	6,311	BLOCK I LOT 23	0.146	6,381	BLOCK K LOT 14	0.245	10,681	BLOCK L LOT 17	0.199	8,663	BLOCK O LOT 7	0.149	6,507	BLOCK P LOT 12	0.154	6,697	BLOCK R LOT 8	0.177	7,700							
BLOCK B LOT 3	0.143	6,250	BLOCK D LOT 9	0.143	6,250	BLOCK F LOT 30	0.144	6,266	BLOCK G LOT 28	0.146	6,371	BLOCK H LOT 27	0.145	6,311	BLOCK I LOT 24	0.147	6,398	BLOCK K LOT 15	0.201	8,750	BLOCK L LOT 18	0.201	8,750	BLOCK O LOT 8	0.149	6,506	BLOCK P LOT 13	0.154	6,697	BLOCK R LOT 9	0.177	7,700							
BLOCK B LOT 4	0.143	6,250	BLOCK D LOT 10	0.143	6,250	BLOCK F LOT 31	0.171	7,456	BLOCK G LOT 29	0.146	6,351	BLOCK H LOT 28	0.145	6,311	BLOCK I LOT 25	0.174	7,578	BLOCK K LOT 16	0.259	11,273	BLOCK L LOT 19	0.207	8,996	BLOCK O LOT 9	0.179	7,806	BLOCK P LOT 14	0.154	6,697	BLOCK R LOT 10	0.232	10,106							
BLOCK B LOT 5	0.178	7,768	BLOCK D LOT 11	0.178	7,768	BLOCK F LOT 32	0.195	8,476	BLOCK G LOT 30	0.172	7,511	BLOCK H LOT 29	0.145	6,311	BLOCK I LOT 26	0.179	7,777	BLOCK K LOT 17	0.215	9,358	BLOCK L LOT 20	0.173	7,528	BLOCK O LOT 10	0.228	9,916	BLOCK P LOT 15	0.184	8,034	BLOCK R LOT 11	0.193	8,408							
BLOCK C LOT 1	0.121	5,283	BLOCK D LOT 12	0.170	7,402	BLOCK F LOT 33	0.177	7,690	BLOCK G LOT 31	0.179	7,815	BLOCK H LOT 30	0.145	6,311	BLOCK I LOT 27	0.191	8,338	BLOCK K LOT 18	0.179	7,803	BLOCK L LOT 21	0.167	7,265	BLOCK O LOT 11	0.259	11,273	BLOCK P LOT 16	0.184	8,028	BLOCK R LOT 12	0.175	7,530							
BLOCK C LOT 2	0.111	4,840	BLOCK D LOT 13	0.139	6,070	BLOCK F LOT 34	0.177	7,720	BLOCK G LOT 32	0.177	7,720	BLOCK H LOT 31	0.145	6,311	BLOCK I LOT 28	0.183	7,964	BLOCK K LOT 19	0.149	6,503	BLOCK L LOT 22	0.183	7,965	BLOCK O LOT 12	0.201	8,750	BLOCK P LOT 17	0.193	8,394	BLOCK R LOT 13	0.174	7,558							
BLOCK C LOT 3	0.111	4,840	BLOCK D LOT 14	0.143	6,214	BLOCK F LOT 35	0.142	6,157	BLOCK G LOT 33	0.142	6,157	BLOCK H LOT 32	0.172	7,493	BLOCK I LOT 29	0.209	9,088	BLOCK K LOT 20	0.149	6,505	BLOCK L LOT 23	0.333	14,498	BLOCK O LOT 13	0.245	10,682	BLOCK P LOT 18	0.186	8,086	BLOCK R LOT 14	0.190	8,282							
BLOCK C LOT 4	0.111	4,840	BLOCK D LOT 15	0.142	6,192	BLOCK F LOT 36	0.142	6,176	BLOCK G LOT 34	0.142	6,176	BLOCK H LOT 33	0.179	7,785	BLOCK I LOT 30	0.209	9,100	BLOCK K LOT 21	0.152	6,613	BLOCK L LOT 24	0.246	10,710	BLOCK O LOT 14	0.244	10,626	BLOCK P LOT 19	0.181	7,898	BLOCK R LOT 15	0.166	7,213							
BLOCK C LOT 5	0.111	4,840	BLOCK D LOT 16	0.142	6,192	BLOCK F LOT 37	0.142	6,176	BLOCK G LOT 35	0.142	6,176	BLOCK H LOT 34	0.143	6,220	BLOCK I LOT 31	0.177	7,728	BLOCK K LOT 22	0.149	6,503	BLOCK L LOT 25	0.255	11,105	BLOCK O LOT 15	0.184	8,002	BLOCK P LOT 20	0.184	8,018	BLOCK R LOT 16X	0.009	35,239							
BLOCK C LOT 6	0.111	4,840	BLOCK D LOT 17	0.142	6,181	BLOCK F LOT 38	0.142	6,176	BLOCK G LOT 36	0.142	6,176	BLOCK H LOT 35	0.143	6,220	BLOCK I LOT 32	0.170	7,412	BLOCK K LOT 23	0.149	6,503	BLOCK L LOT 26	0.223	9,704	BLOCK O LOT 16	0.174	7,590	BLOCK P LOT 21	0.174	7,590	BLOCK R LOT 17	0.223	9,727							
BLOCK C LOT 7	0.111	4,840	BLOCK D LOT 18	0.139	6,050	BLOCK F LOT 39	0.139	6,050	BLOCK G LOT 37	0.142	6,177	BLOCK H LOT 36	0.143	6,220	BLOCK I LOT 33	0.143	6,239	BLOCK K LOT 24	0.149	6,503	BLOCK L LOT 27	0.254	11,068	BLOCK O LOT 17	0.174	7,590	BLOCK P LOT 22	0.154	6,697	BLOCK R LOT 18	0.212	9,242							
BLOCK C LOT 8	0.111	4,840	BLOCK D LOT 19	0.139	6,050	BLOCK F LOT 40	0.139	6,050	BLOCK G LOT 38	0.139	6,034	BLOCK H LOT 37	0.143	6,220	BLOCK I LOT 34	0.144	6,260	BLOCK K LOT 25	0.150	6,518	BLOCK L LOT 28	0.282	12,282	BLOCK O LOT 18	0.145	6,326	BLOCK P LOT 23	0.154	6,697	BLOCK R LOT 19	0.221	9,616							
BLOCK C LOT 9	0.111	4,840	BLOCK D LOT 20	0.139	6,050	BLOCK F LOT 41	0.138	6,013	BLOCK G LOT 39	0.138	6,013	BLOCK H LOT 38	0.143	6,220	BLOCK I LOT 35	0.144	6,260	BLOCK K LOT 26	0.176	7,678	BLOCK L LOT 29	0.235	10,248	BLOCK O LOT 19	0.145	6,326	BLOCK P LOT 24	0.154	6,697	BLOCK R LOT 20	0.253	11,010							
BLOCK C LOT 10	0.111	4,840	BLOCK D LOT 21	0.139	6,050	BLOCK F LOT 42	0.139	6,050	BLOCK G LOT 40	0.138	6,026	BLOCK H LOT 39	0.143	6,220	BLOCK I LOT 36	0.144	6,260	BLOCK K LOT 27	0.178	7,773	BLOCK L LOT 30	0.191	8,302	BLOCK O LOT 20	0.145	6,326	BLOCK P LOT 25	0.220	9,592	BLOCK R LOT 21	0.281	11,481							
BLOCK C LOT 11	0.111	4,840	BLOCK D LOT 22	0.167	7,283	BLOCK F LOT 43	0.167	7,283	BLOCK G LOT 41	0.140	6,090	BLOCK H LOT 40	0.143	6,220	BLOCK I LOT 37	0.144	6,260	BLOCK K LOT 28	0.234	10,204	BLOCK L LOT 31	0.219	9,551	BLOCK O LOT 21	0.145	6,326	BLOCK P LOT 26	0.284	12,282	BLOCK R LOT 22	0.281	11,481							
BLOCK C LOT 12	0.111	4,840	BLOCK D LOT 23	0.202	8,782	BLOCK F LOT 44	0.170	7,408	BLOCK G LOT 42	0.170	7,408	BLOCK H LOT 41	0.143	6,220	BLOCK I LOT 38	0.144	6,260	BLOCK K LOT 29	0.246	10,737	BLOCK L LOT 32	0.189	8,214	BLOCK O LOT 22	0.174	7,590	BLOCK P LOT 27	0.284	12,282	BLOCK R LOT 23	0.253	11,010							
BLOCK C LOT 13	0.111	4,840	BLOCK D LOT 24	0.222	9,687	BLOCK F LOT 45	0.222	9,687	BLOCK G LOT 43	0.177	7,711	BLOCK H LOT 42	0.145	6,325	BLOCK I LOT 39	0.144	6,260	BLOCK K LOT 30	0.178	7,732	BLOCK L LOT 33	0.201	8,750	BLOCK O LOT 23	0.174	7,590	BLOCK P LOT 28	0.288	11,658	BLOCK R LOT 24	0.288	11,658							
BLOCK C LOT 14	0.112	4,883	BLOCK D LOT 25	0.163	7,111	BLOCK F LOT 46	0.163	7,111	BLOCK G LOT 44	0.255	11,120	BLOCK H LOT 43	0.208	9,061	BLOCK I LOT 40	0.144	6,260	BLOCK K LOT 31	0.178	7,732	BLOCK L LOT 34	0.259	11,277	BLOCK O LOT 24	0.174	7,583	BLOCK P LOT 29	0.214	9,337	BLOCK R LOT 25	0.166	7,216							
BLOCK C LOT 15	0.114	4,956	BLOCK D LOT 26	0.168	7,314	BLOCK F LOT 47	0.168	7,314	BLOCK G LOT 45	0.223	10,141	BLOCK H LOT 44	0.222	9,690	BLOCK I LOT 41	0.144	6,260	BLOCK K LOT 32	0.172	7,475	BLOCK L LOT 35	0.165	7,200	BLOCK O LOT 25	0.184	7,994	BLOCK P LOT 30	0.166	7,216	BLOCK R LOT 26	0.166	7,216							
BLOCK C LOT 16	0.113	4,942	BLOCK D LOT 27	0.243	10,568	BLOCK F LOT 48	0.243	10,568	BLOCK G LOT 46	0.177	7,697	BLOCK H LOT 45	0.211	9,202	BLOCK I LOT 42	0.144	6,260	BLOCK K LOT 33	0.145	6,307	BLOCK L LOT 36	0.201	8,750	BLOCK O LOT 26	0.165	7,200	BLOCK P LOT 31	0.200	8,707	BLOCK R LOT 27	0.163	7,097							
BLOCK C LOT 17	0.113	4,911	BLOCK D LOT 28	0.184	8,029	BLOCK F LOT 49	0.184	8,029	BLOCK G LOT 47	0.243	10,583	BLOCK H LOT 46	0.254	11,056	BLOCK I LOT 43	0.144	6,260	BLOCK K LOT 34	0.145	6,327	BLOCK L LOT 37	0.280	11,325	BLOCK O LOT 27	0.195	8,491	BLOCK P LOT 32	0.196	8,526	BLOCK R LOT 28	0.196	8,526							
BLOCK C LOT 18	0.112	4,864	BLOCK D LOT 29	0.168	7,303	BLOCK F LOT 50	0.168	7,303	BLOCK G LOT 48	0.266	11,809	BLOCK H LOT 47	0.180	7,829	BLOCK I LOT 44	0.185	8,077	BLOCK K LOT 35	0.265	11,554	BLOCK L LOT 38	0.265	11,554	BLOCK O LOT 28	0.265	11,554	BLOCK P LOT 33	0.168	7,098	BLOCK R LOT 29	0.189	8,254							
BLOCK C LOT 19	0.122	5,305	BLOCK D LOT 30	0.139	6,050	BLOCK F LOT 51	0.139	6,050	BLOCK G LOT 49	0.209	9,093	BLOCK H LOT 48	0.243	10,584	BLOCK I LOT 45	0.221	9,631	BLOCK K LOT 36	0.145	6,327	BLOCK L LOT 39	0.175	7,620	B															

**OWNERS CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

**WHERE AS HR 3200, LP and Denton Independent School District**, are the rightful owners of the following tract of land:

**BEING** a tract of land situated in the Elizano Pizano Survey, Abstract No. 994 and the George W. Pettingale Survey, Abstract No. 1041, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described as Tract 1 in a deed to HR 3200, LP, recorded in Document No. 2024-71025 of the Official Records of Denton County, Texas, and being all of a called 12.01 acre tract of land described in a deed to Denton Independent School District, recorded in Document No. 2025-70766 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" found for the northwest corner of Hunter Ranch, Phase 1D, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-334 of the Plat Records of Denton County, Texas, same being on the easterly line of a 170' wide electric easement to Texas Municipal Power, recorded in Volume 3020, Page 161 of the Real Property Records of Denton County, Texas;

**THENCE** South 89°47'37" West, departing the easterly line of said 170' wide electric easement, crossing said 1,031.226 acre tract and crossing said 170' wide electric easement, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 1,031.226 acre tract, same being on the westerly line of said 170' wide electric easement;

**THENCE** North 00°12'23" West, along the westerly line of said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 919.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 01°44'41" West, continuing along the westerly line of said 1,031.226 acre tract and the westerly line of said 170' wide electric easement, a distance of 2,534.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of a tract of land described as Tract 1 in a deed to Landmark Land & Cattle, LLC, recorded in Document No. 2024-89445 of the Official Records of Denton County, Texas;

**THENCE** North 84°10'09" East, departing the westerly line of said 1,031.226 acre tract and the westerly line of said 170' wide electric easement, crossing said 170' wide electric easement and along the southerly line of said Tract 1, a distance of 2,051.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 27°27'42" East, continuing along the southerly line of said Tract 1, a distance of 102.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing the southerly line of said Tract 1 and crossing said 1,031.226 acre tract, the following courses and distances:

South 28°28'56" West, a distance of 53.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°18'03" West, a distance of 7.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 61.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 65°42'51" West, a distance of 134.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°25'58" East, a distance of 157.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°22'42" East, a distance of 158.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°38'17" East, a distance of 160.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°12'36" East, a distance of 86.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°55'04" West, a distance of 53.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°30'09" East, a distance of 117.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°33'40" East, a distance of 90.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°58'52" West, a distance of 74.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°12'15" West, a distance of 68.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°52'49" West, a distance of 367.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°01'20" West, a distance of 78.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°44'07" West, a distance of 74.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°36'44" West, a distance of 46.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°05'56" West, a distance of 185.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°17'49" West, a distance of 115.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°59'25" West, a distance of 132.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°23'51" West, a distance of 62.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°39'48" West, a distance of 114.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°34'08" West, a distance of 48.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°12'31" West, a distance of 20.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 67°57'22" East, a distance of 167.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°42'32" East, a distance of 92.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°33'50" West, a distance of 134.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°32'37" East, a distance of 125.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 181.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°15'19" East, a distance of 94.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°15'19" West, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°15'19" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 20.92 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 367.50 feet, a central angle of 14°41'42", and a chord bearing and distance of South 09°05'32" East, 94.00 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 94.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 319.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°26'23" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°33'37" East, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°33'37" West, a distance of 64.50 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 367.50 feet, a central angle of 10°32'11", and a chord bearing and distance of South 68°17'31" West, 67.49 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 67.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°01'26" West, a distance of 193.08 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 432.50 feet, a central angle of 01°25'14", and a chord bearing and distance of South 63°44'03" West, 10.72 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 10.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°20'30" West, a distance of 22.95 feet to a point for corner;

South 14°45'07" East, a distance of 58.13 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 270.00 feet, a central angle of 06°04'15", and a chord bearing and distance of South 17°47'15" East, 28.60 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 28.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°49'22" East, a distance of 102.15 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 270.00 feet, a central angle of 13°45'30", and a chord bearing and distance of South 27°42'07" East, 64.68 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 64.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°34'52" East, a distance of 1.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°42'07" East, a distance of 14.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°10'38" East, a distance of 11.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°49'22" East, a distance of 225.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°10'38" West, a distance of 46.60 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 304.20 feet, a central angle of 17°30'18", and a chord bearing and distance of South 50°25'28" West, 92.58 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 92.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easternmost northeast corner of said Hunter Ranch, Phase 1D;

**THENCE** along the northerly line of said Hunter Ranch, Phase 1D, the following courses and distances:

North 48°19'41" West, a distance of 165.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 05°34'16", and a chord bearing and distance of North 44°27'27" East, 45.68 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 45.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 43°58'33" West, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found the beginning of a non-tangent curve to the left with a radius of 530.00 feet, a central angle of 02°18'47", and a chord bearing and distance of South 45°56'55" West, 21.39 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 21.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 88°02'11" West, a distance of 21.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 47°54'38" West, a distance of 8.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 140.00 feet, a central angle of 27°08'50", and a chord bearing and distance of North 34°23'48" West, 65.72 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 66.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°49'22" West, a distance of 193.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 69°10'38" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°49'22" East, a distance of 16.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 27°50'10" West, a distance of 33.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,652.50 feet, a central angle of 07°11'44", and a chord bearing and distance of South 80°31'36" West, 207.39 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 207.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 542.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 52°40'50" West, a distance of 21.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 967.50 feet, a central angle of 01°17'30", and a chord bearing and distance of North 08°23'42" West, 21.81 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 21.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 81°39'31" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,032.50 feet, a central angle of 03°59'56", and a chord bearing and distance of North 05°47'13" West, 72.05 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 72.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°37'25" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 348.89 feet to the **POINT OF BEGINNING** and containing 155.939 acres (6,792,688 square feet) of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT HR 3200, LP and DENTON INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as LANDMARK, PHASE 2 NORTH, 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **HR 3200, LP**  
a Texas limited partnership

\_\_\_\_\_

TITLE

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

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: \_\_\_\_\_

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **Denton Independent School District**

\_\_\_\_\_

TITLE

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

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

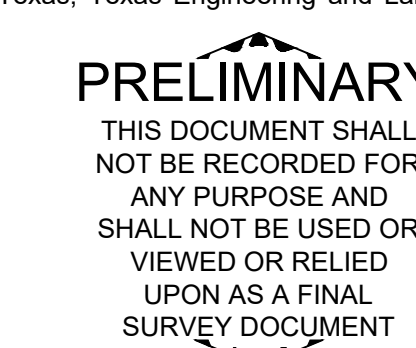
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

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 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.

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 \_\_\_\_\_ §

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 \_\_\_\_\_, 2020.

\_\_\_\_\_

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

FINAL PLAT

**LANDMARK, PHASE 2 NORTH**

312 RESIDENTIAL LOTS

4 COMMON AREA/ HOA LOTS

1 SCHOOL LOT

1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)

2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)

OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.

PETTINGALE SURVEY, ABSTRACT NO. 1041

CITY OF DENTON, DENTON COUNTY, TEXAS

CITY PROJECT #FP26-0004

APRIL 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 APRIL 2026 Project No. 063226937 Sheet No. 12 OF 12

OWNER/ DEVELOPER: HR 3200 LP, 3000 Turtle Creek, Blvd., Dallas, TX 75219, Ph: 972-291-2938, Contact: Andrew Pieper

OWNER: Denton Independent School District, 1307 N. Louisa Street, Denton, TX 76201

OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

APPLICANT: Kimley-Horn & Associates, Inc., 6160 Warren Pkwy, Suite 210, Frisco, TX 75034, Ph: (972) 335-3580, Contact: Austin J. Fitzpatrick, 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:\PDR\_SURVEY\303226937-HUNTER RANCH\DWG\FINAL PLATS\PHASE 2 NORTH.FPDWG PLOTTED BY: GRABBLE,JEFF 02/26/2026 9:21 AM LCAST BAIVED 4/17/2026 4:23 PM