

SEE SHEET 6 FOR
GENERAL NOTES

SEE SHEET 6 FOR LOT
AREA TABLE

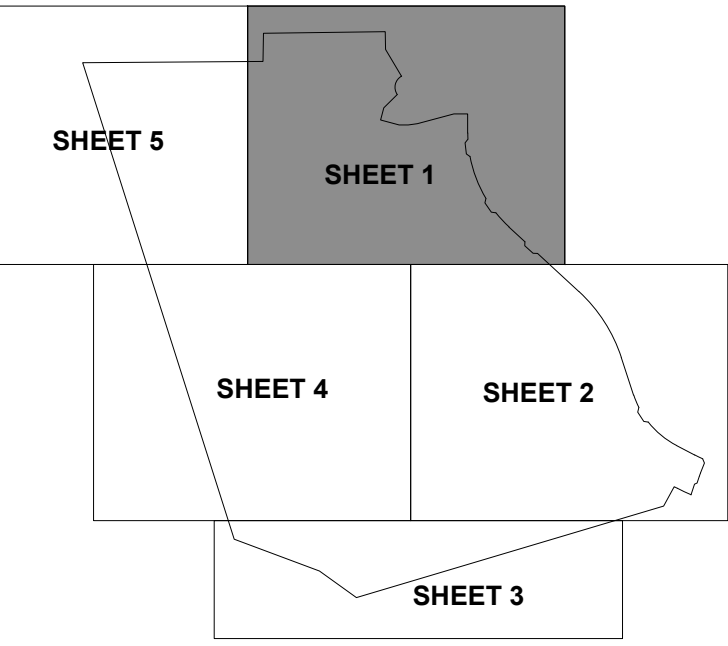
SEE SHEET 3 FOR LINE &
CURVE TABLES

LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- - -	EASEMENT LINE
- - -	CENTERLINE OF ROAD
- - -	OVERHEAD UTILITY LINE
- - -	CENTERLINE OF CREEK
- - -	ABSTRACT LINE
- - -	LOT LINE

LEGEND

IRSC	5/8" IRON ROD W/ "HOA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMESOWNERS ASSOCIATION
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.E.D.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DENTON COUNTY, TEXAS
—	STREET NAME CHANGE
—	UTILITY EASEMENT
—	SEWAGE EASEMENT
—	WATER EASEMENT
—	SANITARY SEWER EASEMENT
—	VISIBILITY EASEMENT
—	GUY ANCHOR
—	UTILITY POLE
—	PROPERTY CORNER SYMBOL
—	RIGHT-OF-WAY
—	GAS WELL DRILLING & PRODUCTION SITE
—	SEE GENERAL NOTE #32



KEY MAP
N.T.S.

FINAL PLAT HICKORY GROVE, PHASE 4

BLOCK A, LOTS 14X, 5X & 68-145; BLOCK AA, LOTS 1-8 & 9X;
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;
BLOCK DD, LOTS 1-34; BLOCK EE, LOTS 1-35;
BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS
6 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25—
MAY 2025

Kimley»Horn

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

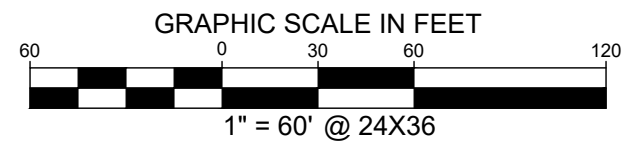
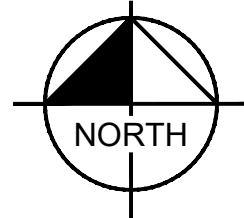
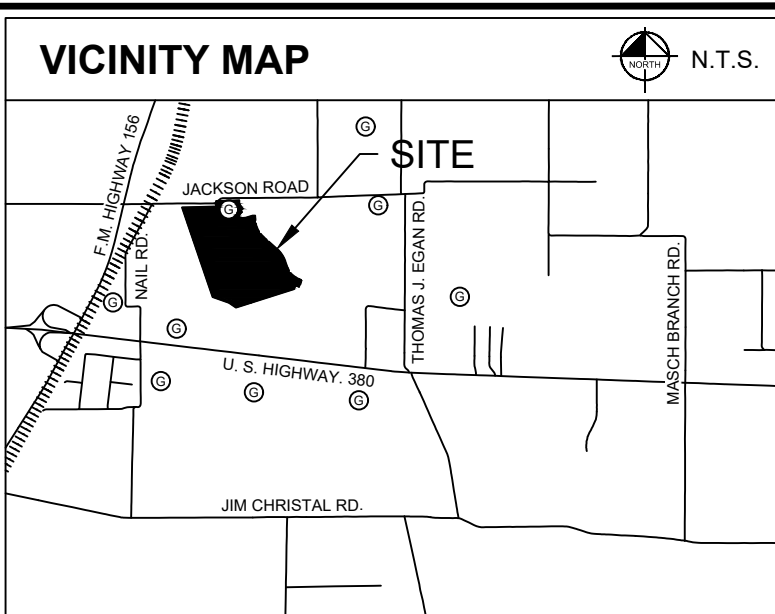
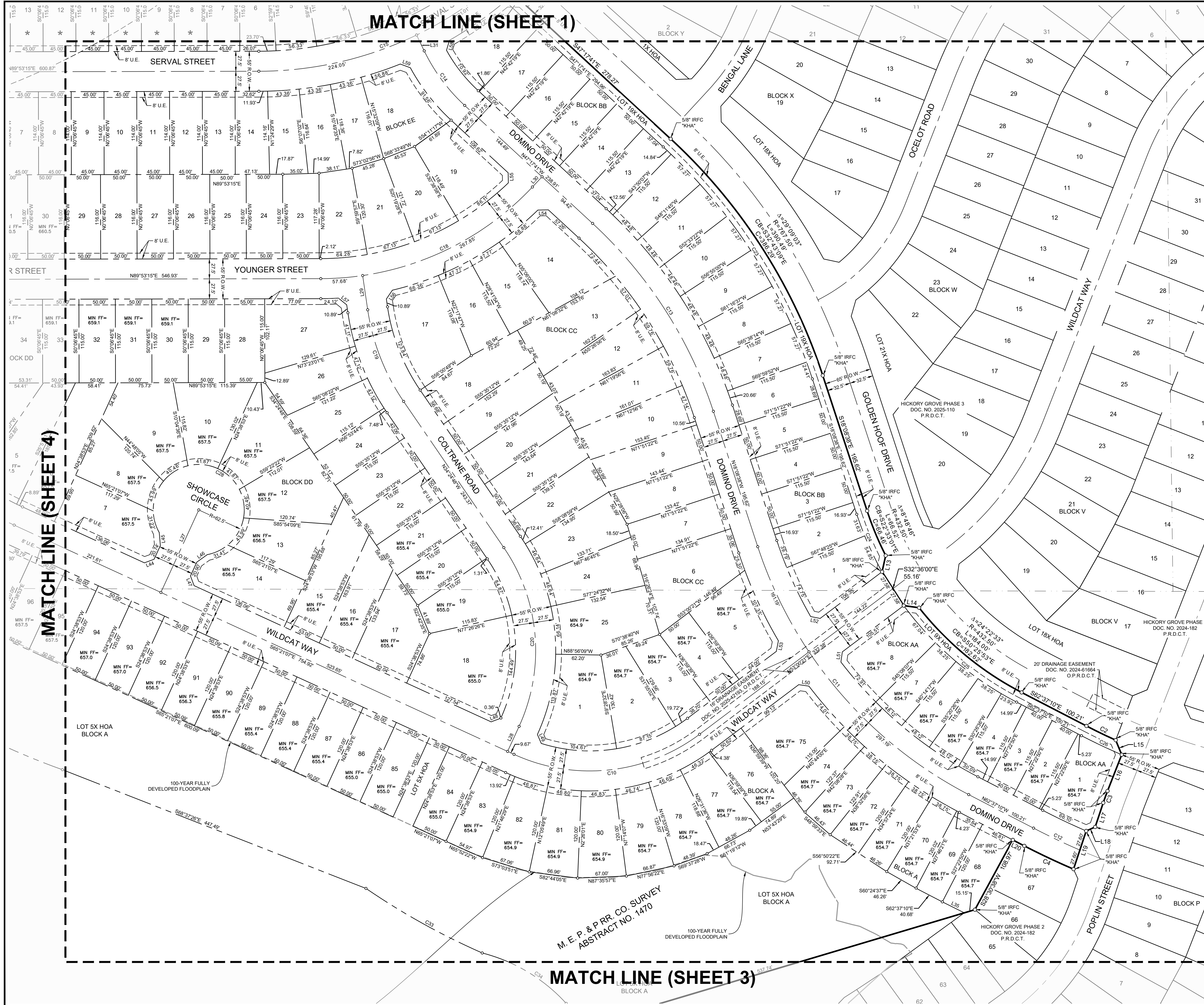
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAY 2025	068517166	1 OF 7

OWNER:
Double R, Devco, LLC
1501 Alta Drive, Fort Worth,
Texas 76107

OWNER:
Hickory Grove Residential Community Inc.
6751 North Freeway, Fort Worth,
Texas 76131

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: Thomas L. Fletcher, P.E.

SURVEYOR:
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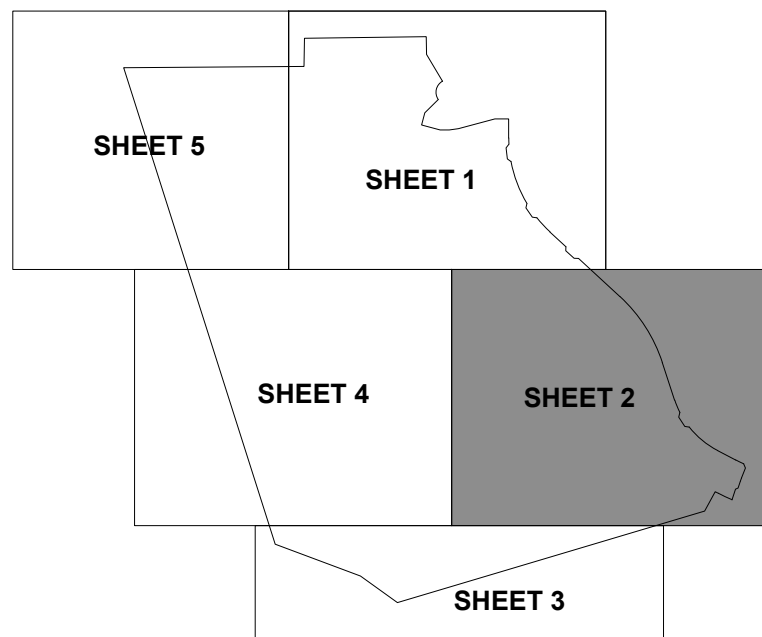
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W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEHICLE EASEMENT
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROPERTY CORNER SYMBOL	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
GAS WELL DRILLING & PRODUCTION SITE	GAS WELL DRILLING & PRODUCTION SITE
SEE GENERAL NOTE #32	SEE GENERAL NOTE #32



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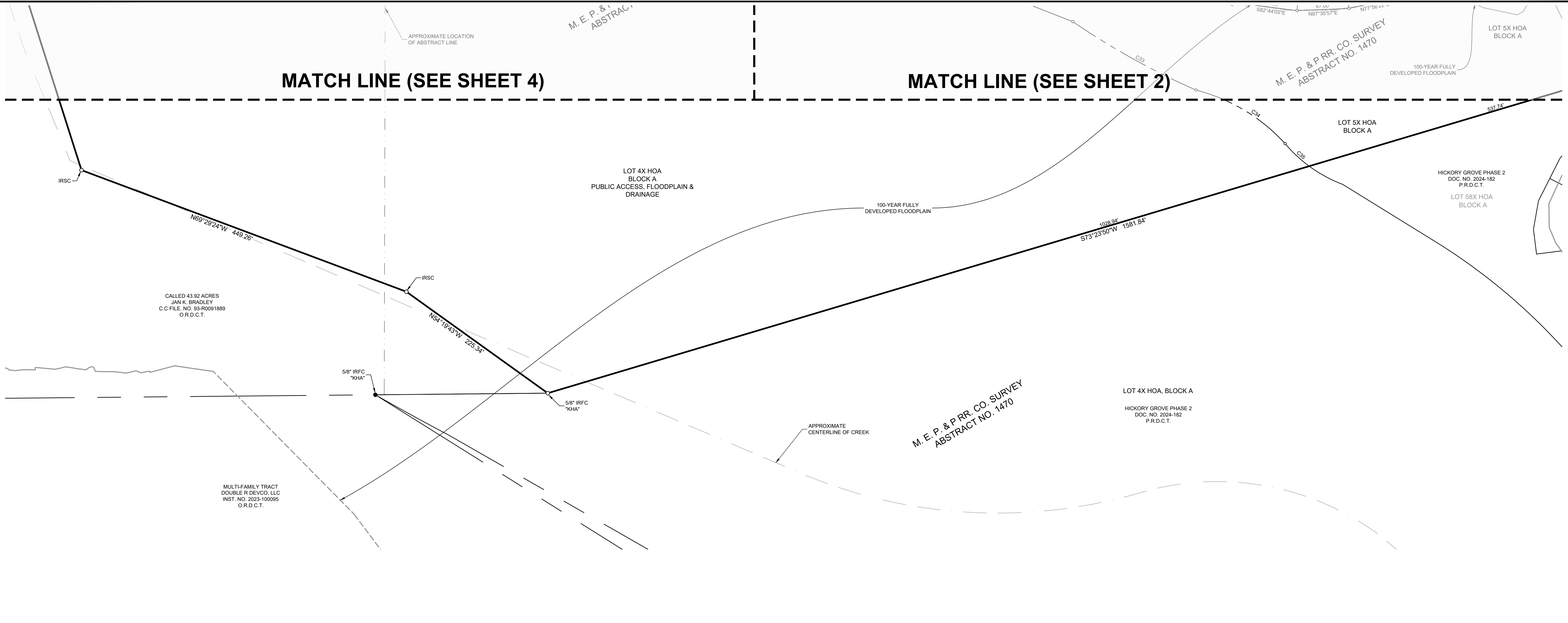
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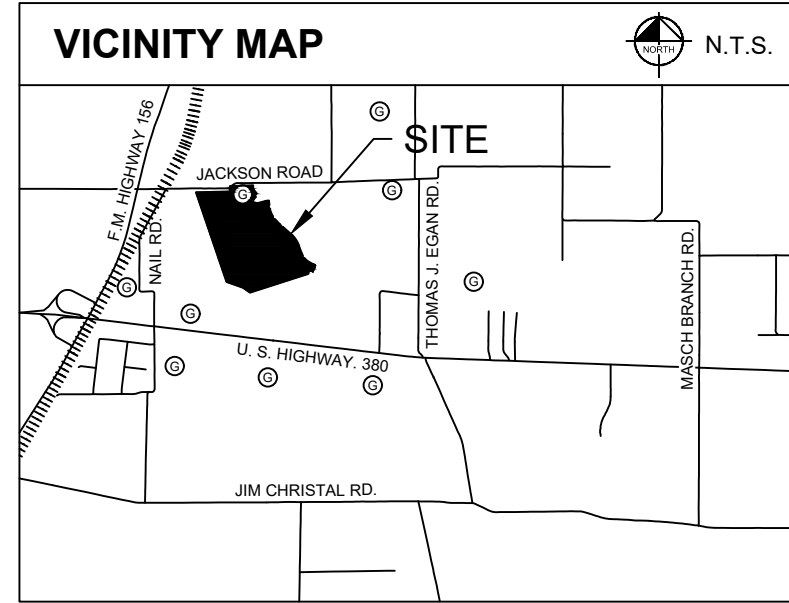
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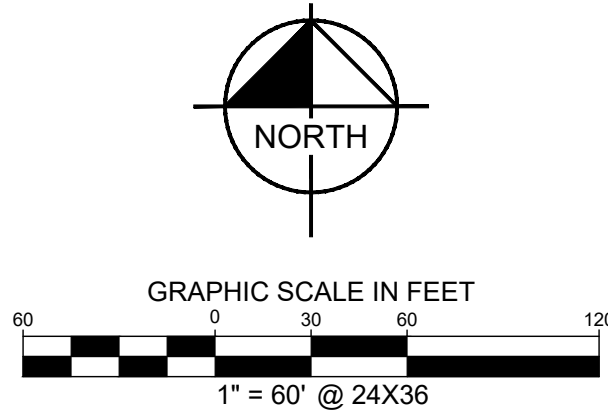
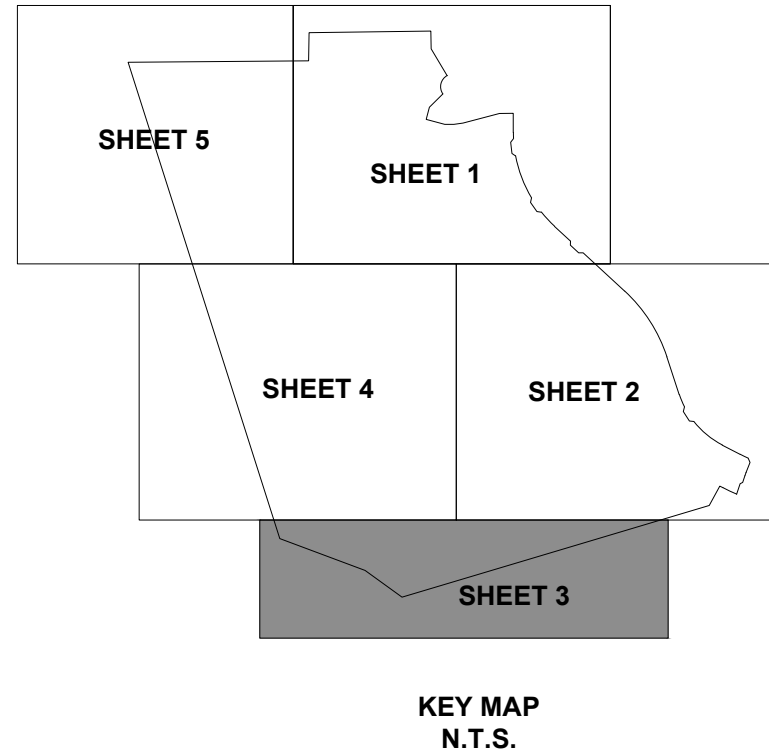


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V.E.	VISIBILITY EASEMENT
	QUIV ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
	GAS WELL DRILLING & PRODUCTION SITE
★	SEE GENERAL NOTE #52



SEE SHEET 6 FOR
GENERAL NOTES

SEE SHEET 6 FOR
LOT AREA TABLE



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°53'15"E	45.00'	L31	N25°47'14"W	24.18'
L2	N81°42'05"E	45.46'	L32	N83°42'42"E	38.94'
L3	S37°51'59"W	22.49'	L33	N46°37'20"W	25.80'
L4	S06°44'25"E	55.13'	L34	N77°25'17"E	44.95'
L5	S55°18'44"E	21.07'	L35	S63°30'25"E	33.76'
L6	S12°32'32"W	21.52'	L36	S66°54'14"E	14.64'
L7	S34°46'23"E	55.08'	L37	S44°43'20"W	14.17'
L8	S80°46'07"E	22.00'	L38	N71°01'16"W	14.14'
L9	S47°17'41"E	107.06'	L39	S18°58'44"W	14.14'
L10	S01°17'33"W	19.84'	L40	N70°30'12"W	14.27'
L11	S47°16'14"E	55.49'	L41	S19°23'12"W	14.04'
L12	S89°04'50"E	22.37'	L42	S70°30'12"E	14.27'
L13	S12°31'45"W	22.82'	L43	S19°37'13"W	13.98'
L14	S82°07'24"E	21.26'	L44	N69°38'53"E	14.14'
L15	S22°24'42"E	21.65'	L45	N04°59'27"W	17.92'
L16	S21°23'00"W	53.53'	L46	N54°17'13"E	17.62'
L17	S18°23'05"W	35.02'	L47	S20°21'07"E	14.14'
L18	S65°46'03"W	13.54'	L48	N69°38'53"E	14.14'
L19	S18°23'19"W	55.20'	L49	S23°17'31"E	13.40'
L20	N62°37'10"W	17.76'	L50	S81°58'05"E	14.14'
L21	N63°58'44"E	2.87'	L51	S08°02'07"W	14.15'
L22	S00°06'45"E	69.62'	L52	S78°39'08"E	13.29'
L23	S89°53'15"W	35.00'	L53	S11°03'01"W	14.87'
L24	N63°58'44"E	72.12'	L54	S88°51'09"W	14.42'
L25	N63°58'44"E	27.50'	L55	S00°58'47"E	13.81'
L26	N63°58'44"E	27.50'	L56	S34°26'47"W	14.67'
L27	N24°38'53"E	124.65'	L57	S51°11'39"E	14.67'
L28	N24°38'53"E	37.86'	L58	S16°28'09"W	14.33'
L29	N08°22'26"W	47.50'	L59	S69°48'30"E	14.76'
L30	N43°15'35"E	19.26'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	2°46'16"	632.50'	30.59'	S01°29'53"E	30.59'	C36	29°55'14"	685.83'	358.15'
C2	3°04'18"	832.50'	44.63'	S64°09'19"E	44.63'	C37	34°22'37"	240.05'	144.03'
C3	2°59'55"	327.50'	17.14'	S19°53'03"W	17.14'	C38	67°43'38"	164.60'	194.56'
C4	4°12'24"	1018.00'	74.74'	N64°43'22"W	74.72'	C39	94°25'21"	125.78'	207.29'
C5	10°35'36"	500.00'	92.44'	N84°35'27"E	92.31'	C40	33°59'43"	286.42'	169.94'
C6	6°17'23"	250.00'	27.44'	S86°58'03"E	27.43'	C41	0°07'01"	96246.11'	196.67'
C7	32°11'54"	250.00'	140.49'	S80°04'41"W	138.65'	C42	29°11'07"	357.80'	182.26'
C8	25°54'31"	600.00'	271.31'	S13°04'00"E	269.01'	C43	26°17'48"	467.67'	214.65'
C9	39°19'51"	450.00'	308.90'	S45°41'11"E	302.87'				
C10	61°38'32"	250.00'	268.96'	N83°49'37"E	256.18'				
C11	44°28'33"	590.50'	458.37'	S40°22'54"E	446.95'				
C12	4°04'24"	990.50'	70.42'	S64°39'22"E	70.40'				
C13	29°09'03"	609.50'	310.10'	N32°43'09"W	306.77'				
C14	21°30'27"	250.00'	93.84'	S36°32'28"E	93.29'				
C15	39°32'31"	500.00'	345.07'	N70°07'00"E	338.26'				
C16	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'				
C17	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'				
C18	46°37'40"	400.00'	325.52'	N66°34'29"E	316.61'				
C19	26°02'22"	300.00'	136.34'	S21°23'37"E	135.17'				
C20	59°03'41"	250.00'	257.70'	N04°52'58"W	246.44'				
C21	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'				
C22	34°39'48"	250.00'	151.25'	N72°33'21"E	148.95'				
C23	29°09'03"	752.50'	382.86'	N32°43'09"W	378.74'				
C24	11°04'18"	447.50'	86.47'	S23°40'46"E	86.34'				
C25	26°20'18"	447.50'	205.71'	S49°27'01"E	203.91'				
C26	4°08'15"	847.50'	61.20'	S64°41'18"E	61.19'				
C27	267°42'29"	62.50'	292.02'	N46°15'30"W	90.14'				
C28	289°00'54"	62.50'	315.27'	N65°16'00"W	72.57'				
C29	13°06'02"	1605.68'	367.13'	N30°46'55"W	366.33'				
C30	2°47'47"	5397.94'	263.45'	N21°46'26"W	263.43'				
C31	28°21'35"	592.65'	293.34'	S27°34'47"E	290.38'				
C32	17°40'28"	1029.75'	317.65'	S61°26'39"E	316.40'				
C33	10°36'31"	987.10'	182.77'	S60°57'03"E	182.51'				
C34	33°26'36"	233.73'	136.43'	N59°00'50"W	134.50'				
C35	13°32'25"	181.52'	42.90'	S46°51'01"E	42.80'				

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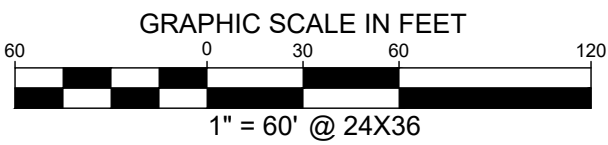
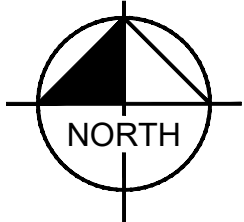
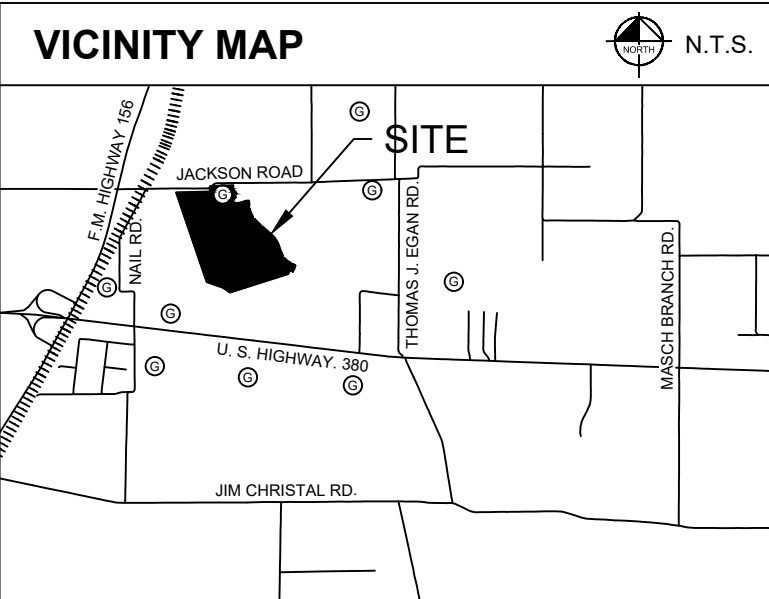
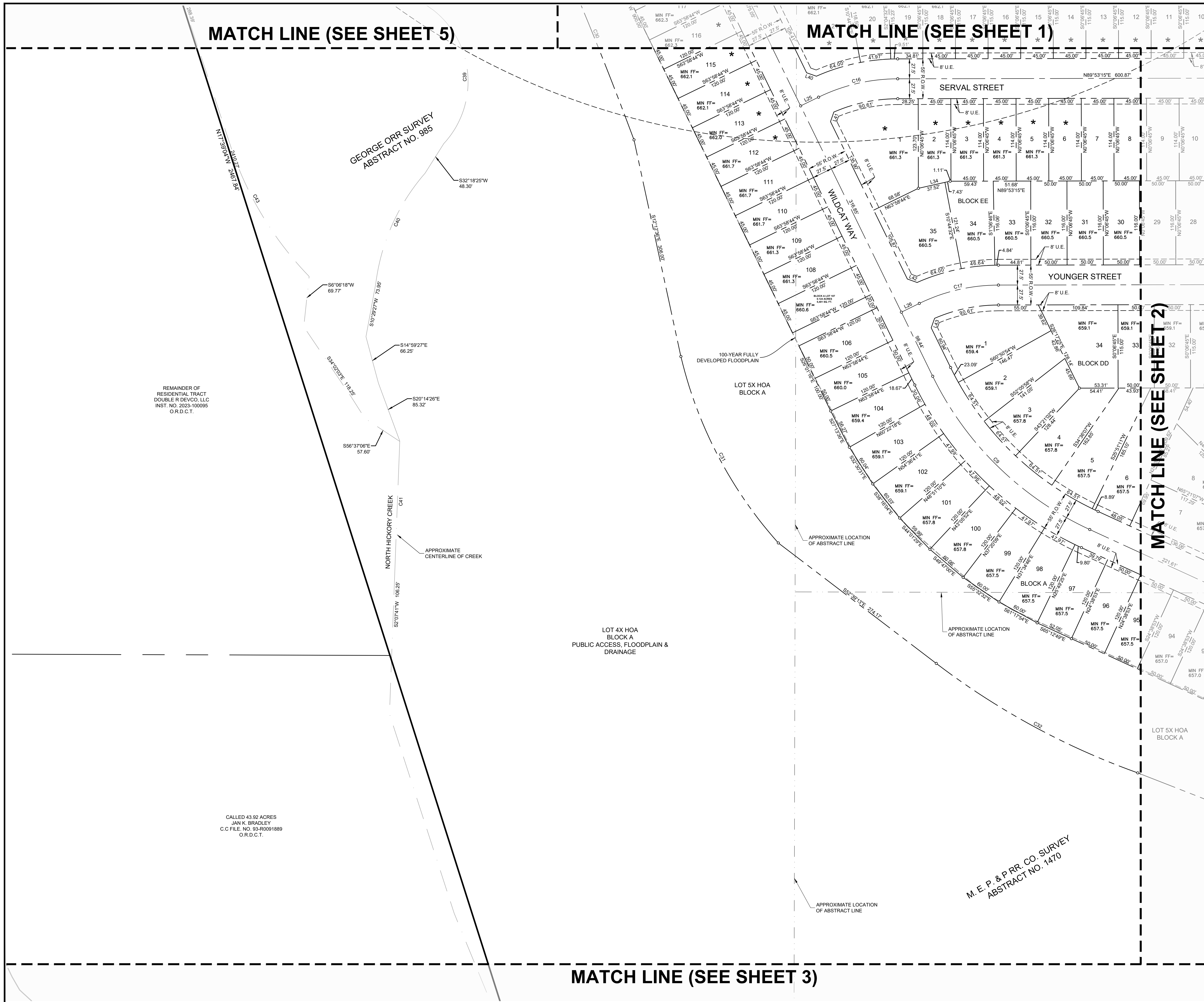
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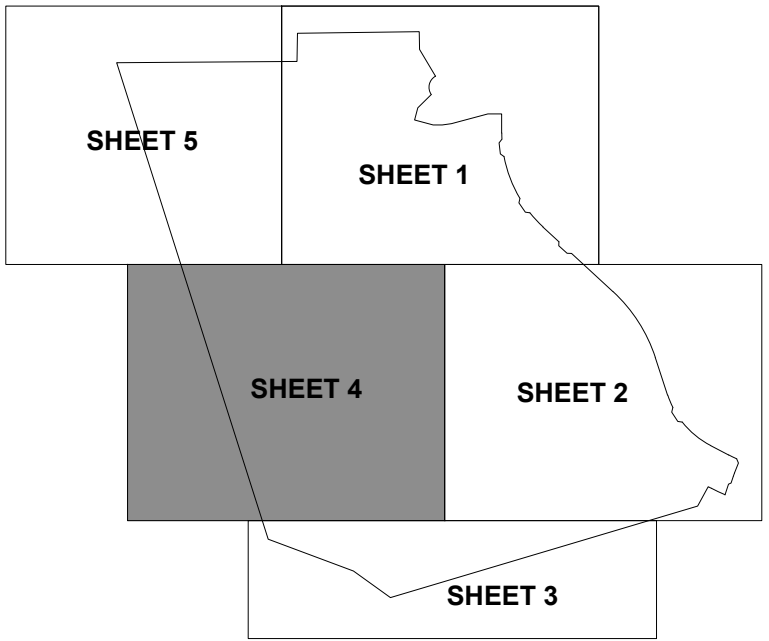
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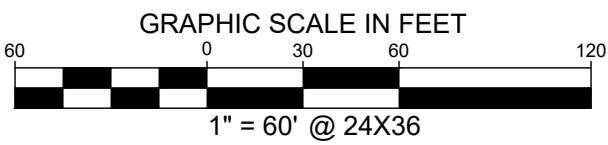
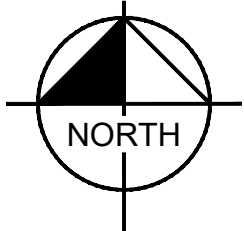
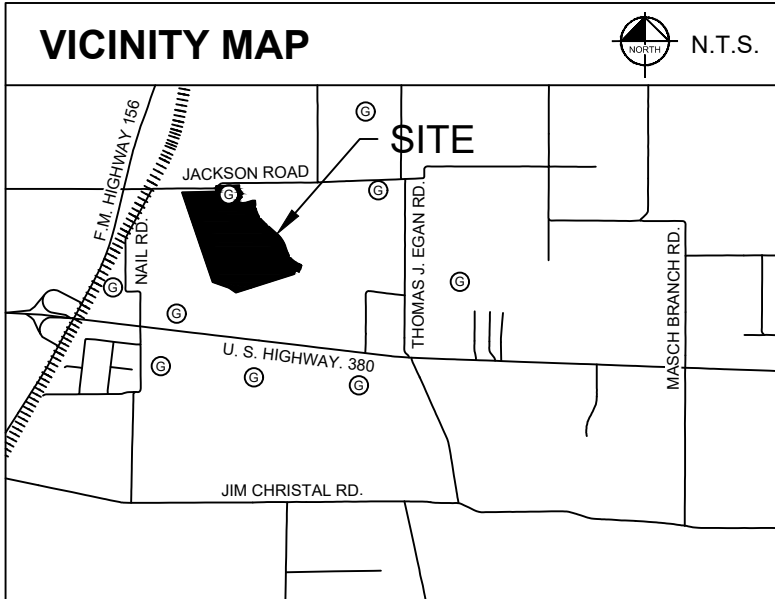
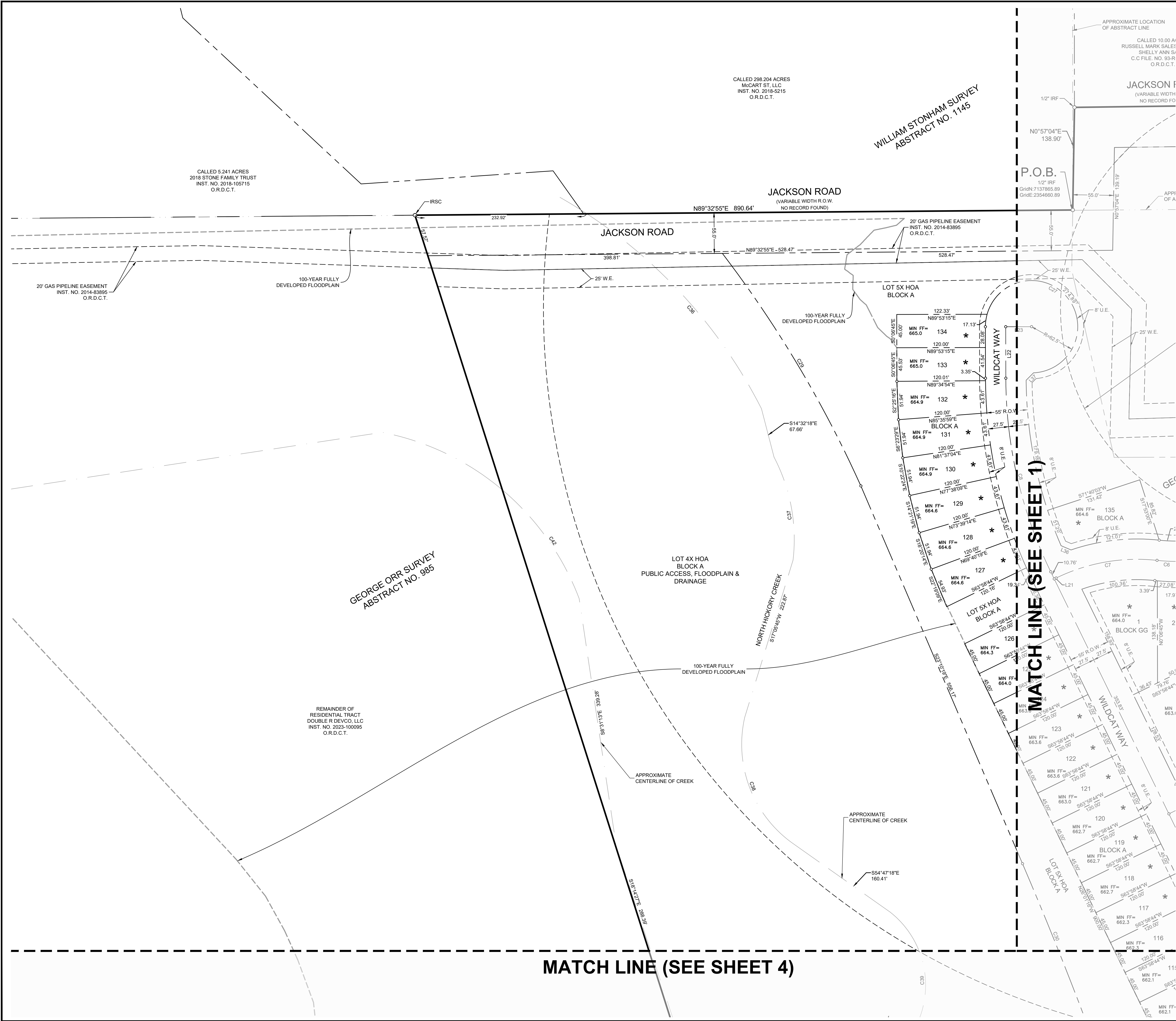
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DWG NAME: K:\FRI_SURVEY\062456400-LEGENDS RANCH - DENTON\DWG\FINAL PLATSI\PHASE 4\063451868 HICKORY GROVE PHASE 4 FP.DWG PLOTTED BY: CRABLE, JEFF 5/9/2025 9:11 AM LAST SAVED: 5/9/2025 8:58 AM



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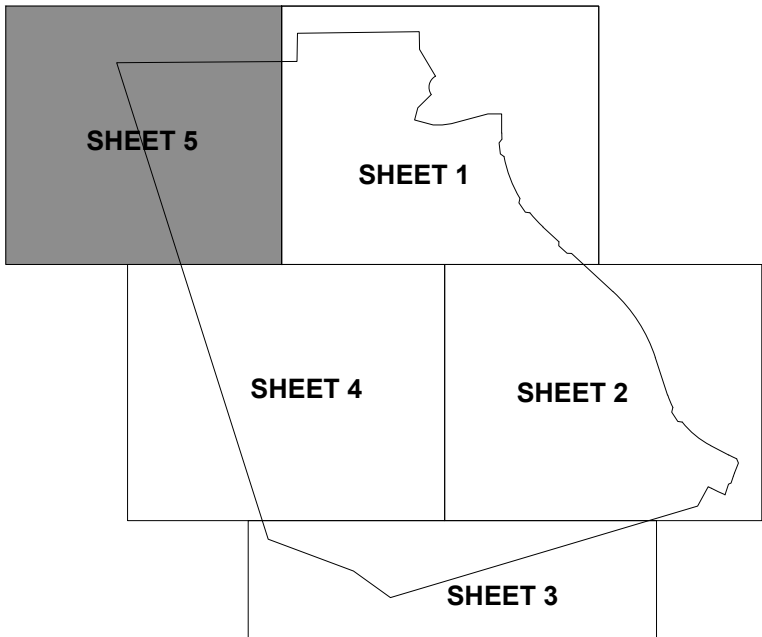
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VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
DENTON CO. TEXAS	DENTON COUNTY, TEXAS
D.R.D.C.T.	DENTON COUNTY, TEXAS
STREET NAME CHANGE	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SEWAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEHICLE EASEMENT
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROPERTY CORNER SYMBOL	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
GAS WELL DRILLING & PRODUCTION SITE	GAS WELL DRILLING & PRODUCTION SITE
SEE GENERAL NOTE #32	SEE GENERAL NOTE #32



KEY MAP
N.T.S.

FINAL PLAT
HICKORY GROVE, PHASE 4

BLOCK A, LOTS 14X, 5X & 68-145; BLOCK AA, LOTS 1-8 & 9X;
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;
BLOCK DD, LOTS 1-34; BLOCK EE, LOTS 1-35;
BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS
6 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-_____
MAY 2025

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	MAY 2025	068517166	5 OF 7
OWNER: Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107 OWNER: Hickory Grove Residential Community Inc. 6751 North Freeway, Fort Worth Texas 76131 APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					

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.			
BLOCK A LOT 4X HOA	40.696	1,772,729	BLOCK A LOT 96	0.138	6,000	BLOCK A LOT 126	0.124	5,400	BLOCK BB LOT 2	0.140	6,080	BLOCK CC LOT 13	0.234	10,213	BLOCK DD LOT 18	0.338	14,709	BLOCK EE LOT 14	0.120	5,226	BLOCK FF LOT 9	0.119	5,175	BLOCK FF LOT 39	0.135	5,879	BLOCK GG LOT 27	0.119	5,175
BLOCK A LOT 5X HOA	17.423	758,932	BLOCK A LOT 97	0.140	6,096	BLOCK A LOT 127	0.135	5,862	BLOCK BB LOT 3	0.133	5,775	BLOCK CC LOT 14	0.268	11,681	BLOCK DD LOT 19	0.171	7,464	BLOCK EE LOT 15	0.127	5,539	BLOCK FF LOT 10	0.119	5,175	BLOCK FF LOT 40	0.135	5,898	BLOCK GG LOT 28	0.119	5,175
BLOCK A LOT 68	0.124	5,405	BLOCK A LOT 98	0.148	6,449	BLOCK A LOT 128	0.131	5,718	BLOCK BB LOT 4	0.133	5,775	BLOCK CC LOT 15	0.145	6,326	BLOCK DD LOT 20	0.132	5,750	BLOCK EE LOT 16	0.130	5,677	BLOCK FF LOT 11	0.119	5,175	BLOCK FF LOT 41	0.221	9,620	BLOCK GG LOT 29	0.119	5,175
BLOCK A LOT 69	0.111	4,833	BLOCK A LOT 99	0.148	6,450	BLOCK A LOT 129	0.131	5,718	BLOCK BB LOT 5	0.133	5,775	BLOCK CC LOT 16	0.145	6,336	BLOCK DD LOT 21	0.132	5,750	BLOCK EE LOT 17	0.130	5,651	BLOCK FF LOT 12	0.119	5,175	BLOCK FF LOT 42X HOA	0.056	2,418	BLOCK GG LOT 30	0.125	5,464
BLOCK A LOT 70	0.117	5,090	BLOCK A LOT 100	0.148	6,456	BLOCK A LOT 130	0.131	5,718	BLOCK BB LOT 6	0.136	5,916	BLOCK CC LOT 17	0.255	11,120	BLOCK DD LOT 22	0.132	5,750	BLOCK EE LOT 18	0.210	9,152	BLOCK FF LOT 13	0.119	5,175	BLOCK GG LOT 1	0.238	10,368	BLOCK GG LOT 31	0.140	6,086
BLOCK A LOT 71	0.117	5,090	BLOCK A LOT 101	0.148	6,449	BLOCK A LOT 131	0.131	5,718	BLOCK BB LOT 7	0.140	6,107	BLOCK CC LOT 18	0.194	8,445	BLOCK DD LOT 23	0.132	5,750	BLOCK EE LOT 19	0.214	9,315	BLOCK FF LOT 14	0.119	5,175	BLOCK GG LOT 2	0.130	5,679	BLOCK GG LOT 32	0.158	6,903
BLOCK A LOT 72	0.118	5,157	BLOCK A LOT 102	0.148	6,452	BLOCK A LOT 132	0.131	5,718	BLOCK BB LOT 8	0.140	6,107	BLOCK CC LOT 19	0.172	7,506	BLOCK DD LOT 24	0.134	5,849	BLOCK EE LOT 20	0.156	6,794	BLOCK FF LOT 15	0.119	5,175	BLOCK GG LOT 3	0.119	5,175	BLOCK GG LOT 33	0.234	10,196
BLOCK A LOT 73	0.120	5,212	BLOCK A LOT 103	0.148	6,454	BLOCK A LOT 133	0.125	5,426	BLOCK BB LOT 9	0.140	6,107	BLOCK CC LOT 20	0.167	7,290	BLOCK DD LOT 25	0.150	6,523	BLOCK EE LOT 21	0.157	6,835	BLOCK FF LOT 16	0.119	5,175	BLOCK GG LOT 4	0.119	5,175	JACKSON ROAD ROW	2.049	89,248
BLOCK A LOT 74	0.115	5,029	BLOCK A LOT 104	0.144	6,283	BLOCK A LOT 134	0.124	5,413	BLOCK BB LOT 10	0.140	6,107	BLOCK CC LOT 21	0.162	7,074	BLOCK DD LOT 26	0.165	7,188	BLOCK EE LOT 22	0.154	6,702	BLOCK FF LOT 17	0.119	5,175	BLOCK GG LOT 5	0.119	5,175	OVERALL	114.043	4,967,700
BLOCK A LOT 75	0.231	10,053	BLOCK A LOT 105	0.138	6,000	BLOCK A LOT 135	0.202	8,807	BLOCK BB LOT 11	0.140	6,107	BLOCK CC LOT 22	0.164	7,145	BLOCK DD LOT 27	0.227	9,886	BLOCK EE LOT 23	0.134	5,832	BLOCK FF LOT 18	0.119	5,175	BLOCK GG LOT 6	0.119	5,175	ROW DEDICATION 2	12.159	529,656
BLOCK A LOT 76	0.151	6,592	BLOCK A LOT 106	0.138	6,000	BLOCK A LOT 136	0.155	6,752	BLOCK BB LOT 12	0.140	6,107	BLOCK CC LOT 23	0.180	7,821	BLOCK DD LOT 28	0.145	6,325	BLOCK EE LOT 24	0.133	5,800	BLOCK FF LOT 19	0.122	5,324	BLOCK GG LOT 7	0.119	5,175			
BLOCK A LOT 77	0.156	6,817	BLOCK A LOT 107	0.124	5,401	BLOCK A LOT 137	0.163	7,105	BLOCK BB LOT 13	0.135	5,861	BLOCK CC LOT 24	0.175	7,631	BLOCK DD LOT 29	0.132	5,750	BLOCK EE LOT 25	0.133	5,800	BLOCK FF LOT 20	0.136	5,921	BLOCK GG LOT 8	0.119	5,175			
BLOCK A LOT 78	0.156	6,779	BLOCK A LOT 108	0.124	5,400	BLOCK A LOT 138	0.144	6,263	BLOCK BB LOT 14	0.133	5,775	BLOCK CC LOT 25	0.236	10,259	BLOCK DD LOT 30	0.132	5,750	BLOCK EE LOT 26	0.133	5,800	BLOCK FF LOT 21	0.248	10,799	BLOCK GG LOT 9	0.119	5,175			
BLOCK A LOT 79	0.155	6,759	BLOCK A LOT 109	0.124	5,400	BLOCK A LOT 139	0.137	5,987	BLOCK BB LOT 15	0.133	5,775	BLOCK DD LOT 1	0.247	10,746	BLOCK DD LOT 31	0.132	5,750	BLOCK EE LOT 27	0.133	5,800	BLOCK FF LOT 22	0.217	9,439	BLOCK GG LOT 10	0.119	5,175			
BLOCK A LOT 80	0.155	6,771	BLOCK A LOT 110	0.124	5,400	BLOCK A LOT 140	0.140	6,102	BLOCK BB LOT 16	0.133	5,775	BLOCK DD LOT 2	0.177	7,720	BLOCK DD LOT 32	0.132	5,750	BLOCK EE LOT 28	0.133	5,800	BLOCK FF LOT 23	0.148	6,425	BLOCK GG LOT 11	0.119	5,175			
BLOCK A LOT 81	0.155	6,768	BLOCK A LOT 111	0.124	5,400	BLOCK A LOT 141	0.145	6,322	BLOCK BB LOT 17	0.133	5,775	BLOCK DD LOT 3	0.168	7,334	BLOCK DD LOT 33	0.132	5,750	BLOCK EE LOT 29	0.133	5,800	BLOCK FF LOT 24	0.121	5,253	BLOCK GG LOT 12	0.119	5,175			
BLOCK A LOT 82	0.156	6,777	BLOCK A LOT 112	0.124	5,400	BLOCK A LOT 142	0.149	6,503	BLOCK BB LOT 18	0.174	7,586	BLOCK DD LOT 4	0.180	7,822	BLOCK DD LOT 34	0.215	9,381	BLOCK EE LOT 30	0.133	5,800	BLOCK FF LOT 25	0.119	5,175	BLOCK GG LOT 13	0.119	5,175			
BLOCK A LOT 83	0.143	6,226	BLOCK A LOT 113	0.124	5,400	BLOCK A LOT 143	0.153	6,657	BLOCK BB LOT 19X HOA	0.326	14,184	BLOCK DD LOT 5	0.205	8,941	BLOCK DD LOT 1	0.308	13,409	BLOCK EE LOT 31	0.133	5,800	BLOCK FF LOT 26	0.119	5,175	BLOCK GG LOT 14	0.119	5,175			
BLOCK A LOT 84	0.138	6,000	BLOCK A LOT 114	0.124	5,400	BLOCK A LOT 144	0.156	6,810	BLOCK CC LOT 1	0.249	10,830	BLOCK DD LOT 6	0.249	10,831	BLOCK DD LOT 2	0.123	5,343	BLOCK EE LOT 32	0.133	5,800	BLOCK FF LOT 27	0.119	5,175	BLOCK GG LOT 15	0.119	5,181			
BLOCK A LOT 85	0.138	6,000	BLOCK A LOT 115	0.124	5,400	BLOCK A LOT 145	0.227	9,888	BLOCK CC LOT 2	0.185	8,062	BLOCK DD LOT 7	0.221	9,613	BLOCK DD LOT 3	0.118	5,130	BLOCK EE LOT 33	0.135	5,877	BLOCK FF LOT 28	0.119	5,175	BLOCK GG LOT 16	0.121	5,284			
BLOCK A LOT 86	0.138	6,000	BLOCK A LOT 116	0.124	5,400	BLOCK AA LOT 1	0.193	8,397	BLOCK CC LOT 3	0.149	6,491	BLOCK DD LOT 8	0.166	7,224	BLOCK DD LOT 4	0.118	5,130	BLOCK EE LOT 34	0.154	6,702	BLOCK FF LOT 29	0.119	5,175	BLOCK GG LOT 17	0.128	5,558			
BLOCK A LOT 87	0.138	6,000	BLOCK A LOT 117	0.124	5,400	BLOCK AA LOT 2	0.106	4,620	BLOCK CC LOT 4	0.132	5,750	BLOCK DD LOT 9	0.235	10,242	BLOCK DD LOT 5	0.118	5,130	BLOCK EE LOT 35	0.244	10,648	BLOCK FF LOT 30	0.119	5,175	BLOCK GG LOT 18X HOA	1.331	57,961			
BLOCK A LOT 88	0.138	6,000	BLOCK A LOT 118	0.124	5,400	BLOCK AA LOT 3	0.106	4,620	BLOCK CC LOT 5	0.219	9,536	BLOCK DD LOT 10	0.207	9,009	BLOCK DD LOT 6	0.118	5,130	BLOCK FF LOT 1	0.160	6,967	BLOCK FF LOT 31	0.119	5,175	BLOCK GG LOT 19	0.146	6,361			
BLOCK A LOT 89	0.138	6,000	BLOCK A LOT 119	0.124	5,400	BLOCK AA LOT 4	0.111	4,850	BLOCK CC LOT 6	0.263	11,449	BLOCK DD LOT 11	0.213	9,260	BLOCK DD LOT 7	0.118	5,130	BLOCK EE LOT 7	0.118	5,130	BLOCK FF LOT 2	0.133	5,773	BLOCK GG LOT 20	0.119	5,175			
BLOCK A LOT 90	0.138	6,000	BLOCK A LOT 120	0.124	5,400	BLOCK AA LOT 5	0.115	4,988	BLOCK CC LOT 7	0.154	6,708	BLOCK DD LOT 12	0.220	9,605	BLOCK DD LOT 8	0.118	5,130	BLOCK EE LOT 8	0.118	5,130	BLOCK FF LOT 3	0.132	5,755	BLOCK GG LOT 21	0.119	5,175			
BLOCK A LOT 91	0.138	6,010	BLOCK A LOT 121	0.124	5,400	BLOCK AA LOT 6	0.115	4,988	BLOCK CC LOT 8	0.159	6,921	BLOCK DD LOT 13	0.166	7,224	BLOCK DD LOT 9	0.118	5,130	BLOCK EE LOT 9	0.118	5,130	BLOCK FF LOT 4	0.132	5,735	BLOCK GG LOT 22	0.119	5,175			
BLOCK A LOT 92	0.138	6,000	BLOCK A LOT 122	0.124	5,400	BLOCK AA LOT 7	0.115	4,988	BLOCK CC LOT 9	0.170	7,422	BLOCK DD LOT 14	0.221	9,615	BLOCK DD LOT 10	0.118	5,130	BLOCK EE LOT 10	0.118	5,130	BLOCK FF LOT 5	0.131	5,711	BLOCK GG LOT 23	0.119	5,175			
BLOCK A LOT 93	0.138	6,000	BLOCK A LOT 123	0.124	5,400	BLOCK AA LOT 8	0.198	8,609	BLOCK CC LOT 10	0.186	8,087	BLOCK DD LOT 15	0.219	9,529	BLOCK DD LOT 11	0.118	5,130	BLOCK EE LOT 11	0.118	5,130	BLOCK FF LOT 6	0.124	5,389	BLOCK GG LOT 24	0.119	5,175			
BLOCK A LOT 94	0.138	6,000	BLOCK A LOT 124	0.124	5,400	BLOCK AA LOT 9X HOA	0.120	5,221	BLOCK CC LOT 11	0.192	8,368	BLOCK DD LOT 16	0.171	7,446	BLOCK DD LOT 12	0.118	5,130	BLOCK EE LOT 12	0.118	5,130	BLOCK FF LOT 7	0.119	5,175	BLOCK GG LOT 25	0.119	5,175			
BLOCK A LOT 95	0.138	6,000	BLOCK A LOT 125	0.124	5,400	BLOCK BB LOT 1	0.184	8,013	BLOCK CC LOT 12	0.193	8,394	BLOCK DD LOT 17	0.202	8,819	BLOCK DD LOT 13	0.118	5,130	BLOCK EE LOT 13	0.118	5,130	BLOCK FF LOT 8	0.119	5,175	BLOCK GG LOT 26	0.119	5,175			

GENERAL NOTES:

1. The purpose of this plat is create 271 residential lots and 6 HOA lots and dedicate easements and rights-of-way.

2. Master Note N/A

3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.

4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property.

5. This plat lies wholly within the ETJ 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 laws and is subject to fines and 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 parkinglot under the following conditions:

a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

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. Master Note N/A

14. Master Note N/A

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

16. Master Note N/A

17. Master Note N/A
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. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

22. Master Note N/A

23. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.

24. Master Note N/A

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, and the HOA. The Drainage & Detention 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 Drainage & Detention 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 Drainage & Detention Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA 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 and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage & Detention 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. Master Note N/A

27. Master Note N/A

28. Master Note N/A
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

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

31. Master Note N/A

32. Gas Well Notification Disclosure: Lots indicated with  are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, 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 producing wells. Additional drilling and/or fracking operations may occur on this site in the future.

33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.

35. Master Note N/A

36. Master Note N/A

37. Master Note N/A

38. Master Note N/A

39. Master Note N/A

40. Master Note N/A

41. Master Note N/A

42. Master Note N/A

43. Master Note N/A

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

45. void

46. void

47. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, LOTS 4X & 5X; BLOCK AA, LOT 9X; BLOCK BB, LOT 19X; BLOCK FF, LOT 42X; BLOCK GG, LOT 18X)
48. Lot 4X HOA, Block T & Lot 5X, Block T are dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.

49. Floodplain 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 Floodplain 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 Floodplain Easement, as herein above defined, unless approved by the City. The owners shall keep the Floodplain 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 Floodplain

