



SEE SHEET 3 FOR  
GENERAL NOTES

SEE SHEET 2 FOR LINE &  
CURVE TABLE AND  
DETAILS

**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
- · - · -	CENTERLINE OF ROAD
- · - · -	OVERHEAD UTILITY LINE
- · - · -	CENTERLINE OF CREEK
- · - · -	ABSTRACT LINE
- · - · -	LOT LINE
- · - · -	FLOODPLAIN LINE
- · - · -	FLOODPLAIN BUFFER LINE

**LEGEND**

IRSC	5/8" IRON ROD W/ "NSA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PAGE	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.R.D.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DENTON COUNTY, TEXAS
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
G.A.	GUY ANCHOR
U.P.	UTILITY POLE
C.S.	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT OF WAY
F.A.E.	FIRE LANE & ACCESS EASEMENT
ALUM.	ALUMINUM
MON.	MONUMENT
FOUND.	FOUND
E.E.	ELECTRIC EASEMENT

**FINAL PLAT  
HICKORY GROVE MULTIFAMILY  
ADDITION  
BLOCK A, LOTS 1 & 2**

2 MULTIFAMILY LOTS  
41.391 ACRES (1,802,972 SQ. FT.)  
OUT OF THE  
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP25-0038  
JANUARY 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" = 100'	JCC	KHA	JAN. 2026	068517166	1 OF 3

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

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

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

DWG NAME: K:\P\F\1470\_SURVEY\068517166-LEGENDS-RANDS\M\F PHASE 1\TPP.DWG - PLOTTED BY: CAROLEE - JEFF 1/26/2026 10:53 AM LAST SAVED: 1/25/2026 11:52 AM



OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC, is the sole owner of a tract of land situated in the M. E. P. & P. RR. Co. Survey, Abstract No. 1470, City of Denton E.T.J., Denton County, Texas, and being all of a called 41,388 acre tract of land described as Multi-Family Tract in a deed to Double R Devco, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum TxDot right-of-way monument found on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way, for the southwest corner of said 41.388 acre tract, common to the southeast corner of a called 30.470 acre tract of land described in a deed to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas;

THENCE North 00°11'25" East, departing the northerly right-of-way line of said U.S. Highway 380, along the westerly line of said 41.388 acre tract and along the easterly line of said 30.470 acre tract, a distance of 1,022.88 feet to a 2 inch pipe found for the northwest corner of said 40.388 acre tract, common to the northeast corner of said 30.470 acre tract, same being on the southerly line of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in Instrument No. 93-R0091889 of the Official Records of Denton County, Texas;

THENCE North 89°27'40" East, along the northerly line of said 40.388 acre tract and along the southerly line of said 43.92 acre tract, a distance of 852.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the westernmost corner of Hickory Grove, Phase 2, an addition to Denton County, Texas, according to the final plat thereof recorded in Document No. 2024-182 of the Plat Records of Denton County, Texas, common to the northeast corner of said 41.388 acre tract;

THENCE South 57°57'11" East, departing the southerly line of said 43.92 acre tract, along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 2, a distance of 1,078.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 28°26'09" East, continuing along the easterly line of said 41.388 acre tract and the westerly line of said Hickory Grove, Phase 2, a distance of 277.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Hickory Grove, Phase 2, common to the westernmost northwest corner of Hickory Grove, Phase 1B, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-94 of the Plat Records of Denton County, Texas;

THENCE South 06°44'51" West, continuing along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 1B, a distance of 376.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 03°46'24" East, continuing along the easterly line of said 41.388 acre tract and the westerly line of said Hickory Grove, Phase 1B, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found on the northerly right-of-way line of said U.S. Highway 380, for the southeast corner of said 41.388 acre tract, common to the southwest corner of said Hickory grove, Phase 1B;

THENCE South 86°13'36" West, along the northerly right-of-way line of said U.S. Highway 380 and along the southerly line of said 41.388 acre tract, a distance of 168.15 feet to an aluminum TxDot right-of-way monument found for corner;

THENCE North 83°15'09" West, continuing along the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 41.388 acre tract, a distance of 1,703.98 feet to the POINT OF BEGINNING and containing 41.3905 acres (1,802,972 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DOUBLE R. DEVCO, LLC, does hereby adopt this plat designating the herein described property as HICKORY GROVE MULTIFAMILY ADDITION, an addition in 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 purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

BY: Double R. Devco, LLC, a Texas limited liability company

By: \_\_\_\_\_ Signature

Name: \_\_\_\_\_

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:

That I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of Section 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

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

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of \_\_\_\_\_ in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this \_\_\_ day of \_\_\_\_, 2026.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

GENERAL NOTES:

- 1. The purpose of this plat is create 2 multifamily lots and dedicate easements.
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 City of Denton, 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 City of Denton.
8. There are no 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. Within the City limits of the City of Denton, a Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4, must be met prior to the release of any permits.
14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non- residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
15. Wastewater utility service will be provided by 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, as revised by LOMR Case No. 13-06-3803P, effective date July 28, 2014 this property is located within:
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (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 Floodplain & Drainage 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 and Drainage 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 & Drainage 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 Floodplain & Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
28. Master Note N/A
29. Master Note N/A
30. Master Note N/A
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. Master Note N/A
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. Property may not be subdivided or made part of the public water system before reconstructing water and sanitary sewer lines in compliance with applicable law, including - but not limited to - the Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto.
46. void
47. 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 Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain 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 to 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.
48. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
49. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted

FINAL PLAT
HICKORY GROVE MULTIFAMILY ADDITION
BLOCK A, LOTS 1 & 2

2 MULTIFAMILY LOTS

41.391 ACRES (1,802,972 SQ. FT.)

OUT OF THE
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0038
JANUARY 2026

Kimley >>> Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 Firm # 10193822 Fax No. (972) 335-3779
Scale N/A Drawn by JCC Checked by KHA Date JAN. 2026 Project No. 068517166 Sheet No. 3 OF 3
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

DWG NAME: K:\PDR\_SURVEY\2023\1898-LEGENDS RANCH\4P - DENTON\DWG\085817166 HICKORY GROVE MF PHASE 1\_TPP.DWG PLOTTED BY: CALEEJEFF 1/26/2026 10:03 AM LAST SAVED: 1/26/2026 11:02 AM