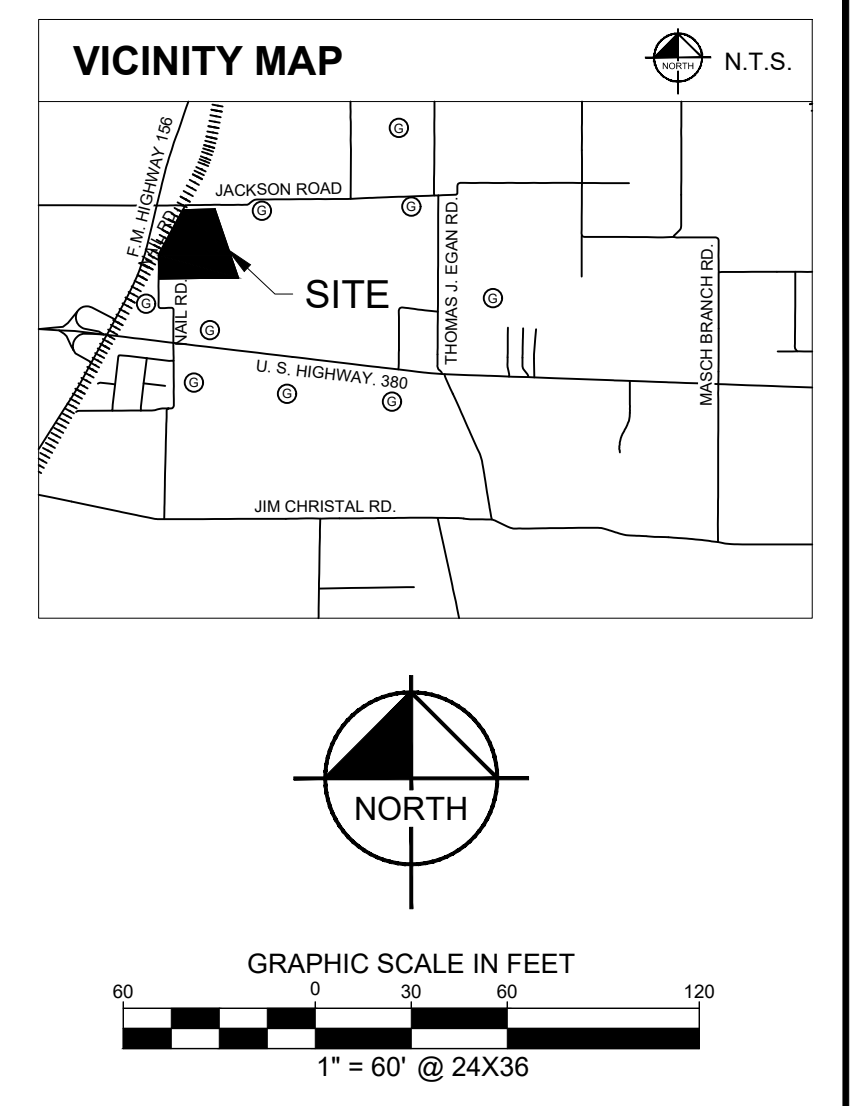


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE
---	100-YEAR FLOODPLAIN

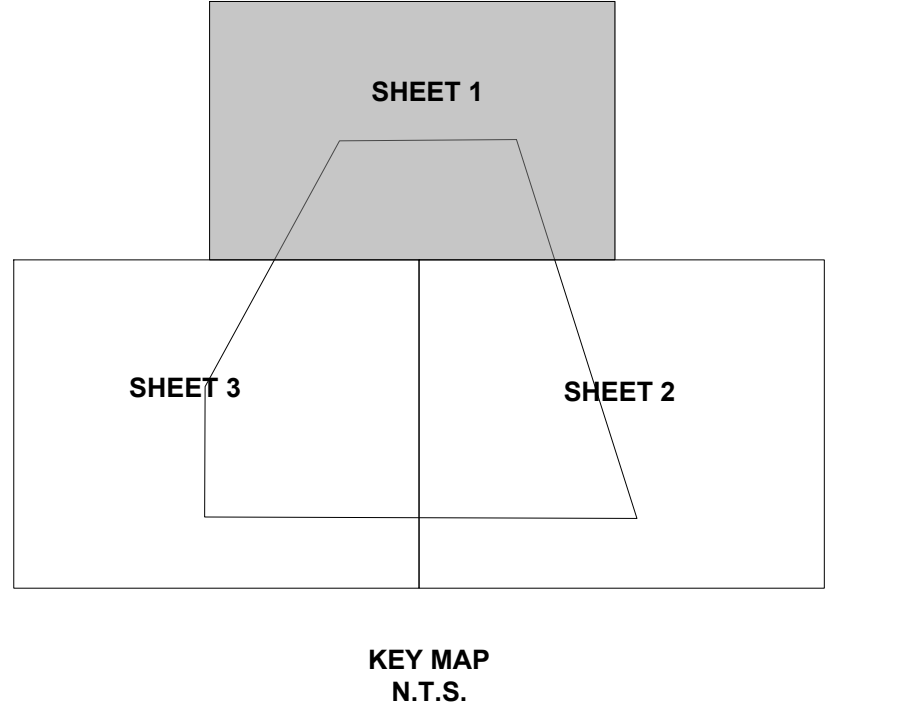
LEGEND

IRSC	5/8" IRON ROD WITH 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
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
---	UTILITY EASEMENT
---	SIDEWALK EASEMENT
---	WATER EASEMENT
---	SANITARY SEWER EASEMENT
---	VISIBILITY EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
---	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

SEE SHEET 4 FOR LINE & CURVE TABLES & LOT AREA TABLE



FINAL PLAT
HICKORY GROVE, PHASE 6

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
 BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
 BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
 174 RESIDENTIAL LOTS
 5 HOA LOTS

66.521 ACRES
 OUT OF THE
 GEORGE ORR SURVEY, ABSTRACT NO. 985
 CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
 CITY PROJECT #FP26-003
 MARCH 2026

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	068517166	1 OF 5

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

OWNER:
 Ryan Clark
 303 Main Street, Suite 200
 Fort Worth, Texas 76102

OWNER:
 Chris Janowski
 6751 North Freeway
 Fort Worth, Texas 76131

OWNER:
 James Seidel
 303 Main Street, Suite 200
 Fort Worth, Texas 76102

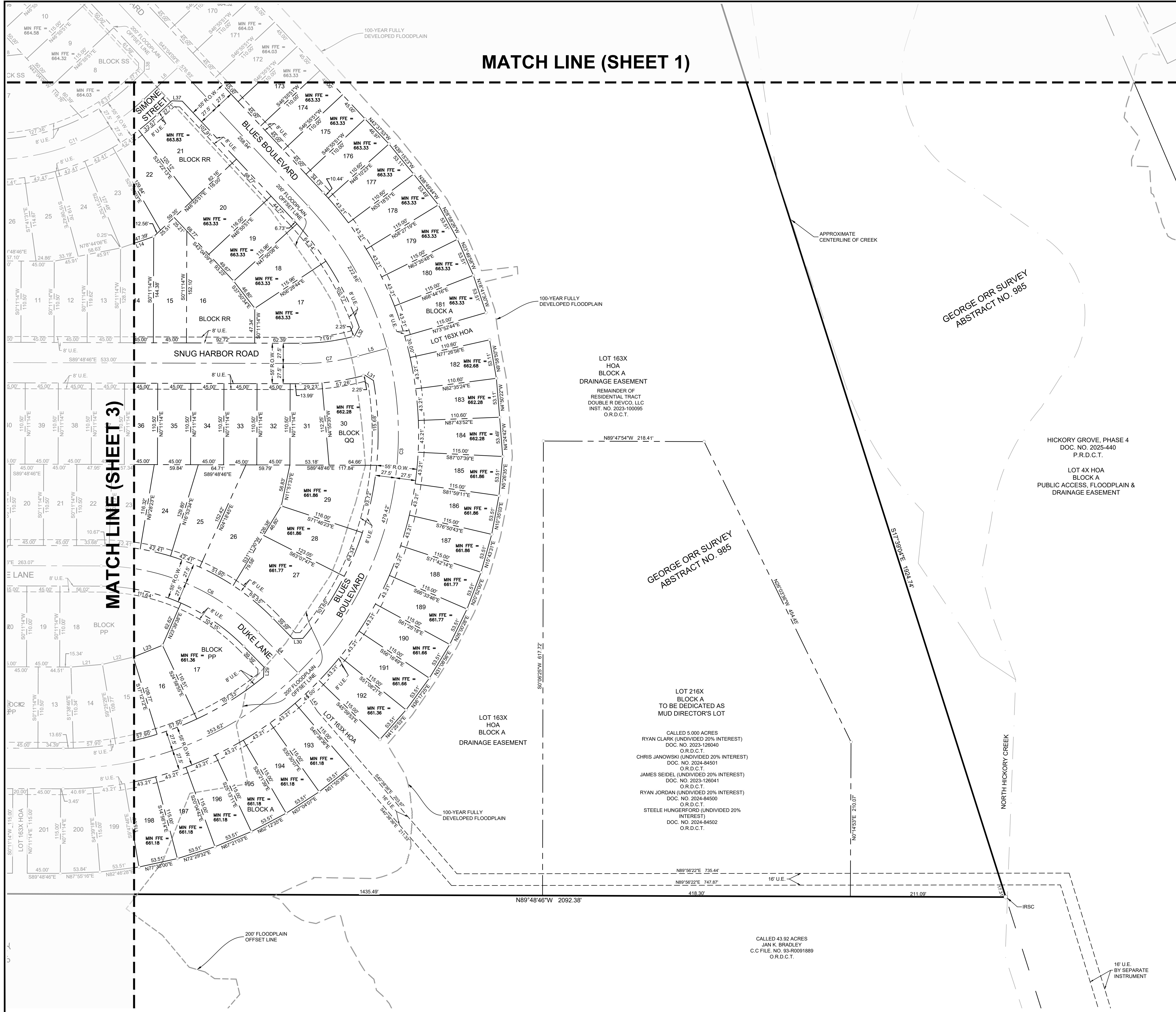
OWNER:
 Ryan Jordan
 6751 North Freeway
 Fort Worth, Texas 76131

OWNER:
 Stacie Hungerford
 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 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: KCFR_SURVEY03260400-LEGENDS.RAUCH; DENTON.DWG; FINAL PLAT; PHASE 6; HICKORY GROVE; 03/03/2026 1:49 PM; LAST SAVED: 3/1/2026 11:02 AM

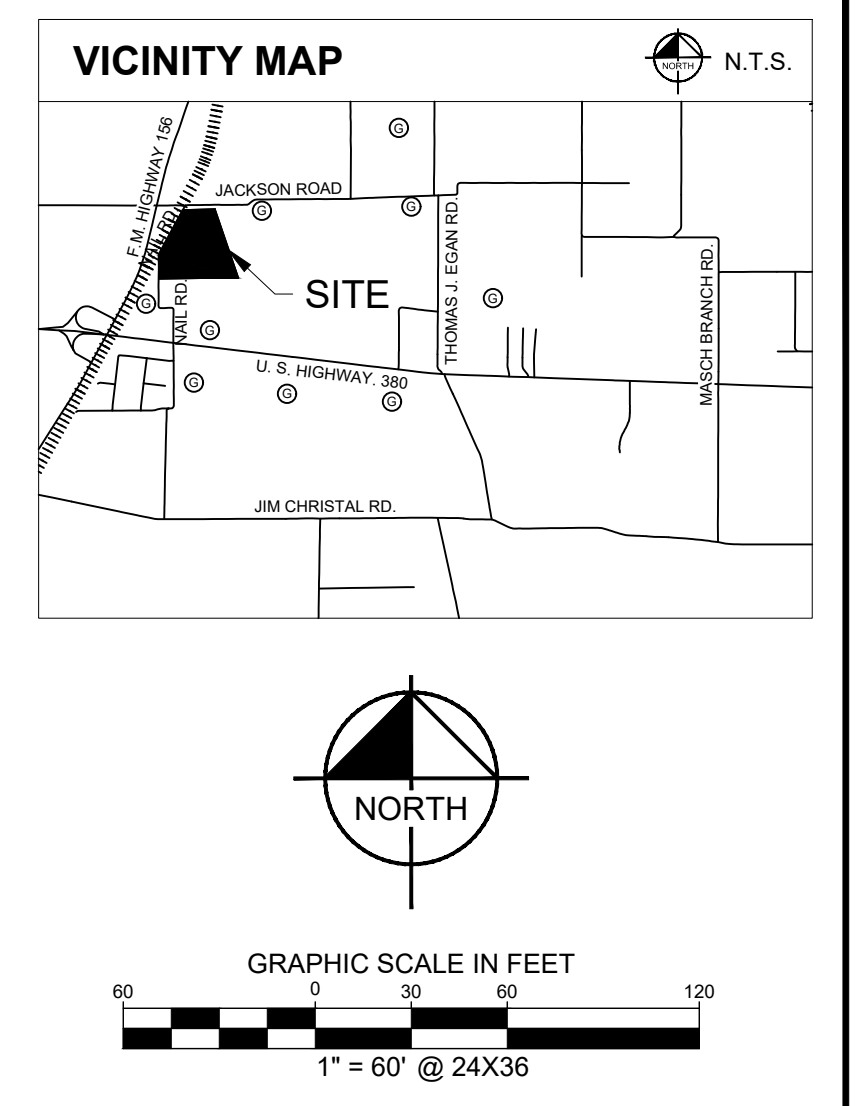


LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
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---	CENTERLINE OF CREEK
---	ABSTRACT LINE
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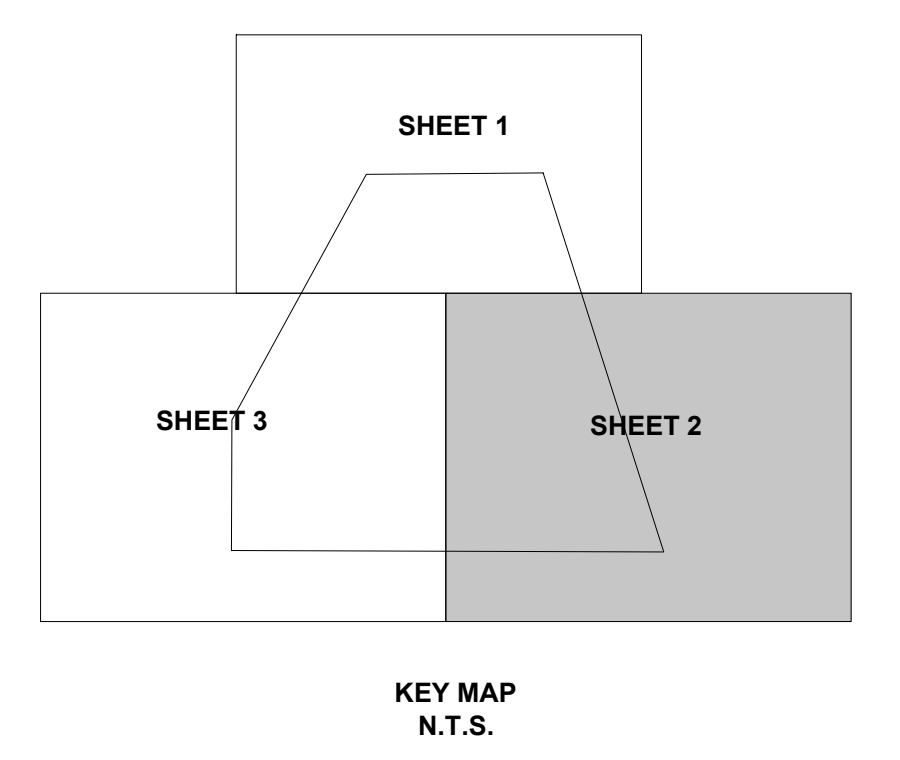
LEGEND

IRSC	8" IRON ROD W/ "K" 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
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
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D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
---	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



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FINAL PLAT
HICKORY GROVE, PHASE 6
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OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-003
MARCH 2026

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	068517166	2 OF 5

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

OWNER: Ryan Clark, 303 Main Street, Suite 200, Fort Worth, Texas 76102

OWNER: Chris Janowski, 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 Fletcher, P.E.

OWNER: James Seidel, 303 Main Street, Suite 200, Fort Worth, Texas 76102

OWNER: Ryan Jordan, 6751 North Freeway, Fort Worth, Texas 76131

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

OWNER: Steele Hungerford, 6751 North Freeway, Fort Worth, Texas 76131

LOT 163X HOA BLOCK A DRAINAGE EASEMENT
REMAINDER OF RESIDENTIAL TRACT DOUBLE R DEVCO, LLC INST. NO. 2023-100095 O.R.D.C.T.

LOT 216X BLOCK A TO BE DEDICATED AS MUD DIRECTOR'S LOT

CALLED 5.000 ACRES RYAN CLARK (UNDIVIDED 20% INTEREST) DOC. NO. 2023-126040 O.R.D.C.T.

CHRIS JANOWSKI (UNDIVIDED 20% INTEREST) DOC. NO. 2024-84501 O.R.D.C.T.

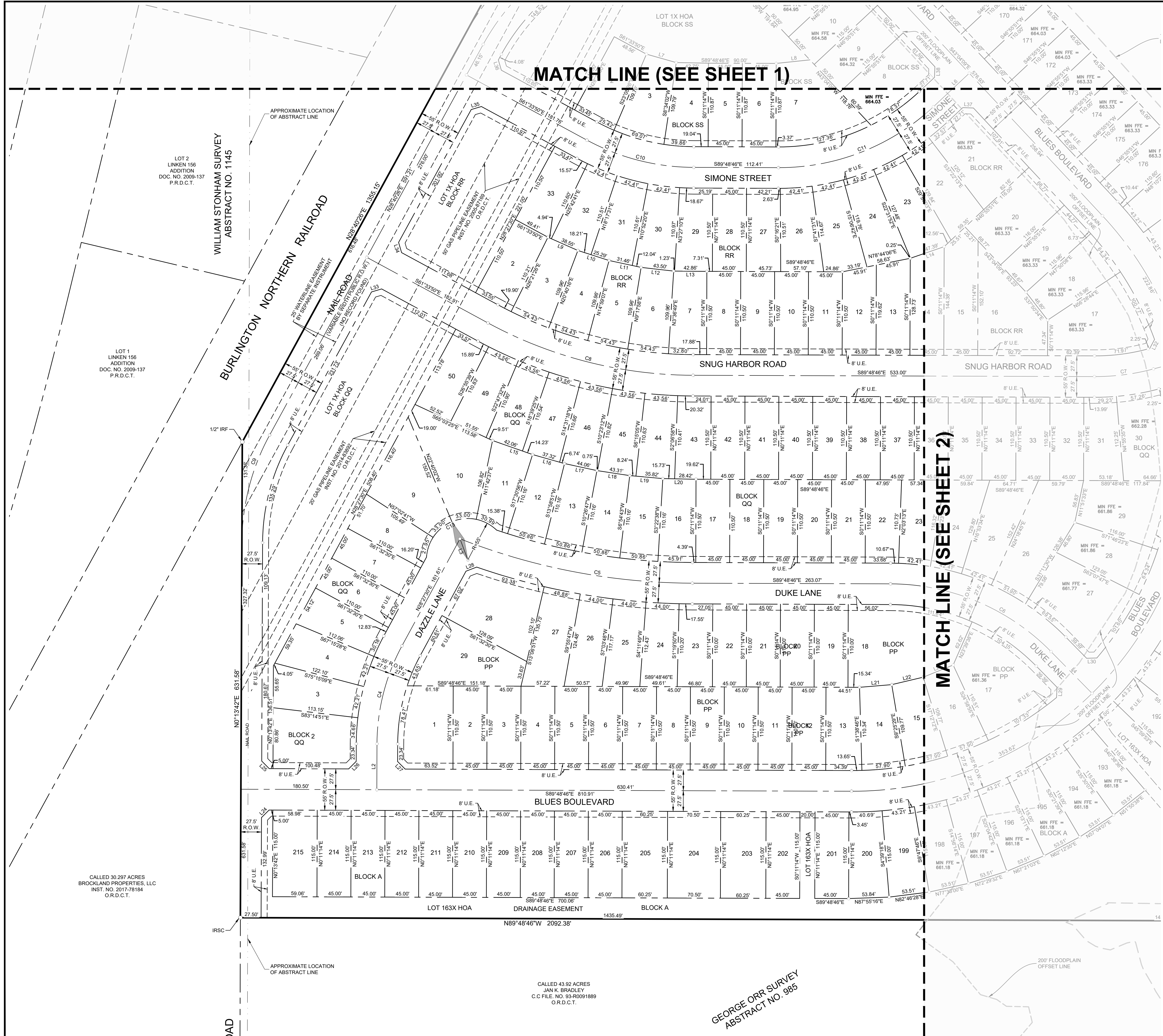
JAMES SEIDEL (UNDIVIDED 20% INTEREST) DOC. NO. 2023-126041 O.R.D.C.T.

RYAN JORDAN (UNDIVIDED 20% INTEREST) DOC. NO. 2024-84500 O.R.D.C.T.

STEELE HUNGERFORD (UNDIVIDED 20% INTEREST) DOC. NO. 2024-84502 O.R.D.C.T.

CALLED 43.92 ACRES JAN K. BRADLEY C.C FILE NO. 93-R0091889 O.R.D.C.T.

DWG NAME: KCFW_SURVEY\30264600-LEGENDS RANCH- DENTON\DWG\FINAL\PHASE 6\HICKORY GROVE PHASE 6 PP.DWG PLOTTED BY: GRABER_EFF 3/16/2026 1:49 PM LAST SAVED: 3/11/2026 11:02 AM

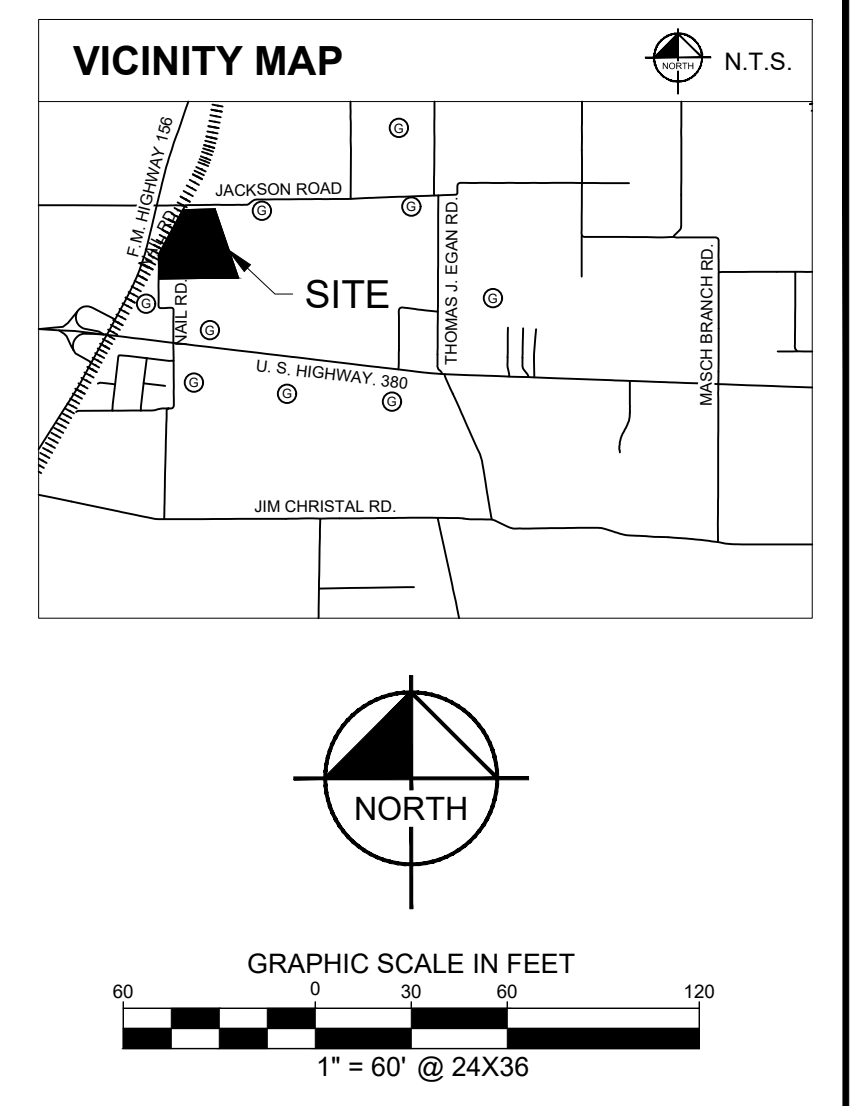


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
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---	CENTERLINE OF CREEK
---	ABSTRACT LINE
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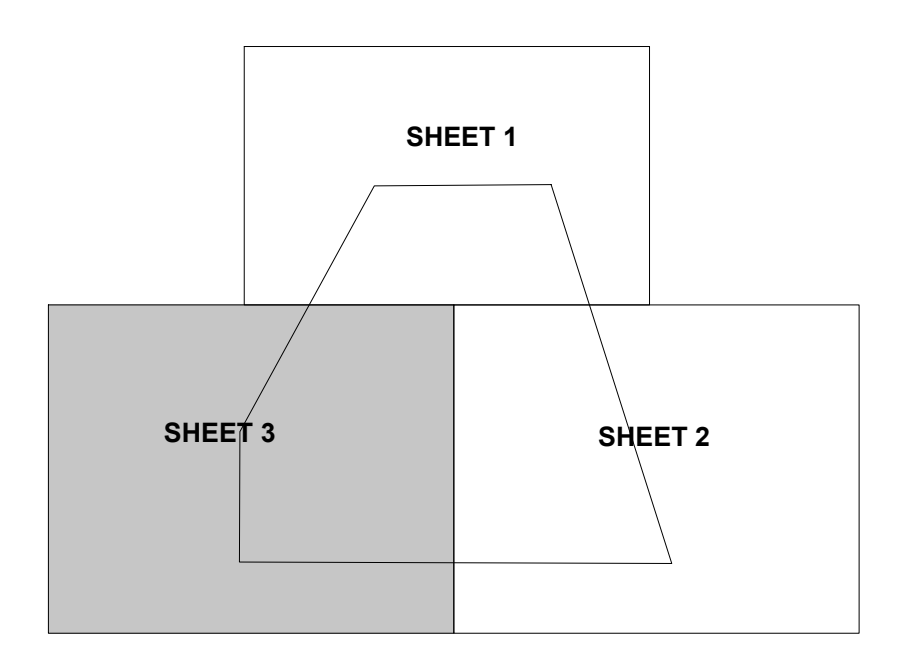
LEGEND

IRSC	5/8" IRON ROD WITH CAP SET
IRSC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD FOUND
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D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
---	UTILITY EASEMENT
S.W.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEGETATION EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
---	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

SEE SHEET 4 FOR LINE & CURVE TABLES & LOT AREA TABLE



KEY MAP
N.T.S.

**FINAL PLAT
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
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5 HOA LOTS

66.521 ACRES

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-003
MARCH 2026

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	068517166	3 OF 5

OWNER: Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107	OWNER: Ryan Clark 303 Main Street, Suite 200 Fort Worth, Texas 76102
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas Fletcher, P.E.	OWNER: Chris Janowski 6751 North Freeway Fort Worth, Texas 76131
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	OWNER: Ryan Jordan 6751 North Freeway Fort Worth, Texas 76131
	OWNER: Steele Hungerford 6751 North Freeway Fort Worth, Texas 76131

GEORGE ORR SURVEY
ABSTRACT NO. 985

CALLED 43.92 ACRES
JAN K. BRADLEY
C.C. FILE NO. 93-R0091889
O.R.D.C.T.

CALLED 30.297 ACRES
BROCKLAND PROPERTIES, LLC
INST. NO. 2017-78184
O.R.D.C.T.

DWG NAME: K:\P\FINAL SURVEY\3026400-LEGENDS\BAND1-DENTON\DWG\FINAL\PHASE6\HICKORY GROVE PHASE 6.FPDWG PLOTTED BY: GRABELE_EFF 3/16/2026 1:49 PM LAST SAVED: 3/11/2026 11:02 AM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 163X HOA	22.394	975,492
BLOCK A LOT 164	0.114	4,950
BLOCK A LOT 165	0.114	4,950
BLOCK A LOT 166	0.114	4,950
BLOCK A LOT 167	0.114	4,950
BLOCK A LOT 168	0.114	4,950
BLOCK A LOT 169	0.114	4,950
BLOCK A LOT 170	0.114	4,950
BLOCK A LOT 171	0.114	4,950
BLOCK A LOT 172	0.114	4,950
BLOCK A LOT 173	0.114	4,950
BLOCK A LOT 174	0.114	4,950
BLOCK A LOT 175	0.114	4,950
BLOCK A LOT 176	0.116	5,045
BLOCK A LOT 177	0.122	5,306
BLOCK A LOT 178	0.124	5,423
BLOCK A LOT 179	0.127	5,541
BLOCK A LOT 180	0.127	5,541
BLOCK A LOT 181	0.127	5,541
BLOCK A LOT 182	0.122	5,306
BLOCK A LOT 183	0.122	5,306
BLOCK A LOT 184	0.124	5,423
BLOCK A LOT 185	0.127	5,541
BLOCK A LOT 186	0.127	5,541
BLOCK A LOT 187	0.127	5,541
BLOCK A LOT 188	0.127	5,541
BLOCK A LOT 189	0.127	5,541
BLOCK A LOT 190	0.127	5,541
BLOCK A LOT 191	0.127	5,541
BLOCK A LOT 192	0.127	5,541
BLOCK A LOT 193	0.127	5,541
BLOCK A LOT 194	0.127	5,541
BLOCK A LOT 195	0.127	5,541
BLOCK A LOT 196	0.127	5,541
BLOCK A LOT 197	0.127	5,541
BLOCK A LOT 198	0.127	5,541
BLOCK A LOT 199	0.127	5,541
BLOCK A LOT 200	0.129	5,613
BLOCK A LOT 201	0.119	5,175
BLOCK A LOT 202	0.119	5,175
BLOCK A LOT 203	0.159	6,929
BLOCK A LOT 204	0.186	8,107
BLOCK A LOT 205	0.159	6,929
BLOCK A LOT 206	0.119	5,175
BLOCK A LOT 207	0.119	5,175
BLOCK A LOT 208	0.119	5,175
BLOCK A LOT 209	0.119	5,175
BLOCK A LOT 210	0.119	5,175
BLOCK A LOT 211	0.119	5,175
BLOCK A LOT 212	0.119	5,175

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 213	0.119	5,175
BLOCK A LOT 214	0.119	5,175
BLOCK A LOT 215	0.156	6,787
BLOCK A LOT 216X	5.000	217,799
BLOCK PP LOT 1	0.178	7,759
BLOCK PP LOT 2	0.114	4,972
BLOCK PP LOT 3	0.114	4,973
BLOCK PP LOT 4	0.114	4,973
BLOCK PP LOT 5	0.114	4,973
BLOCK PP LOT 6	0.114	4,973
BLOCK PP LOT 7	0.114	4,973
BLOCK PP LOT 8	0.114	4,973
BLOCK PP LOT 9	0.114	4,973
BLOCK PP LOT 10	0.114	4,973
BLOCK PP LOT 11	0.114	4,973
BLOCK PP LOT 12	0.114	4,973
BLOCK PP LOT 13	0.117	5,113
BLOCK PP LOT 14	0.128	5,571
BLOCK PP LOT 15	0.128	5,559
BLOCK PP LOT 16	0.128	5,575
BLOCK PP LOT 17	0.278	12,112
BLOCK PP LOT 18	0.333	14,521
BLOCK PP LOT 19	0.114	4,950
BLOCK PP LOT 20	0.114	4,950
BLOCK PP LOT 21	0.114	4,950
BLOCK PP LOT 22	0.114	4,950
BLOCK PP LOT 23	0.115	5,028
BLOCK PP LOT 24	0.119	5,197
BLOCK PP LOT 25	0.123	5,370
BLOCK PP LOT 26	0.130	5,671
BLOCK PP LOT 27	0.156	6,815
BLOCK PP LOT 28	0.231	10,044
BLOCK PP LOT 29	0.213	9,285
BLOCK QQ LOT 1X HOA	1.229	53,546
BLOCK QQ LOT 2	0.188	8,203
BLOCK QQ LOT 3	0.136	5,942
BLOCK QQ LOT 4	0.134	5,857
BLOCK QQ LOT 5	0.123	5,362
BLOCK QQ LOT 6	0.114	4,950
BLOCK QQ LOT 7	0.114	4,950
BLOCK QQ LOT 8	0.117	5,114
BLOCK QQ LOT 9	0.193	8,405
BLOCK QQ LOT 10	0.219	9,558
BLOCK QQ LOT 11	0.126	5,480
BLOCK QQ LOT 12	0.120	5,239
BLOCK QQ LOT 13	0.120	5,239
BLOCK QQ LOT 14	0.120	5,239
BLOCK QQ LOT 15	0.120	5,239
BLOCK QQ LOT 16	0.120	5,220
BLOCK QQ LOT 17	0.114	4,972

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK QQ LOT 18	0.114	4,972
BLOCK QQ LOT 19	0.114	4,972
BLOCK QQ LOT 20	0.114	4,972
BLOCK QQ LOT 21	0.114	4,973
BLOCK QQ LOT 22	0.117	5,100
BLOCK QQ LOT 23	0.129	5,613
BLOCK QQ LOT 24	0.141	6,160
BLOCK QQ LOT 25	0.166	7,226
BLOCK QQ LOT 26	0.229	9,994
BLOCK QQ LOT 27	0.261	11,379
BLOCK QQ LOT 28	0.152	6,640
BLOCK QQ LOT 29	0.203	8,832
BLOCK QQ LOT 30	0.188	8,175
BLOCK QQ LOT 31	0.123	5,343
BLOCK QQ LOT 32	0.114	4,973
BLOCK QQ LOT 33	0.114	4,973
BLOCK QQ LOT 34	0.114	4,973
BLOCK QQ LOT 35	0.114	4,973
BLOCK QQ LOT 36	0.114	4,973
BLOCK QQ LOT 37	0.114	4,973
BLOCK QQ LOT 38	0.114	4,973
BLOCK QQ LOT 39	0.114	4,973
BLOCK QQ LOT 40	0.114	4,973
BLOCK QQ LOT 41	0.114	4,973
BLOCK QQ LOT 42	0.114	4,973
BLOCK QQ LOT 43	0.117	5,100
BLOCK QQ LOT 44	0.121	5,258
BLOCK QQ LOT 45	0.121	5,260
BLOCK QQ LOT 46	0.121	5,261
BLOCK QQ LOT 47	0.121	5,259
BLOCK QQ LOT 48	0.121	5,269
BLOCK QQ LOT 49	0.121	5,256
BLOCK QQ LOT 50	0.131	5,719
BLOCK RR LOT 1X HOA	0.613	26,713
BLOCK RR LOT 2	0.130	5,681
BLOCK RR LOT 3	0.124	5,406
BLOCK RR LOT 4	0.124	5,401
BLOCK RR LOT 5	0.124	5,401
BLOCK RR LOT 6	0.124	5,401
BLOCK RR LOT 7	0.120	5,234
BLOCK RR LOT 8	0.114	4,972
BLOCK RR LOT 9	0.114	4,972
BLOCK RR LOT 10	0.114	4,972
BLOCK RR LOT 11	0.114	4,972
BLOCK RR LOT 12	0.119	5,178
BLOCK RR LOT 13	0.128	5,588
BLOCK RR LOT 14	0.141	6,145
BLOCK RR LOT 15	0.164	7,151
BLOCK RR LOT 16	0.217	9,445
BLOCK RR LOT 17	0.243	10,571

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK RR LOT 18	0.149	6,474
BLOCK RR LOT 19	0.135	5,868
BLOCK RR LOT 20	0.183	7,977
BLOCK RR LOT 21	0.206	8,961
BLOCK RR LOT 22	0.144	6,273
BLOCK RR LOT 23	0.152	6,612
BLOCK RR LOT 24	0.142	6,196
BLOCK RR LOT 25	0.136	5,907
BLOCK RR LOT 26	0.128	5,561
BLOCK RR LOT 27	0.114	5,004
BLOCK RR LOT 28	0.114	4,972
BLOCK RR LOT 29	0.119	5,195
BLOCK RR LOT 30	0.126	5,489
BLOCK RR LOT 31	0.126	5,485
BLOCK RR LOT 32	0.126	5,482
BLOCK RR LOT 33	0.131	5,714
BLOCK SS LOT 1X HOA	1.247	54,302
BLOCK SS LOT 2	0.136	5,930
BLOCK SS LOT 3	0.140	6,092
BLOCK SS LOT 4	0.129	5,631
BLOCK SS LOT 5	0.115	4,989
BLOCK SS LOT 6	0.115	4,989
BLOCK SS LOT 7	0.225	9,800
BLOCK SS LOT 8	0.181	7,896
BLOCK SS LOT 9	0.132	5,750
BLOCK SS LOT 10	0.132	5,750
BLOCK SS LOT 11	0.132	5,750
BLOCK SS LOT 12	0.132	5,750
BLOCK SS LOT 13	0.132	5,765
BLOCK TT LOT 1X HOA	2.473	107,708
OVERALL	66.521	2,897,668
ROW DEDICATION	10.276	447,604

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°05'56"E	23.03'
L2	N00°11'14"E	60.84'
L3	N20°22'53"W	29.89'
L4	S44°28'26"E	77.78'
L5	N75°03'21"E	40.64'
L6	N46°55'51"E	65.21'
L7	S74°10'16"E	41.13'
L8	N84°00'46"E	45.03'
L9	S66°09'19"E	43.49'
L10	S72°10'18"E	43.50'
L11	S77°51'27"E	43.50'
L12	S83°32'36"E	43.50'
L13	S89°29'44"E	44.09'
L14	N71°01'07"E	47.64'
L15	S70°43'02"E	56.29'
L16	S74°15'07"E	44.06'
L17	S77°47'11"E	44.06'
L18	S81°19'15"E	44.06'
L19	S84°51'19"E	44.06'
L20	S88°49'01"E	44.14'
L21	N85°13'13"E	42.93'
L22	N76°41'09"E	42.97'
L23	N67°55'27"E	42.92'
L24	N45°12'28"E	14.15'
L25	S44°47'32"E	14.14'
L26	S45°11'14"W	14.14'
L27	S44°48'46"E	14.14'
L28	N68°59'26"E	15.20'
L29	S02°44'34"W	13.59'
L30	N88°22'33"E	13.59'
L31	S57°45'38"E	13.59'
L32	S27°52'20"W	13.59'
L33	N73°33'18"E	14.09'
L34	N16°26'42"W	14.20'
L35	N73°33'18"E	14.09'
L36	N16°26'42"W	14.19'
L37	S88°04'09"E	14.14'
L38	S01°55'51"W	14.14'
L39	S76°14'46"E	13.62'
L40	S11°57'50"W	14.09'
L41	N45°13'33"W	21.13'
L42	N44°46'27"E	21.30'
L43	S33°05'25"E	28.71'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°54'04"	300.00'	313.64'	N29°57'02"E	299.55'
C2	12°58'13"	300.00'	67.91'	S36°35'02"E	67.77'
C3	133°15'23"	454.00'	1055.90'	N23°33'33"E	833.50'
C4	28°16'16"	275.00'	135.69'	S14°19'22"W	134.32'
C5	21°14'56"	852.00'	315.98'	S79°11'18"E	314.17'
C6	45°22'20"	300.00'	237.57'	N67°07'36"W	231.41'
C7	15°07'53"	300.00'	79.23'	N82°37'17"E	79.00'
C8	28°14'56"	576.00'	283.99'	S75°41'18"E	281.12'
C9	28°26'44"	300.00'	148.94'	S14°27'04"W	147.42'
C10	28°14'56"	300.00'	147.91'	S75°41'18"E	146.42'
C11	43°15'23"	300.00'	226.49'	N68°33'33"E	221.15'
C12	31°13'38"	300.00'	163.51'	S44°17'15"W	161.49'
C13	130°09'02"	55.00'	124.94'	S68°54'49"W	99.75'
C14	29°11'28"	357.80'	182.29'	N64°26'36"W	180.33'

GENERAL NOTES:

- The purpose of this plat is create 174 residential lots and 5 HOA lots and dedicate easements and rights-of-way.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- 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.
- 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.
- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- Selling a portion of this addition by mees and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- 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.
- All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- 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.
- 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:
 - 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
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 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.
- Encroachment of private improvements into public easements shall not be permitted.
- Wastewater utility service will be provided by the City of Denton.
- Water utility service will be provided by the City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

- I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 4812C0355G of said map.
- 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.
- Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
- 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 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 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 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 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.
- 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.
- Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
- Homeowner's Association covenant has been recorded in Document No. 2024-4030.
- Master Note N/A
- IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 7.5 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.
- 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.

- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, Lot 163X, Block QQ, Lot 1X, Block RR, Lot 1X, Block SS, Lot 1X, Block TT, Lot 1X)
- 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.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
- City tracking number for CLOMR is CL21-0001.

**FINAL PLAT
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
174 RESIDENTIAL LOTS
5 HOA LOTS

66.521 ACRES

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF D

OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC, RYAN CLARK, CHRIS JANOWSKI, JAMES SEIDEL, RYAN JORDAN AND STEELE HUNGERFORD, are the sole owners of a tract of land situated in the George Orr Survey, Abstract No. 985, Denton County, Texas, and being a portion of a tract of land described as Residential Tract in a deed to Double R. DevCo, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, being all of a 5.000 acre tract of land described in a deed to Ryan Clark, recorded in Document No. 2023-126040, Chris Jaoswki, recorded in Document No. 2024-84501, James Seidel, recorded in Document No. 2023-126041, Ryan Jordan, recorded in Document No. 2024-84500 and Steele Hungerford, recorded in Document No. 2024-84502, all 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 Hickory Grove, Phase 4, an addition to Denton County, Texas, according to the plat thereof recorded in Document No. 2025-440, being within the margins of Jackson Road, a variable width right-of-way, no record found, same being the northwest corner of a 55-foot wide right-of-way dedication for Jackson Road, as dedicated in said Hickory Grove, Phase 4, same also being on the northerly line of said Residential Tract;

THENCE South 17°39'04" East, departing said Jackson Road and the northerly line of said Residential Tract, and along the westerly line of said 55' right-of-way dedication and the westerly line of said Hickory Grove, Phase 4, a distance of 1,924.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 of the Official Records of Denton County, Texas, same being on the southerly line of said Residential Tract;

THENCE North 89°48'46" West, departing the westerly line of said Hickory Grove, Phase 4, along the northerly line of said 43.92 acre tract, the southerly line of said Residential Tract and the southerly line of said 5.000 acre tract, a distance of 2,092.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set within the margins of Nail Road, for the westernmost southwest corner of said Residential Tract, common to the northwest corner of said 43.92 acre tract, same being on the easterly line of a called 30.297 acre tract of land described in a deed to Brockland Properties, LLC recorded in Instrument No. 2017-78184 of the Official Records of Denton County, Texas;

THENCE North 00°13'42" East, within the margins of said Nail Road, along the easterly line of said 30.297 acre tract and along the westerly line of said Residential Tract, a distance of 631.58 feet to a 1/2 inch iron rod found for the north corner of said 30.297 acre tract, on the southeasterly right-of-way line of Burlington Northern Railroad;

THENCE North 28°40'26" East, continuing along the westerly line of said Residential Tract, along the southeasterly right-of-way line of said Burlington Northern Railroad and with the northwest margin of said Nail Road, a distance of 1,355.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Residential Tract, within the margins of said Jackson Road;

THENCE North 89°32'55" East, within the margins of said Jackson Road and along the northerly line of said Residential Tract, a distance of 856.02 feet to the **POINT OF BEGINNING** and containing 66.521 acres (2,897,666 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, and Ryan Clark, Chris Janowski, James Seidel, Ryan Jordan and Steele Hungerford, do hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 6, an addition in Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Ryan Clark**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Chris Janowski**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____
WITNESS MY HAND, this _____ day of _____, 2026.

BY: **James Seidel**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Ryan Jordan**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Steele Hungerford**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

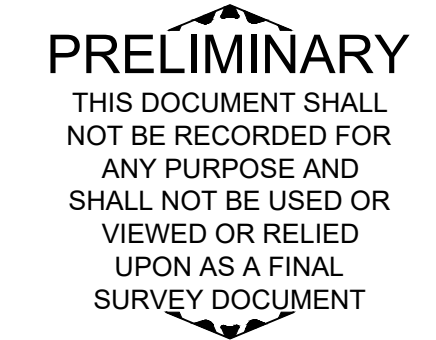
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**FINAL PLAT
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;
BLOCK SS, LOTS 1X & 2-13, BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT
174 RESIDENTIAL LOTS
5 HOA LOTS

66.521 ACRES

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-003
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MAR. 2026	068517166	5 OF 5
OWNER: Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107	OWNER: Ryan Clark 303 Main Street, Suite 200 Fort Worth, Texas 76102	OWNER: Chris Janowski 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 Fletcher, P.E.	OWNER: James Seidel 303 Main Street, Suite 200 Fort Worth, Texas 76102	OWNER: Ryan Jordan 6751 North Freeway Fort Worth, Texas 76131			
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	OWNER: Steele Hungerford 6751 North Freeway Fort Worth, Texas 76131				