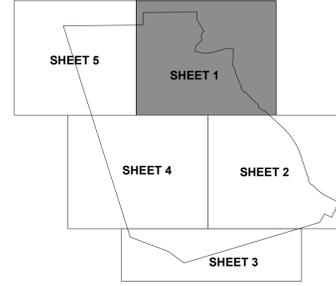


SEE SHEET 6 FOR GENERAL NOTES

SEE SHEET 6 FOR LOT AREA TABLE

SEE SHEET 3 FOR LINE & CURVE TABLES



**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

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

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

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 FOUND
- IRF IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION
- VOL. VOLUME
- P.S. PAGE
- INST. INSTRUMENT
- O.R.D.C.T. OFFICIAL RECORDS
- DENTON COUNTY, TEXAS
- D.R.D.C.T. DENTON COUNTY, TEXAS
- 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
- GUY ANCHOR
- UTILITY POLE
- PROPERTY CORNER SYMBOL
- R.O.W. RIGHT-OF-WAY
- GAS WELL DRILLING & PRODUCTION SITE
- SEE GENERAL NOTE #32

MATCH LINE (SHEET 5)

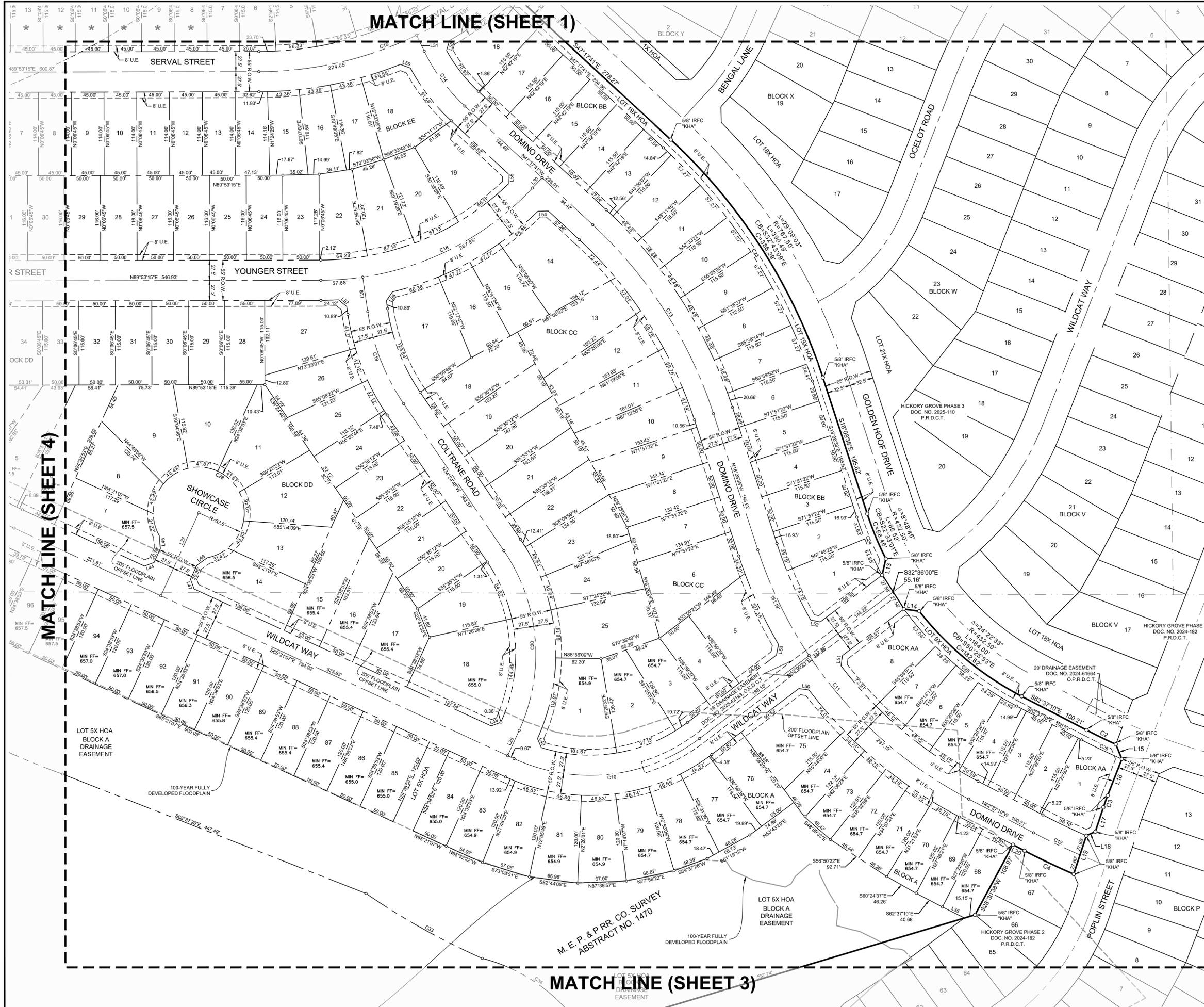
GEORGE ORR SURVEY
ABSTRACT NO. 985

W. DAVIS SURVEY
ABSTRACT NO. 374

MATCH LINE (SHEET 2)

MATCH LINE (SHEET 4)

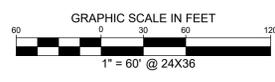
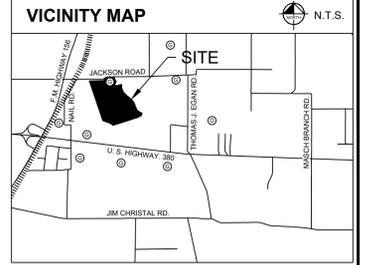
DWG NAME: K:\PWR_SURVEY\2025\6800-LEGENDS\RANCH-DENTON\DWG\FINAL\PHASE\HICKORY GROVE PHASE 4.FPDWG PLOTTED BY: CRIBBLE_EPF 6/10/2025 12:23 PM LAST SAVED: 6/2/2025 9:38 AM



MATCH LINE (SHEET 1)

MATCH LINE (SHEET 4)

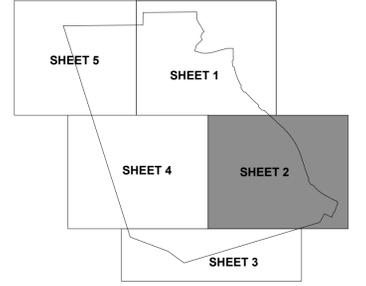
MATCH LINE (SHEET 3)



SEE SHEET 6 FOR GENERAL NOTES

SEE SHEET 6 FOR LOT AREA TABLE

SEE SHEET 3 FOR LINE & CURVE TABLES



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;
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271 RESIDENTIAL LOTS
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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
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Kimley»Horn

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6751 North Freeway, Fort Worth, Texas 76131

APPLICANT: Kimley-Horn & Associates, Inc.
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Ph: (469) 576-1056
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SURVEYOR: Kimley-Horn and Associates, Inc.
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Ph: (972) 335-3580
Contact: Michael Marx, RPLS

LINE TYPE LEGEND

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

LEGEND

	5/8" IRON ROD W/ "HOA" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	DRAINAGE EASEMENT
	HOMEOWNERS ASSOCIATION
	VOLUME
	PAGE
	INSTRUMENT
	OFFICIAL RECORDS
	DENTON COUNTY, TEXAS
	DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	UTILITY EASEMENT
	SIDEWALK 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 #02

M.E.P. & P. RR. CO. SURVEY
ABSTRACT NO. 1470

100-YEAR FULLY DEVELOPED FLOODPLAIN

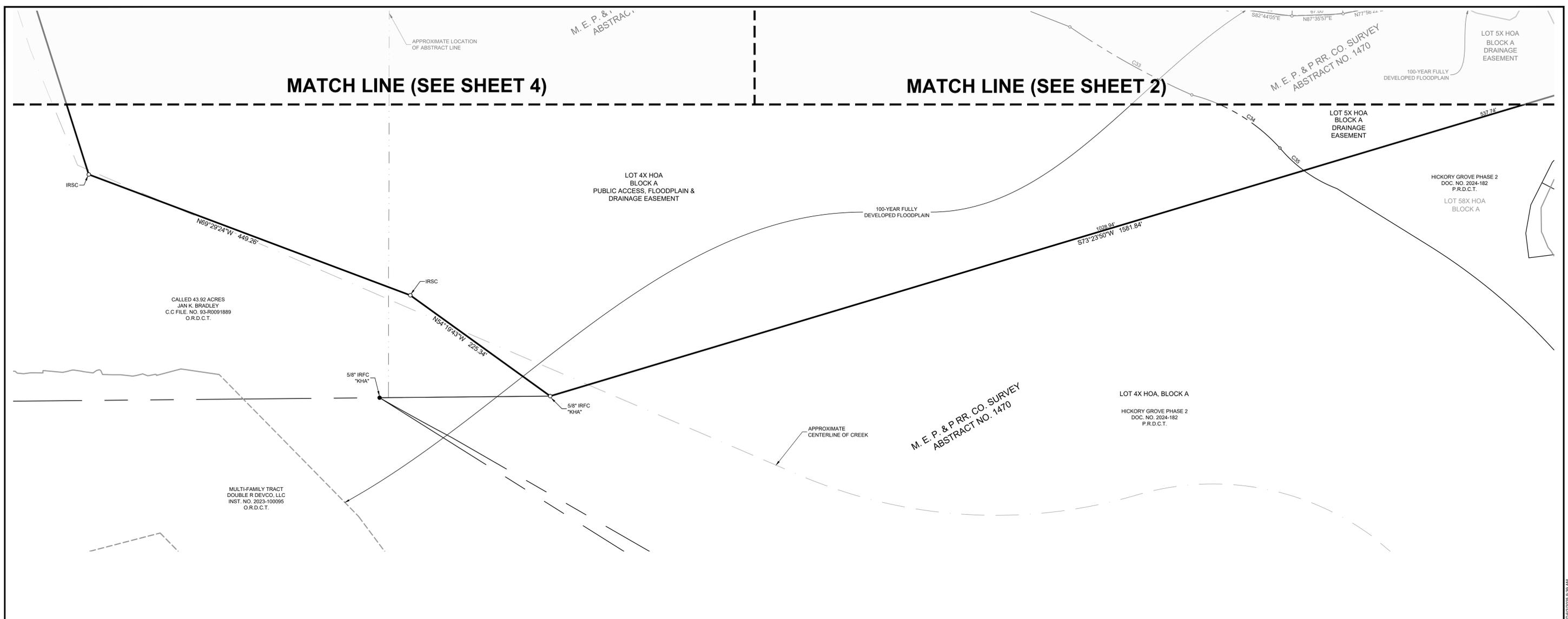
LOT 5X HOA
BLOCK A
DRAINAGE
EASEMENT

HICKORY GROVE PHASE 2
DOC. NO. 2024-182
P.R.D.C.T.

DWG NAME: K:\P\B_SURVEY\35826400-LEGENDS\BENCH- DENTON\DWG\FINAL\PHASE\HICKORY GROVE PHASE 4.FPD.WMG PLOTTED BY: CRIBBLE, JEFF 6/10/2025 12:23 PM LAST SAVED: 6/2/2025 19:30 AM

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 2)



LINE TYPE LEGEND

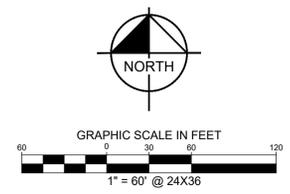
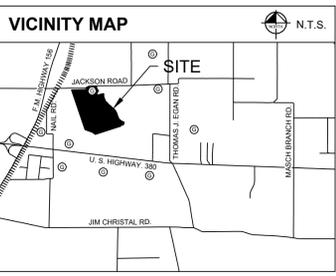
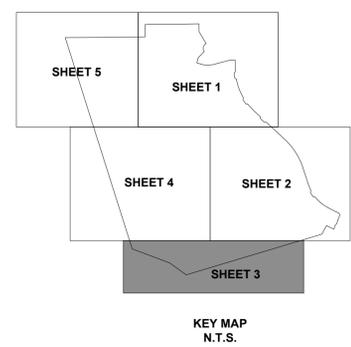
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE

LEGEND

IRSC	5/8" IRON ROD W/ "XHA" CAP SET
IRSC	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.	HOMEOWNERS ASSOCIATION
VL	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.R.D.C.T.	DEED RECORDS
D.C.T.	DENTON COUNTY, TEXAS
S.T.C.	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
GA	GLY ANCHOR
U.P.	UTILITY POLE
PC	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
GW	GAS WELL DRILLING & PRODUCTION SITE
*	SEE GENERAL NOTE #92

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					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°46'16"	632.50'	30.59'	S01°29'53"E	30.59'	C36	29°55'14"	685.83'	358.15'	N41°51'12"W	354.09'
C2	3°04'18"	832.50'	44.63'	S64°09'19"E	44.63'	C37	34°22'37"	240.05'	144.03'	N10°27'54"W	141.88'
C3	2°59'55"	327.50'	17.14'	S19°53'03"W	17.14'	C38	67°43'38"	164.60'	194.56'	S21°10'02"E	183.43'
C4	4°12'24"	1018.00'	74.74'	N64°43'22"W	74.72'	C39	94°25'21"	125.78'	207.29'	N04°24'49"W	184.61'
C5	10°35'36"	500.00'	92.44'	N84°35'27"E	92.31'	C40	33°59'43"	286.42'	169.94'	S24°00'03"W	167.46'
C6	6°17'23"	250.00'	27.44'	S86°58'03"E	27.43'	C41	0°07'01"	96246.11'	196.67'	S02°10'49"W	196.67'
C7	32°11'54"	250.00'	140.49'	S80°04'41"W	138.65'	C42	29°11'07"	357.80'	182.26'	S35°15'18"E	180.29'
C8	25°54'31"	600.00'	271.31'	S13°04'00"E	269.01'	C43	26°17'48"	467.67'	214.65'	S30°53'40"E	212.77'
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°28'39"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'						

FINAL PLAT
HICKORY GROVE, PHASE 4
BLOCK A, LOTS 14X, 5X & 68-145; BLOCK AA, LOTS 1-8 & 9X;
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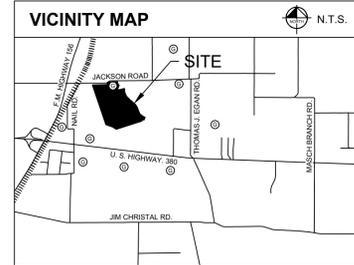
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D:\NAME\F\PROJECTS\2025\600\LEGENDS\BANDS\DENTON\DWG\FINAL\PLAT\PHASE 4\HICKORY GROVE PHASE 4.FPD.WG PLOTTED BY: CRIBBLE, JEFF 07/02/2025 12:23 PM LAST SAVED 06/20/2025 9:30 AM

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 1)



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	ONE
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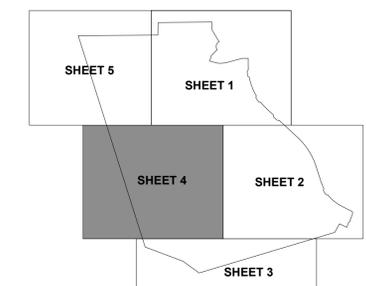
LEGEND

IRSC	8\"/>
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SEE SHEET 6 FOR GENERAL NOTES

SEE SHEET 6 FOR LOT AREA TABLE

SEE SHEET 3 FOR LINE & CURVE TABLES



KEY MAP
N.T.S.

**FINAL PLAT
HICKORY GROVE, PHASE 4**

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Contact: Michael Marx, RPLS

REMAINDER OF RESIDENTIAL TRACT DOUBLE R DEVCO, LLC INST. NO. 2023-100095 O.R.D.C.T.

CALLED 43.92 ACRES
JAN K. BRADLEY
C.G. FILE NO. 33-R0091889
O.R.D.C.T.

LOT 4X HOA
BLOCK A
PUBLIC ACCESS, FLOODPLAIN &
DRAINAGE EASEMENT

LOT 5X HOA
BLOCK A
DRAINAGE EASEMENT

MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 3)

M.E.P. & P. RR. CO. SURVEY
ABSTRACT NO. 1470

GEORGE ORR SURVEY
ABSTRACT NO. 985

NORTH HICKORY CREEK

APPROXIMATE
CENTERLINE OF CREEK

APPROXIMATE LOCATION
OF ABSTRACT LINE

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__.

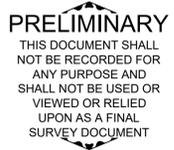
Notary Public, State of Texas

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

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 _____, 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 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 ____, 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

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034				FIRM # 10193822	
Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale N/A	Drawn by JCC	Checked by KHA	Date MAY 2025	Project No. 068517166	Sheet No. 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					