

SEE SHEET 6 FOR  
GENERAL NOTES

SEE SHEET 6 FOR LOT  
AREA TABLE

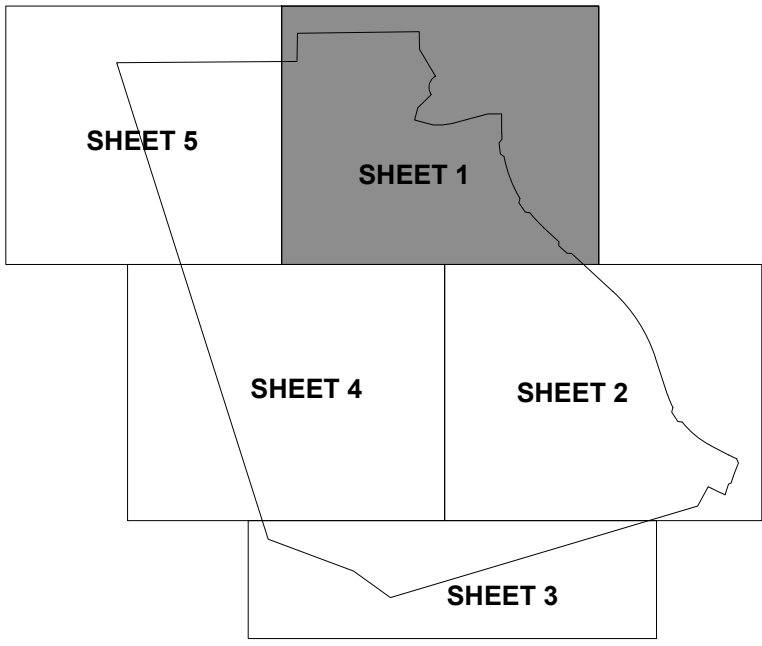
SEE SHEET 3 FOR LINE &  
CURVE TABLES

#### LINE TYPE LEGEND

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

#### LEGEND

IRSC	5/8" IRON ROD W/ "HOA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMESOWNERS ASSOCIATION
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.E.N.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
---	UTILITY EASEMENT
---	SEWAGE EASEMENT
---	WATER EASEMENT
---	SANITARY SEWER EASEMENT
---	VISIBILITY EASEMENT
---	GUY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
---	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



KEY MAP  
N.T.S.

### FINAL PLAT HICKORY GROVE, PHASE 4

BLOCK A, LOTS 14X, 5X & 68-145; BLOCK AA, LOTS 1-8 & 9X;  
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;  
BLOCK DD, LOTS 1-34; BLOCK EE, LOTS 1-35;  
BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS  
6 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

OUT OF THE  
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &  
M.E.P. & P. R. CO. SURVEY, ABSTRACT NO. 1470  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP25-0018  
JUNE 2025

# 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	MAY 2025	068517166	1 OF 7

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

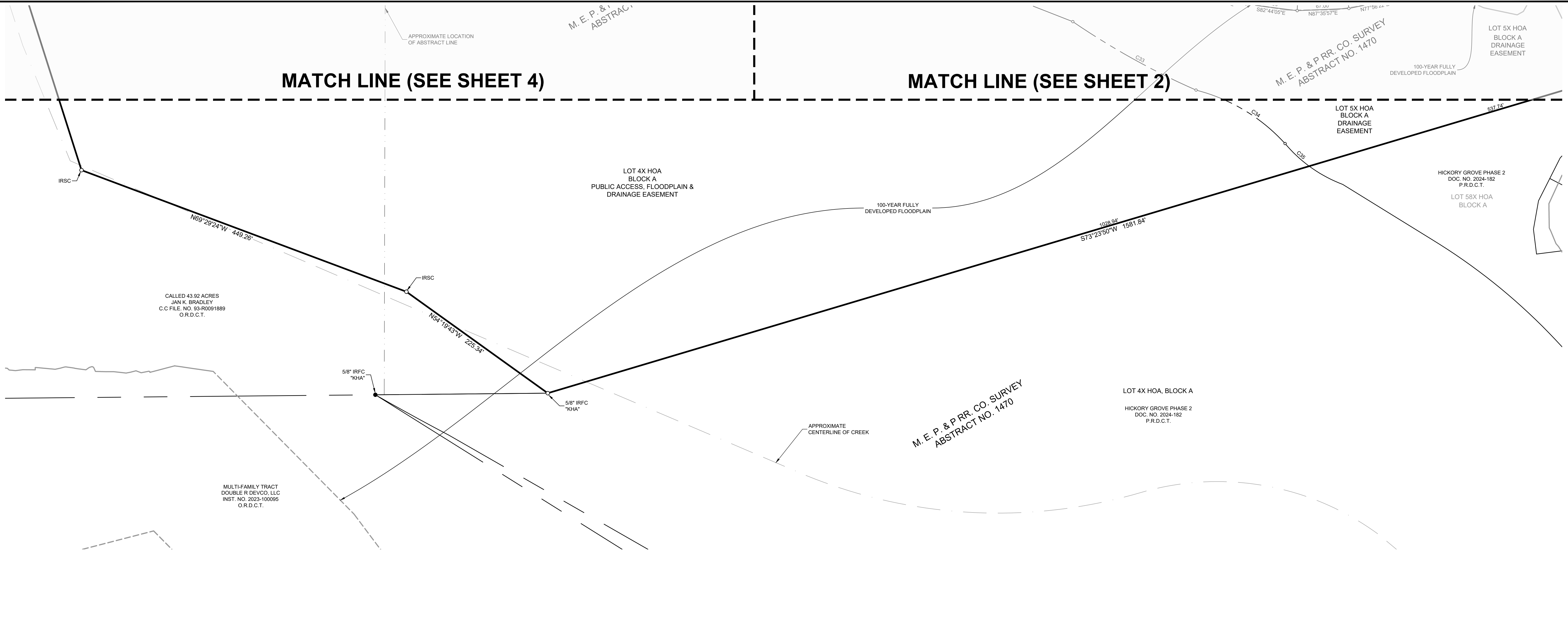
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Hickory Grove Residential Community Inc.  
6751 North Freeway, Fort Worth, Texas 76131

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

**SURVEYOR:**  
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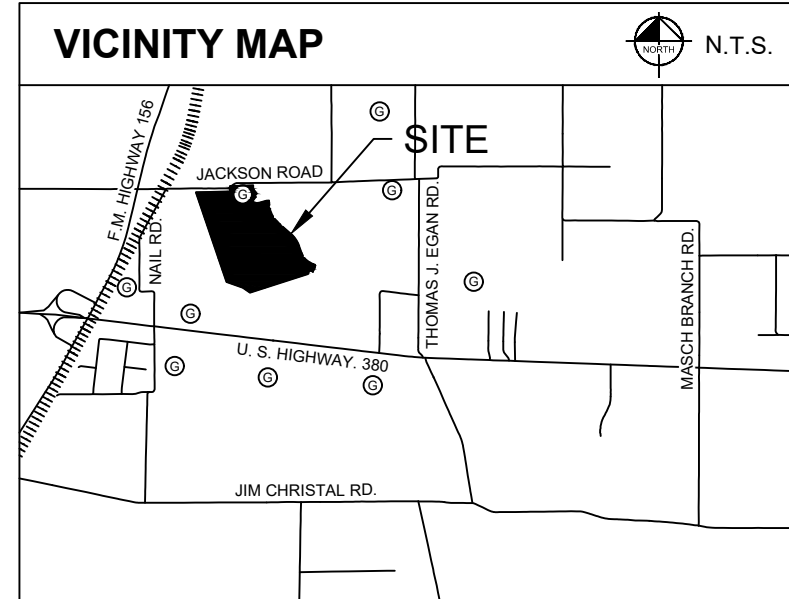






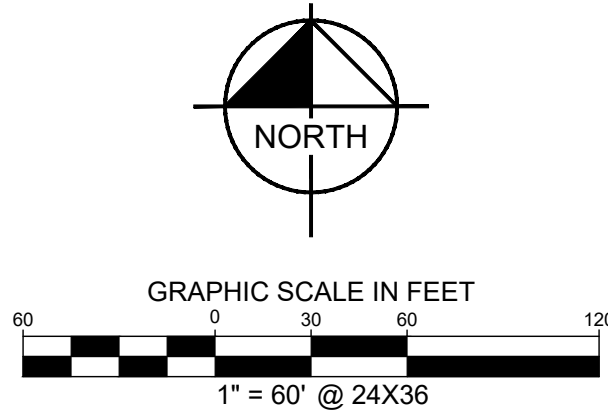
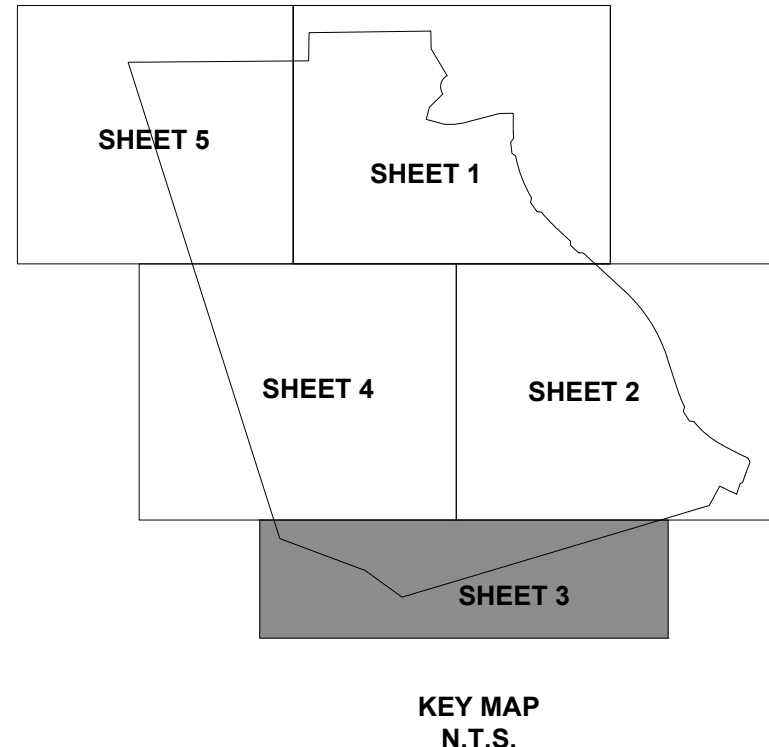
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W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEGETATION EASEMENT
Q.A.	QUAY ANCHOR
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R.O.W.	RIGHT-OF-WAY
G.W.D.	GAS WELL DRILLING & PRODUCTION SITE
*	SEE GENERAL NOTE #2



SEE SHEET 6 FOR  
GENERAL NOTES

SEE SHEET 6 FOR  
LOT AREA TABLE



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°53'15"E	45.00'	L31	N25°47'14"W	24.18'
L2	N81°42'05"E	45.46'	L32	N83°42'42"E	38.94'
L3	S37°51'59"W	22.49'	L33	N46°37'20"W	25.80'
L4	S06°44'25"E	55.13'	L34	N77°25'17"E	44.95'
L5	S55°18'44"E	21.07'	L35	S63°30'25"E	33.76'
L6	S12°32'32"W	21.52'	L36	S66°54'14"E	14.64'
L7	S34°46'23"E	55.08'	L37	S44°43'20"W	14.17'
L8	S80°46'07"E	22.00'	L38	N71°01'16"W	14.14'
L9	S47°17'41"E	107.06'	L39	S18°58'44"W	14.14'
L10	S01°17'33"W	19.84'	L40	N70°30'12"W	14.27'
L11	S47°16'14"E	55.49'	L41	S19°23'12"W	14.04'
L12	S89°04'50"E	22.37'	L42	S70°30'12"E	14.27'
L13	S12°31'45"W	22.82'	L43	S19°37'13"W	13.98'
L14	S82°07'24"E	21.26'	L44	N69°38'53"E	14.14'
L15	S22°24'42"E	21.65'	L45	N04°59'27"W	17.92'
L16	S21°23'00"W	53.53'	L46	N54°17'13"E	17.62'
L17	S18°23'05"W	35.02'	L47	S20°21'07"E	14.14'
L18	S65°46'03"W	13.54'	L48	N69°38'53"E	14.14'
L19	S18°23'19"W	55.20'	L49	S23°17'31"E	13.40'
L20	N62°37'10"W	17.76'	L50	S81°58'05"E	14.14'
L21	N63°58'44"E	2.87'	L51	S08°02'07"W	14.15'
L22	S00°06'45"E	69.62'	L52	S78°39'08"E	13.29'
L23	S89°53'15"W	35.00'	L53	S11°03'01"W	14.87'
L24	N63°58'44"E	72.12'	L54	S88°51'09"W	14.42'
L25	N63°58'44"E	27.50'	L55	S00°58'47"E	13.81'
L26	N63°58'44"E	27.50'	L56	S34°26'47"W	14.67'
L27	N24°38'53"E	124.65'	L57	S51°11'39"E	14.67'
L28	N24°38'53"E	37.86'	L58	S16°28'09"W	14.33'
L29	N08°22'26"W	47.50'	L59	S69°48'30"E	14.76'
L30	N43°15'35"E	19.26'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°46'16"	632.50'	30.59'	S01°29'53"E	30.59'
C2	3°04'18"	832.50'	44.63'	S64°09'19"E	44.63'
C3	2°59'55"	327.50'	17.14'	S19°53'03"W	17.14'
C4	4°12'24"	1018.00'	74.74'	N64°43'22"W	74.72'
C5	10°35'36"	500.00'	92.44'	N84°35'27"E	92.31'
C6	6°17'23"	250.00'	27.44'	S86°58'03"E	27.43'
C7	32°11'54"	250.00'	140.49'	S80°04'41"W	138.65'
C8	25°54'31"	600.00'	271.31'	S13°04'00"E	269.01'
C9	39°19'51"	450.00'	308.90'	S45°41'11"E	302.87'
C10	61°38'32"	250.00'	268.96'	N83°49'37"E	256.18'
C11	44°28'33"	590.50'	458.37'	S40°22'54"E	446.95'
C12	4°04'24"	990.50'	70.42'	S64°39'22"E	70.40'
C13	29°09'03"	609.50'	310.10'	N32°43'09"W	306.77'
C14	21°30'27"	250.00'	93.84'	S36°32'28"E	93.29'
C15	39°32'31"	500.00'	345.07'	N70°07'00"E	338.26'
C16	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'
C17	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'
C18	46°37'40"	400.00'	325.52'	N66°34'29"E	316.61'
C19	26°02'22"	300.00'	136.34'	S21°23'37"E	135.17'
C20	59°03'41"	250.00'	257.70'	N04°52'58"W	246.44'
C21	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'
C22	34°39'48"	250.00'	151.25'	N72°33'21"E	148.95'
C23	29°09'03"	752.50'	382.86'	N32°43'09"W	378.74'
C24	11°04'18"	447.50'	86.47'	S23°40'46"E	86.34'
C25	26°20'18"	447.50'	205.71'	S49°27'01"E	203.91'
C26	4°08'15"	847.50'	61.20'	S64°41'18"E	61.19'
C27	26°7'42'29"	62.50'	292.02'	N46°15'30"W	90.14'
C28	289°00'54"	62.50'	315.27'	N65°16'00"W	72.57'
C29	13°06'02"	1605.68'	367.13'	N30°46'55"W	366.33'
C30	2°47'47"	5397.94'	263.45'	N21°46'26"W	263.43'
C31	28°21'35"	592.65'	293.34'	S27°34'47"E	290.36'
C32	17°40'28"	1029.75'	317.65'	S61°26'39"E	316.40'
C33	10°36'31"	987.10'	182.77'	S60°57'03"E	182.51'
C34	33°26'36"	233.73'	136.43'	N59°00'50"W	134.50'
C35	13°32'25"	181.52'	42.90'	S46°51'01"E	42.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C36	29°55'14"	685.83'	358.15'	N41°51'12"W	354.09'
C37	34°22'37"	240.05'	144.03'	N10°27'54"W	141.88'
C38	67°43'38"	164.60'	194.56'	S21°10'02"E	183.43'
C39	94°25'21"	125.78'	207.29'	N04°24'49"W	184.61'
C40	33°59'43"	286.42'	169.94'	S24°00'03"W	167.46'
C41	0°07'01"	96246.11'	196.67'	S02°10'49"W	196.67'
C42	29°11'07"	357.80'	182.26'	S35°15'18"E	180.29'
C43	26°17'48"	467.67'	214.65'	S30°53'40"E	212.77'

FINAL PLAT  
**HICKORY GROVE, PHASE 4**  
BLOCK A, LOTS 14X, 5X & 68-145; BLOCK AA, LOTS 1-8 & 9X;  
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6 HOA LOTS  
  
114.043 ACRES (4,967,700 SQ. FT.)  
OUT OF THE  
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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP25-0018  
JUNE 2025

# Kimley»Horn

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

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1" = 60'	JCC	KHA	MAY 2025	068517166	3 OF 7

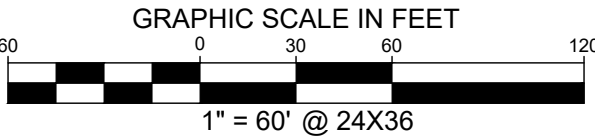
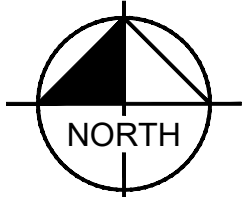
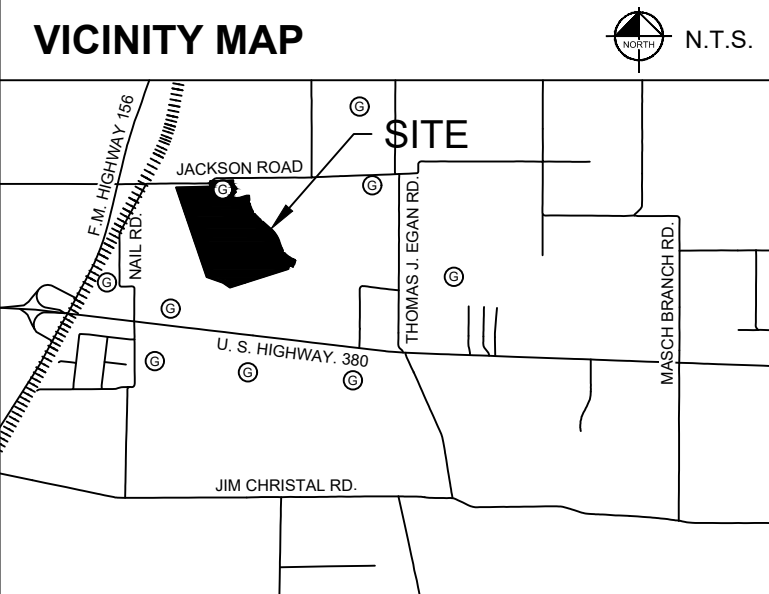
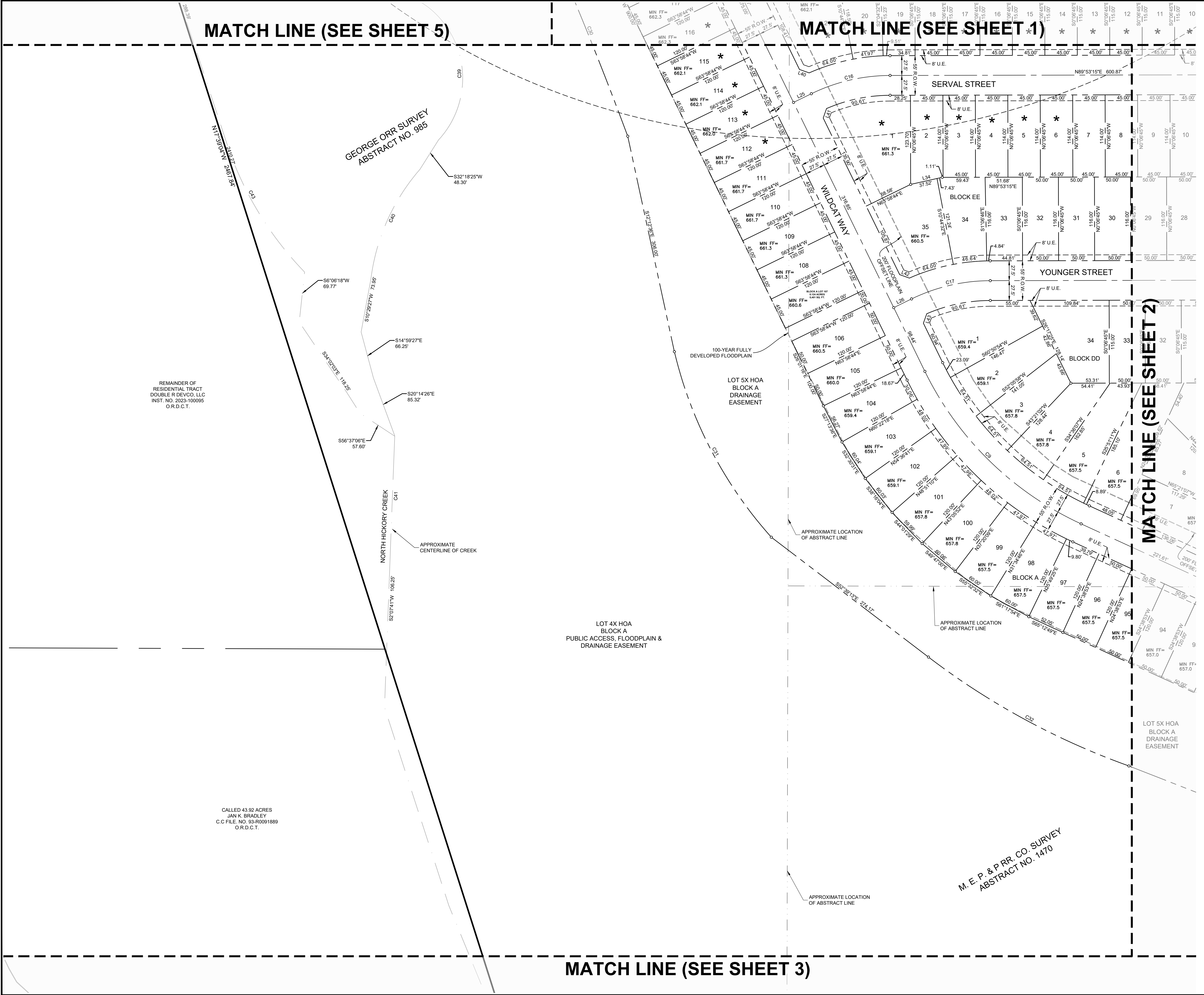
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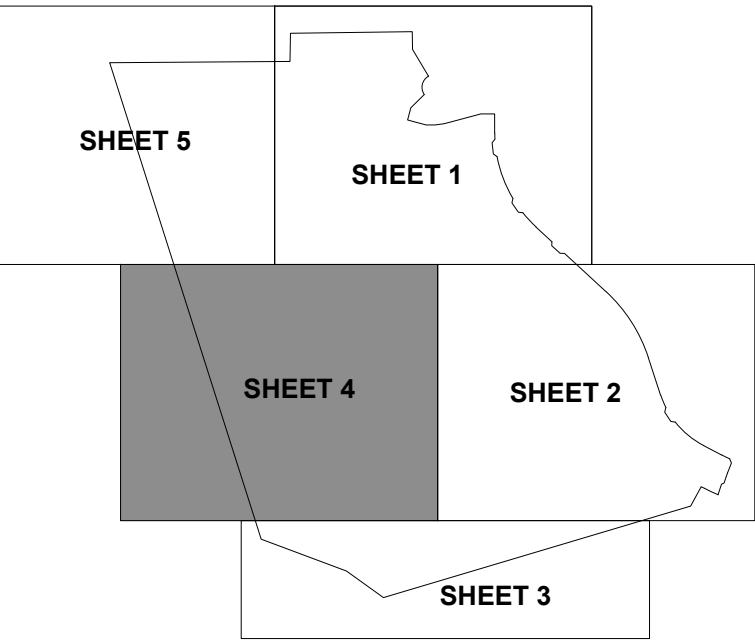
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KEY MAP  
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HICKORY GROVE, PHASE 4

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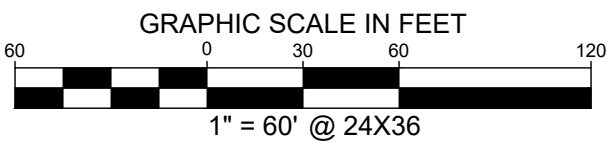
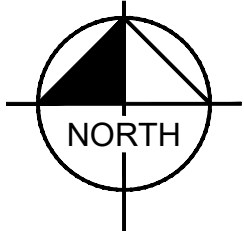
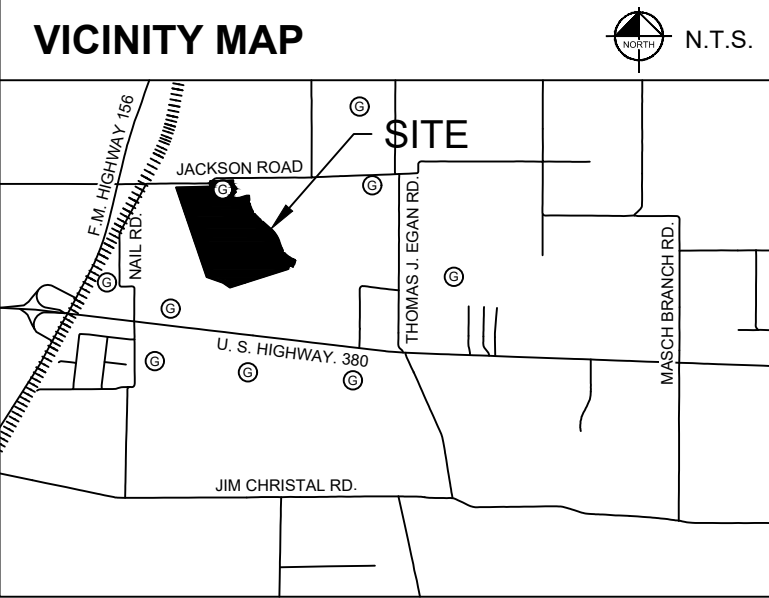
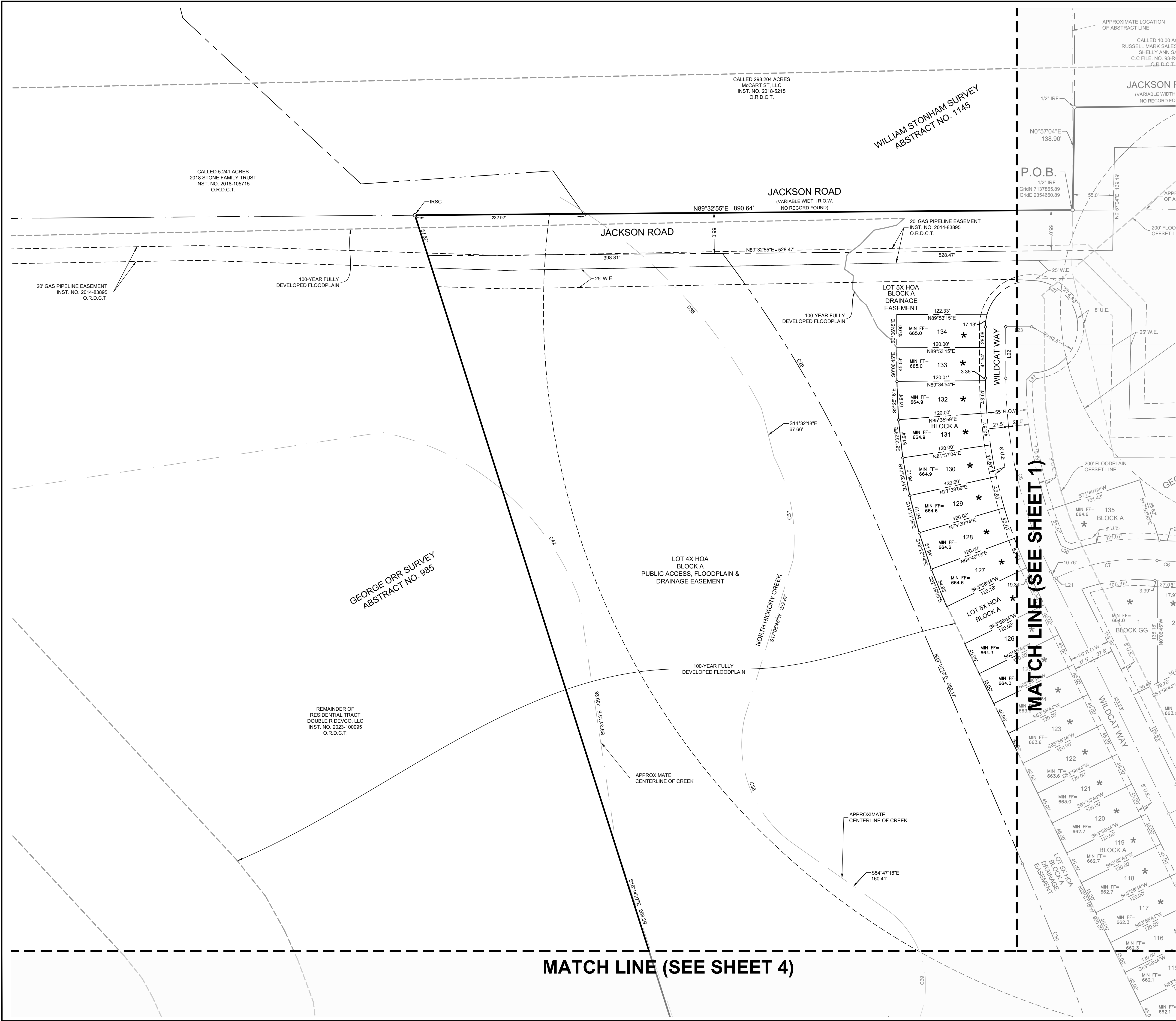
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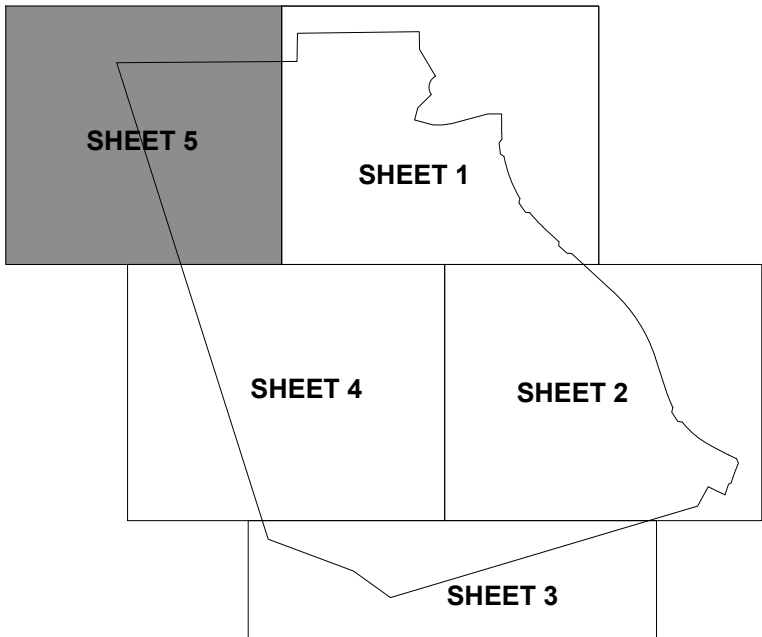
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Contact: Michael Marx, RPLS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK A LOT 4X HOA	40.696	1,772,729	BLOCK A LOT 96	0.138	6,000	BLOCK A LOT 126	0.124	5,400	BLOCK BB LOT 2	0.140	6,080	BLOCK CC LOT 13	0.234	10,213	BLOCK DD LOT 18	0.338	14,709	BLOCK EE LOT 14	0.120	5,226	BLOCK FF LOT 9	0.119	5,175	BLOCK FF LOT 39	0.135	5,879	BLOCK GG LOT 27	0.119	5,175
BLOCK A LOT 5X HOA	17.423	758,932	BLOCK A LOT 97	0.140	6,096	BLOCK A LOT 127	0.135	5,862	BLOCK BB LOT 3	0.133	5,775	BLOCK CC LOT 14	0.268	11,681	BLOCK DD LOT 19	0.171	7,464	BLOCK EE LOT 15	0.127	5,539	BLOCK FF LOT 10	0.119	5,175	BLOCK FF LOT 40	0.135	5,898	BLOCK GG LOT 28	0.119	5,175
BLOCK A LOT 68	0.124	5,405	BLOCK A LOT 98	0.148	6,449	BLOCK A LOT 128	0.131	5,718	BLOCK BB LOT 4	0.133	5,775	BLOCK CC LOT 15	0.145	6,326	BLOCK DD LOT 20	0.132	5,750	BLOCK EE LOT 16	0.130	5,677	BLOCK FF LOT 11	0.119	5,175	BLOCK FF LOT 41	0.221	9,620	BLOCK GG LOT 29	0.119	5,175
BLOCK A LOT 69	0.111	4,833	BLOCK A LOT 99	0.148	6,450	BLOCK A LOT 129	0.131	5,718	BLOCK BB LOT 5	0.133	5,775	BLOCK CC LOT 16	0.145	6,336	BLOCK DD LOT 21	0.132	5,750	BLOCK EE LOT 17	0.130	5,651	BLOCK FF LOT 12	0.119	5,175	BLOCK FF LOT 42X HOA	0.056	2,418	BLOCK GG LOT 30	0.125	5,464
BLOCK A LOT 70	0.117	5,090	BLOCK A LOT 100	0.148	6,456	BLOCK A LOT 130	0.131	5,718	BLOCK BB LOT 6	0.136	5,916	BLOCK CC LOT 17	0.255	11,120	BLOCK DD LOT 22	0.132	5,750	BLOCK EE LOT 18	0.210	9,152	BLOCK FF LOT 13	0.119	5,175	BLOCK GG LOT 1	0.238	10,368	BLOCK GG LOT 31	0.140	6,086
BLOCK A LOT 71	0.117	5,090	BLOCK A LOT 101	0.148	6,449	BLOCK A LOT 131	0.131	5,718	BLOCK BB LOT 7	0.140	6,107	BLOCK CC LOT 18	0.194	8,445	BLOCK DD LOT 23	0.132	5,750	BLOCK EE LOT 19	0.214	9,315	BLOCK FF LOT 14	0.119	5,175	BLOCK GG LOT 2	0.130	5,679	BLOCK GG LOT 32	0.158	6,903
BLOCK A LOT 72	0.118	5,157	BLOCK A LOT 102	0.148	6,452	BLOCK A LOT 132	0.131	5,718	BLOCK BB LOT 8	0.140	6,107	BLOCK CC LOT 19	0.172	7,506	BLOCK DD LOT 24	0.134	5,849	BLOCK EE LOT 20	0.156	6,794	BLOCK FF LOT 15	0.119	5,175	BLOCK GG LOT 3	0.119	5,175	BLOCK GG LOT 33	0.234	10,196
BLOCK A LOT 73	0.120	5,212	BLOCK A LOT 103	0.148	6,454	BLOCK A LOT 133	0.125	5,426	BLOCK BB LOT 9	0.140	6,107	BLOCK CC LOT 20	0.167	7,290	BLOCK DD LOT 25	0.150	6,523	BLOCK EE LOT 21	0.157	6,835	BLOCK FF LOT 16	0.119	5,175	BLOCK GG LOT 4	0.119	5,175	JACKSON ROAD ROW	2.049	89,248
BLOCK A LOT 74	0.115	5,029	BLOCK A LOT 104	0.144	6,283	BLOCK A LOT 134	0.124	5,413	BLOCK BB LOT 10	0.140	6,107	BLOCK CC LOT 21	0.162	7,074	BLOCK DD LOT 26	0.165	7,188	BLOCK EE LOT 22	0.154	6,702	BLOCK FF LOT 17	0.119	5,175	BLOCK GG LOT 5	0.119	5,175	OVERALL	114.043	4,967,700
BLOCK A LOT 75	0.231	10,053	BLOCK A LOT 105	0.138	6,000	BLOCK A LOT 135	0.202	8,807	BLOCK BB LOT 11	0.140	6,107	BLOCK CC LOT 22	0.164	7,145	BLOCK DD LOT 27	0.227	9,886	BLOCK EE LOT 23	0.134	5,832	BLOCK FF LOT 18	0.119	5,175	BLOCK GG LOT 6	0.119	5,175	ROW DEDICATION 2	12.159	529,656
BLOCK A LOT 76	0.151	6,592	BLOCK A LOT 106	0.138	6,000	BLOCK A LOT 136	0.155	6,752	BLOCK BB LOT 12	0.140	6,107	BLOCK CC LOT 23	0.180	7,821	BLOCK DD LOT 28	0.145	6,325	BLOCK EE LOT 24	0.133	5,800	BLOCK FF LOT 19	0.122	5,324	BLOCK GG LOT 7	0.119	5,175			
BLOCK A LOT 77	0.156	6,817	BLOCK A LOT 107	0.124	5,401	BLOCK A LOT 137	0.163	7,105	BLOCK BB LOT 13	0.135	5,861	BLOCK CC LOT 24	0.175	7,631	BLOCK DD LOT 29	0.132	5,750	BLOCK EE LOT 25	0.133	5,800	BLOCK FF LOT 20	0.136	5,921	BLOCK GG LOT 8	0.119	5,175			
BLOCK A LOT 78	0.156	6,779	BLOCK A LOT 108	0.124	5,400	BLOCK A LOT 138	0.144	6,263	BLOCK BB LOT 14	0.133	5,775	BLOCK CC LOT 25	0.236	10,259	BLOCK DD LOT 30	0.132	5,750	BLOCK EE LOT 26	0.133	5,800	BLOCK FF LOT 21	0.248	10,799	BLOCK GG LOT 9	0.119	5,175			
BLOCK A LOT 79	0.155	6,759	BLOCK A LOT 109	0.124	5,400	BLOCK A LOT 139	0.137	5,987	BLOCK BB LOT 15	0.133	5,775	BLOCK DD LOT 1	0.247	10,746	BLOCK DD LOT 31	0.132	5,750	BLOCK EE LOT 27	0.133	5,800	BLOCK FF LOT 22	0.217	9,439	BLOCK GG LOT 10	0.119	5,175			
BLOCK A LOT 80	0.155	6,771	BLOCK A LOT 110	0.124	5,400	BLOCK A LOT 140	0.140	6,102	BLOCK BB LOT 16	0.133	5,775	BLOCK DD LOT 2	0.177	7,720	BLOCK DD LOT 32	0.132	5,750	BLOCK EE LOT 28	0.133	5,800	BLOCK FF LOT 23	0.148	6,425	BLOCK GG LOT 11	0.119	5,175			
BLOCK A LOT 81	0.155	6,768	BLOCK A LOT 111	0.124	5,400	BLOCK A LOT 141	0.145	6,322	BLOCK BB LOT 17	0.133	5,775	BLOCK DD LOT 3	0.168	7,334	BLOCK DD LOT 33	0.132	5,750	BLOCK EE LOT 29	0.133	5,800	BLOCK FF LOT 24	0.121	5,253	BLOCK GG LOT 12	0.119	5,175			
BLOCK A LOT 82	0.156	6,777	BLOCK A LOT 112	0.124	5,400	BLOCK A LOT 142	0.149	6,503	BLOCK BB LOT 18	0.174	7,586	BLOCK DD LOT 4	0.180	7,822	BLOCK DD LOT 34	0.215	9,381	BLOCK EE LOT 30	0.133	5,800	BLOCK FF LOT 25	0.119	5,175	BLOCK GG LOT 13	0.119	5,175			
BLOCK A LOT 83	0.143	6,226	BLOCK A LOT 113	0.124	5,400	BLOCK A LOT 143	0.153	6,657	BLOCK BB LOT 19X HOA	0.326	14,184	BLOCK DD LOT 5	0.205	8,941	BLOCK DD LOT 1	0.308	13,409	BLOCK EE LOT 31	0.133	5,800	BLOCK FF LOT 26	0.119	5,175	BLOCK GG LOT 14	0.119	5,175			
BLOCK A LOT 84	0.138	6,000	BLOCK A LOT 114	0.124	5,400	BLOCK A LOT 144	0.156	6,810	BLOCK CC LOT 1	0.249	10,830	BLOCK DD LOT 6	0.249	10,831	BLOCK DD LOT 2	0.123	5,343	BLOCK EE LOT 32	0.133	5,800	BLOCK FF LOT 27	0.119	5,175	BLOCK GG LOT 15	0.119	5,181			
BLOCK A LOT 85	0.138	6,000	BLOCK A LOT 115	0.124	5,400	BLOCK A LOT 145	0.227	9,888	BLOCK CC LOT 2	0.185	8,062	BLOCK DD LOT 7	0.221	9,613	BLOCK DD LOT 3	0.118	5,130	BLOCK EE LOT 33	0.135	5,877	BLOCK FF LOT 28	0.119	5,175	BLOCK GG LOT 16	0.121	5,284			
BLOCK A LOT 86	0.138	6,000	BLOCK A LOT 116	0.124	5,400	BLOCK AA LOT 1	0.193	8,397	BLOCK CC LOT 3	0.149	6,641	BLOCK DD LOT 8	0.166	7,224	BLOCK DD LOT 4	0.118	5,130	BLOCK EE LOT 34	0.154	6,702	BLOCK FF LOT 29	0.119	5,175	BLOCK GG LOT 17	0.128	5,558			
BLOCK A LOT 87	0.138	6,000	BLOCK A LOT 117	0.124	5,400	BLOCK AA LOT 2	0.106	4,620	BLOCK CC LOT 4	0.132	5,750	BLOCK DD LOT 9	0.235	10,242	BLOCK DD LOT 5	0.118	5,130	BLOCK EE LOT 35	0.244	10,648	BLOCK FF LOT 30	0.119	5,175	BLOCK GG LOT 18X HOA	1.331	57,961			
BLOCK A LOT 88	0.138	6,000	BLOCK A LOT 118	0.124	5,400	BLOCK AA LOT 3	0.106	4,620	BLOCK CC LOT 5	0.219	9,536	BLOCK DD LOT 10	0.207	9,009	BLOCK DD LOT 6	0.118	5,130	BLOCK FF LOT 1	0.160	6,967	BLOCK FF LOT 31	0.119	5,175	BLOCK GG LOT 19	0.146	6,361			
BLOCK A LOT 89	0.138	6,000	BLOCK A LOT 119	0.124	5,400	BLOCK AA LOT 4	0.111	4,850	BLOCK CC LOT 6	0.263	11,449	BLOCK DD LOT 11	0.213	9,260	BLOCK DD LOT 7	0.118	5,130	BLOCK EE LOT 7	0.118	5,130	BLOCK FF LOT 2	0.133	5,773	BLOCK GG LOT 20	0.119	5,175			
BLOCK A LOT 90	0.138	6,000	BLOCK A LOT 120	0.124	5,400	BLOCK AA LOT 5	0.115	4,988	BLOCK CC LOT 7	0.154	6,708	BLOCK DD LOT 12	0.220	9,605	BLOCK DD LOT 8	0.118	5,130	BLOCK EE LOT 8	0.118	5,130	BLOCK FF LOT 3	0.132	5,755	BLOCK GG LOT 21	0.119	5,175			
BLOCK A LOT 91	0.138	6,010	BLOCK A LOT 121	0.124	5,400	BLOCK AA LOT 6	0.115	4,988	BLOCK CC LOT 8	0.159	6,921	BLOCK DD LOT 13	0.166	7,224	BLOCK DD LOT 9	0.118	5,130	BLOCK EE LOT 9	0.118	5,130	BLOCK FF LOT 4	0.132	5,735	BLOCK GG LOT 22	0.119	5,175			
BLOCK A LOT 92	0.138	6,000	BLOCK A LOT 122	0.124	5,400	BLOCK AA LOT 7	0.115	4,988	BLOCK CC LOT 9	0.170	7,422	BLOCK DD LOT 14	0.221	9,615	BLOCK DD LOT 10	0.118	5,130	BLOCK EE LOT 10	0.118	5,130	BLOCK FF LOT 5	0.131	5,711	BLOCK GG LOT 23	0.119	5,175			
BLOCK A LOT 93	0.138	6,000	BLOCK A LOT 123	0.124	5,400	BLOCK AA LOT 8	0.198	8,609	BLOCK CC LOT 10	0.186	8,087	BLOCK DD LOT 15	0.219	9,529	BLOCK DD LOT 11	0.118	5,130	BLOCK EE LOT 11	0.118	5,130	BLOCK FF LOT 6	0.124	5,389	BLOCK GG LOT 24	0.119	5,175			
BLOCK A LOT 94	0.138	6,000	BLOCK A LOT 124	0.124	5,400	BLOCK AA LOT 9X HOA	0.120	5,221	BLOCK CC LOT 11	0.192	8,368	BLOCK DD LOT 16	0.171	7,446	BLOCK DD LOT 12	0.118	5,130	BLOCK EE LOT 12	0.118	5,130	BLOCK FF LOT 7	0.119	5,175	BLOCK GG LOT 25	0.119	5,175			
BLOCK A LOT 95	0.138	6,000	BLOCK A LOT 125	0.124	5,400	BLOCK BB LOT 1	0.184	8,013	BLOCK CC LOT 12	0.193	8,394	BLOCK DD LOT 17	0.202	8,819	BLOCK DD LOT 13	0.118	5,130	BLOCK EE LOT 13	0.118	5,130	BLOCK FF LOT 8	0.119	5,175	BLOCK GG LOT 26	0.119	5,175			

GENERAL NOTES:

1. The purpose of this plat is create 271 residential lots and 6 HOA lots and dedicate easements and rights-of-way.

2. Master Note N/A

3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.

4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property.

5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.

6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.

7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.

8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.

10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parkinglot under the following conditions:

a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12. Encroachment of private improvements into public easements shall not be permitted.

13. Master Note N/A

14. Master Note N/A

15. Wastewater utility service will be provided by the City of Denton.

16. Master Note N/A

17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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.

21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.

22. Master Note N/A

23. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.

24. Master Note N/A

25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Floodplain & Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain and Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain & Drainage Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain & Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

26. Master Note N/A


27. Master Note N/A

28. Master Note N/A

29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.

31. Master Note N/A

32. Gas Well Notification Disclosure: Lots indicated with  are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.

33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.

35. Master Note N/A

36. Master Note N/A

37. Master Note N/A

38. Master Note N/A

39. Master Note N/A

40. Master Note N/A

41. Master Note N/A

42. Master Note N/A

43. Master Note N/A

44. All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

45. void

46. void

47. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, LOTS 4X & 5X; BLOCK AA, LOT 9X; BLOCK BB, LOT 19X; BLOCK FF, LOT 42X; BLOCK GG, LOT 18X)

48. Lot 4X HOA, Block T & Lot 5X, Block T are dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.

49. Floodplain Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain Easement, as herein above defined, unless approved by the City. The owners shall keep the Floodplain Easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or



OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC & HICKORY GROVE RESIDENTIAL COMMUNITY INC., are the sole owners of a tract of land situated in the George Orr Survey, Abstract No. 985, the M. E. P. & P. RR. CO. Survey, Abstract No. 1470 and the W. Davis Survey, Abstract No. 374, 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. 2023-100095 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 within the margins of Jackson Road, a variable width right-of-way, no record found, for the southeast corner of a called 298.204 acre tract of land described in a deed to McCart St, LLC, recorded in Instrument No. 2018-5215 of the Official Records of Denton County, Texas, same being an angle point in the northerly line of said 340.198 acre tract ;

THENCE North 00°57'04" East, within the margins of said Jackson Road, along the northerly line of said 340.198 acre tract and along the easterly line of said 298.204 acre tract, a distance of 138.90 feet to a 1/2 inch iron rod found for the southwest corner of a called 10.00 acre tract of land described in a deed to Russell Mark Sales and wife, Shelly Ann Sales, recorded in County Clerk's File No. 93-R0030700 of the Official Records of Denton County, Texas, common to the northernmost northwest corner of said 340.198 acre tract;

THENCE North 89°14'20" East, departing the easterly line of said 298.204 acre tract, within the margins of said Jackson Road, and along the northerly line of said 340.198 acre tract, the southerly line of said 10.00 acre tract and along the southerly line of a called 10.00 acre tract of land described in a deed to Jimmy Lee Grozier, recorded in County Clerk's File No. 96-R0082430 of the Official Records of Denton County, Texas, a distance of 601.37 feet to a point 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 00°45'40" East, departing the margins of said Jackson Road and the northerly line of said 340.198 acre tract, and along the westerly 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, a distance of 88.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE continuing along the westerly line of said Hickory Grove Phase, the following courses and distances:

South 30°53'15" East, a distance of 154.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 62.50 feet, a central angle of 96°10'41", and a chord bearing and distance of South 13°22'10" West, 93.02 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 104.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 45°23'17" West, a distance of 92.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 14°57'42" West, a distance of 62.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 74°51'29" East, a distance of 95.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°53'15" East, a distance of 45.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 81°42'05" East, a distance of 45.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 75°09'56" East, a distance of 186.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°53'15" East, a distance of 68.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°06'45" East, a distance of 94.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 632.50 feet, a central angle of 02°46'16", and a chord bearing and distance of South 01°29'53" East, 30.59 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 30.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 37°51'59" West, a distance of 22.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 06°44'25" East, a distance of 55.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 55°18'44" East, a distance of 21.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 20°19'42", and a chord bearing and distance of South 20°45'40" East, 223.23 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 224.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 12°32'32" West, a distance of 21.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 34°46'23" East, a distance of 55.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 80°46'07" East, a distance of 22.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 08°40'05", and a chord bearing and distance of South 42°57'38" East, 95.60 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 95.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 47°17'41" East, a distance of 107.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 01°17'33" West, a distance of 19.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 47°16'14" East, a distance of 55.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°04'50" East, a distance of 22.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 47°17'41" East, a distance of 278.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 767.50 feet, a central angle of 29°09'03", and a chord bearing and distance of South 32°43'09" East, 386.29 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 390.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 18°08'38" East, a distance of 195.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 432.50 feet, a central angle of 08°48'46", and a chord bearing and distance of South 22°33'01" East, 66.46 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 66.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 12°31'45" West, a distance of 22.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 32°36'00" East, a distance of 55.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 82°07'24" East, a distance of 21.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 432.50 feet, a central angle of 24°22'33", and a chord bearing and distance of South 50°25'53" East, 182.62 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 184.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 62°37'10" East, a distance of 100.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 832.50 feet, a central angle of 03°04'18", and a chord bearing and distance of South 64°09'19" East, 44.63 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 44.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Hickory Grove Phase 3, common to an angle point in the northerly line of Hickory Grove Phase 2, an Addition to Denton County, Texas, according to the Final Plat thereof recorded in Document No. 2024-182 of the Plat Records of Denton County, Texas;

THENCE along the northerly line of said Hickory Grove Phase 2, the following courses and distance:

South 22°24'42" East, a distance of 21.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 21°23'00" West, a distance of 53.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 327.50 feet, a central angle of 02°59'55", and a chord bearing and distance of South 19°53'03" West, 17.14 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 17.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 18°23'05" West, a distance of 35.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 65°46'03" West, a distance of 13.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 18°23'19" West, a distance of 55.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,018.00 feet, a central angle of 04°12'24", and a chord bearing and distance of North 64°43'22" West, 74.72 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 74.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 62°37'10" West, a distance of 17.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner; South 28°30'38" West, a distance of 108.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 73°23'50" West, a distance of 1,581.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 of the Official Records of Denton County, Texas, common to an angle point in the westerly line of said 340.198 acre tract;

THENCE North 54°19'43" West, departing the northerly line of said Hickory Grove Phase 2, along the common line of said 340.198 acre tract and said 43.92 acre tract, a distance of 225.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 69°29'24" West, continuing along the common line of said 340.198 acre tract and said 43.92 acre tract, a distance of 449.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 43.92 acre tract, same being an angle point in the westerly line of said 340.198 acre tract;

THENCE North 17°39'04" West, departing the westerly line of said 340.198 acre tract and crossing said 340.198 acre tract, a distance of 2,467.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set in the northerly line of said 340.198 acre tract, same being the southerly line of a called 5,241 acre tract of land described in a deed to 2018 Stone Family Trust, recorded in Instrument No. 2018-105715 of the Official Records of Denton County, Texas, same also being within the margins of aforementioned Jackson Road;

THENCE North 89°32'55" East, within the margins of said Jackson Road, along the northerly line of said 340.198 acre tract, the southerly line of said 5,241 acre tract and the southerly line of said aforementioned 298.204 acre tract, a distance of 890.64 feet to the POINT OF BEGINNING and containing 114.043 acres (4,967,700 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Double R. Devco, LLC., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 4, 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 \_\_\_\_\_, 2025.

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

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

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

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

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

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

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

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

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 approves 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 \_\_\_\_, 2025.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT  
HICKORY GROVE, PHASE 4

BLOCK A, LOTS 14X, 5X & 68-145; BLOCK AA, LOTS 1-8 & 9X;  
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;  
BLOCK DD, LOTS 1-34; BLOCK EE, LOTS 1-35;  
BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS  
6 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

OUT OF THE  
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &  
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP25-0018  
JUNE 2025

<div>Kimley»Horn</div> <div>6160 Warren Parkway, Suite 210 Frisco, Texas 75034</div> <div>FIRM # 10193822</div> <div>Tel. No. (972) 335-3580 Fax No. (972) 335-3779</div>					
Scale N/A	Drawn by JCC	Checked by KHA	Date MAY 2025	Project No. 068517166	Sheet No. 7 OF 7
<b>OWNER:</b> Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107 <b>OWNER:</b> Hickory Grove Residential Community Inc. 6751 North Freeway, Fort Worth, Texas 76131 <b>APPLICANT:</b> Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E. <b>SURVEYOR:</b> Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					