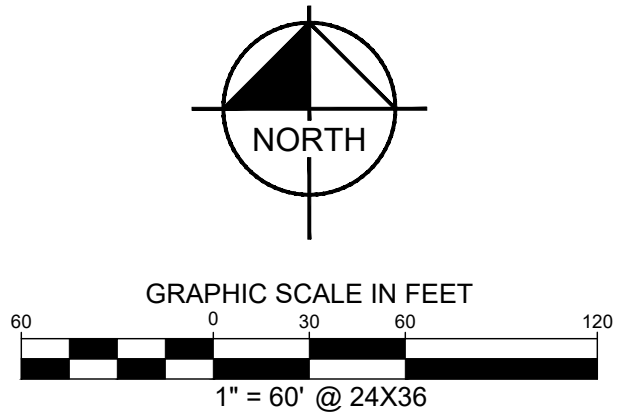
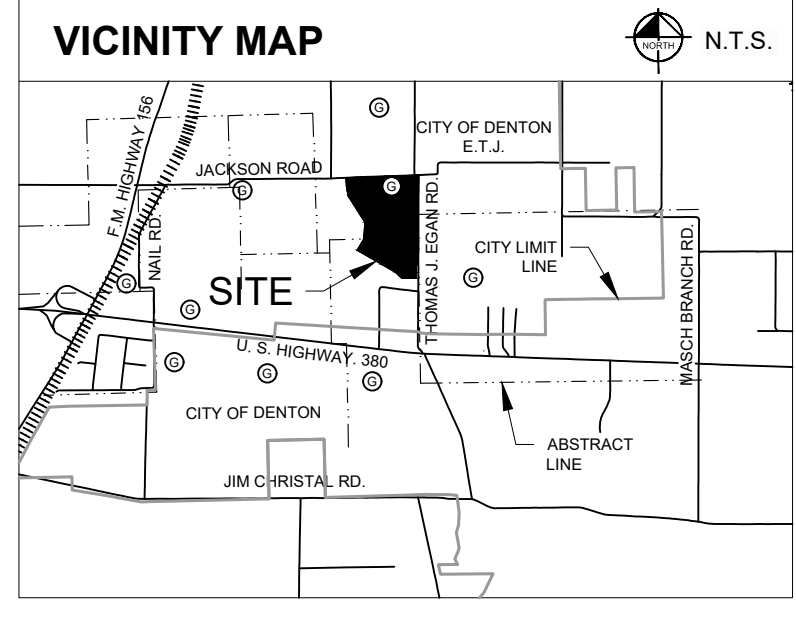


MATCH LINE (SHEET 1)

MATCH LINE (SHEET 3)

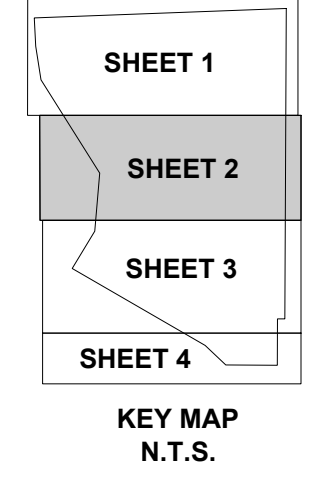
| LINE TYPE LEGEND | |
|------------------|--|
| | BOUNDARY LINE |
| | ADJACENT PROPERTY LINE |
| | EASEMENT LINE |
| | CENTERLINE OF ROAD |
| | OVERHEAD UTILITY LINE |
| | CHE |
| | CENTERLINE OF CREEK |
| | ABSTRACT LINE |
| | LOT LINE |
| | 100-YR FULLY DEVELOPED FLOODPLAIN LINE |
| | EXISTING BEAM FLOODPLAIN LINE |

| LEGEND | |
|--------|-------------------------------------|
| | IRSC 5/8" IRON ROD W/ "KHA" CAP SET |
| | IRPC IRON ROD WITH CAP FOUND |
| | IRF IRON ROD FOUND |
| | P.O.C. POINT OF COMMENCING |
| | P.O.B. POINT OF BEGINNING |
| | D.E. DRAINAGE EASEMENT |
| | H.O.A. HOMEOWNER'S ASSOCIATION |
| | VOL. VOLUME |
| | PAGE PAGE |
| | INST. INSTRUMENT |
| | P.R.D.C.T. PLAT RECORDS |
| | D.C. DENTON COUNTY, TEXAS |
| | O.R.D.C.T. OFFICIAL RECORDS |
| | D.A.D.C.T. DENTON COUNTY, TEXAS |
| | D.R. DEED RECORDS |
| | S.T. STREET NAME CHANGE |
| | U.E. UTILITY EASEMENT |
| | S.W.E. SIDEWALK EASEMENT |
| | W.E. WATER EASEMENT |
| | S.S.E. SANITARY SEWER EASEMENT |
| | V.E. VISIBILITY EASEMENT |
| | G.A. GUY ANCHOR |
| | U.P. UTILITY POLE |
| | P.C.S. PROPERTY CORNER SYMBOL |
| | R.O.W. RIGHT-OF-WAY |
| | G.W. GAS WELL |
| | G.N. SEE GENERAL NOTE #02 |
| | G.M. SEE GENERAL NOTE #09 |



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



FINAL PLAT
HICKORY GROVE, PHASE 5
BLOCK HH, LOTS 1-17; BLOCK II LOTS 1X & 2-31; BLOCK JJ, LOTS 1-39;
BLOCK KK, LOTS 1-23; BLOCK LL, LOTS 1-6, 7X & 8-10; BLOCK MM, LOTS 1-48;
BLOCK OO, LOTS 1X & 2-59; BLOCK T, LOTS 1X, 2-55, 56X & 57X

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

87.645 ACRES

OUT OF THE
THOMAS J. EAGAN SURVEY, ABSTRACT NO. 406 &
THOMAS POLK SURVEY,
ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
PROJECT #FP26-0002
MARCH 2026

Kimley»Horn

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

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | JCC | KHA | MAR. 2026 | 068517166 | 2 OF 6 |

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

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

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

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

MATCH LINE (SHEET 2)

MATCH LINE (SHEET 4)

HICKORY GROVE PHASE 3
DOC. NO. 2025-110
P.R.D.C.T.
THOMAS J. EGAN SURVEY
ABSTRACT NO. 406

57X HOA
BLOCK T
PUBLIC ACCESS
FLOODPLAIN &
DRAINAGE EASEMENT

BLOCK T
LOT 132X HOA
FLOODPLAIN &
DRAINAGE EASEMENT

HICKORY GROVE PHASE 1A
DOC. NO. 2024-183
P.R.D.C.T.

LOT 57X HOA, BLOCK T
(4.134 ACRES)
PUBLIC ACCESS,
FLOODPLAIN & DRAINAGE
EASEMENT

REMAINDER OF RESIDENTIAL TRACT
(CALLED 30 ACRES)
DOUBLE D DEVCO, LLC
INST. NO. 2013-100095
O.R.D.C.T.

TO BE DEDICATED TO THE CITY
OF DENTON IN FEE SIMPLE

S. HUIZAR SURVEY
ABSTRACT NO. 514

MORENO ADDITION
DOC. NO. 2020-1087
O.R.D.C.T.

20' SANITARY SEWER EASEMENT
INST. NO. 2017-55842
O.R.D.C.T.

20' SANITARY SEWER EASEMENT
INST. NO. 2014-83895
O.R.D.C.T.

20' SANITARY SEWER EASEMENT
INST. NO. 2017-55842
O.R.D.C.T.

20' SANITARY SEWER EASEMENT
INST. NO. 2017-55842
O.R.D.C.T.

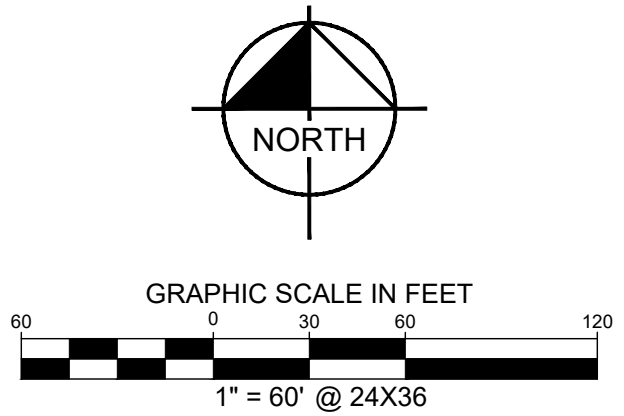
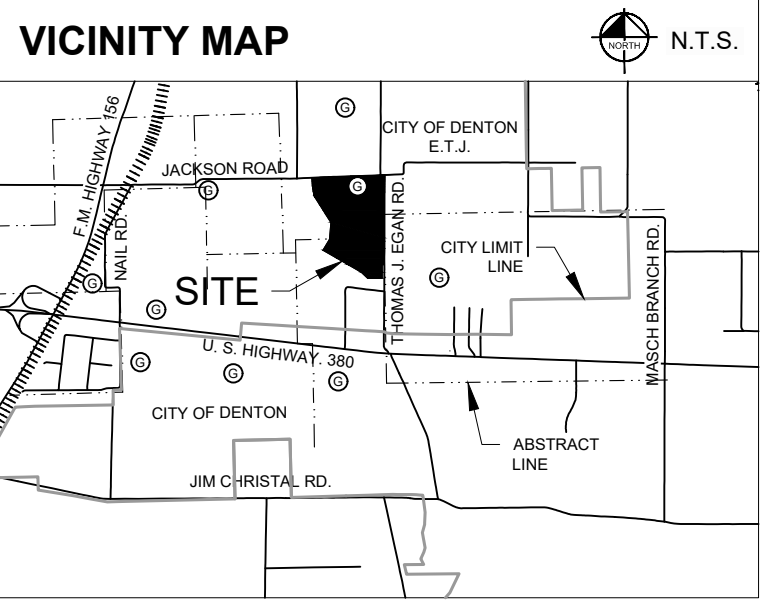
20' SANITARY SEWER EASEMENT
INST. NO. 2017-55842
O.R.D.C.T.

LINE TYPE LEGEND

| | |
|-----------|--|
| --- | BOUNDARY LINE |
| - - - - - | ADJACENT PROPERTY LINE |
| - - - - - | EASEMENT LINE |
| --- | CENTERLINE OF ROAD |
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| --- | FLOODPLAIN LINE |

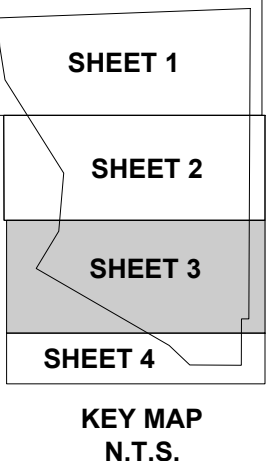
LEGEND

| | |
|----------------------|--------------------------------|
| IRSC | 5/8" IRON ROD W/ "KHA" CAP SET |
| IRFC | IRON ROD WITH CAP FOUND |
| IRF | IRON ROD FOUND |
| P.O.B | POINT OF BEGINNING |
| D.E | DRAINAGE EASEMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| VOL | VOLUME |
| PKS | PAVE |
| INST | INSTRUMENT |
| P.R.D.C.T. | PLAT RECORDS |
| DENTON COUNTY, TEXAS | DENTON COUNTY, TEXAS |
| O.R.D.C.T. | OFFICIAL RECORDS |
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| U.E | UTILITY EASEMENT |
| S.W.E | SIDEWALK EASEMENT |
| W.E | WATER EASEMENT |
| S.S.E | SANITARY SEWER EASEMENT |
| V.E | VISIBILITY EASEMENT |
| --- | GUY ANCHOR |
| --- | UTILITY POLE |
| --- | PROPERTTY CORNER SYMBOL |
| O.W | RIGHT-OF-WAY |
| --- | GAS WELL |
| --- | SEE GENERAL NOTE #32 |
| --- | SEE GENERAL NOTE #49 |



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



FINAL PLAT
HICKORY GROVE, PHASE 5

BLOCK HH, LOTS 1-17; BLOCK II LOTS 1X & 2-31; BLOCK JJ, LOTS 1-39;
BLOCK KK, LOTS 1-23; BLOCK LL, LOTS 1-6, 7X & 8-10; BLOCK MM, LOTS 1-48;
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CITY PROJECT #FP26-0002
MARCH 2026

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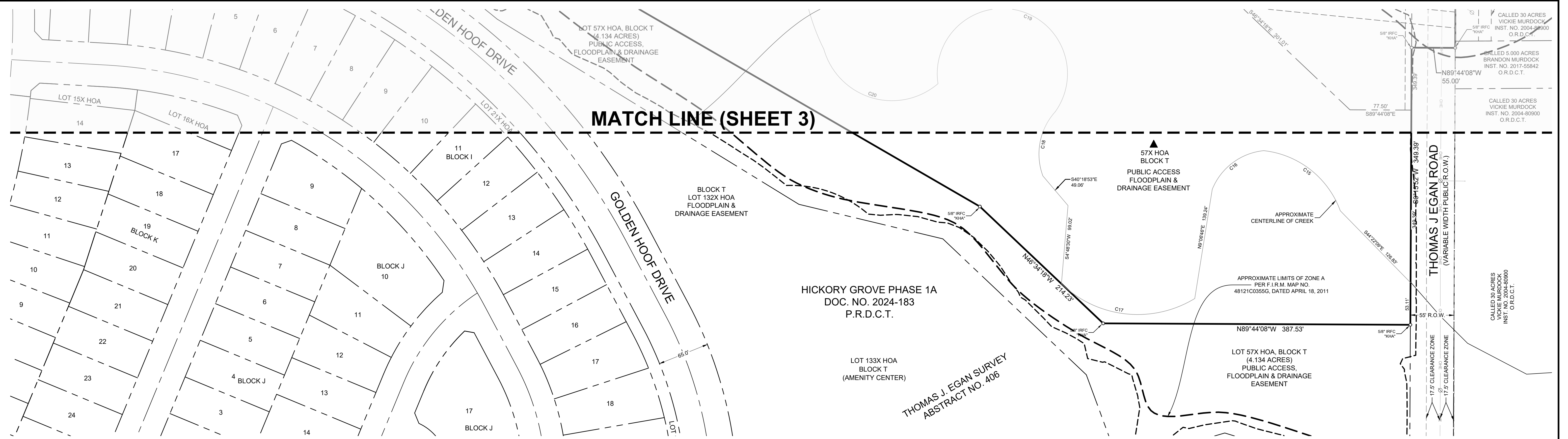
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | JCC | KHA | MAR. 2026 | 068517166 | 3 OF 6 |

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6751 North Freeway, Fort Worth, Texas 76131

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Ph: (469) 576-1056
Contact: Thomas L. Fletcher, P.E.

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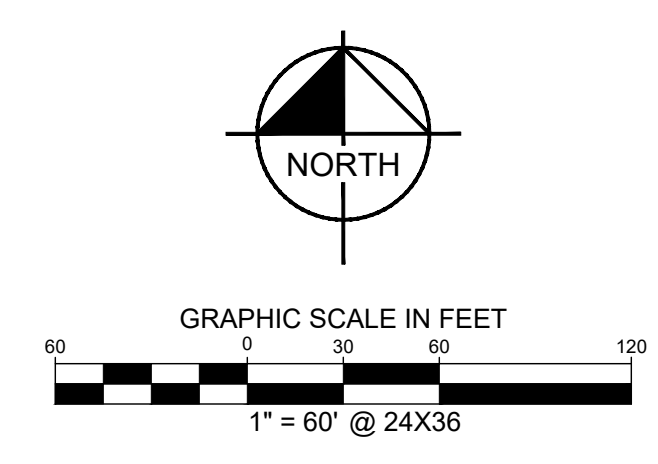
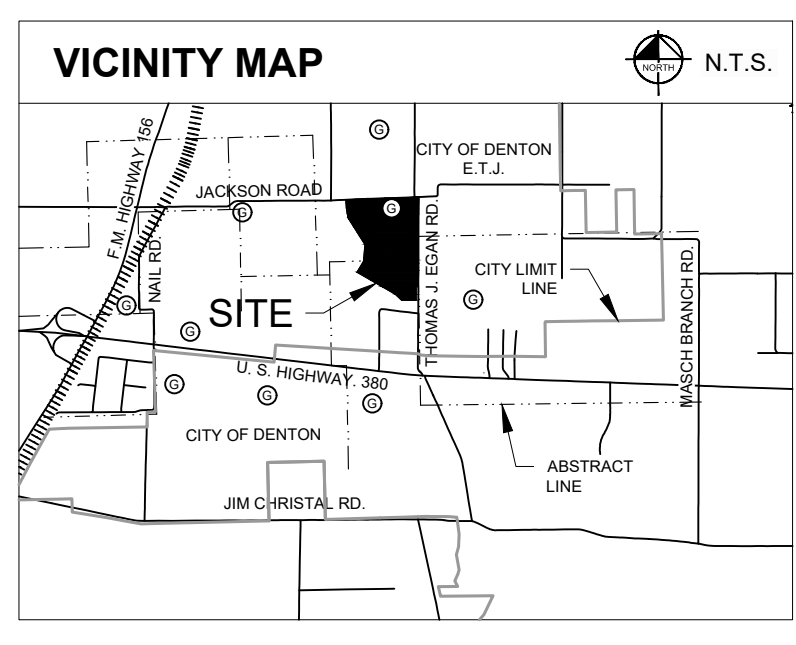


| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|--------|------------|-------------|--------|------------|-------------|---------|------------|-------------|---------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | S89°44'08"E | 34.79' | L4 | N77°50'34"W | 14.14' | L7 | N89°05'13"E | 54.45' | L10 | N74°50'44"E | 40.94' | L13 | S07°19'35"W | 40.43' |
| L2 | S89°44'08"E | 79.11' | L5 | N12°09'26"E | 14.14' | L8 | S83°07'37"E | 50.42' | L11 | N80°13'08"E | 40.29' | L14 | S81°28'59"W | 59.43' |
| L3 | N02°51'17"W | 74.07' | L6 | N77°50'34"W | 14.14' | L9 | S77°04'19"E | 50.46' | L12 | N84°34'11"E | 40.04' | L15 | S87°55'40"E | 73.48' |
| L4 | N50°10'38"E | 21.86' | L7 | N06°32'41"E | 13.90' | L10 | S70°28'36"E | 50.46' | L13 | N87°48'35"E | 39.67' | L16 | S80°05'00"W | 40.43' |
| L5 | N50°28'31"E | 36.01' | L8 | N83°43'22"W | 14.14' | L11 | S63°52'54"E | 50.46' | L14 | S85°13'42"W | 40.02' | L17 | S88°24'10"E | 84.94' |
| L6 | S89°40'47"E | 238.87' | L9 | N05°20'25"E | 14.14' | L12 | S57°17'11"E | 50.46' | L15 | S45°58'01"E | 27.89' | L18 | S05°11'57"W | 73.77' |
| L7 | N01°28'22"W | 35.00' | L10 | S82°31'51"E | 13.90' | L13 | S50°41'28"E | 50.46' | L16 | S10°59'34"E | 74.47' | L19 | N81°00'25"E | 21.76' |
| L8 | S02°51'17"E | 35.00' | L11 | S38°24'48"W | 13.90' | L14 | S39°08'58"E | 50.46' | L17 | N28°49'49"W | 183.39' | L20 | N86°52'43"W | 103.83' |
| L9 | S44°44'08"E | 21.21' | L12 | S48°01'05"E | 14.14' | L15 | S34°50'58"E | 39.29' | L18 | N06°58'19"W | 172.06' | L21 | N06°48'10"W | 38.21' |
| L10 | S45°15'52"W | 21.21' | L13 | S47°59'58"E | 14.14' | L16 | S37°22'01"E | 39.30' | L19 | N34°39'01"W | 83.47' | L22 | N05°11'57"E | 72.57' |
| L11 | S44°44'08"E | 14.14' | L14 | S14°33'44"W | 47.18' | L17 | S33°40'30"E | 46.63' | L20 | S47°17'33"E | 58.02' | L23 | N83°15'06"E | 39.43' |
| L12 | N45°15'52"E | 14.14' | L15 | S47°36'03"E | 28.52' | L18 | S29°34'29"E | 46.61' | L21 | N30°54'41"W | 43.29' | L24 | N84°44'46"W | 72.59' |
| L13 | S12°09'26"W | 14.14' | L16 | N42°23'57"E | 28.05' | L19 | S27°08'23"E | 46.36' | L22 | S42°36'35"E | 18.12' | L25 | N06°48'10"W | 39.44' |
| L14 | N77°50'34"W | 14.14' | L17 | S44°42'27"E | 14.15' | L20 | S22°37'22"E | 46.74' | L23 | N27°54'56"W | 73.48' | L26 | S04°54'08"E | 82.20' |
| L15 | S44°46'58"E | 14.13' | L18 | S45°17'33"W | 14.14' | L21 | S16°24'50"E | 47.12' | L24 | S39°54'16"E | 40.43' | L27 | S42°36'23"W | 124.63' |
| L16 | N45°13'35"E | 14.15' | L19 | S44°42'27"E | 21.22' | L22 | S10°02'59"E | 44.92' | L25 | N27°54'56"W | 73.48' | L28 | S36°17'29"W | 129.55' |
| L17 | S44°44'08"E | 14.14' | L20 | N45°17'33"E | 21.20' | L23 | S05°58'38"E | 46.64' | L26 | S39°54'16"E | 40.43' | L29 | S36°17'29"W | 130.92' |
| L18 | S45°15'52"W | 14.14' | L21 | S44°42'27"E | 14.15' | L24 | N48°07'32"E | 40.50' | L27 | N89°18'58"E | 208.56' | L30 | N50°10'39"E | 120.50' |
| L19 | N42°08'43"E | 14.14' | L22 | S45°17'33"W | 14.14' | L25 | N42°16'38"E | 32.75' | L28 | N43°07'45"W | 214.81' | L31 | N10°19'09"W | 47.66' |
| L20 | S47°51'17"E | 14.14' | L23 | N45°36'45"E | 13.92' | L26 | N30°11'06"E | 29.14' | L29 | N84°48'31"W | 73.48' | L32 | N50°10'39"E | 120.50' |
| L21 | N42°08'43"E | 14.14' | L24 | S44°23'19"W | 13.05' | L27 | N21°19'54"E | 29.26' | L30 | N04°43'12"W | 75.92' | L33 | N44°06'28"E | 42.88' |
| L22 | S47°51'17"E | 14.14' | L25 | N32°50'34"W | 22.66' | L28 | N11°45'44"E | 41.34' | L31 | S07°22'31"W | 42.58' | L34 | S45°29'19"W | 59.14' |
| L23 | N12°09'26"E | 14.14' | L26 | N62°45'26"E | 68.28' | L29 | N73°35'40"E | 42.52' | L32 | N04°39'46"W | 73.48' | L35 | S52°27'19"W | 25.61' |

| CURVE TABLE | | | | | CURVE TABLE | | | | | | |
|-------------|------------|----------|---------|---------------|-------------|-----|------------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD | NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 56°53'35" | 300.00' | 297.89' | S61°17'21"E | 285.80' | C24 | 214°19'00" | 77.36' | 289.38' | N66°12'27"W | 147.84' |
| C2 | 33°06'25" | 250.00' | 144.46' | S73°42'39"W | 142.46' | C25 | 107°52'28" | 45.95' | 86.51' | S88°17'24"E | 74.28' |
| C3 | 3°07'09" | 1000.00' | 54.44' | S88°42'17"W | 54.43' | C26 | 37°11'40" | 308.79' | 200.46' | S32°28'29"E | 196.96' |
| C4 | 60°00'44" | 250.00' | 261.85' | N27°09'05"E | 250.05' | C27 | 41°43'16" | 264.53' | 192.62' | S10°36'01"E | 188.40' |
| C5 | 60°00'44" | 250.00' | 261.85' | N27°09'05"E | 250.05' | C28 | 151°54'08" | 15.83' | 41.96' | N5°09'40"W | 30.71' |
| C6 | 36°58'03" | 250.00' | 161.30' | S68°39'41"W | 158.52' | | | | | | |
| C7 | 6°58'47" | 1000.00' | 121.82' | N36°19'57"E | 121.74' | | | | | | |
| C8 | 36°40'12" | 300.00' | 192.00' | S68°48'37"W | 188.74' | | | | | | |
| C9 | 3°10'31" | 2000.00' | 110.83' | S88°43'58"W | 110.82' | | | | | | |
| C10 | 29°30'11" | 500.00' | 257.46' | S25°04'15"E | 254.63' | | | | | | |
| C11 | 7°14'56" | 500.00' | 63.26' | S06°41'41"E | 63.22' | | | | | | |
| C12 | 267°42'29" | 62.50' | 292.02' | N40°59'58"E | 90.14' | | | | | | |
| C13 | 138°35'40" | 62.50' | 151.18' | N45°15'58"W | 116.93' | | | | | | |
| C14 | 268°32'55" | 62.50' | 292.94' | S45°45'50"E | 89.50' | | | | | | |
| C15 | 63°38'43" | 116.24' | 129.13' | N51°52'04"W | 122.59' | | | | | | |
| C16 | 62°31'06" | 78.46' | 85.61' | S53°05'01"W | 81.42' | | | | | | |
| C17 | 75°08'30" | 138.74' | 181.95' | S83°42'07"E | 169.19' | | | | | | |
| C18 | 62°23'40" | 79.73' | 86.82' | S10°59'55"W | 82.60' | | | | | | |
| C19 | 224°21'44" | 82.18' | 321.80' | N76°36'29"W | 152.19' | | | | | | |
| C20 | 114°47'02" | 89.25' | 178.81' | S73°14'50"E | 150.37' | | | | | | |
| C21 | 41°05'24" | 267.90' | 192.12' | S06°00'35"E | 188.03' | | | | | | |
| C22 | 141°59'21" | 63.45' | 157.24' | N41°15'45"E | 119.98' | | | | | | |
| C23 | 77°28'55" | 96.36' | 130.30' | S05°19'27"E | 120.60' | | | | | | |

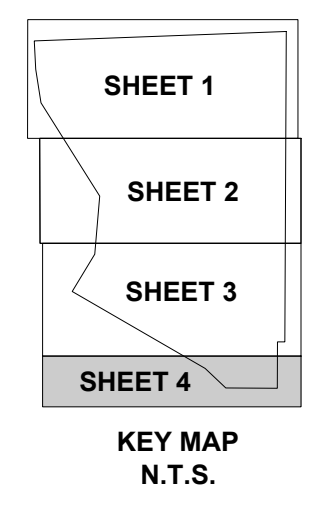
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|------------------|--|
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| | ABSTRACT LINE |
| | LOT LINE |
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| LEGEND | |
|--------|----------------------------------|
| | 5/8" IRON ROD WITH "KHA" CAP SET |
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| | DRAINAGE EASEMENT |
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| | GUY ANCHOR |
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| | GAS WELL |
| | SEE GENERAL NOTE #32 |
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278 RESIDENTIAL LOTS
 5 HOA LOTS
 1 CITY LOT

87.645 ACRES

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 CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
 CITY PROJECT #FP26-0002
 MARCH 2026

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| 1" = 60' | JCC | KHA | MAR. 2026 | 068517166 | 4 OF 6 |

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 Contact: Thomas L. Fletcher, P.E.

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

DWG NAME: K:\P\2026\0002\LEGENDS\RANCH-DENTON\DWG\FINAL\PLAT\PHASE 5\FP26-0002\HICKORY GROVE PHASE 5.FPDWG PLOTTED BY: GRABBLE_EFF_07/26/26 11:07 AM LAST SAVED: 4/12/2026 10:39 AM

OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC AND HICKORY GROVE RESIDENTIAL COMMUNITY INC., are the sole owners of a tract of land situated in the Thomas Polk Survey, Abstract No. 998 and the Thomas J. Egan Survey, Abstract No. 406, City of Denton E.T.J., Denton County, Texas, and being a portion of a called 340.198 acre tract of land described as Residential Tract in a deed to Double R. Devco, LLC, recorded in Instrument No. 2023-100096 of the Official records of Denton County, Texas, and being all of a called 5.000 acre tract of land described in a deed to Hickory Grove residential Community Inc., recorded in Instrument No. 2023-100096 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 340.198 acre tract, common to the northwest corner of Bent Rail Farms Addition, an addition to the Denton County, according to the plat thereof recorded in Document No. 2020-57 of the Plat Records of Denton County, Texas, at the intersection of Thomas J. Egan Road, a variable width right of way and Jackson Road, a variable width right of way, same being on the southerly line of a called 10.035 acre tract of land described in a deed to Ira Sam Houston and wife, Helen Marie Houston, recorded in Volume 1239, Page 617 of the Deed Records of Denton County, Texas;

THENCE South 00°15'52" West, departing the southerly line of said 10.035 acre tract, within the margins of said Thomas J. Egan Road, and along the easterly line of said 340.198 acre tract, the westerly line of said Bent Rail Farms, the westerly line of a called 5.134 acre tract of land described in a deed to Ceasar Gonzalez Pegueros, et ux, recorded in Instrument No. 2013-62297 of the Official Records of Denton County, Texas, the westerly line of a called 175 acre tract of land described in a deed to Claude H. Smith, recorded in Volume 362, Page 341 of the Deed Records of Denton County, Texas, the westerly line of Moreno Addition, an addition to Denton County, Texas, according to plat thereof recorded in Document No. 2020-36 of the Plat Records of Denton County, Texas, the westerly line of a called 30 acre tract described in a deed to Vickie Murdock, recorded in Instrument No. 2004-80900 of the Official Records of Denton County, Texas, and the westerly line of a called 5.000 acre tract of land described in a deed to Brandon Murdock recorded in Instrument No. 2017-55842 of the Official Records of Denton County, Texas, a distance of 2.335.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of Hickory Grove, Phase 1A, an addition to Denton County, Texas according to the Amending Plat thereof recorded in Document No. 2024-183 of the Plat Records of Denton County, Texas;

THENCE North 89°44'08" West, departing the westerly line of said 5.000 acre tract and the easterly line of said 340.198 acre tract, continuing within the margins of Thomas J. Road and along the northerly line of said Hickory Grove, Phase 1A, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found on the westerly right of way line of said Thomas J. Egan Road, same being an angle point in the northerly line of said Hickory Grove, Phase 1A;

THENCE South 00°15'52" West, continuing along the northerly line of said Hickory Grove, Phase 1A and along the westerly right of way line of said Thomas J. Egan Road, a distance of 349.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an angle point in the northerly line of said Hickory Grove, Phase 1A;

THENCE departing the westerly right of way line of said Thomas J. Egan Road and continuing along the northerly line of said Hickory Grove, Phase 1A, the following courses and distances:

North 89°44'08" West, a distance of 387.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 46°34'18" West, a distance of 214.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 59°56'06" West, a distance of 1,155.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a northerly corner of said Hickory Grove, Phase 1A, on the easterly line of Hickory Grove, Phase 3, an addition to Denton County, Texas according to the Final Plat thereof recorded in Document No. 2025-110 of the Plat Records of Denton County, Texas;

THENCE along the easterly line of said Hickory Grove, Phase 3, the following courses and distances:

North 31°06'24" East, a distance of 328.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 04°50'51" East, a distance of 438.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 32°11'11" West, a distance of 829.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 08°47'37" West, a distance of 255.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 03°04'13" West, a distance of 214.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Hickory Grove, Phase 3, within the margins of said Jackson Road, on the northerly line of said 340.198 acre tract and on the southerly line of a called 134 acre tract of land described in a deed to James T. Addington and wife, Carol L. Addington, recorded in Volume 611, Page 296 of the Plat Records of Denton County, Texas;

THENCE North 87°52'07" East, within the margins of said Jackson Road, along the northerly line of said 340.198 acre tract, the southerly line of said 134 acre tract, the southerly line of Lot 1, Block A of Connolly Addition, an addition to Denton County, Texas according to the Plat thereof recorded in Document No. 2017-51 of the Plat Records of Denton County, Texas, and the southerly line of aforementioned 10.35 acre tract, a distance of 1,897.28 feet to the **POINT OF BEGINNING** and containing 87.645 acres (3,817,835 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DOUBLE R. DEVCO, LLC AND HICKORY GROVE RESIDENTIAL COMMUNITY INC., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 5, an addition in Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

My Commission Expires: _____

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

BY: **Hickory Grove Residential Community Inc.,**
a nonprofit corporation

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

**FINAL PLAT
HICKORY GROVE, PHASE 5**

BLOCK HH, LOTS 1-17; BLOCK II LOTS 1X & 2-31; BLOCK JJ, LOTS 1-39;
BLOCK KK, LOTS 1-23; BLOCK LL, LOTS 1-6, 7X & 8-10; BLOCK MM, LOTS 1-48;
BLOCK OO, LOTS 1X & 2-59; BLOCK T, LOTS 1X, 2-55, 56X & 57X

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

87.645 ACRES

OUT OF THE
THOMAS J. EAGAN SURVEY, ABSTRACT NO. 406 &
THOMAS POLK SURVEY,
ABSTRACT NO. 998
CITY OF DENTON E. T. J., DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0002
MARCH 2026

Kimley»Horn

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

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|--|----------|------------|-----------|-------------|-----------|
| N/A | JCC | KHA | MAR. 2026 | 068517166 | 7 OF 7 |
| OWNER: Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107 OWNER: Hickory Grove Residential Community Inc. 6751 North Freeway, Fort Worth, Texas 76131 APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS | | | | | |

