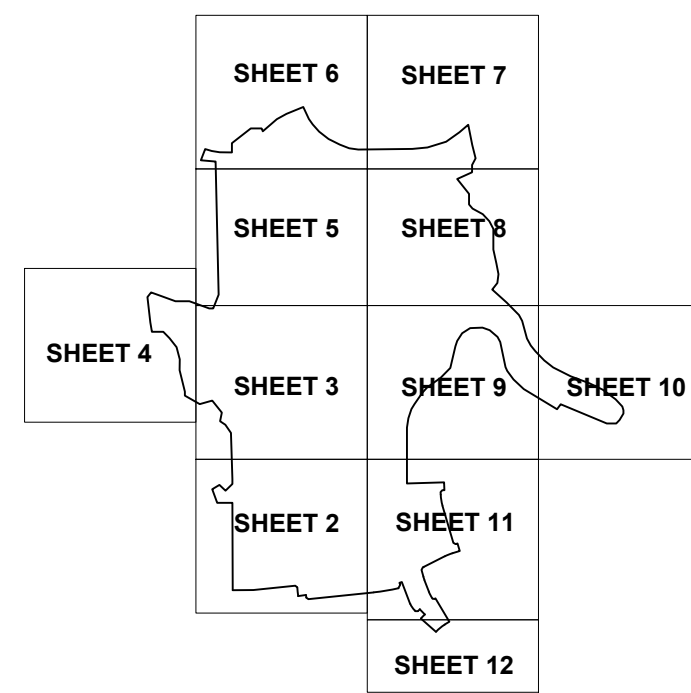
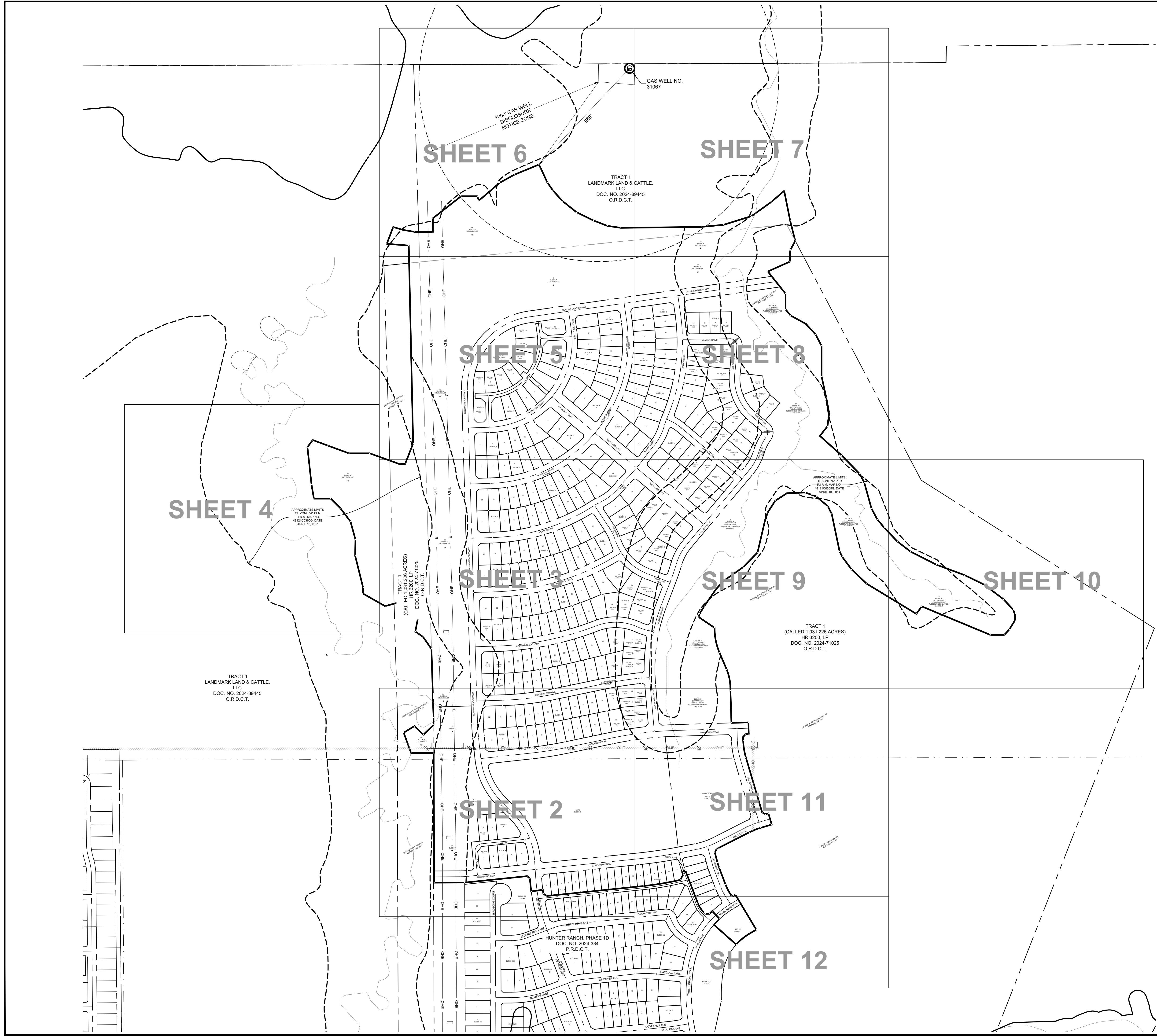


LINE TYPE LEGEND	
[Solid line]	BOUNDARY LINE
[Dashed line]	ADJACENT PROPERTY LINE
[Dotted line]	EASEMENT LINE
[Line with 'X' marks]	OVERHEAD UTILITY LINE
[Line with 'O' marks]	100-YEAR FLOODPLAIN LINE
[Line with 'F' marks]	FEMA FLOODPLAIN LINE
[Line with 'E' marks]	ESA RIPARIAN BUFFER
[Line with 'S' marks]	BOUNDARY SUB-DISTRICT
[Line with 'A' marks]	ABSTRACT LINE
[Line with 'C' marks]	EXISTING CREEK LINE

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



KEY MAP
N.T.S.



**FINAL PLAT
LANDMARK, PHASE 2 NORTH**

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

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE

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

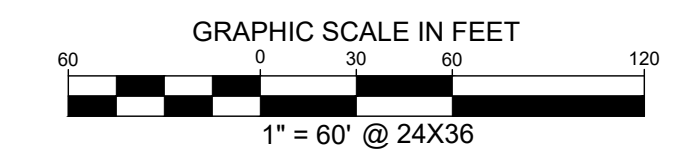
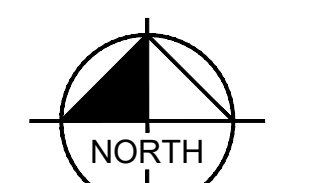
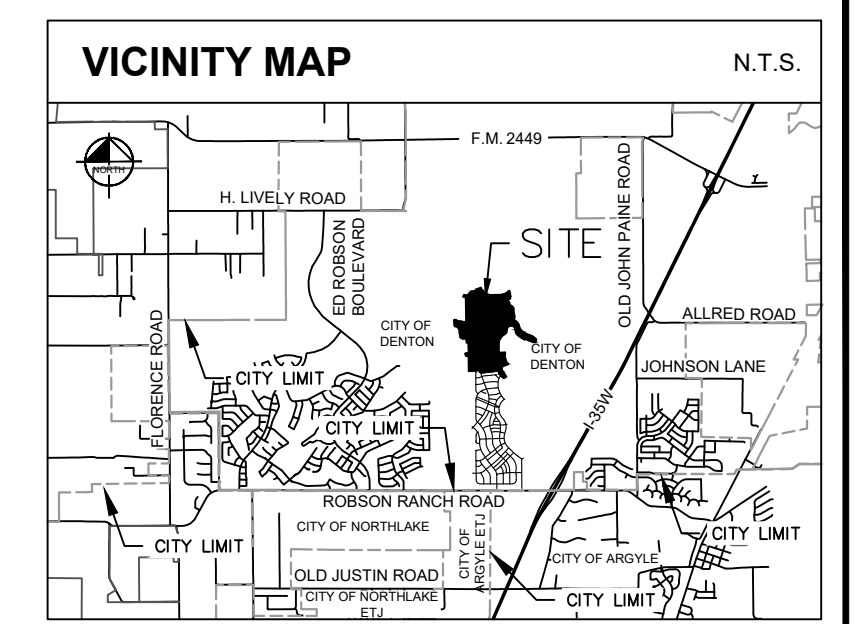
Kimley»Horn

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" = 250'	JCC	KHA	MAR. 2026	063226937	1 OF 15
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek, Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper		OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek, Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper		OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.		OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201		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\FINAL SURVEY\063226937\HUNTER RANCH\DWG\FINAL PLAT\PHASE 2 NORTH\PP.DWG PLOTTED BY: GRIBBLE, JEFF 3/13/2026 11:34 AM LAST SAVED: 3/13/2026 11:13 AM

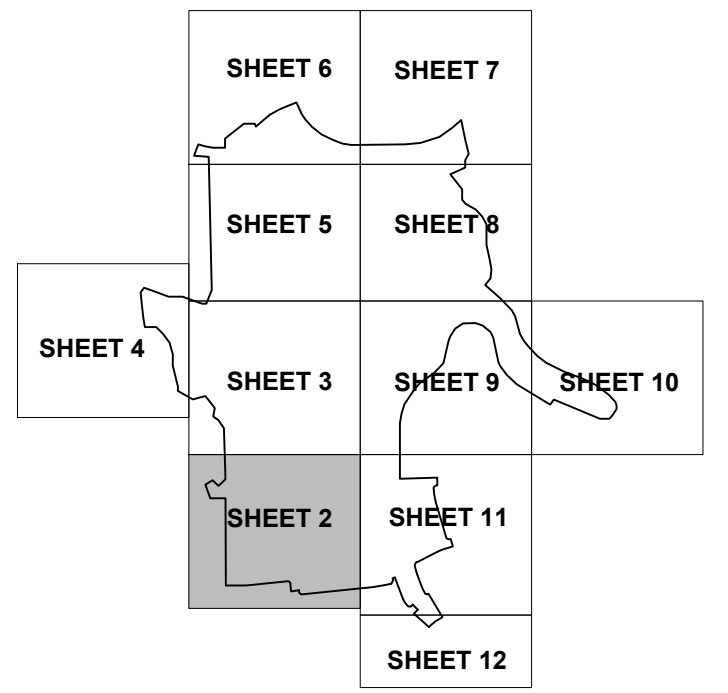
MATCHLINE SHEET 3



LINE TYPE LEGEND

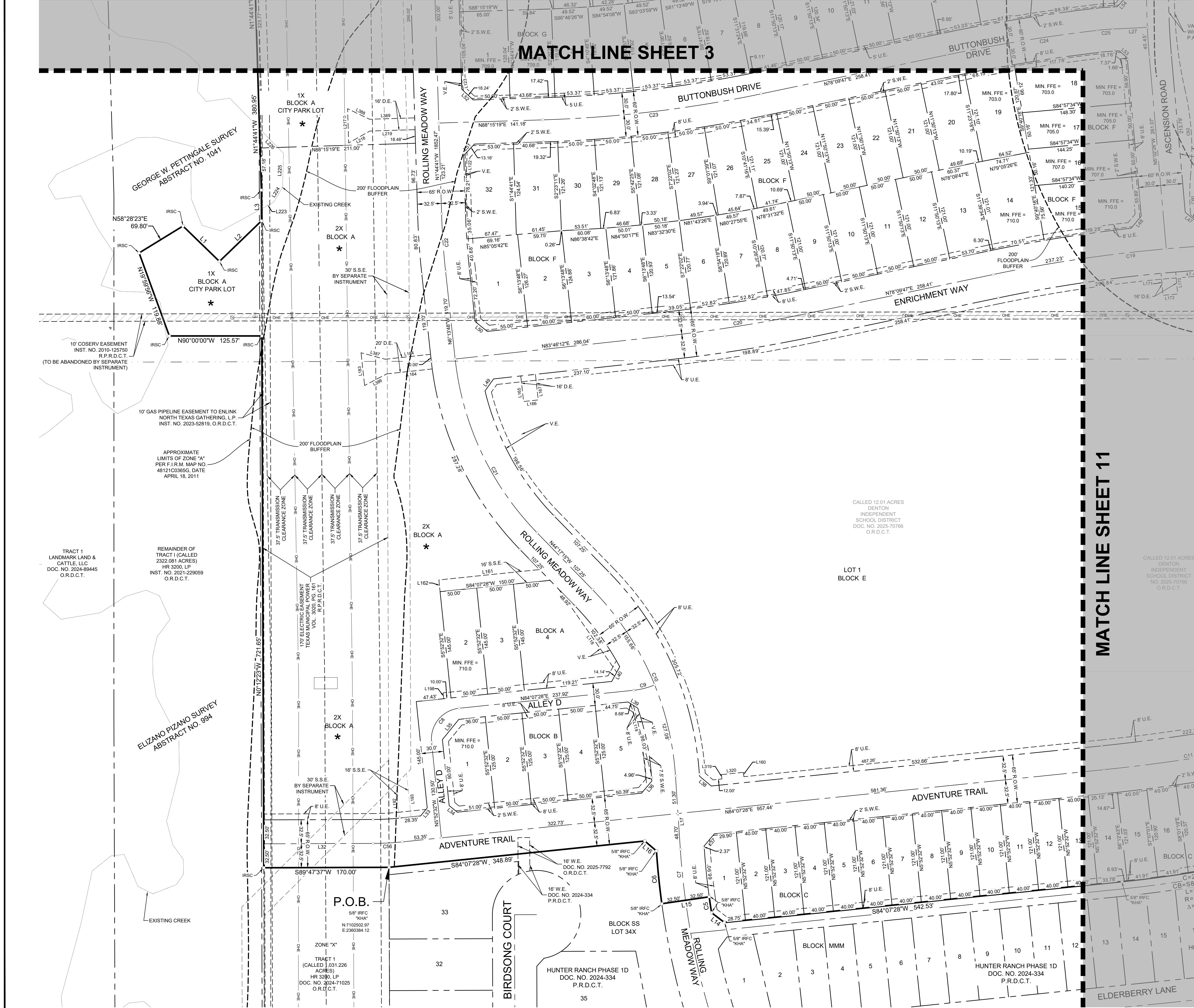
LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	BOUNDARY SUB-DISTRICT
---	ABSTRACT LINE
---	EXISTING CREEK LINE

SYMBOL	DESCRIPTION
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VEHICLE EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▲	MARKER SIGN
⊕	QUI ANCHOR
⊖	UTILITY POLE
○	PROPERTY CORNER SYMBOL
★	(SEE NOTE 32)



KEY MAP N.T.S.

MATCHLINE SHEET 11



FINAL PLAT LANDMARK, PHASE 2 NORTH

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

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

Kimley»Horn

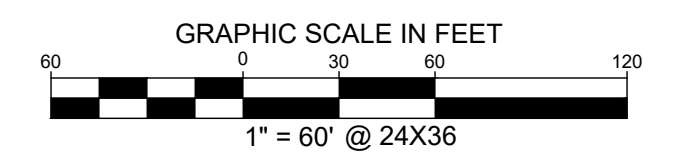
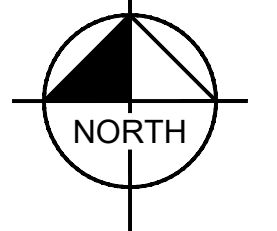
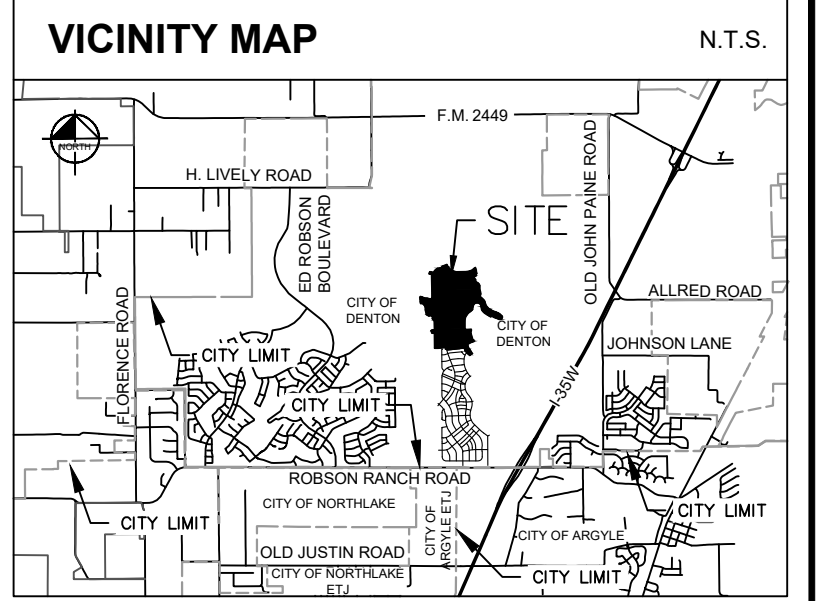
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	2 OF 15

<p>OWNER/DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2008 Contact: Andrew Pieper</p> <p>OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177</p> <p>APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.</p> <p>SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS</p>	<p>OWNER/DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2008 Contact: Andrew Pieper</p> <p>OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177</p> <p>OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201</p>
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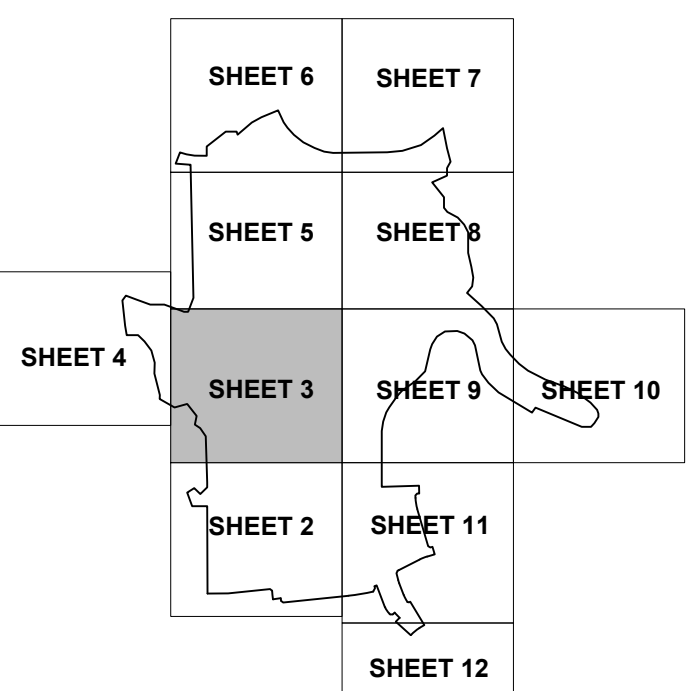
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MATCH LINE SHEET 5



LINE TYPE LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	100 YEAR FLOODPLAIN LINE
[Symbol]	FEMA FLOODPLAIN LINE
[Symbol]	ESA RIPARIAN BUFFER
[Symbol]	BOUNDARY SUB-DISTRICT
[Symbol]	ABSTRACT LINE
[Symbol]	EXISTING CREEK LINE

LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
BL	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PB	PAGE
INSTR.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
STR.	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
MS	MARKER SIGN
GA	GUY ANCHOR
PC	PROPERTY CORNER SYMBOL
*	(SEE NOTE 3)



FINAL PLAT
LANDMARK, PHASE 2 NORTH
 312 RESIDENTIAL LOTS
 5 COMMON AREA/ HOA LOTS
 1 SCHOOL LOT
 2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

184.877 ACRES (8,053,247 SQ. FT.)
 OUT OF THE
 ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
 PETTINGALE SURVEY, ABSTRACT NO. 1041
 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY PROJECT #FP26-0004
 MARCH 2026

Kimley»Horn

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

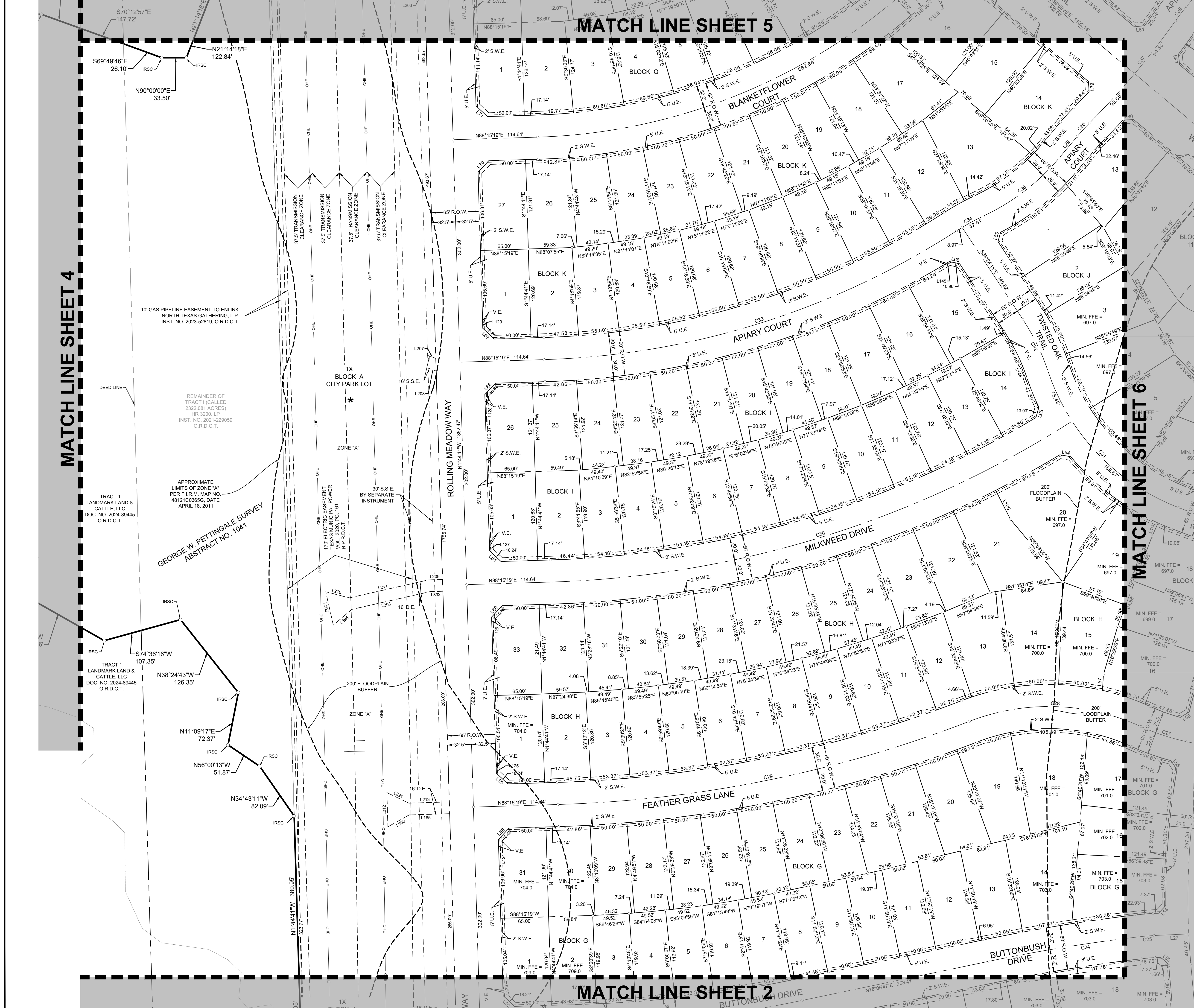
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	3 OF 15

OWNER/ DEVELOPER:	OWNER/ DEVELOPER:
HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2908 Contact: Andrew Pieper	Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2908 Contact: Andrew Pieper
OWNER MAILING ADDRESS:	OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177
APPLICANT:	OWNER:
Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR:	
Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	

MATCH LINE SHEET 2

MATCH LINE SHEET 6

MATCH LINE SHEET 4

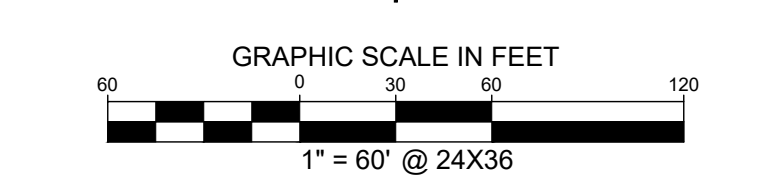
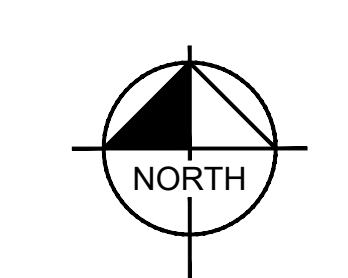
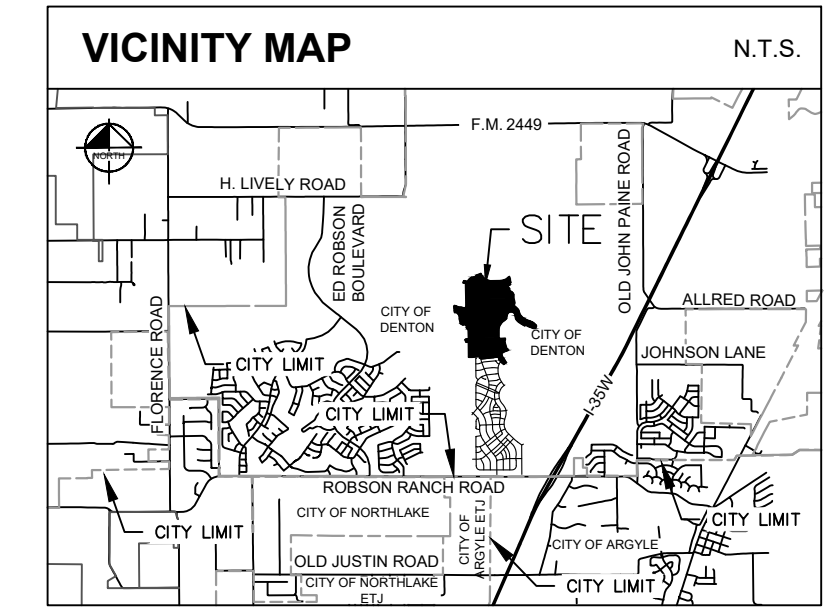


REMAINDER OF TRACT 1 (CALLED 2322.081 ACRES) HR 3200, LP INST. NO. 2021-229059 O.R.D.C.T.
 APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011
 GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041
 BY SEPARATE INSTRUMENT

TRACT 4 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.
 TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.

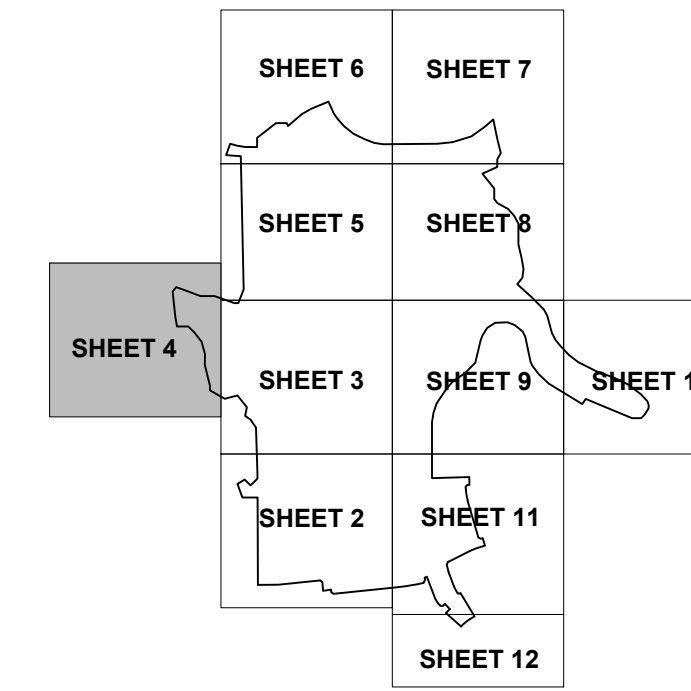
TRACT 4 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.
 TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.

DWG NAME: KCPWR_SURVEY0626937-HUNTER_RANCH/DENON/FINAL PLATS/PHASE 2 NORTH/PP-DWG_PLOTTED BY: GRABBEL_EFF_9/13/2025 11:34 AM LAST SAVED: 9/13/2025 11:13 AM



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	ONE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ES&S BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND	
	5/8" IRON ROD W/ "104X" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	BUILDING LINE
	VISIBILITY EASEMENT
	DRAINAGE EASEMENT
	HOMEOWNERS ASSOCIATION
	VOLUME
	PAGE
	INSTRUMENT
	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	DEED RECORDS, DENTON COUNTY, TEXAS
	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	LANDSCAPE EASEMENT
	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	(SEE NOTE 32)



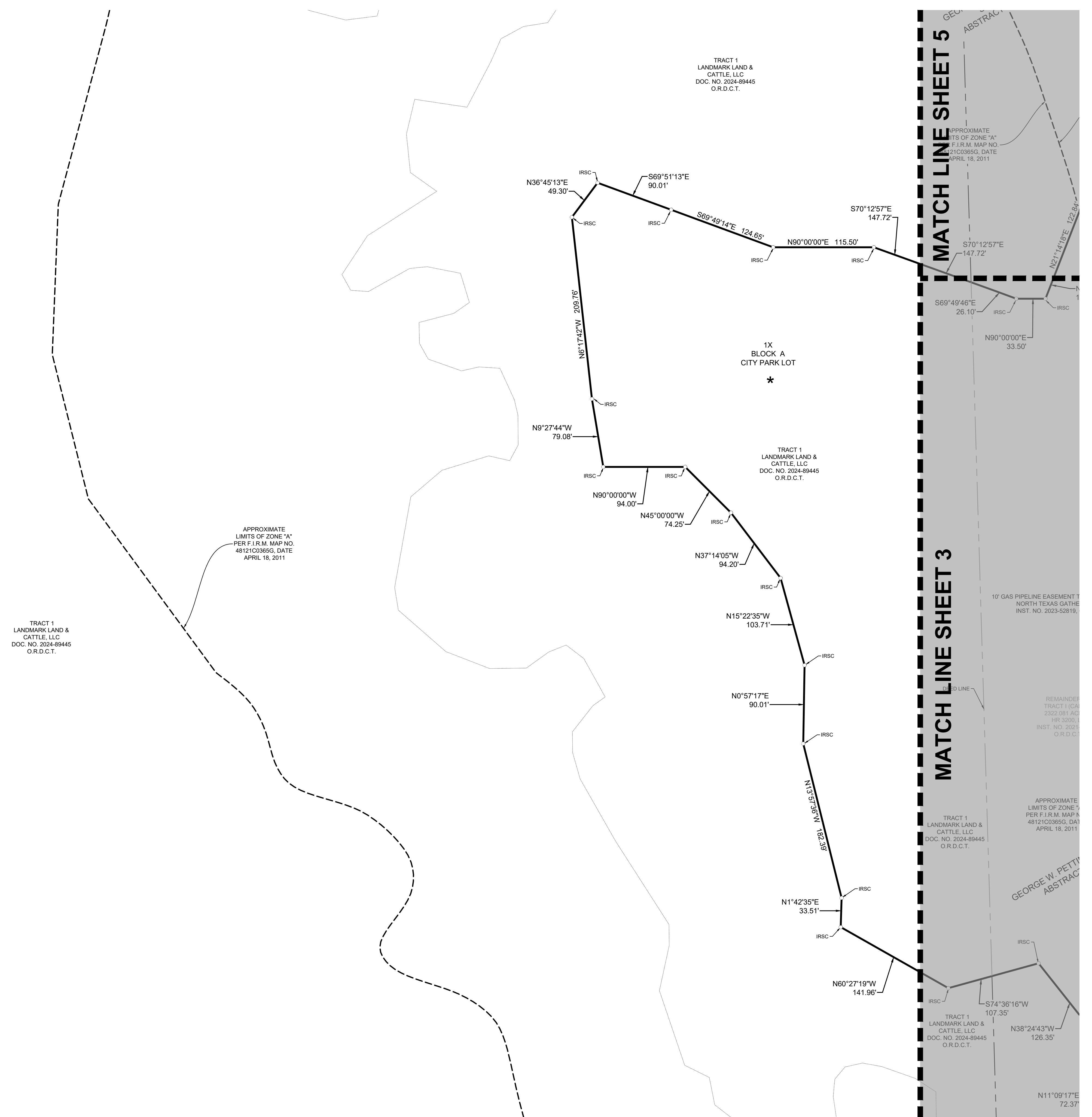
FINAL PLAT
LANDMARK, PHASE 2 NORTH
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 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY PROJECT #FP26-0004
 MARCH 2026

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	063226937	4 OF 15

OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	



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

APPROXIMATE
 LIMITS OF ZONE "A"
 PER F.L.R.M. MAP NO.
 48121C0365G, DATE
 APRIL 18, 2011

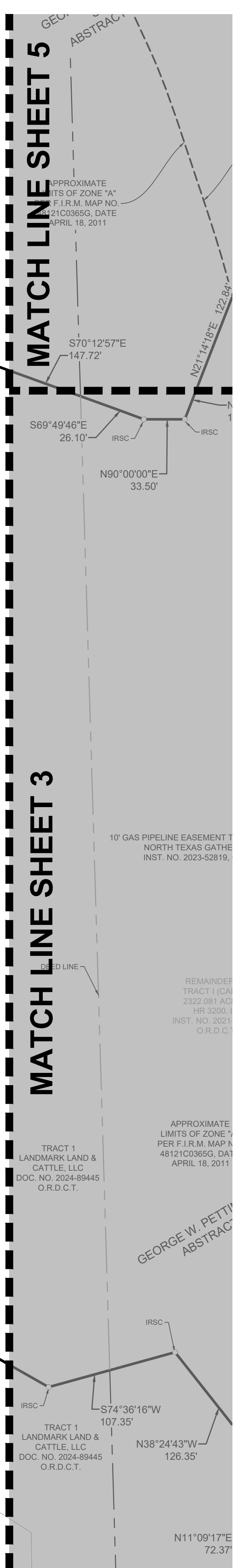
TRACT 1
 LANDMARK LAND &
 CATTLE, LLC
 DOC. NO. 2024-89445
 O.R.D.C.T.

1X
 BLOCK A
 CITY PARK LOT
 *

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

MATCH LINE SHEET 5

MATCH LINE SHEET 3



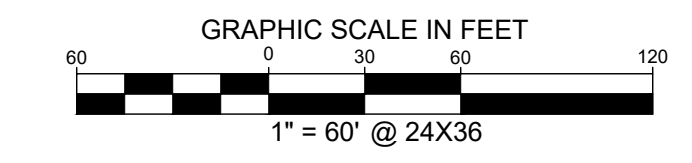
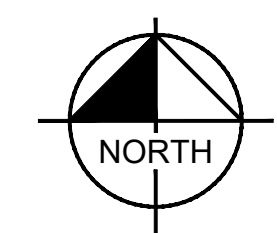
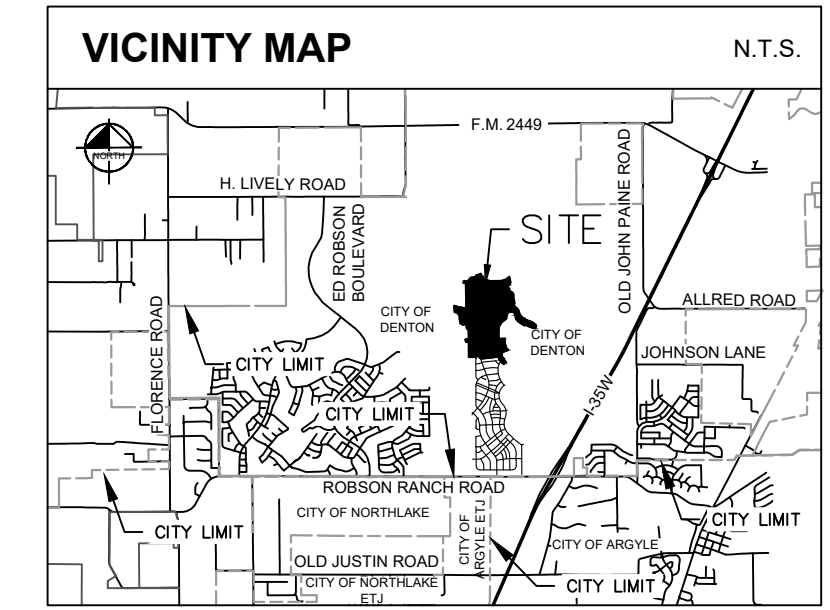
TRACT 1
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 CATTLE, LLC
 DOC. NO. 2024-89445
 O.R.D.C.T.

APPROXIMATE
 LIMITS OF ZONE "A"
 PER F.L.R.M. MAP NO.
 48121C0365G, DATE
 APRIL 18, 2011

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

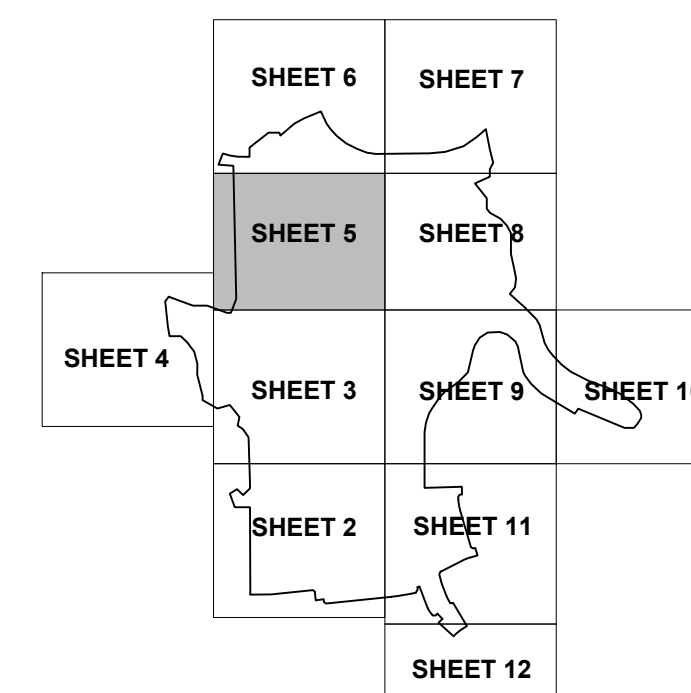
TRACT 1
 LANDMARK LAND &
 CATTLE, LLC
 DOC. NO. 2024-89445
 O.R.D.C.T.

DWG NAME: K:\P\F\SURVEY\063226937\HUNTER\HORN\DWG\FINAL\PLAT\PHASE 2 NORTH\PP.DWG PLOTTED BY: GRIBBLE, JEFF 3/13/2026 11:34 AM LAST SAVED: 3/13/2026 11:13 AM



LINE TYPE LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	100-YEAR FLOODPLAIN LINE
[Symbol]	FEMA FLOODPLAIN LINE
[Symbol]	ESA RIPARIAN BUFFER
[Symbol]	BOUNDARY SUB-DISTRICT
[Symbol]	ABSTRACT LINE
[Symbol]	EXISTING CREEK LINE

LEGEND	
[Symbol]	5/8" IRON ROD W/ "044" CAP SET
[Symbol]	IRON ROD WITH CAP FOUND
[Symbol]	IRON ROD FOUND
[Symbol]	P.O.C.
[Symbol]	POINT OF BEGINNING
[Symbol]	BUILDING LINE
[Symbol]	VISIBILITY EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	HOMESOWNERS ASSOCIATION
[Symbol]	VOLUME
[Symbol]	PAGE
[Symbol]	INSTRUMENT
[Symbol]	OFFICIAL RECORDS
[Symbol]	DENTON COUNTY, TEXAS
[Symbol]	DEED RECORDS
[Symbol]	DENTON COUNTY, TEXAS
[Symbol]	REAL PROPERTY RECORDS
[Symbol]	DENTON COUNTY, TEXAS
[Symbol]	STREET NAME CHANGE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	SIDEWALK EASEMENT
[Symbol]	LANDSCAPE EASEMENT
[Symbol]	SANITARY SEWER EASEMENT
[Symbol]	MARKER SIGN
[Symbol]	GLYCH ANCHOR
[Symbol]	UTILITY POLE
[Symbol]	PROPERTY CORNER SYMBOL
[Symbol]	(SEE NOTE 32)



FINAL PLAT
LANDMARK, PHASE 2 NORTH
 312 RESIDENTIAL LOTS
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184.877 ACRES (8,053,247 SQ. FT.)
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 CITY PROJECT #FP26-0004
 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	063226937	5 OF 15

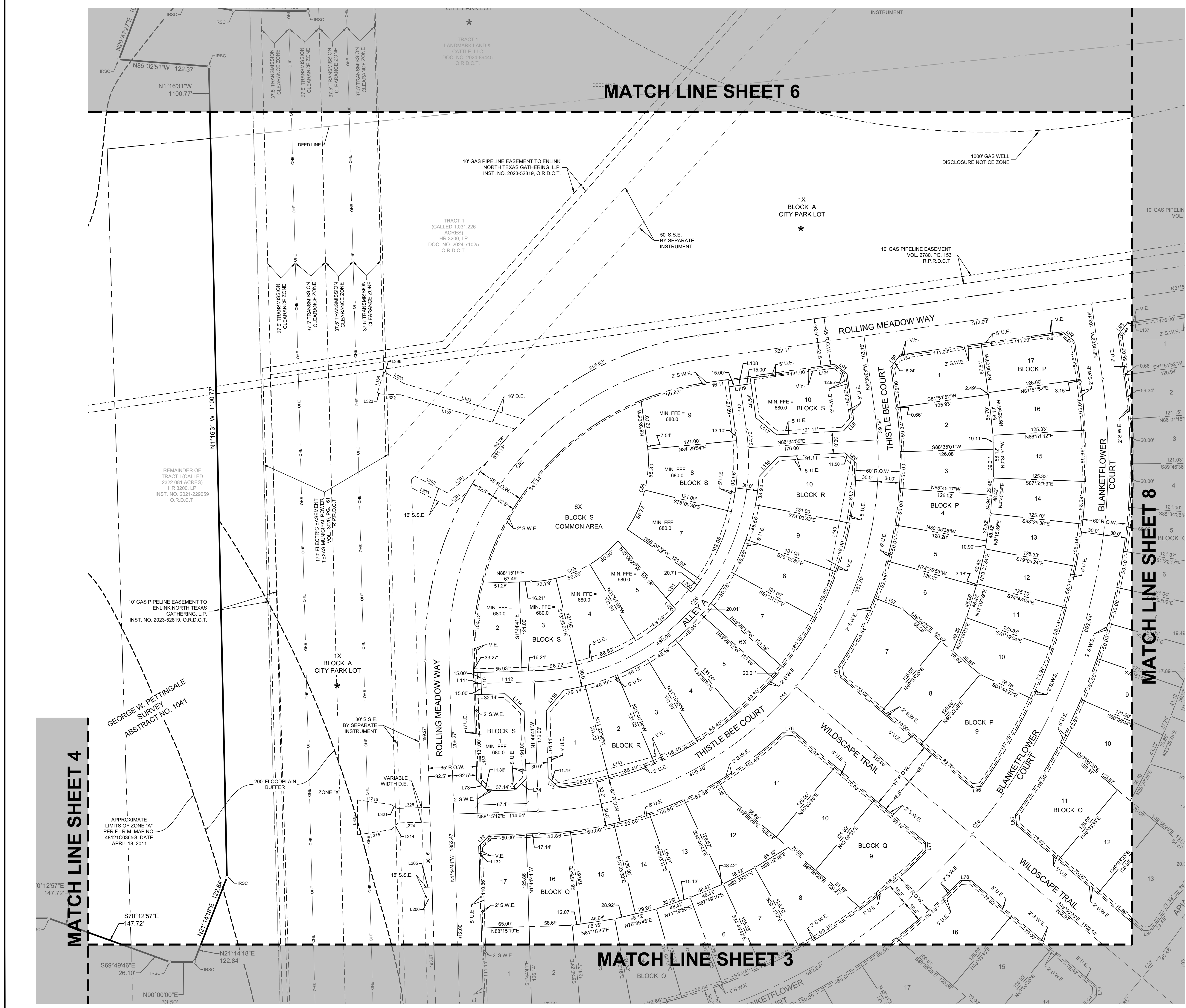
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2008 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2008 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	

MATCH LINE SHEET 6

MATCH LINE SHEET 3

MATCH LINE SHEET 8

MATCH LINE SHEET 4



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

1X BLOCK A CITY PARK LOT

1000' GAS WELL DISCLOSURE NOTICE ZONE

50' S.S.E. BY SEPARATE INSTRUMENT

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

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

REMAINDER OF TRACT 1 (CALLED 2322.081 ACRES) HR 3200, LP INST. NO. 2021-229059 O.R.D.C.T.

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

1X BLOCK A CITY PARK LOT

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

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

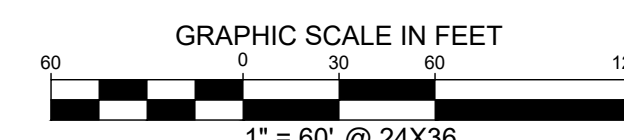
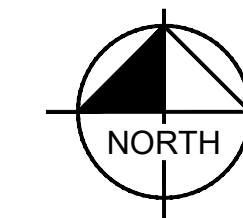
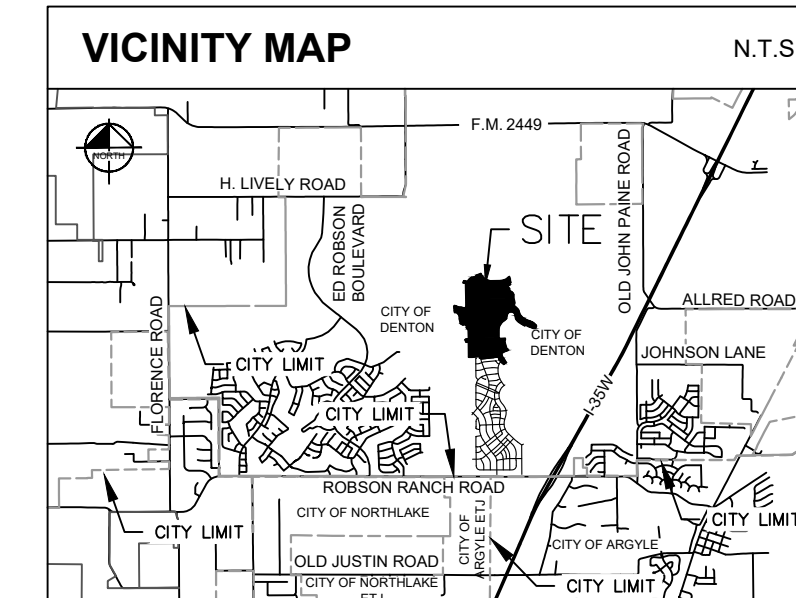
30' S.S.E. BY SEPARATE INSTRUMENT

VARIABLE WIDTH D.E.

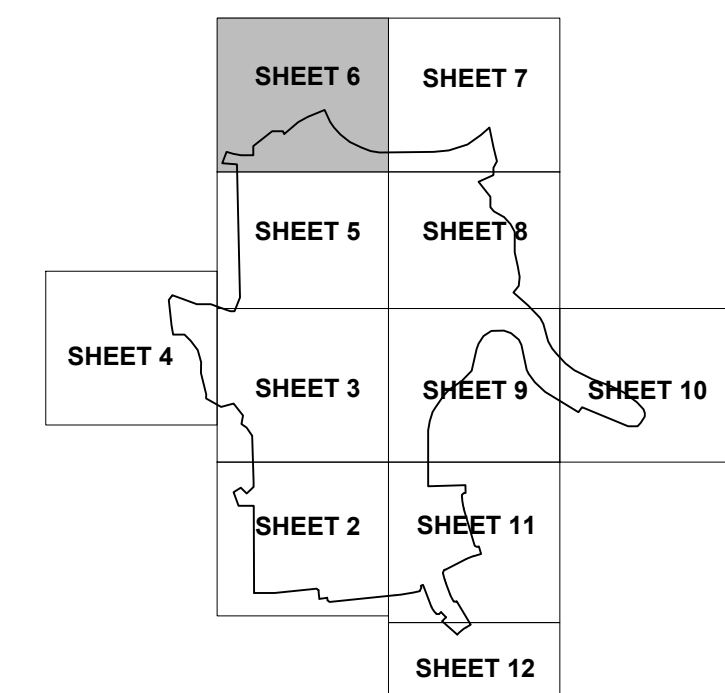
200' FLOODPLAIN BUFFER

ZONE "A"

MATCH LINE SHEET 3



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	TEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	BOUNDARY SUB-DISTRICT
---	ABSTRACT LINE
---	EXISTING CREEK LINE



LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.D.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▲	MARKER SIGN
⊕	GUY ANCHOR
⊙	UTILITY POLE
○	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

KEY MAP
N.T.S.

MATCH LINE SHEET 7

FINAL PLAT
LANDMARK, PHASE 2 NORTH
 312 RESIDENTIAL LOTS
 5 COMMON AREA/ HOA LOTS
 1 SCHOOL LOT
 2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

184.877 ACRES (8,053,247 SQ. FT.)
 OUT OF THE
 ELIZANO PIZANO SURVEY, ABSTRACT NO. 094 & GEORGE W.
 PETTINGALE SURVEY, ABSTRACT NO. 1041
 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY PROJECT #FP26-0004
 MARCH 2026

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	063226937	6 OF 15

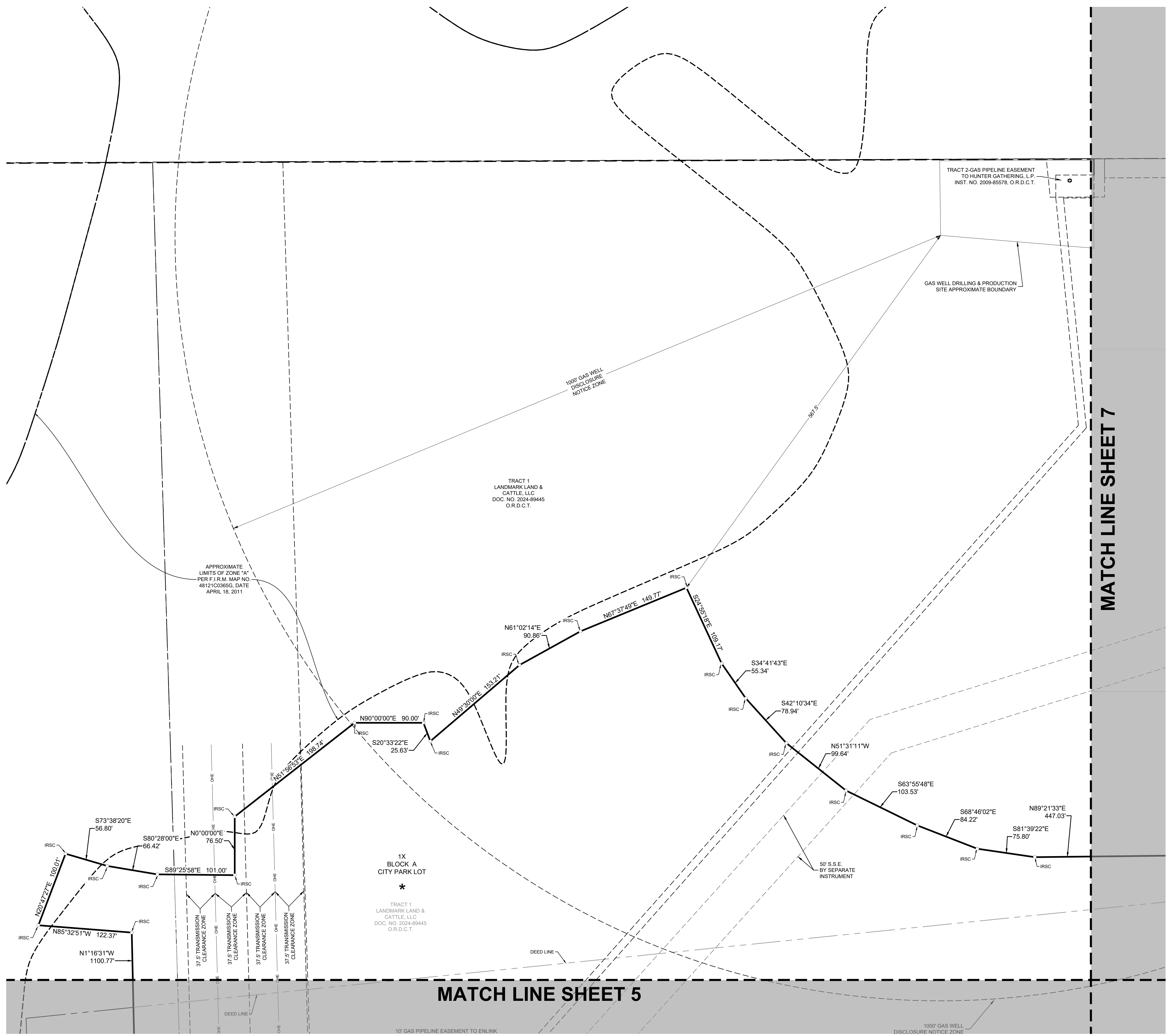
OWNER/ DEVELOPER:
 HR 3200 LP
 3000 Turtle Creek Blvd.,
 Dallas, TX 75219
 Ph: 972-291-2938
 Contact: Andrew Pieper
OWNER MAILING ADDRESS:
 9800 Hillwood Pkwy, Suite 300,
 Fort Worth, Texas 76177

OWNER/ DEVELOPER:
 Landmark Land & Cattle, LLC
 3000 Turtle Creek Blvd.,
 Dallas, TX 75219
 Ph: 972-291-2938
 Contact: Andrew Pieper
OWNER MAILING ADDRESS:
 9800 Hillwood Pkwy,
 Suite 300, Fort Worth,
 Texas 76177

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

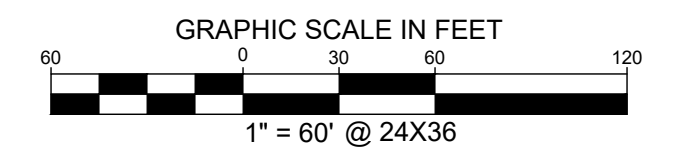
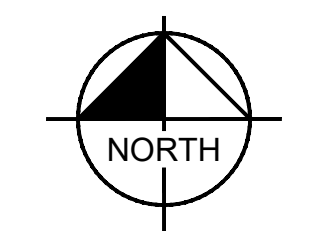
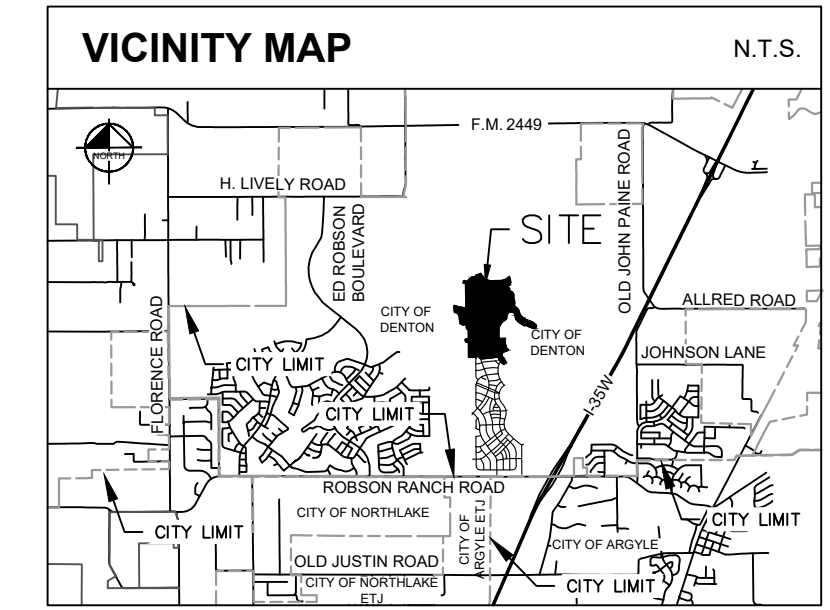
OWNER:
 Denton Independent School
 District
 1307 N. Locust Street
 Denton, TX 76201

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

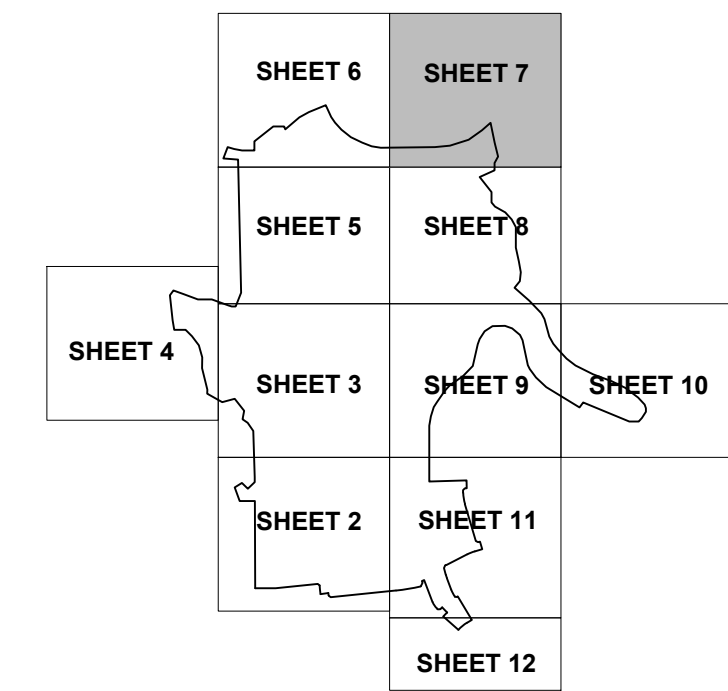


MATCH LINE SHEET 5

DWG NAME: K:\P\F\SURVEY\063226937-HUNTER GATHERING\FINAL PLAT\PHASE 2 NORTH\PP.DWG PLOTTED BY: GRABELE, JEFF 3/13/2026 11:35 AM LAST SAVED: 3/13/2026 11:13 AM



LINE TYPE LEGEND	
---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	BOUNDARY SUB-DISTRICT
---	ABSTRACT LINE
---	EXISTING CREEK LINE



LEGEND	
IRSC	58" IRON ROD W/ "OH" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▲	MARKER SIGN
○	GLY ANCHOR
○	UTILITY POLE
○	PROPERTY CORNER SYMBOL
★	(SEE NOTE 32)

**FINAL PLAT
LANDMARK, PHASE 2 NORTH**

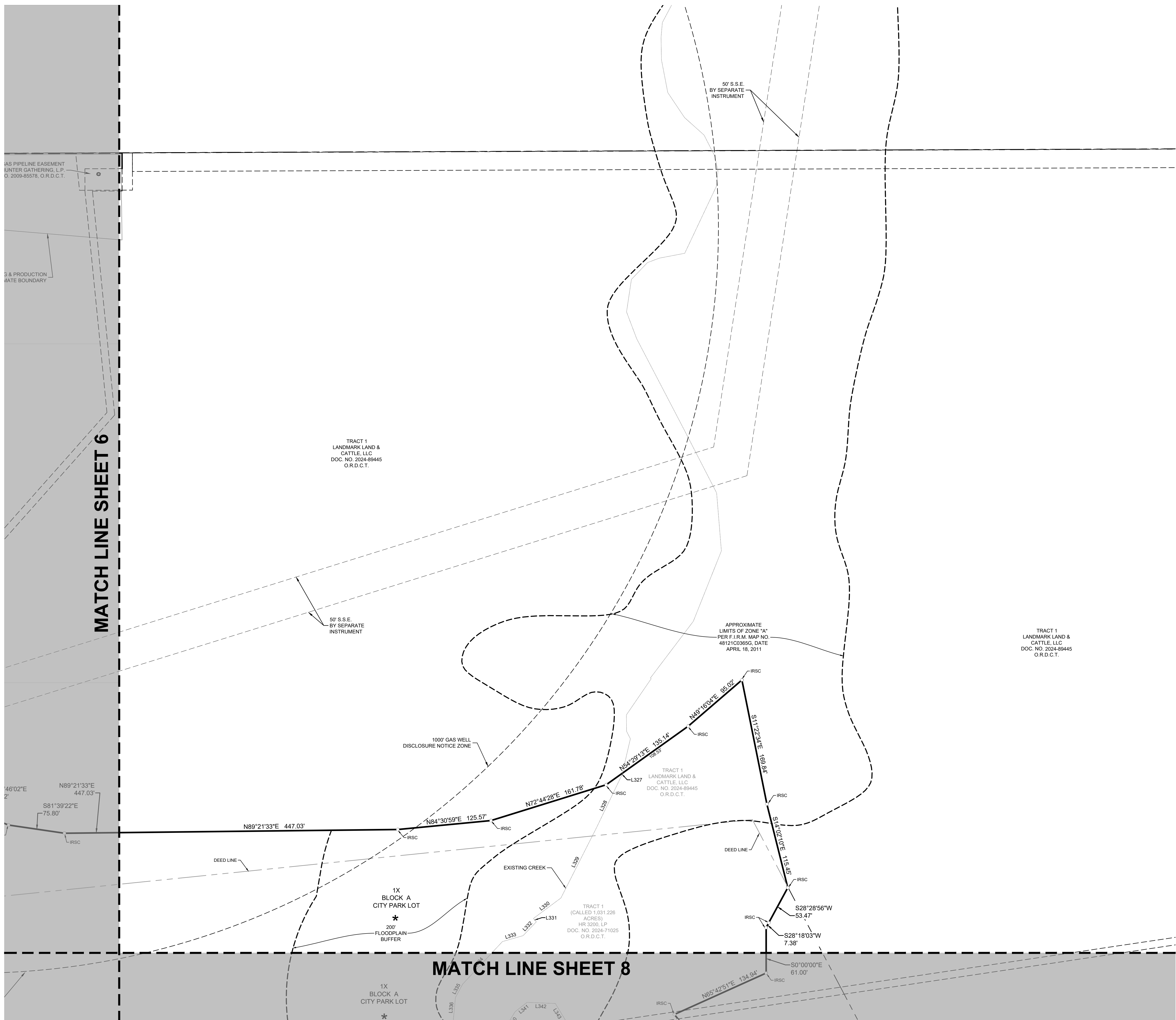
312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)
184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 094 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
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	063226937	7 OF 15

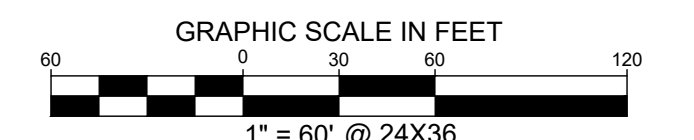
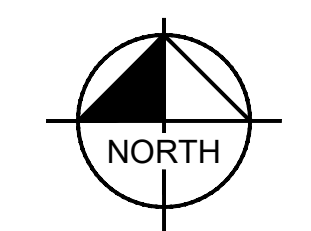
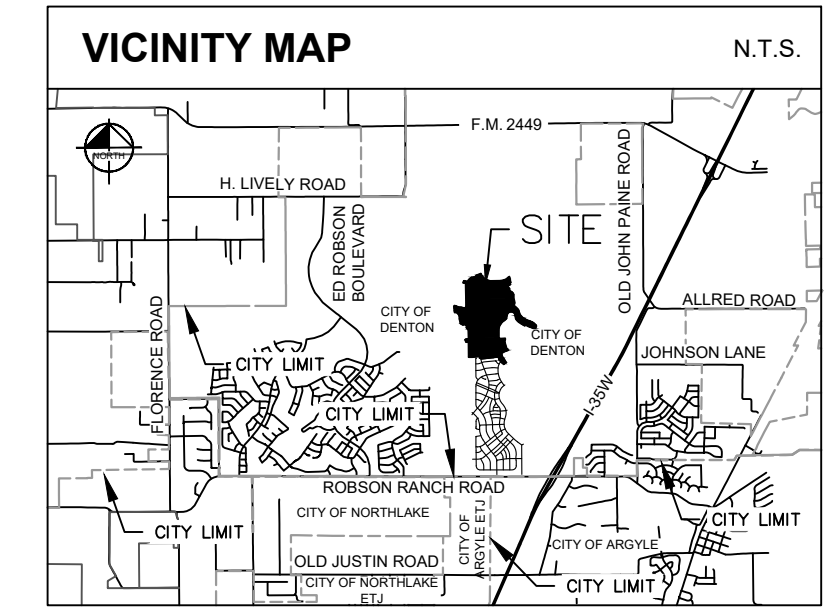
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2098 Contact: Andrew Pieper	OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2098 Contact: Andrew Pieper
OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	



MATCH LINE SHEET 6

MATCH LINE SHEET 8

DWG NAME: K:\P\FINAL\063226937-FINAL\063226937-FINAL\PLATS\PHASE 2 NORTH\PP.DWG PLOTTED BY: GRABBLE, JEFF 3/13/2026 11:35 AM LAST SAVED: 3/13/2026 11:13 AM

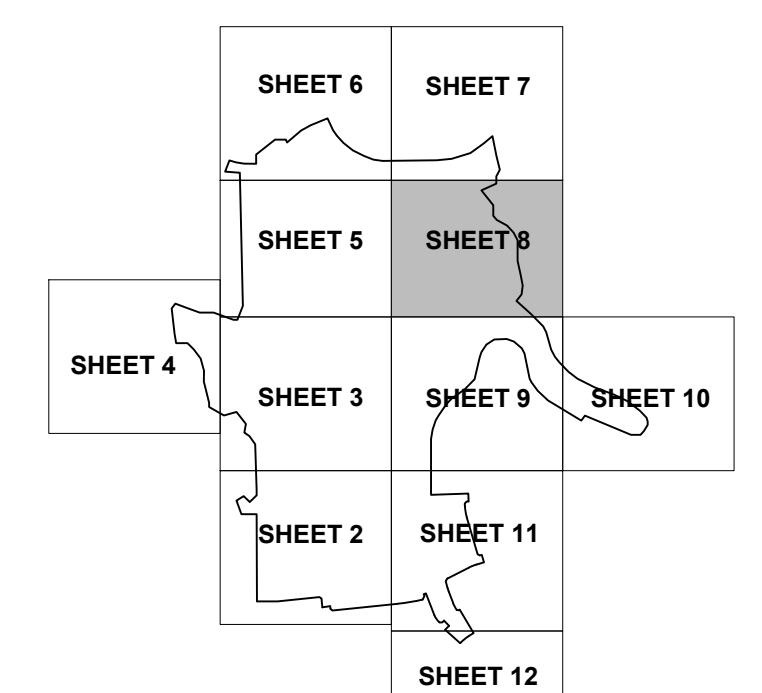


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ES&S BUFFER
---	BOUNDARY SUB-DISTRICT
---	ABSTRACT LINE
---	EXISTING CREEK LINE

LEGEND

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



**FINAL PLAT
LANDMARK, PHASE 2 NORTH**

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

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
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	063226937	8 OF 15

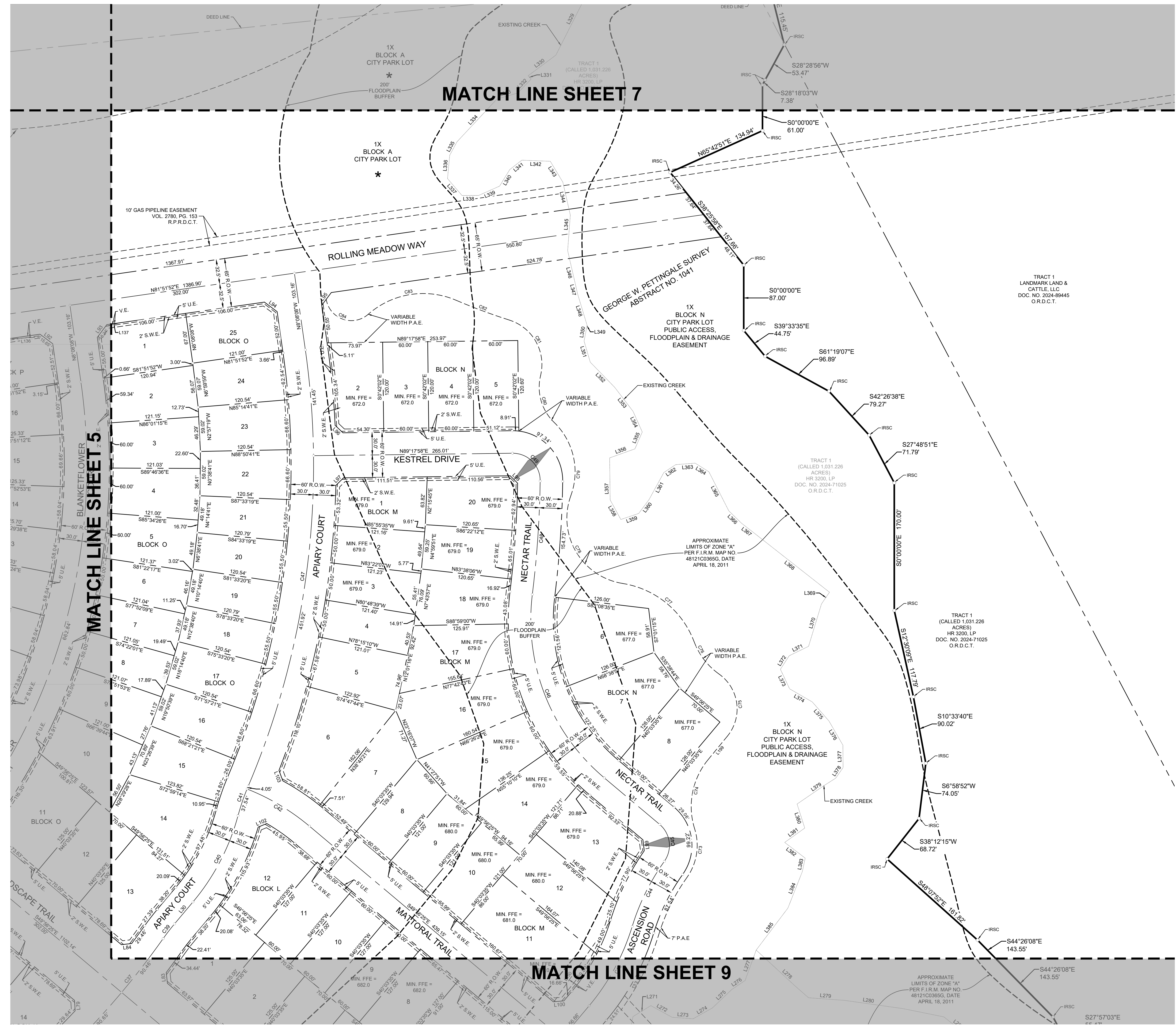
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2008 Contact: Andrew Pieper	OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2008 Contact: Andrew Pieper
OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
--	---

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

MATCH LINE SHEET 7

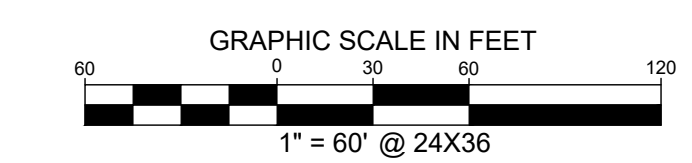
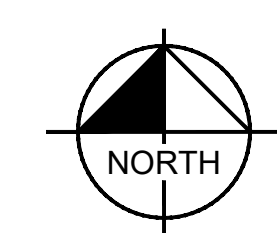
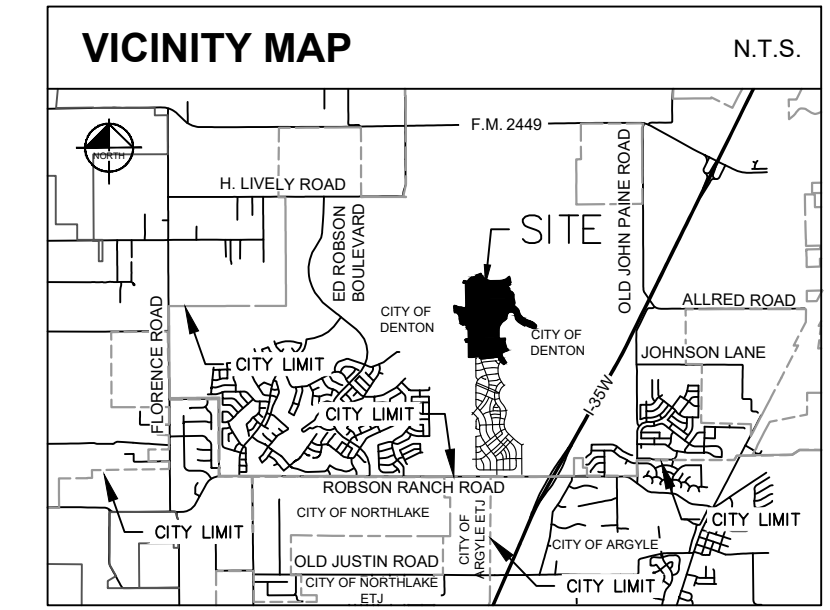
MATCH LINE SHEET 9



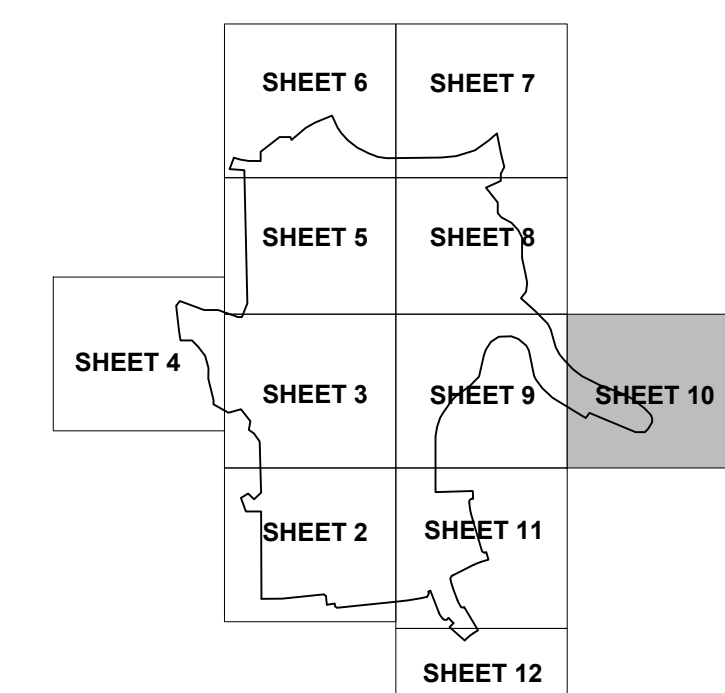
MATCH LINE SHEET 5

MATCH LINE SHEET 9

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LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE



LEGEND	
	5/8" IRON ROD W/ "KHA" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMERCING
	POINT OF BEGINNING
	BUILDING LINE
	VISIBILITY EASEMENT
	DRAINAGE EASEMENT
	HOMEOWNERS ASSOCIATION
	VOLUME
	PAGE
	INSTRUMENT
	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	DEED RECORDS, DENTON COUNTY, TEXAS
	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	PUBLIC UTILITY EASEMENT
	SEWER EASEMENT
	LANDSCAPE EASEMENT
	SANITARY SEWER EASEMENT
	MARKER SIGN
	GLY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	(SEE NOTE 32)

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

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

APPROXIMATE
LIMITS OF ZONE "A"
PER F.I.R.M. MAP NO.
48121C0385G, DATE
APRIL 18, 2011

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

1X
BLOCK N
CITY PARK LOT
PUBLIC ACCESS,
FLOODPLAIN & DRAINAGE
EASEMENT

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

FINAL PLAT
LANDMARK, PHASE 2 NORTH
312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)
184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W.
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CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

Kimley»Horn

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

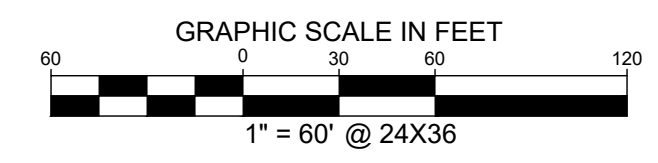
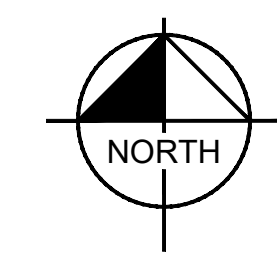
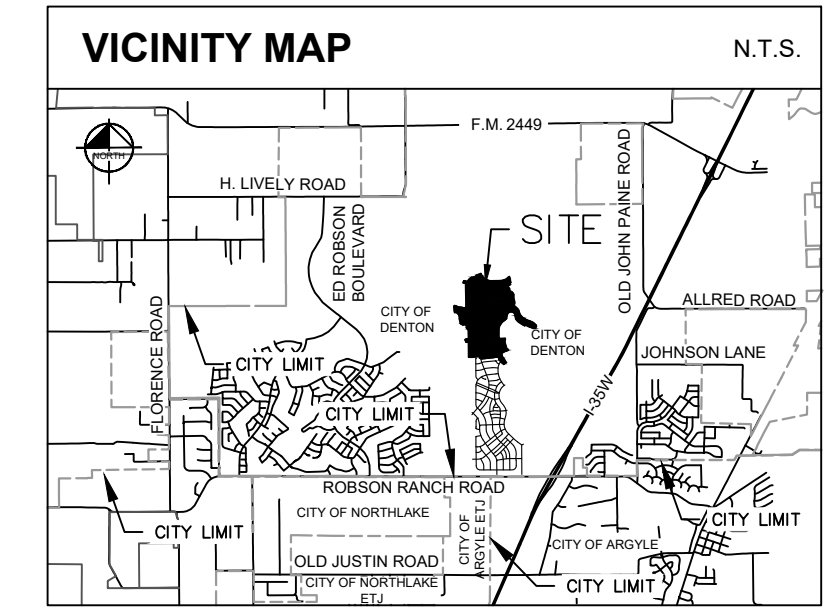
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	10 OF 15

OWNER/ DEVELOPER:	OWNER/ DEVELOPER:
HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper	Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper
OWNER MAILING ADDRESS:	OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177
APPLICANT:	OWNER:
Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR:	
Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	

MATCH LINE SHEET 9

DWG NAME: K:\P\PLAT_SURVEY\063226937\HUNTER-RANCH\DWG\FINAL\PLAT\PHASE 2 NORTH\PP.DWG PLOTTED BY: GRABBLE, JEFF 3/13/2026 11:35 AM LAST SAVED: 3/13/2026 11:13 AM

MATCH LINE SHEET 9

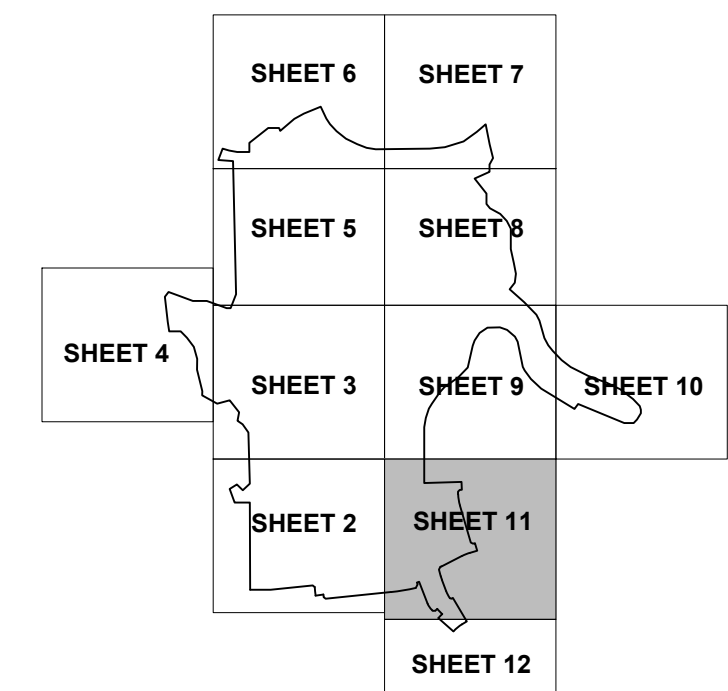


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ES&R RIPARIAN BUFFER
---	BOUNDARY SUB-DISTRICT
---	ABSTRACT LINE
---	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "90#4" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
INS.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▲	MARKER SIGN
○	60# ANCHOR
○	UTILITY POLE
○	PROPERTY CORNER SYMBOL
★	(SEE NOTE 32)



KEY MAP
N.T.S.

**FINAL PLAT
LANDMARK, PHASE 2 NORTH**

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

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

Kimley»Horn

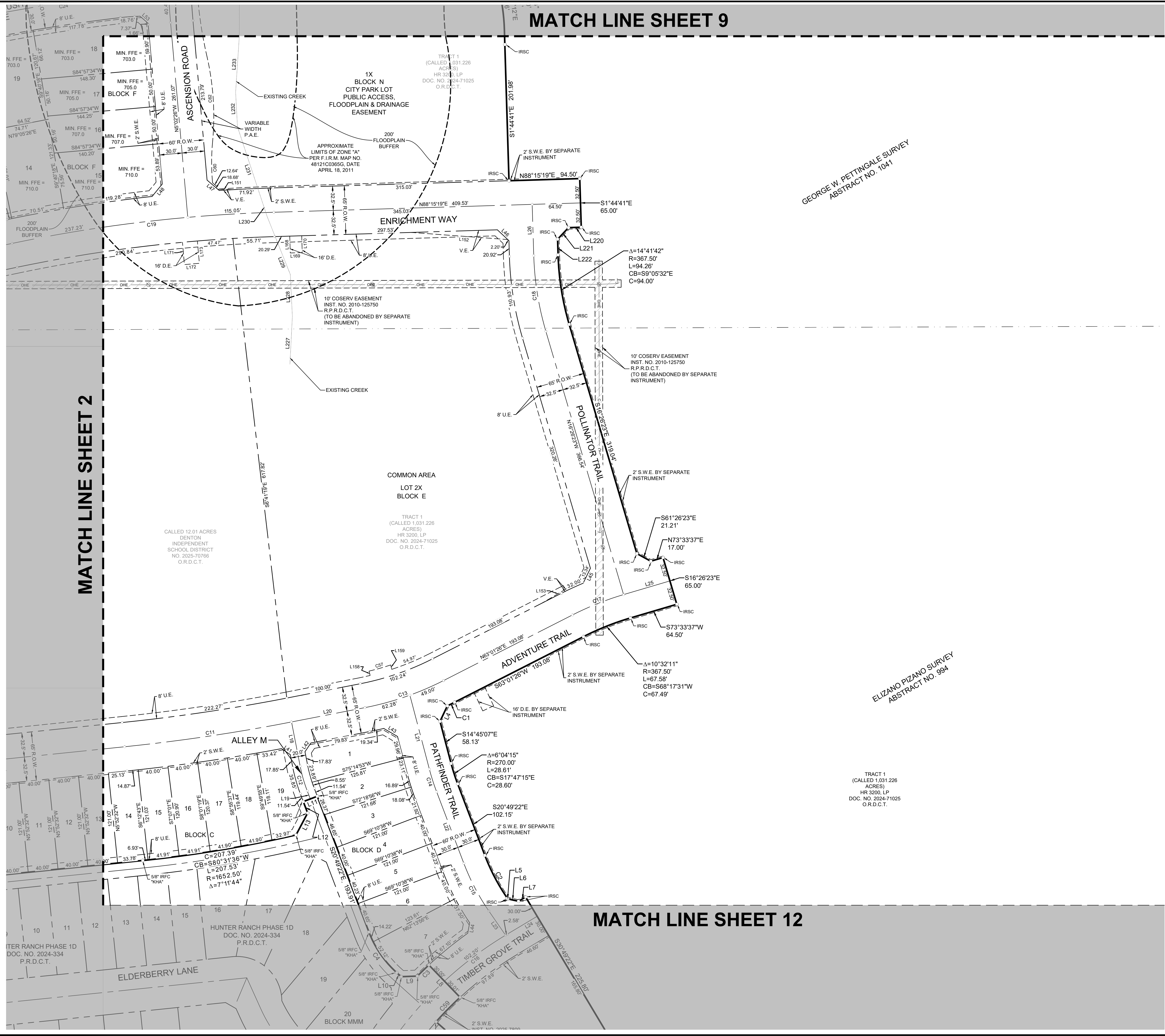
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	11 OF 15

OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2908 Contact: Andrew Pieper	OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2908 Contact: Andrew Pieper
OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	

MATCH LINE SHEET 12

MATCH LINE SHEET 2



GEORGE W. PETTINGALE SURVEY
ABSTRACT NO. 1041

ELIZANO PIZANO SURVEY
ABSTRACT NO. 994

TRACT 1
(CALLED 1.031.226
ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

COMMON AREA
LOT 2X
BLOCK E

TRACT 1
(CALLED 1.031.226
ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

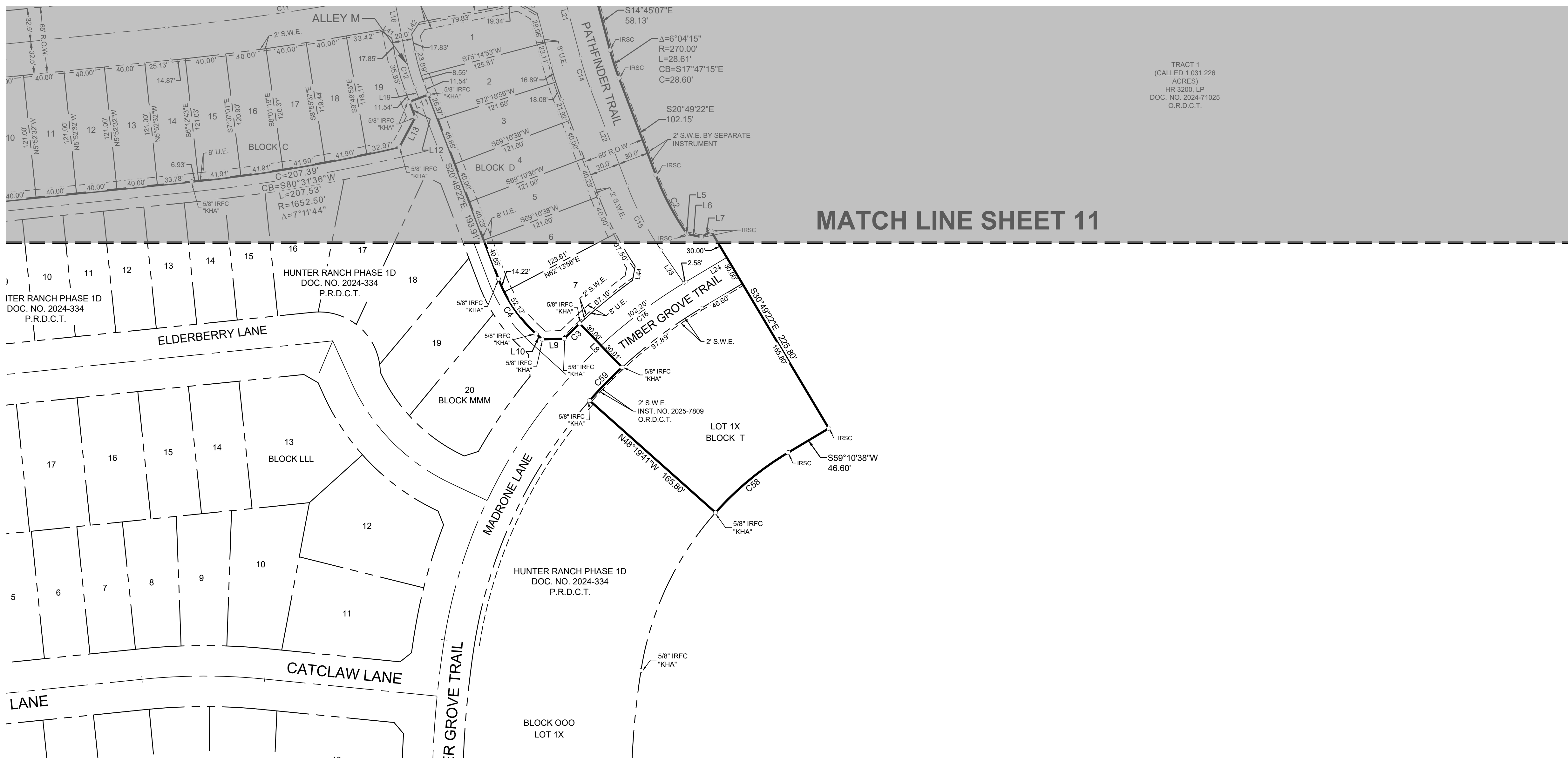
CALLED 12.01 ACRES
DENTON
INDEPENDENT
SCHOOL DISTRICT
NO. 2025-70766
O.R.D.C.T.

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

ELDERBERRY LANE

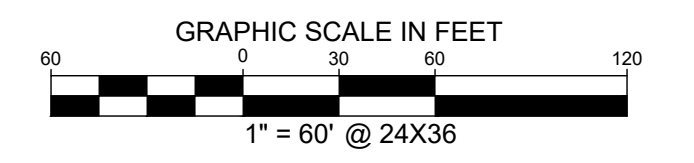
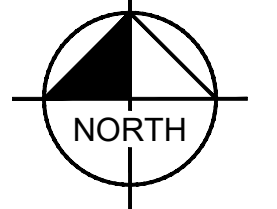
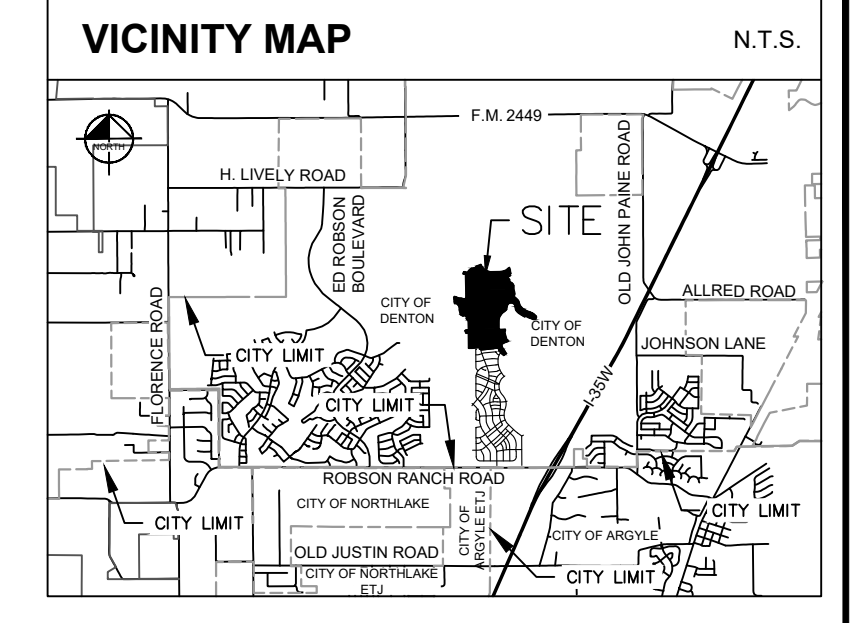
20 BLOCK MMM

DWG NAME: K:\P\FW_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLAT\PHASE 2 NORTH.FPDWG PLOTTED BY: GRABELE, JEFF 3/13/2026 11:35 AM LAST SAVED: 3/13/2026 11:13 AM



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

MATCH LINE SHEET 11

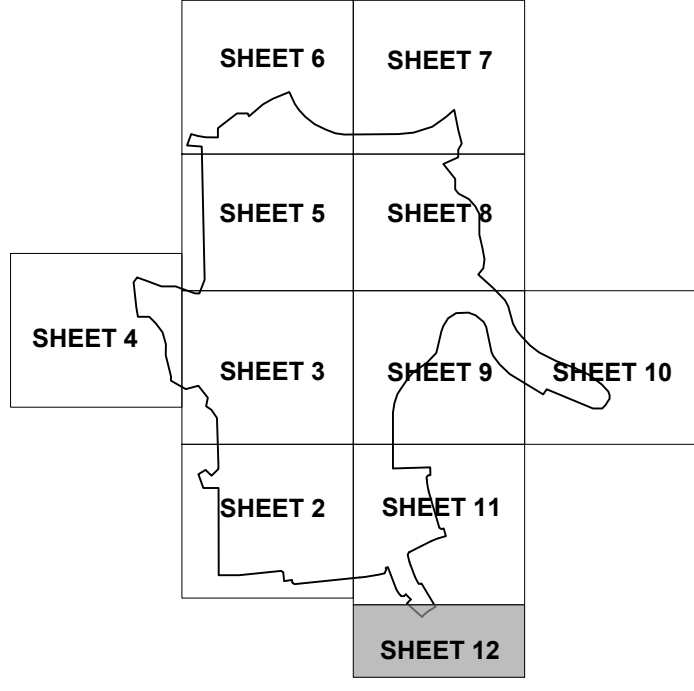


LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
- - - -	100-YEAR FLOODPLAIN LINE
- - - -	FEMA FLOODPLAIN LINE
---	ES&S BUFFER
---	BOUNDARY SUB-DISTRICT
---	ABSTRACT LINE
---	EXISTING CREEK LINE

LEGEND

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



KEY MAP
N.T.S.

**FINAL PLAT
LANDMARK, PHASE 2 NORTH**

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

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
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	063226937	12 OF 15
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper		OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: (972) 291-2938 Contact: Andrew Pieper			
OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177		OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177			
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.		OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201			
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					

D:\WORK\PROJECTS\2026\26937\LANDMARK-PHASE 2 NORTH\PP-DWG - PLOTTED BY GRIFFIN.DEP 3/13/2026 11:35 AM LAST SAVED 3/13/2026 11:13 AM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°25'14"	432.50'	10.72'	S83°44'03"W	10.72'
C2	13°45'30"	270.00'	64.83'	S27°42'07"E	64.88'
C3	2°18'47"	530.00'	21.40'	S45°56'55"W	21.39'
C4	27°08'50"	140.00'	66.33'	N34°23'48"W	65.72'
C5	1°17'30"	967.50'	21.81'	N08°23'42"W	21.81'
C6	3°59'56"	1032.50'	72.06'	N05°47'13"W	72.05'
C7	3°58'52"	1000.00'	69.48'	S05°46'41"E	69.47'
C8	90°00'00"	42.00'	65.97'	S39°07'28"W	59.40'
C9	16°59'36"	100.00'	29.66'	N75°37'40"E	29.55'
C10	40°30'00"	400.00'	282.74'	N04°02'15"W	276.89'
C11	5°09'40"	2500.00'	225.19'	N81°32'38"E	225.12'
C12	9°46'57"	200.00'	34.15'	S15°55'54"E	34.11'
C13	15°56'23"	400.00'	111.28'	N70°59'37"E	110.92'
C14	6°04'15"	300.00'	31.79'	S17°47'15"E	31.77'
C15	13°45'30"	300.00'	72.04'	S27°42'07"E	71.87'
C16	12°00'25"	500.00'	104.78'	S53°10'25"W	104.59'
C17	10°32'11"	400.00'	73.56'	S68°17'31"W	73.45'
C18	14°41'42"	400.00'	102.59'	S09°05'32"E	102.31'
C19	10°05'32"	2000.00'	352.28'	S83°12'33"W	351.83'
C20	5°36'24"	2000.00'	195.71'	N80°58'00"E	195.63'
C21	38°03'27"	400.00'	265.69'	S25°15'32"E	260.83'
C22	4°29'07"	1000.00'	78.28'	S03°59'15"E	78.26'
C23	10°05'32"	1695.50'	298.65'	N83°12'33"E	298.26'
C24	5°07'55"	2304.50'	206.42'	S80°43'45"W	206.35'
C25	3°58'55"	300.00'	20.85'	S85°17'00"W	20.85'
C26	25°55'45"	1000.00'	452.55'	S07°55'26"W	448.70'
C27	12°33'36"	300.00'	65.76'	S71°11'50"E	65.83'
C28	45°41'22"	300.00'	239.23'	N88°15'43"W	232.94'
C29	19°21'43"	1694.00'	572.45'	N78°34'28"E	569.73'
C30	30°49'31"	1392.00'	748.90'	N72°50'33"E	739.90'
C31	50°38'12"	300.00'	265.13'	S43°47'35"E	256.59'
C32	14°55'42"	300.00'	78.16'	N25°56'20"W	77.94'
C33	31°11'14"	1090.00'	593.31'	N72°39'42"E	586.01'
C34	7°56'27"	300.00'	41.58'	S01°02'19"W	41.55'
C35	24°56'57"	300.00'	130.63'	N52°32'04"E	129.60'
C36	4°45'54"	300.00'	24.95'	S42°26'32"W	24.94'
C37	9°31'13"	1090.00'	181.11'	N40°03'53"E	180.91'
C38	23°56'33"	300.00'	125.36'	S28°05'19"W	124.45'
C39	4°45'19"	300.00'	24.90'	S37°40'58"W	24.89'
C40	24°56'55"	300.00'	130.63'	N27°35'08"E	129.60'
C41	7°56'37"	300.00'	41.59'	S19°04'58"W	41.56'
C42	18°32'55"	300.00'	97.12'	N59°12'52"W	96.70'
C43	23°05'36"	300.00'	120.92'	N28°30'47"E	120.10'
C44	18°34'36"	300.00'	97.27'	S26°15'17"W	96.84'
C45	42°44'30"	36.50'	27.23'	N28°34'10"W	26.60'
C46	57°01'01"	275.00'	273.66'	S21°25'54"E	262.51'
C47	31°11'25"	1090.00'	593.37'	N07°27'34"E	586.07'
C48	6°14'03"	1392.00'	151.46'	N03°57'35"E	151.39'
C49	45°46'17"	36.50'	29.16'	N67°48'53"W	28.39'
C50	96°23'27"	788.00'	1325.68'	N40°03'35"E	1174.79'
C51	96°23'27"	476.00'	800.79'	N40°03'35"E	709.64'
C52	83°36'33"	300.00'	583.70'	S40°03'35"W	533.27'
C53	46°44'31"	164.00'	133.79'	N64°53'04"E	130.11'
C54	42°38'40"	164.00'	122.06'	N13°11'11"E	119.26'
C55	96°23'27"	300.00'	504.70'	N40°03'35"E	447.25'
C56	5°40'08"	400.00'	39.58'	N86°57'32"E	39.56'
C57	4°52'06"	353.50'	30.04'	N74°08'17"E	30.03'
C58	17°30'18"	304.20'	92.94'	S50°25'28"W	92.58'
C59	5°34'16"	470.00'	45.70'	N44°27'27"E	45.68'
C61	6°05'41"	264.50'	28.14'	N41°38'31"E	28.12'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°52'53"E	68.95'	L91	S53°08'08"E	21.21'	L181	N84°18'19"E	16.00'	L271	N58°34'18"E	27.82'	L361	S28°41'06"W	41.09'
L2	N46°01'31"E	79.21'	L92	S53°08'08"E	21.21'	L182	S01°44'41"E	144.16'	L272	S61°13'57"E	32.24'	L362	S56°21'03"W	18.95'
L3	N00°12'23"W	41.75'	L93	N36°51'52"E	21.21'	L183	N06°13'48"W	44.63'	L273	S85°58'18"E	28.11'	L363	S85°40'37"W	26.06'
L4	S25°20'30"W	22.95'	L94	S53°08'08"E	21.21'	L184	N84°36'12"E	61.97'	L274	N60°39'26"E	29.52'	L364	N57°48'53"W	21.57'
L5	S34°34'52"E	1.07'	L95	N36°51'52"E	21.21'	L185	N88°15'19"E	54.97'	L275	N46°24'16"E	35.58'	L365	N26°59'44"W	58.37'
L6	S77°42'07"E	14.60'	L96	S46°35'45"E	14.36'	L186	S50°21'53"E	55.00'	L276	N55°58'35"E	21.43'	L366	N45°46'29"W	23.40'
L7	S58°52'00"W	11.09'	L97	S45°11'42"W	14.36'	L187	N59°30'05"E	69.23'	L277	N20°00'09"E	43.10'	L367	N52°05'10"W	25.41'
L8	N43°58'33"W	60.01'	L98	N44°57'52"W	13.96'	L188	N39°38'07"E	31.27'	L278	S47°18'18"E	70.05'	L368	N51°51'11"W	123.78'
L9	S88°02'11"W	21.56'	L99	N07°06'45"W	14.67'	L189	S00°28'03"E	63.87'	L279	S85°49'57"E	48.15'	L369	N34°22'11"E	18.93'
L10	N47°54'38"W	8.00'	L100	N85°03'35"E	14.14'	L190	N85°03'35"E	14.14'	L190	N85°03'35"E	14.14'	L370	N16°57'34"E	59.02'
L11	S69°10'38"W	20.00'	L101	S04°56'25"E	14.14'	L191	N89°31'57"E	43.97'	L281	S51°32'50"E	38.64'	L371	N84°05'12"E	28.64'
L12	S20°49'22"E	16.32'	L102	N67°24'44"E	12.36'	L192	S05°52'32"E	46.28'	L282	S05°52'32"E	46.28'	L372	N33°04'35"E	21.50'
L13	S27°50'10"W	33.03'	L103	S20°34'36"E	14.88'	L193	S05°52'32"E	59.29'	L283	S31°13'48"E	27.48'	L373	N25°09'43"W	28.74'
L14	N52°40'50"W	21.87'	L104	N24°11'54"E	20.00'	L194	S32°34'30"E	29.86'	L284	S87°57'23"E	42.02'	L374	N59°55'53"W	34.93'
L15	N81°39'31"E	65.00'	L105	S27°00'22"E	44.21'	L195	N89°43'32"W	8.00'	L285	N79°43'35"E	22.38'	L375	N41°10'12"W	33.83'
L16	N49°37'25"W	20.74'	L106	N30°47'58"W	23.14'	L196	N55°20'09"W	34.55'	L286	S81°44'00"E	24.26'	L376	N30°00'27"W	37.00'
L17	N03°47'15"W	100.00'	L107	N68°26'37"W	40.69'	L197	S89°31'57"W	36.43'	L287	S29°04'02"E	29.81'	L377	N00°30'20"W	29.95'
L18	N11°02'25"W	60.33'	L108	N08°08'08"W	60.33'	L198	N05°52'32"E	8.00'	L288	S20°32'45"W	27.75'	L378	N34°53'29"E	17.10'
L19	N20°49'22"W	11.54'	L109	S81°51'52"W	15.00'	L199	S39°24'16"W	40.83'	L289	S53°40'15"W	27.02'	L379	N55°37'22"E	43.34'
L20	N78°57'48"E	100.00'	L110	S01°44'41"E	15.00'	L200	S50°19'20"E	20.50'	L290	S18°53'38"E	31.72'	L380	N17°44'23"W	33.62'
L21	N14°45'07"W	102.17'	L111	S88°15'19"W	10.00'	L201	S52°32'40"W	66.21'	L291	S83°22'52"E	30.16'	L381	N54°27'23"E	32.88'
L22	N20°49'22"W	102.15'	L112	N88°15'19"E	72.14'	L202	N62°56'15"W	49.94'	L292	S33°25'18"E	26.39'	L382	N52°34'07"W	34.37'
L23	N34°34'52"W	39.16'	L113	N08°08'08"W	60.66'	L203	N62°56'15"W	56.19'	L293	S39°22'03"W	34.28'	L383	N11°52'43"E	18.37'
L24	S59°10'38"W	46.60'	L114	S46°44'14"E	35.36'	L204	S52°32'40"W	31.44'	L294	S17°48'20"W	18.91'	L384	N21°35'23"E	52.21'
L25	N73°33'37"E	64.50'	L115	N40°44'49"E	36.86'	L205	S88°15'19"W	11.00'	L295	S11°58'49"E	20.47'	L385	N37°03'28"E	70.12'
L26	N01°44'41"W	68.42'	L116	N44°05'25"E	36.86'	L206	S88°15'19"W	11.00'	L296	S30°56'15"E	41.37'	L386	S62°27'51"W	33.90'
L27	N87°16'38"E	46.94'	L117	S50°33'40"E	36.65'	L207	N70°11'08"W	11.83'	L297	S09°54'34"E	30.47'	L387	S74°55'28"E	33.90'
L28	S77°58'38"E	23.86'	L118	S34°54'57"E	137.20'	L208	N70°11'08"W	11.83'	L298	S25°12'50"E	19.91'	L388	S64°19'36"E	33.07'
L29	N40°03'35"E	38.03'	L119	N14°35'08"W	96.87'	L209	S88°15'19"W	19.00'	L299	S51°04'26"E	21.52'	L389	N88°15'19"E	61.28'
L30	N40°03'35"E	38.20'	L120	N24°42'52"W	220.11'	L210	N75°22'27"W	33.07'	L300	S66°38'44"E	28.88'	L390	S60°50'14"W	33.07'
L31	S49°56'25"E	96.27'	L121	N10°23'56"W	82.17'	L211	S77°12'28"W	110.27'	L301	S60°23'08"E	29.36'	L391	S64°19'36"E	33.07'
L32	S89°47'37"W	148.59'	L122	N01°33'53"E	80.81'	L212	S01°44'41"E	46.45'	L302	S47°04'59"E	28.64'	L392	N88°15'19"E	17.45'
L33	N39°07'28"E	14.14'	L123	S08°15'15"E	18.57'	L213	S88°15'19"W	54.97'	L303	S31°01'59"E	20.42'	L393	N77°12'28"E	108.72'
L34	S50°52'32"E	14.14'	L124	N02°31'23"E	52.88'	L214	S42°57'53"W	12.30'	L304	S38°22'40"E	53.56'	L394	N49°47'24"E	33.07'
L35	N39°07'28"E	35.36'	L125	S08°15'15"E	18.57'	L215	S81°12'07"W	46.91'	L305	S32°47'03"E	22.61'	L395	S12°47'32"E	46.45'
L36	N40°10'07"E	21.60'	L126	N02°31'23"E	52.88'	L216	S82°26'34"E	45.38'	L306	S40°57'04"E	37.72'	L396	S73°22'56"E	4.94'
L37	S40°10'07"W	21.60'	L127	S08°15'15"E	18.57'	L217	N01°44'41"W	46.45'	L307	S43°32'41"E	27.62'	L397	S44°36'29"W	45.45'
L38	S49°49'53"E	20.82'	L128	N02°31'23"E	52.88'	L218	S60°50'14"W	33.07'	L308	S73°40'35"E	17.71'	L398	S59°46'18"W	21.00'
L39	N57°42'29"W	15.72'	L129	S08°15'15"E	18.57'	L219	S88°15'19"W	61.28'	L309	S55°56'03"E	24.17'	L399	S39°38'07"W	45.91'
L40	N28°41'01"E	22.89'	L130	N02°31'23"E	52.88'	L220	S88°15'19"W	17.00'	L310	N85°22'23"E	56.16'	L400	N40°09'07"W	20.58'
L41	S55°52'14"W	14.18'	L131	S08°15'15"E	18.57'	L221	S43°19'19"W	21.21'	L311	S77°30'48"E	18.45'			
L42	N33°57'42"E	14.14'	L132	N03°52'52"E	29.05'	L222	S01°44'41"E	20.92'	L312	S71°10'04"E	17.15'			
L43	N59°40'13"W	21.24'	L133	S02°19'02"E	227.25'	L223	N61°23'52"E	19.17'	L313	S50°30'46"E	61.01'			
L44	N10°10'19"E	14.21'	L134	S83°33'32"W	192.97'	L224	N30°25'28"E	23.23'	L314	N86°34'26"E	50.09'			
L45	N25°54'27"E	22.17'	L135	N75°21'18"E	18.57'	L225	N01°51'25"E	46.04'	L315	S39°06'54"E	25.77'			
L46	N46°44'41"W	21.21'	L136	N86°07'56"E	52.88'	L226	N44°13'53"W	104.67'	L316	S06°24'52"E	40.21'			
L47	S49°30'43"E	21.41'	L137	N75°21'18"E	18.57'	L227	N02°55'29"E	64.12'	L317	S82°17'02"E	26.25'			
L48	S39°25'51"W	21.41'	L138	N87°49'44"E	132.16'	L228	N02°46'00"W	56.03'	L318	N78°47'23"E	20.40'			
L49	N35°38'54"E	20.03'	L139	S73°54'10"W	89.87'	L229	N21°46'28"W							

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS HR 3200, LP, Landmark Land & Cattle, LLC and Denton Independent School District, are the rightful owners of the following tract of land:

BEING a tract of land situated in the Elizano Pizano Survey, Abstract No. 994 and the George W. Pettingale Survey, Abstract No. 1041, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described as Tract 1 in a deed to HR 3200, LP, recorded in Document No. 2024-71025 of the Official Records of Denton County, Texas, and being a portion of a tract of land described as Tract 1 in a deed to Landmark Land & Cattle, LLC, recorded in Document No. 2024-89445 of the Official Records of Denton County, Texas, and being all of a called 12.01 acre tract of land described in a deed to Denton Independent School District, recorded in Document No. 2025-70766 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Hunter Ranch, Phase 1D, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-334 of the Plat Records of Denton County, Texas, same being on the easterly line of a 170' wide electric easement to Texas Municipal Power, recorded in Volume 3020, Page 161 of the Real Property Records of Denton County, Texas;

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

THENCE North 00°12'23" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 721.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 170' wide electric easement and continuing across said 1,031.226 acre tract, the following courses and distances:

North 90°00'00" West, a distance of 125.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°59'56" West, a distance of 119.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°28'23" East, a distance of 69.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°52'53" East, a distance of 68.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°01'31" East, a distance of 79.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 170' wide electric easement;

THENCE North 00°12'23" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 41.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°44'41" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 380.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 170' wide electric easement and continuing across said 1,031.226 acre tract and crossing aforesaid Tract 1, the following courses and distances:

North 34°43'11" West, a distance of 82.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 56°00'13" West, a distance of 51.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°09'17" East, a distance of 72.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 38°24'43" West, a distance of 126.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°36'16" West, a distance of 107.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°27'19" West, a distance of 141.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°42'35" East, a distance of 33.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°57'36" West, a distance of 182.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°57'17" East, a distance of 90.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 15°22'35" West, a distance of 103.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°14'05" West, a distance of 94.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°00'00" West, a distance of 74.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 94.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°27'44" West, a distance of 79.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°17'42" West, a distance of 209.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°45'13" East, a distance of 49.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°51'13" East, a distance of 90.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°49'14" East, a distance of 124.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 115.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°12'57" East, a distance of 147.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°49'46" East, a distance of 26.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 33.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°14'18" East, a distance of 122.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°16'31" West, a distance of 1,100.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°32'51" West, a distance of 122.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°47'27" East, a distance of 100.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°38'20" East, a distance of 56.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 80°28'00" East, a distance of 66.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°25'58" East, a distance of 101.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 76.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°56'53" East, a distance of 198.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°33'22" East, a distance of 25.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°30'00" East, a distance of 153.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 61°02'14" East, a distance of 90.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°37'49" East, a distance of 149.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
South 24°55'18" East, a distance of 109.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°41'43" East, a distance of 55.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°10'34" East, a distance of 78.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°31'11" East, a distance of 99.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°55'48" East, a distance of 103.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°46'02" East, a distance of 84.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°39'22" East, a distance of 75.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°21'33" East, a distance of 447.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°30'59" East, a distance of 125.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°44'28" East, a distance of 161.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 54°29'13" East, a distance of 135.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°16'04" East, a distance of 95.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°22'34" East, a distance of 169.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°02'10" East, a distance of 115.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 1,031.226 acre tract, the following courses and distances:

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

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

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

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

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

South 00°00'00" East, a distance of 87.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°33'35" East, a distance of 44.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°19'07" East, a distance of 96.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°26'38" East, a distance of 79.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°48'51" East, a distance of 71.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

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

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

South 48°07'52" East, a distance of 161.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°26'08" East, a distance of 143.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°57'03" East, a distance of 55.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 15°28'23" East, a distance of 149.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°16'19" East, a distance of 67.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°19'21" East, a distance of 60.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°38'59" East, a distance of 105.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°23'38" East, a distance of 93.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°11'51" East, a distance of 161.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°39'54" East, a distance of 166.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°04'09" East, a distance of 121.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°54'56" East, a distance of 133.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°14'01" East, a distance of 80.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°09'10" East, a distance of 32.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 28.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°00'19" West, a distance of 61.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°59'26" West, a distance of 40.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 77.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°26'20" West, a distance of 413.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°51'46" West, a distance of 61.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°42'04" West, a distance of 322.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°44'47" West, a distance of 116.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°36'25" West, a distance of 87.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 25°27'48" West, a distance of 34.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°50'24" West, a distance of 212.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°50'03" West, a distance of 47.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°58'48" West, a distance of 85.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 70°07'59" West, a distance of 63.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°02'40" West, a distance of 102.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

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

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

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

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

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

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

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

South 55°51'25" East, a distance of 107.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 24°06'13", and a chord bearing and distance of South 10°52'37" East, 137.81 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 138.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°55'44" East, a distance of 102.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 21°11'03", and a chord bearing and distance of South 12°20'12" East, 99.26 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 99.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 201.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

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

South 01°44'41" East, a distance of 20.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 14°41'42", and a chord bearing and distance of South 09°05'32" East, 94.00 feet;

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

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

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

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

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

South 73°33'37" West, a distance of 64.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 10°32'11", and a chord bearing and distance of South 68°17'31" West, 67.49 feet;

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

South 63°01'26" West, a distance of 193.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 432.50 feet, a central angle of 01°25'14", and a chord bearing and distance of South 63°44'03" West, 10.72 feet;

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

South 25°20'30" West, a distance of 22.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°45'07" East, a distance of 58.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 06°04'15", and a chord bearing and distance of South 17°47'15" East, 28.60 feet;

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

South 20°49'22" East, a distance of 102.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 13°45'30", and a chord bearing and distance of South 27°42'07" East, 64.68 feet;

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

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

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

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

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

South 59°10'38" West, a distance of 46.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 304.20 feet, a central angle of 17°30'18", and a chord bearing and distance of South 50°25'28" West, 92.58 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 92

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HR 3200, LP, LANDMARK LAND & CATTLE, LLC and DENTON INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as LANDMARK, PHASE 2 NORTH, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

TITLE

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Landmark Land & Cattle, LLC**
a Texas limited liability company

TITLE

GENERAL NOTES:

- The purpose of this plat is create 312 Residential Lots, 1 DISD Lot, 5 Common Area/ HOA Lots, 2 City Park Lots and dedicate easements and right-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 0.99984939269.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First American Title Insurance Company, G.F. No. 1002-399324-RTT, effective date May 16, 2024. The surveyor did not abstract the above the property.
- This plat lies wholly within the City Limits of Denton.
- 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.
- 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 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 cross over the easement with a paved driveway or paved parking lot 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.
- Master Note N/A
- Encroachment of private improvements into public easements shall not be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with the Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met within the city limits prior to the release of any permits.
- Sidewalks shall be constructed as required by 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 within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finalized.
- Wastewater utility service will be provided by the City of Denton.
- Master Note N/A
- Master Note N/A
- 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.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, 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" and 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.
- Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used used to establish 100-year base flood elevations.

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Denton Independent School District**

TITLE

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public, State of Texas

My Commission Expires: _____

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: _____

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: _____

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: _____

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: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public, State of Texas

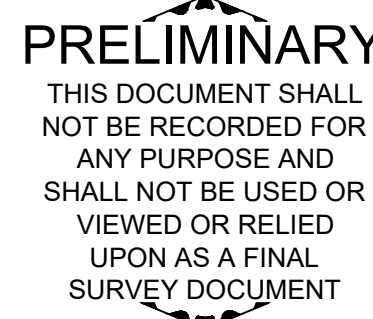
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

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



STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**FINAL PLAT
LANDMARK, PHASE 2 NORTH**

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

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
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	063226937	15 OF 15
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2938 Contact: Andrew Pieper	OWNER/ DEVELOPER: Landmark Land & Cattle, LLC 3000 Turtle Creek Blvd., Dallas, TX 75219 Ph: 972-291-2938 Contact: Andrew Pieper	OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	OWNER MAILING ADDRESS: 8800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177	APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					