



CURVE TABLE

| CURVE # | RADIUS | LENGTH | CH BEARING | CH LENGTH |
|---------|---------|---------|-------------|-----------|
| C1 | 581.91' | 152.34' | N07°30'00"E | 151.91' |
| C2 | 571.91' | 149.73' | S07°30'00"W | 149.30' |
| C3 | 102.50' | 41.42' | N11°34'39"E | 41.14' |
| C4 | 72.33' | 51.67' | N06°28'11"E | 50.58' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N90°00'00"W | 478.06' |
| L2 | S45°00'00"W | 43.43' |
| L3 | N90°00'00"W | 102.89' |
| L4 | N00°00'00"E | 112.56' |
| L5 | N15°00'00"E | 294.97' |
| L6 | S15°00'00"W | 293.94' |
| L7 | S00°00'00"W | 97.56' |
| L8 | N90°00'00"E | 93.75' |
| L9 | N45°00'00"E | 36.36' |
| L10 | N90°00'00"E | 482.20' |
| L11 | S88°15'33"W | 82.00' |
| L12 | N02°59'11"E | 84.44' |
| L13 | N90°00'00"E | 17.55' |
| L14 | N00°45'07"W | 32.04' |
| L15 | N89°14'53"E | 42.48' |
| L16 | S89°32'25"W | 16.12' |
| L17 | N00°27'35"W | 12.19' |
| L18 | N08°22'50"E | 101.19' |
| L19 | N10°30'34"W | 97.75' |
| L20 | N08°29'17"E | 103.17' |
| L21 | S89°14'53"W | 26.00' |
| L22 | N00°45'07"W | 16.00' |
| L23 | N89°14'53"E | 26.00' |
| L24 | S89°14'53"W | 27.00' |
| L25 | N00°45'07"W | 16.00' |
| L26 | N89°14'53"E | 27.00' |

NOTE: SEE SHEET 2 OF 2 FOR LINE & CURVE TABLE FOR EXISTING OFFSITE EASEMENTS

- * LEGEND ***
- O PROPERTY CORNER MARKER
 - CIRF IRON ROD FOUND WITH CAP
 - CIRS 5/8" IRON ROD WITH CAP STAMPED
 - IRF SPOONER 9922 SET
 - XCF IRON ROD FOUND
 - CAB. CABINET
 - VOL. VOLUME
 - PG. PAGE
 - INS. NO. DENTON COUNTY CLERK'S INSTRUMENT NUMBER
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
 - L = 5.00' ARC LENGTH OF 5.00'
 - ESMT. EASEMENT
 - CENTERLINE
 - EXISTING R.O.W. LINE
 - PREVIOUS R.O.W. LINE
 - ADJOINER PROPERTY LINE
 - EXISTING EASEMENTS
 - EASEMENTS BY THIS PLAT
 - NEW LOT LINES
 - PROPERTY LINE
 - OVERHEAD ELECTRIC CLEARANCE ZONE

NOTE: SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, GENERAL NOTES, & SURVEYOR'S STATEMENT

OWNER:
RESPONSIVE EDUCATION SOLUTIONS
1301 WATERS RIDGE DR
LEWISVILLE, TX 75057
PH: (972) 316-3663
ATTN: STEVE HILTON

ENGINEER:
GLENN ENGINEERING
4500 FULLER DR, SUITE 220
IRVING, TX 75038
(972) 717-5151
ATTN: MIKE GLENN

SURVEYOR:

Spooner & Associates
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, ELLENS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FRM NO. 10054903 SIA 20079 36026
ATTN: ERIC SPOONER

CITY OF DENTON
PROJECT NO. FP26-0008
FINAL PLAT

R.E.S. DENTON ADDITION
LOTS 1 & 2, BLOCK A

BEING A FINAL PLAT OF A 20,924.9 ACRE TRACT OF LAND LOCATED IN THE S.A. PRITCHETT SURVEY, ABSTRACT NO. 1021, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 20,924.9 ACRE TRACT OF LAND BEING ALL OF A CALLED 20,925 ACRE TRACT OF LAND CONVEYED TO RESPONSIVE EDUCATION SOLUTIONS, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2020-164546, O.P.R.D.C.T.

2 LOTS ~ 1 PUBLIC RIGHT-OF-WAY DEDICATION
20,924.9 ACRES
March 2026

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS RESPONSIVE EDUCATION SOLUTIONS is the sole owner of a 20.9249-acre tract of land located in the S.A. Pritchett Survey, Abstract No. 1021, City of Denton, Denton County, Texas, said 20.9249-acre tract of land being all of a called 20.925 acre tract of land conveyed to RESPONSIVE EDUCATION SOLUTIONS, by deed filed for record in Denton County Clerk's Instrument Number (Ins. No.) 2020-164546, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 20.9249-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an "iron rod set") at the northeast property corner of the said 20.925-acre tract, same being the northwest lot corner of Lot 2R, Block A, Public Safety Training Facility, being an addition to the said City and State, according to the plat filed for record in Ins. No. 2021-466, O.P.R.D.C.T., said beginning point being on the south right-of-way line of Vintage Boulevard (a 120 feet wide public right-of-way, this portion of which being conveyed to the City of Denton, by deed thereof filed for record in Volume 4774, Page 1718, O.P.R.D.C.T.), said beginning point having a NAD83 Texas North Central Zone 4204 GRID coordinate of N:7,111,130.97 and E:2,373,445.31;

THENCE South 00°45'07" East, along the east property line of the said 20.925-acre tract, same being the west lot line of said Lot 2R, a distance of 863.31 feet to an iron rod set at the southeast property corner of the said 20.925-acre tract, same being the northeast property corner of a called 528.722 acre tract of land conveyed to Landmark Land & Cattle, LLC, by deed thereof filed for record in Ins. No. 2024-89445, O.P.R.D.C.T.;

THENCE South 89°32'25" West, along the south property line of the said 20.925-acre tract, in part along the north property line of the said 528.722-acre tract, and in part along the north property line of a called 188.594-acre tract of land conveyed to HWP HR, LP, by deed thereof filed for record in Ins. No. 2023-391, O.P.R.D.C.T., a distance of 1,447.82 feet to a 5/8-inch iron rod found at the southwest property corner of the said 20.925-acre tract, same being the most southerly southeast lot corner of Lot 1, Block 1, Vintage Ranch Addition, being an addition to the said City and State, according to the amended plat thereof filed for record in Ins. No. 2023-165, O.P.R.D.C.T.;

THENCE along the westerly property lines of the said 20.925-acre tract, same being the easterly lot lines of said Lot 1, the following courses and distances:

NORTH, a distance of 190.66 feet to an iron rod set;

EAST, a distance of 446.43 feet to a 1/2-inch iron rod with a cap stamped "MLA RPLS 4873" found;

NORTH, a distance of 518.08 feet to a 1/2-inch iron rod with a cap stamped "MLA RPLS 4873" found;

EAST, a distance of 334.62 feet to an interior northwest property corner of the said 20.925-acre tract, same being a southeast lot corner of said Lot 1, from which a 1/2-inch iron rod found bears South 85°59'14" East, a distance of 0.31 feet;

North 15°00'00" East, a distance of 287.58 feet to an X-Cut found at the most northerly northwest property corner of the said 20.925-acre tract, same being the northeast corner of a 7.5 feet wide public right-of-way dedicated by the said plat of Vintage Ranch Addition, said X-cut found being on the said south right-of-way line of Vintage Boulevard, and being at the beginning of a non-tangent curve to the left having a radius of 1,560.00 feet;

THENCE along the north property line of the said 20.925 acre tract and along the said right-of-way line, along said curve to the left, an arc length of 595.20 feet, and across a chord which bears South 79°07'11" East, a chord length of 591.60 feet, to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **20.9249 acres (911,489 square feet)** of land, more or less.

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L27 | N89°14'53"E | 115.09' |
| L28 | S00°45'07"E | 715.00' |
| L29 | N00°45'07"W | 695.00' |
| L30 | S89°14'53"W | 95.11' |
| L31 | N89°32'50"E | 525.56' |
| L32 | N89°32'50"E | 528.57' |
| L33 | S89°32'50"W | 538.11' |
| L34 | N89°32'50"E | 541.01' |
| L35 | N00°00'20"E | 25.05' |
| L36 | S89°59'25"E | 341.32' |
| L37 | S89°59'50"E | 286.80' |
| L38 | N89°59'50"W | 579.98' |
| L39 | N75°00'00"W | 30.00' |
| L40 | N75°00'00"W | 2.40' |
| L41 | N75°00'03"W | 1.19' |
| L42 | N90°00'00"W | 50.76' |
| L43 | S00°00'00"E | 73.52' |
| L44 | S15°00'00"W | 87.37' |
| L45 | S15°00'34"W | 203.85' |

| CURVE # | RADIUS | LENGTH | CH BEARING | CH LENGTH |
|---------|--------|--------|-------------|-----------|
| CS | 25.00' | 32.70' | N52°32'06"E | 30.42' |
| C6 | 51.00' | 66.70' | S52°32'05"W | 62.05' |

*** MASTER NOTES ***

- 1.) The purpose of this plat is to create 2 Lots, and to dedicate right-of-way and easements necessary for development.
- 2.) Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- 3.) The bearings and grid coordinates shown on this plat are based on Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- 4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared without the benefit of a copy of a current Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions or other matters of record do not affect the subject property. The surveyor has not abstracted the above property.
- 5.) This plat lies wholly within the City Limits of Denton.
- 6.) Sealing a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- 7.) Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
- 8.) There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- 9.) All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- 10.) No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - a. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
 - b. There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - c. No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 11.) Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- 12.) Encroachment of private improvements into public easements shall not be permitted.
- 13.) A Tree Survey and Preservation Plan will be required to proceed with 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.
- 14.) Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
- 15.) Wastewater utility service will be provided by City of Denton.
- 18.) Water utility service will be provided by City of Denton.
- 19.) All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- 25.) This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Detention Basin Easements and Drainage Easements within the limits of this addition shall remain accessible 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 Detention Basin Easements and Drainage Easements. 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 Detention Basin Easements and Drainage Easements, as herein above defined, unless approved by the City. The owners shall keep the Detention Basin Easements and Drainage Easements 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 Detention Basin Easements and Drainage Easements to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Detention Basin Easements and Drainage Easements 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. Stormwater structures within the bounds of the Detention Basin Easements and Drainage Easements are subject to the conditions of a Stormwater Facilities Maintenance Agreement between the City and the owners of the property. A copy of this agreement is filed with Denton County under the following document recording number: 2022-160721.
- 26.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- 27.) As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
- 33.) Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- 44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- 45.) According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48121C0370G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- 46.) All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 47.) Within the 200' floodplain buffer, floodplain, or floodway, any structure shall have an elevation certificate.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, RESPONSIVE EDUCATION SOLUTIONS, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as R.E.S. Addition, 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.

RESPONSIVE EDUCATION SOLUTIONS

OWNER: _____ DATE: _____

BY: Steve Hilton (duly authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

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

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, 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."

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
March 25, 2026

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the 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 R.E.S. Addition 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.

Chair, Planning & Zoning Commission

City Secretary

CITY OF DENTON
PROJECT NO. FP26-0008
FINAL PLAT

R.E.S. DENTON ADDITION
LOTS 1 & 2, BLOCK A

BEING A FINAL PLAT OF A 20.9249 ACRE TRACT OF LAND LOCATED IN THE S.A. PRITCHETT SURVEY, ABSTRACT NO. 1021, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 20.9249 ACRE TRACT OF LAND BEING ALL OF A CALLED 20.925 ACRE TRACT OF LAND CONVEYED TO RESPONSIVE EDUCATION SOLUTIONS, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2020-164546, O.P.R.D.C.T.

2 LOTS ~ 1 PUBLIC RIGHT-OF-WAY DEDICATION

20.9249 ACRES

March 2026

SHEET 2 OF 2

OWNER:

RESPONSIVE EDUCATION SOLUTIONS
1301 WATERS RIDGE DR
LEWISVILLE, TX 75057
PH: (972) 316-3663
ATTN: STEVE HILTON

ENGINEER

GLENN ENGINEERING
4500 FULLER DR, SUITE 220
LEWISVILLE, TX 75057
(972) 717-5151
ATTN: MIKE GLENN

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
IRVING, TX 75038
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FRM NO. 10054900368207936626
ATTN: ERIC SPOONER