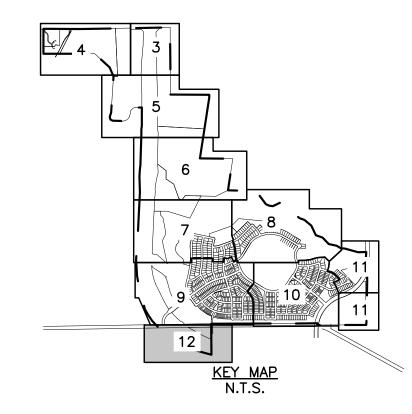
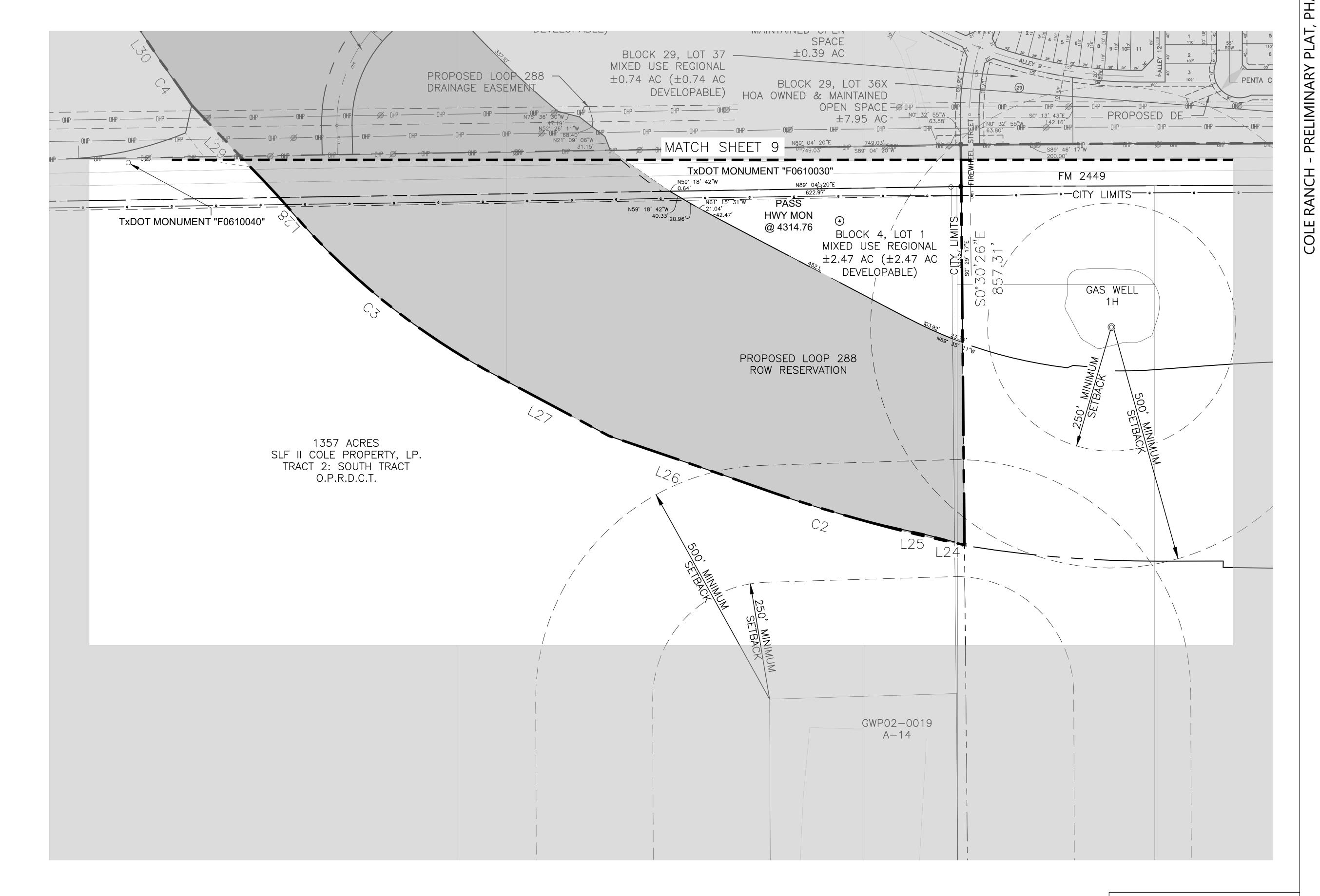


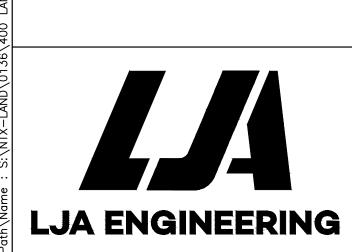
ABBREVIATIONS O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED

1/2" IRON ROD WITH CAP STAMPED "GEER 4117" FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2010" FOUND "GEER" "RPLS 2010" 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND O.P.# COUNTY CLERK'S FILE NUMBER SQUARE FEET

CONTROLLING MONUMENT RECORD MONUMENT CORRUGATED METAL PIPE IRON ROD FOUND RIGHT-OF-WAY DRAINAGE EASEMENT UTILITY EASEMENT SANITARY SEWER NO MONUMENT FOUND







ENGINEER:

LJA ENGINEERING, INC. BRIGHTON YAU, P.E. 3017 W 7TH STREET SUITE 300 FORT WORTH, TX 76107 PHONE: (214) 451-0873

TEXAS REGISTRATION F-1386

OWNER:

PHONE: (940) 328-2379

THE COLE RANCH COMPANY LP JENNIFER ALEXANDER 512 W HICKORY STREET, SUITE 100 DENTON, TX 76201

DEVELOPER:

SOUTHRIDGE PARK LLC OCIE L. VEST 417 SOUTHRIDGE LAKES PARKWAY SOUTHLAKE, TX 76092 PHONE: (214) 534-9736

SERVICE PROVIDERS ELECTRIC SERVICE: ONCOR/DME

WATER SOURCE: DENTON SEWER SOURCE: DENTON

SCHOOL DISTRICT: DENTON ISD

OPEN SPACE: NEIGHBORHOOD PARK: MIXED USE REGIONAL: LIGHT INDUSTRIAL: 22.77 10.00 MULTIFAMILY: VOTER CAMP LOTS: 4.28 MIXED USE NEIGHBORHOOD: AMENITY CENTER/DOG PARK:

COUNT: ACREAGE:

LOT COUNT SUMMARY

CLASSIFICATION:

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 5X, BLOCK 2 LOT 1X, BLOCK 24 LOT 1X, BLOCK 5 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 OT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X, BLOCK 53 LOT 1X, BLOCK 55 LOT 1X, BLOCK 60 LOT 1X BLOCK 63 LOT 1X BLOCK 65 LOT 1X, BLOCK 70 LOT 1X, BLOCK 72 LOT 1X

MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37 MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 57X LIGHT INDUSTRIAL: BLOCK 2 LOT 1, BLOCK 2 LOT 2
PROPOSED AMENITY CENTER: BLOCK 2 LOT 7 PROPOSED AMENITY CENTER. BLOCK 2 LOT 7
PROPOSED DOG PARK: BLOCK 2 LOT 17X
PROPOSED NEIGHBORHOOD PARK LAND LOT: BLOCK 2 LOT 5
MULTIFAMILY: BLOCK 5 LOT 1

VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

PRELIMINARY PLAT OF COLE RANCH

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF

DENTON, TEXAS SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEIBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS

PLAT DETAIL - SHEET 12

PRELIMINARY PLAT FOR **COLE RANCH PHASE 1**

JULY 2022 SCALE: 1" = 100' MAPSCO: 19P & 19K REFERENCE NO: PP21-0034

TANGENT SEGMENT DATA					
LABEL	LENGTH	CHORD			
L50	225.31'	N19°05'42"W			
L51	257.46'	N1°27'20"E			
L52	269.02'	N1*21'27"W			
L53	179.39'	N11°49'20"E			
L54	590.00'	N78°23'44"W			
L55	233.76'	S11°49'20"W			
L56	325.88'	S1°21'27"E			
L57	278.26'	S9°36'14"W			
L58	125.11'	S15°07'16"W			
L59	289.55'	S35°29'59"E			
L60	501.80'	N53°37'09"E			
L61	199.60'	N75°21'54"E			
L62	126.68'	N70°46'41"E			
L63	127.04'	S58*12'53"E			
L64	291.83'	S0*00'00"E			
L65	212.35'	S11°49'20"W			
L66	303.35'	S1°21'27"E			
L67	163.20'	S9°36'14"W			
L68	260.22'	S33°24'44"E			
L69	590.62'	S89°34'17"E			

BEARING

DISTANCE

TANGENT SEGMENT DATA				
LABEL	LENGTH	CHORD		
L70	12.95'	S67°17'28"W		
L71	102.97	S53*37'09"W		
L72	36.47'	N74°52'44"W		
L73	54.89'	S9*08'46"E		
L74	50.65'	S25°35'53"E		
L75	298.67'	N53°37'09"E		
L76	184.81'	N75°21'54"E		
L77	107.24	S20°33'31"E		
L78	381.58'	S4*40'42"W		
L79	705.06'	S16°29'42"E		
L80	483.17'	S0*00'00"E		
L81	299.50'	N89*58'33"E		
L82	535.07'	N0°00'00"E		
L83	434.70'	N38°22'17"E		
L84	306.68'	S20°44'29"E		
L85	72.45'	S20°33'31"E		
L86	267.63'	S7°13'23"E		
L87	323.82'	S20°44'29"E		
L88	508.29'	S58°12'53"E		
L89	257.06'	N31°45'10"E		

TANGENT SEGMENT DATA				
LABEL	LENGTH	CHORD		
L90	32.20'	S89*37'34"E		
L91	47.23'	N75°16'38"E		
L92	383.53'	N69*26'29"E		
L93	482.67	N45°27'54"E		
L94	143.16'	S44°32'06"E		
L95	94.53'	S30°01'17"E		
L96	31.93'	S85°19'18"E		
L97	333.48'	N63*55'50"E		
L98	442.87'	N31°45'10"E		
L99	40.13'	N59*58'43"E		
L100	442.04'	S58°14'50"E		
L101	74.33'	S31°45'10"W		
L102	65.33'	S31°45'10"W		
L103	179.31'	S14°32'09"E		
L104	85.25'	S32*59'16"W		
L105	304.77	S64°06'25"W		
L106	199.60'	S75°21'54"W		
L107	892.57	S53°37'09"W		
L108	234.89'	S50°58'59"W		
L109	111.39'	S50*58'59"W		

TANGENT SEGMENT DATA				
LABEL	LENGTH	CHORD		
L110	61.73'	S1°03'09"E		
L111	306.13'	S41°17'45"E		
L112	340.51'	N53°37'09"E		
L113	194.65'	N75°21'54"E		
L114	317.29'	S16°29'42"E		
L115	78.44'	S16°29'42"E		
L116	119.01'	N64°06'25"E		
L117	306.13'	S41°17'45"E		
L118	152.19'	S53°37'09"W		
L119	148.81'	N0°00'00"E		
L120	116.54'	S20°51'16"W		
L121	344.07'	S0'32'55"E		
L122	2.58'	S36°22'51"E		
L123	197.59'	N90°00'00"E		
L124	310.79'	N35°28'44"E		
L125	161.67'	N90°00'00"E		
L126	332.33'	N90°00'00"E		
L127	13.73'	S36°22'51"E		
L128	178.79'	N90°00'00"E		
L129	303.27	N11°40'15"E		

	TANGENT SEGMEN	NI DATA
LABEL	LENGTH	CHORD
L130	272.81'	N89°59'40"E
L131	299.50'	N90°00'00"E
L132	355.00'	N0°00'00"E
L133	294.48'	S89*58'33"W
L134	312.86'	S0°00'00"E
L135	619.50'	N89*58'33"E
L136	291.76'	S0°00'00"E
L137	178.76'	N58°12'52"W
L138	300.00'	N90°00'00"W
L139	300.00'	N90°00'00"E
L140	315.32'	N90°00'00"E
L141	653.31'	S0°00'00"E
L142	300.00'	N89°58'33"E
L143	766.57'	N0°00'00"E
L144	49.30'	N0°01'27"W
L145	144.83'	N40°16'13"E
L146	135.10'	S40°11'25"W
L147	49.58'	S0°01'25"E
L148	33.50'	N0°01'27"W
L149	685.01	N36°46'30"E

T.	TANGENT SEGMENT DATA					
LABEL	LENGTH	CHORD				
L150	888.46'	N89°58'33"E				
L151	44.21'	N18°15'47"E				
L152	9.10'	N18°15'47"E				
L153	251.27'	N36°46'32"E				
L154	130.50'	N44°02'00"E				
L155	190.57	N0°00'00"E				
L156	294.55'	S50°48'28"E				
L157	173.34'	S47°16'30"E				
L158	402.03'	S53°13'28"E				
L159	116.70'	N33°30'09"E				
L160	153.11'	S43°33'24"E				
L161	302.50'	N36°46'32"E				
L162	113.76'	N28°43'17"E				
L163	266.62'	N17°21'57"E				
L164	497.70'	N36°46'32"E				
L165	308.79	N17°21'57"E				
L166	60.23'	N38°39'46"E				
L167	427.76'	N17°21'57"E				
L168	146.24	N46°26'36"E				
L169	164.00'	N19°36'40"E				

1	TANGENT SEGMENT DATA					
LABEL	LENGTH	CHORD				
L170	61.21'	N2°11'51"E				
L171	318.20'	N45°58'00"W				
L172	315.53'	N53°13'28"W				
L173	153.11'	N43°33'24"W				
L174	198.28'	N57°00'44"W				
L175	254.30'	S72°38'03"E				
L176	180.87	S25*54'52"E				
L177	143.48'	N25°54'52"W				
L178	105.37'	N33°15'45"E				
L179	344.83'	S48*46'54"E				
L180	358.60'	S61°17'07"E				
L181	454.86'	N64°05'08"E				
L182	139.75'	N69°26'38"E				
L183	558.40'	N0°00'00"E				
L184	170.65'	N64°06'25"E				
L185	325.26'	N0°00'00"E				

	D = 7 (1 (11 1 0	D.017.11.02
L1	S0°08'18"W	69.75'
L2	S36°33'38"E	472.90'
L3	S65°06'43"E	100.00'
L4	S85°49'36"E	100.00'
L5	N65°44'47"E	290.00'
L6	S56°52'40"E	130.00'
L7	S22°59'43"E	150.00'
L8	S51°30'29"E	400.00'
L9	S71°13'17"E	135.00'
L10	S50°31'14"E	250.00'
L11	S25°12'45"E	300.00'
L12	S70°50'29"E	200.00'
L13	S44°53'55"E	250.00'
L14	S77°10'41"E	225.00'
L15	S59°01'20"E	125.00'
L16	S85°04'17"E	125.00'
L17	S73°39'06"E	375.00'
L18	N87°31'07"E	225.85'
L19	S2°19'53"W	247.64'
L20	S5°32'49"W	119.69'
L21	N89°05'19"E	44.80'
L22	S0°57'06"E	417.47
L23	N0°13'43"W	45.00'
L24	N70°54'58"W	22.86'
L25	N75°36'39"W	66.43'
L26	N71°07'19"W	293.27'
L27	N61°50'03"W	262.31'
L28	N40°48'09"W	43.15'
L29	N43°30'19"W	272.28'
L30	N33°51'15"W	59.83'
L31	N30°10'28"W	197.93'
L32	N13°44'54"W	106.84'
L33	N11°49'45"W	327.04'
L34	N3°52'02"W	179.06'
L35	N2°35'34"E	136.15'
L36	N13°54'10"E	81.58'
L37	N1°04'04"W	441.86'
L38	N2°35'34"E	197.86'
L39	N8°24'49"E	110.54'
L40	N0°00'00"W	157.08'
L41	N11°18'36"E	86.68'
L42	N0°00'00"W	513.73'
L43	S89°15'55"W	160.45
L44	S10°26'55"W	124.10'
L45	N86°58'15"W	302.68'
L46	N16°24'28"E	108.95
L47	N23°08'29"W	277.76'
L48	N47°41'18"W	559.44'
	110000,00,00	CO7 70 ⁷

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°12'56"	640.00'	S3°56'21"W	35.91'	35.92'
C2	9°30'10"	2490.00'	N73°47'07"W	412.51'	412.98'
С3	21°30'39"	1522.00'	N51°33'28"W	568.06'	571.41'
C4	2°37'09"	2562.00'	N35°09'49"W	117.11'	117.12'
C5	10°44'23"	1522.00'	N17°11'56"W	284.87	285.29'
C6	11°06'55"	2490.00'	N6°16'17"W	482.30'	483.06'
C7	64°51'06"	187.67	S51°57'34"W	201.26'	212.42'
C8	66°58'51"	192.39'	S51°33'51"W	212.32'	224.91'
C9	102°13'03"	90.19'	N33°31'52"W	140.39'	160.90'
		_			

	CENTERLINE CURVE DATA						
CV#	DELTA	RADIUS	LENGTH	CHORD	C-L		
C10	20'33'02"	250.00'	89.67	N8°49'11"W	89.19'		
C11	2*48'47"	1450.00'	71.19'	N0°02'56"E	71.18'		
C12	13°10'47"	300.00'	69.01	N5°13'57"E	68.86'		
C13	13°10'47"	400.00'	92.01'	S5*13'57"W	91.81'		
C14	10°57'41"	850.00'	162.62	S4*07'24"W	162.37		
C15	5'31'02"	1200.00'	115.55	S12°21'45"W	115.51		
C16	50'37'15"	500.00'	441.75	S10°11'21"E	427.52'		
C17	21'44'45"	895.00'	339.68	N64°29'32"E	337.65		
C18	4°35'13"	1055.00'	84.46'	N73°04'18"E	84.44'		
C19	62*46'52"	77.50'	84.92'	S77°49'53"E	80.73'		
C20	10°02'15"	828.95	145.22	S53°06'19"E	145.03		
C21	58'12'53"	400.00'	406.42	S29°06'27"E	389.16		
C22	13°10'47"	300.00'	69.01'	S5*13'57"W	68.86'		
C23	10°57'41"	1145.00'	219.05	S4*07'24"W	218.72		
C24	43'00'59"	200.00'	150.16'	S11°54'15"E	146.65		
C25	13'40'18"	300.00'	71.58'	S60°27'19"W	71.42'		
C26	51°30'07"	200.00'	179.78	S79°22'13"W	173.78		
C27	23*16'43"	100.00'	40.63	S2*29'36"W	40.35'		
C28	38°29'27"	349.97	235.11	S5*06'43"E	230.71		
C29	4*07'53"	1355.00'	97.70'	N55°41'06"E	97.68'		

	CENTERLINE CURVE DATA						
CV#	DELTA	RADIUS	LENGTH	CHORD	C-L		
C30	13°09'16"	1355.00'	311.09'	N64°19'40"E	310.41		
C31	4°27'36"	1355.00'	105.48	N73°08'06"E	105.45		
C32	25'14'13"	200.00'	88.09'	S7*56'24"E	87.38'		
C33	21'10'24"	500.00'	184.77	S5*54'30"E	183.72		
C34	16°29'42"	500.00'	143.95'	S8°14'51"E	143.45		
C35	38'22'17"	200.00'	133.94'	N19°11'08"E	131.45		
C36	13°20'08"	500.00'	116.37	S13°53'27"E	116.11		
C37	13°31'06"	250.00'	58.99'	S13*58'56"E	58.85		
C38	37*28'24"	500.00'	327.02'	S39°28'41"E	321.22'		
C39	90'01'57"	500.00'	785.68	N76°46'08"E	707.31		
C40	15°05'47"	500.00'	131.74	N82°49'32"E	131.36		
C41	5*50'09"	300.00'	30.56	N72°21'34"E	30.54		
C42	23'58'35"	472.50'	197.73'	N57°27'12"E	196.29'		
C43	14°30′50″	500.00'	126.66'	S37°16'41"E	126.32		
C44	30°34'17"	150.00'	80.04	N79°23'34"E	79.09'		
C45	32*10'40"	250.00'	140.40'	N47°50'30"E	138.56		
C46	28'13'33"	372.50'	183.51	N45°51'57"E	181.66		
C47	61*46'27"	800.00'	862.53	S89°08'03"E	821.36		
C48	46°17'19"	250.00'	201.97'	S8°36'31"W	196.52'		
C49	31°08'34"	250.00'	135.89'	S1°02'08"W	134.22'		

	CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C-L	
C50	16'22'51"	472.50'	135.09	S24°47'51"W	134.63'	
C51	11'15'29"	750.00'	147.37	S69°44'10"W	147.13'	
C52	21°44'45"	1200.00'	455.44	S64°29'32"W	452.71	
C53	2*38'10"	1000.00'	46.01'	S52*18'04"W	46.01'	
C54	52'02'08"	300.00'	272.46	S24°57'55"W	263.19	
C55	21°44'45"	1047.50'	397.56	N64°29'32"E	395.18	
C56	23.54,30"	950.00'	396.42	S57°15'42"E	393.55	
C57	23'39'19"	950.00'	392.22	S81°02'37"E	389.44	
C58	21°24'11"	480.00'	179.31	S10°09'11"W	178.27'	
C59	53'37'09"	800.00'	748.67	S63°11'25"E	721.64	
C60	19*33'13"	650.00'	221.83	N45*55'47"W	220.75	
C61	65*08'12"	200.00'	227.37	N71°49'06"E	215.32'	
C62	14°23'12"	350.00'	87.88'	S82°48'24"E	87.65	
C63	53°37'09"	500.00'	467.92	S63°11'25"E	451.03'	
C64	54*55'02"	550.00'	527.17	S27°27'31"E	507.22	
C65	39°50'14"	592.83	412.19	N39°09'46"W	403.94'	
C66	17'18'04"	500.00'	150.98'	S8°39'02"W	150.41'	
C67	40°13'45"	662.50'	465.16	N20°09'20"E	455.67	
C68	26°24'19"	515.00'	237.34'	S27°04'10"W	235.25'	
C69	14°27'24"	490.90'	123.86'	S6°58'44"W	123.53'	

		CENTERLIN	IE CURVE	DATA	
CV#	DELTA	RADIUS	LENGTH	CHORD	C-L
C70	36°47'35"	215.00'	138.06	N18°22'21"E	135.70
C71	18*30'45"	277.50'	89.66'	N27°31'10"E	89.27
C72	7*15'28"	200.00'	25.33'	N40°24'16"E	25.32'
C73	37'01'55"	748.70'	483.91	N63'00'03"E	475.53
C74	3°31'58"	300.00'	18.50'	S49°02'29"E	18.49
C75	5*56'57"	300.00'	31.15'	S50°14'59"E	31.14'
C76	91'54'41"	42.50'	68.18'	N78*56'36"E	61.10'
C77	11*32'39"	145.00'	29.22'	S49°19'43"E	29.17
C78	7*12'34"	755.00'	95.00'	S47°09'41"E	94.94
C79	8*03'15"	300.00'	42.17'	N32*44'55"E	42.14'
C80	11°15'21"	351.56	69.06'	N23°01'37"E	68.95
C81	19°24'35"	200.00'	67.75	N27°04'15"E	67.43
C82	21.17.50"	200.00'	74.34'	N28'00'52"E	73.91'
C83	23.51,09"	100.00'	41.63'	N29°17'31"E	41.33'
C84	7*15'28"	600.00'	76.00'	N49°35'44"W	75.95'
C85	9°40'04"	600.00'	101.24	N48°23'26"W	101.12
C86	13°27'20"	300.00'	70.45	N50°17'04"W	70.29
C87	26°49'56"	200.00'	93.66	N33*01'38"E	92.81
C88	17'24'49"	200.00'	60.79	N10°54'16"E	60.55
C89	21'19'32"	1035.82	385.53	N89°08'31"E	383.31

	CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C-L	
C90	67'01'12"	300.00'	350.92	S68'00'39"E	331.25	
C91	38'08'00"	200.00'	133.11	S53°34'03"E	130.67	
C92	46°43'11"	200.00'	163.08'	S49*16'28"E	158.60	
C93	59*10'37"	100.00'	103.28	N3°40'27"E	98.75	
C94	54'37'45"	200.00'	190.69	S88*36'00"E	183.55	
C95	80'36'07"	90.00'	126.61	N23'48'22"E	116.42	
C96	20'35'00"	622.50'	223.63'	N16'40'45"E	222.43	
C97	83*58'59"	42.50'	62.30'	N15°01'14"W	56.87	
C98	12*17'28"	521.56'	111.88'	N50°52'00"W	111.67	
C99	69*23'00"	1000.00'	1210.97	S34°45'08"W	1138.3	
C100	69*26'38"	1000.00'	1212.03	S34°43'19"W	1139.1	
C101	12'21'44"	610.40'	131.70'	N70°22'06"E	131.45	
				_		

LJA ENGINEERING

L49

N0°00'00"W

ENGINEER:

697.39

LJA ENGINEERING, INC. BRIGHTON YAU, P.E. 3017 W 7TH STREET SUITE 300 FORT WORTH, TX 76107 PHONE: (214) 451-0873 TEXAS REGISTRATION F-1386

OWNER:

THE COLE RANCH COMPANY LP JENNIFER ALEXANDER 512 W HICKORY STREET, SUITE 100 DENTON, TX 76201 PHONE: (940) 328-2379

DEVELOPER:

SOUTHRIDGE PARK LLC OCIE L. VEST 417 SOUTHRIDGE LAKES PARKWAY SOUTHLAKE, TX 76092 PHONE: (214) 534-9736

SERVICE PROVIDERS

ELECTRIC SERVICE: ONCOR/DME WATER SOURCE: DENTON SEWER SOURCE: DENTON

SCHOOL DISTRICT: DENTON ISD

CLASSIFICATION: TOWNHOME: COUNT: ACREAGE: OPEN SPACE: NEIGHBORHOOD PARK: MIXED USE REGIONAL: LIGHT INDUSTRIAL: MULTIFAMILY: 10.00 VOTER CAMP LOTS: 4.28 9.68 MIXED USE NEIGHBORHOOD: AMENITY CENTER/DOG PARK:

LOT COUNT SUMMARY

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X, BLOCK 25 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X, BLOCK 53 LOT 1X, BLOCK 55 LOT 1X, BLOCK 60 LOT 1X BLOCK 63 LOT 1X, 1X, BLOCK 53 LOT 1X, BLOCK 55 LOT 1X, BLOCK 60 LOT 1X BLOCK 63 LOT 1X, BLOCK 65 LOT 1X, BLOCK 70 LOT 1X, BLOCK 72 LOT 1X

MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4,

BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37

MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 57X

LIGHT INDUSTRIAL: BLOCK 2 LOT 1, BLOCK 2 LOT 2

PROPOSED AMENITY CENTER: BLOCK 2 LOT 7

PROPOSED DOG PARK: BLOCK 2 LOT 17X

PROPOSED NEIGHBORHOOD PARK LAND LOT: BLOCK 2 LOT 5

MULTIFAMILY: BLOCK 5 LOT 1

VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

PRELIMINARY PLAT OF **COLE RANCH**

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF

DENTON, TEXAS SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEIBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS

LINE & CURVE DATA

PRELIMINARY PLAT FOR COLE RANCH PHASE 1

JULY 2022 MAPSCO: 19P & 19K SCALE: REFERENCE NO: PP21-0034

BLOCK & LOT NUMBERS	ADEA	ADEA
BLOCK & LOT NOMBERS BLOCK 2 LOT 8*	9,005 SF	O.21 AC
BLOCK 2 LOT 9*	9,120 SF	0.21 AC
BLOCK 2 LOT 10*	8,267 SF	0.19 AC
BLOCK 2 LOT 11*	7,800 SF	0.18 AC
BLOCK 2 LOT 12*	7,800 SF	0.18 AC
BLOCK 2 LOT 13*	7,800 SF	0.18 AC
BLOCK 2 LOT 14*	7,800 SF	0.18 AC
BLOCK 2 LOT 15*	7,800 SF	0.18 AC
BLOCK 2 LOT 16*	7,800 SF	0.18 AC
BLOCK 2 LOT 17*	7,710 SF	0.18 AC
BLOCK 2 LOT 18*	8,495 SF	0.20 AC
BLOCK 2 LOT 19*	8,448 SF	0.19 AC
BLOCK 2 LOT 20*	13,208 SF	0.30 AC
BLOCK 2 LOT 21*	10,305 SF	0.24 AC
BLOCK 2 LOT 22*	8,214 SF	0.19 AC
BLOCK 2 LOT 23*	8,214 SF	0.19 AC
BLOCK 2 LOT 24*	8,214 SF	0.19 AC
BLOCK 2 LOT 25*	8,214 SF	0.19 AC
BLOCK 2 LOT 26*	8,214 SF	0.19 AC
BLOCK 2 LOT 27*	8,214 SF	0.19 AC
BLOCK 2 LOT 28*	8,214 SF	0.19 AC
BLOCK 2 LOT 29*	8,214 SF 8,214 SF	0.19 AC
BLOCK 2 LOT 30* BLOCK 2 LOT 31*	7,955 SF	0.19 AC 0.18 AC
BLOCK 2 LOT 32*	7,800 SF	0.18 AC
BLOCK 2 LOT 32*	7,800 SF	0.18 AC
BLOCK 2 LOT 34*	7,800 SF	0.18 AC
BLOCK 2 LOT 35*	7,800 SF	0.18 AC
BLOCK 2 LOT 36*	7,800 SF	0.18 AC
BLOCK 2 LOT 37*	7,697 SF	0.18 AC
BLOCK 2 LOT 38*	6,752 SF	0.16 AC
BLOCK 2 LOT 39*	8,513 SF	0.20 AC
BLOCK 2 LOT 40*	7,662 SF	0.18 AC
BLOCK 2 LOT 41*	7,662 SF	0.18 AC
BLOCK 2 LOT 42*	7,662 SF	0.18 AC
BLOCK 2 LOT 43*	7,905 SF	0.18 AC
BLOCK 2 LOT 44*	9,207 SF	0.21 AC
BLOCK 2 LOT 45*	8,569 SF	0.20 AC
BLOCK 2 LOT 46*	8,569 SF	0.20 AC
BLOCK 2 LOT 47*	8,569 SF	0.20 AC
BLOCK 2 LOT 48*	8,678 SF	0.20 AC
BLOCK 2 LOT 49*	8,195 SF	0.19 AC
BLOCK 2 LOT 50*	6,070 SF	0.14 AC
BLOCK 2 LOT 51*	7,582 SF	0.17 AC
BLOCK 2 LOT 52*	7,582 SF	0.17 AC
BLOCK 2 LOT 53*	7,582 SF 7,053 SF	0.17 AC
BLOCK 2 LOT 54* BLOCK 2 LOT 55*	8,151 SF	0.16 AC 0.19 AC
BLOCK 2 LOT 56*	6,834 SF	0.19 AC
BLOCK 2 LOT 57*	6,207 SF	0.14 AC
BLOCK 2 LOT 58*	6,373 SF	0.15 AC
BLOCK 2 LOT 59*	5,224 SF	0.12 AC
BLOCK 2 LOT 60*	6,235 SF	0.14 AC
BLOCK 2 LOT 61*	6,500 SF	0.15 AC
BLOCK 2 LOT 62*	6,500 SF	0.15 AC
BLOCK 2 LOT 63*	6,500 SF	0.15 AC
BLOCK 2 LOT 64*	6,500 SF	0.15 AC
BLOCK 2 LOT 65*	6,500 SF	0.15 AC
BLOCK 2 LOT 66*	6,500 SF	0.15 AC
BLOCK 2 LOT 67*	6,500 SF	0.15 AC
BLOCK 2 LOT 68*	6,507 SF	0.15 AC
BLOCK 2 LOT 69*	6,763 SF	0.16 AC
BLOCK 2 LOT 70*	7,353 SF	0.17 AC
BLOCK 2 LOT 71* BLOCK 2 LOT 72*	11,164 SF 3,383 SF	0.26 AC 0.08 AC
BLOCK 2 LOT 72*	3,383 SF 3,104 SF	0.08 AC
BLOCK 2 LOT 74*	3,246 SF	0.07 AC
BLOCK 2 LOT 75*	2,750 SF	0.06 AC
BLOCK 2 LOT 76*	2,750 SF	0.06 AC
BLOCK 2 LOT 77*	2,750 SF	0.06 AC
BLOCK 2 LOT 78*	2,750 SF	0.06 AC
BLOCK 2 LOT 79*	2,750 SF	0.06 AC
BLOCK 2 LOT 80*	4,156 SF	0.10 AC
BLOCK 6 LOT 1	9,900 SF	0.23 AC
BLOCK 6 LOT 2	7,823 SF	0.18 AC
BLOCK 6 LOT 3	7,911 SF	0.18 AC
BLOCK 6 LOT 6	8,817 SF	0.20 AC
BLOCK 6 LOT 7	7,200 SF 7,200 SF	0.17 AC
BLOCK 6 LOT 7 BLOCK 6 LOT 8	7,200 SF 7,200 SF	0.17 AC 0.17 AC
BLOCK 6 LOT 9	7,200 SF 7,977 SF	0.17 AC 0.18 AC
BLOCK 6 LOT 10	8,429 SF	0.18 AC
BLOCK 6 LOT 11	7,200 SF	0.19 AC
BLOCK 6 LOT 12	7,200 SF	0.17 AC
BLOCK 6 LOT 13	7,200 SF	0.17 AC
BLOCK 6 LOT 14	7,201 SF	0.17 AC
BLOCK 6 LOT 15	8,382 SF	0.19 AC
BLOCK 6 LOT 16	7,200 SF	0.17 AC
BLOCK 6 LOT 17	7,200 SF	0.17 AC
BLOCK 6 LOT 18	8,375 SF	0.19 AC
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SINGLE FAMILY

BLOCK & LOT MUMBERS	۸۵۲۸	*DC*
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 7 LOT 1	9,981 SF	0.23 AC
BLOCK 7 LOT 2	7,200 SF	0.17 AC
BLOCK 7 LOT 3	7,880 SF	0.18 AC
BLOCK 7 LOT 4	7,900 SF	0.18 AC
BLOCK 7 LOT 5	7,200 SF	0.17 AC
BLOCK 7 LOT 6	7,200 SF	0.17 AC
BLOCK 7 LOT 7	7,200 SF	0.17 AC
BLOCK 7 LOT 8	9,657 SF	0.22 AC
BLOCK 7 LOT 9	8,429 SF	0.19 AC
BLOCK 7 LOT 10	7,200 SF	0.17 AC
BLOCK 7 LOT 11	7,200 SF	0.17 AC
BLOCK 7 LOT 12	7,200 SF	0.17 AC
BLOCK 7 LOT 13	7.714 SF	0.18 AC
BLOCK 7 LOT 14	7,291 SF	0.17 AC
BLOCK 7 LOT 15	7,800 SF	0.17 AC
	8.633 SF	
BLOCK 7 LOT 16	-,	0.20 AC
BLOCK 8 LOT 1	12,050 SF	0.28 AC
BLOCK 8 LOT 2	8,212 SF	0.19 AC
BLOCK 8 LOT 3	7,784 SF	0.18 AC
BLOCK 8 LOT 4	7,826 SF	0.18 AC
BLOCK 8 LOT 5	7,624 SF	0.18 AC
BLOCK 8 LOT 6	7,428 SF	0.17 AC
BLOCK 8 LOT 7	7,375 SF	0.17 AC
BLOCK 8 LOT 8	9,234 SF	0.21 AC
BLOCK 8 LOT 9	8,213 SF	0.19 AC
BLOCK 8 LOT 10*	9,889 SF	0.23 AC
BLOCK 8 LOT 11*	6,452 SF	0.15 AC
BLOCK 8 LOT 12*	6,422 SF	0.15 AC
BLOCK 8 LOT 13*	6,000 SF	0.14 AC
BLOCK 8 LOT 14*	6,000 SF	0.14 AC
BLOCK 8 LOT 15*	6,000 SF	0.14 AC
BLOCK 8 LOT 16*	6,000 SF	0.14 AC
BLOCK 8 LOT 17*	6,037 SF	0.14 AC
BLOCK 8 LOT 18*	6,181 SF	0.14 AC
BLOCK 8 LOT 19*	11,588 SF	0.27 AC
BLOCK 8 LOT 20*	9,383 SF	0.22 AC
BLOCK 8 LOT 21	6,194 SF	0.14 AC
BLOCK 8 LOT 22	6,441 SF	0.15 AC
BLOCK 8 LOT 23	9,500 SF	0.22 AC
BLOCK 9 LOT 1*	8,461 SF	0.19 AC
BLOCK 9 LOT 2*	6,635 SF	0.15 AC
BLOCK 9 LOT 3*	6,472 SF	0.15 AC
BLOCK 9 LOT 4*	9,689 SF	0.22 AC
BLOCK 9 LOT 5*	11,617 SF	0.27 AC
BLOCK 9 LOT 6*	6,750 SF	0.15 AC
BLOCK 9 LOT 7*	6,000 SF	0.13 AC
BLOCK 9 LOT 8*	5,985 SF 8 243 SF	0.14 AC
BLOCK 9 LOT 9*	8,243 SF	0.19 AC
BLOCK 9 LOT 10*	7,303 SF	0.17 AC
BLOCK 9 LOT 11*	6,773 SF	0.16 AC
BLOCK 9 LOT 12*	6,474 SF	0.15 AC
BLOCK 9 LOT 13*	6,175 SF	0.14 AC
BLOCK 9 LOT 14*	6,827 SF	0.16 AC
BLOCK 9 LOT 15*	8,559 SF	0.20 AC
BLOCK 9 LOT 16*	6,000 SF	0.14 AC
BLOCK 9 LOT 17*	6,000 SF	0.14 AC
BLOCK 9 LOT 18*	8,998 SF	0.21 AC
BLOCK 10 LOT 1*	11,010 SF	0.25 AC
BLOCK 10 LOT 2*	7,726 SF	0.18 AC
BLOCK 10 LOT 3*	7,440 SF	0.17 AC
BLOCK 10 LOT 4*	7,200 SF	0.17 AC
BLOCK 10 LOT 5*	7,200 SF	0.17 AC
BLOCK 10 LOT 6*	7,200 SF 14,853 SF	0.17 AC
	· ·	
BLOCK 10 LOT 7*	20,446 SF	0.47 AC
BLOCK 10 LOT 8*	9,303 SF	0.21 AC
BLOCK 10 LOT 9*	8,720 SF	0.20 AC
BLOCK 10 LOT 10*	8,137 SF	0.19 AC
BLOCK 10 LOT 11*	7,923 SF	0.18 AC
BLOCK 10 LOT 12*	7,866 SF	0.18 AC
BLOCK 10 LOT 13*	7,719 SF	0.18 AC
BLOCK 10 LOT 14*	7,867 SF	0.18 AC
BLOCK 10 LOT 15*	7,813 SF	0.18 AC
BLOCK 10 LOT 16*	11,577 SF	0.27 AC
BLOCK 10 LOT 17*	9,816 SF	0.23 AC
BLOCK 10 LOT 17*	8,134 SF	0.23 AC
	· ·	
BLOCK 10 LOT 19*	7,831 SF	0.18 AC
BLOCK 10 LOT 20*	7,527 SF	0.17 AC
BLOCK 10 LOT 21*	7,284 SF	0.17 AC
BLOCK 10 LOT 22*	7,480 SF	0.17 AC
BLOCK 10 LOT 23*	7,764 SF	0.18 AC
BLOCK 10 LOT 24*	8,476 SF	0.19 AC
BLOCK 10 LOT 25*	13,824 SF	0.32 AC
BLOCK 11 LOT 1	11,409 SF	0.26 AC
BLOCK 11 LOT 2	7,403 SF	0.17 AC
BLOCK 11 LOT 3	7,200 SF	0.17 AC
BLOCK 11 LOT 4	7,200 SF	0.17 AC
BLOCK 11 LOT 5	7,200 SF	0.17 AC
BLOCK 11 LOT 6	7,200 SF	
		0.17 AC
DI 001/ 44 107 7	7,383 SF	0.17 AC
BLOCK 11 LOT 7 BLOCK 11 LOT 8	13,560 SF	0.31 AC

SIN	GLE FAMILY	
OCK & LOT NUMBERS	AREA	AREA
BLOCK 11 LOT 9	14,195 SF	0.33 AC
BLOCK 11 LOT 10	7,260 SF	0.17 AC
BLOCK 11 LOT 11	7,200 SF	0.17 AC
BLOCK 11 LOT 12	7,200 SF	0.17 AC
BLOCK 11 LOT 13	7,076 SF	0.16 AC
BLOCK 11 LOT 14	6,938 SF	0.16 AC
BLOCK 11 LOT 15	8,230 SF	0.19 AC
BLOCK 12 LOT 1	8,624 SF	0.20 AC
BLOCK 12 LOT 2	6,974 SF	0.16 AC
BLOCK 12 LOT 3	6,999 SF	0.16 AC
BLOCK 12 LOT 4	7,200 SF	0.17 AC
BLOCK 12 LOT 5	7,236 SF	0.17 AC
BLOCK 12 LOT 6	9,991 SF	0.23 AC
BLOCK 12 LOT 7	9,291 SF	0.21 AC
BLOCK 12 LOT 8	7,946 SF	0.18 AC
BLOCK 12 LOT 9	10,232 SF	0.23 AC
BLOCK 12 LOT 10	11,574 SF	0.27 AC
BLOCK 12 LOT 11	9,403 SF	0.22 AC
BLOCK 12 LOT 12	8,026 SF	0.18 AC
BLOCK 12 LOT 13	7,427 SF	0.17 AC
BLOCK 12 LOT 14	7,067 SF	0.16 AC
BLOCK 12 LOT 15	8,483 SF	0.19 AC
BLOCK 13 LOT 1	7,056 SF	0.16 AC
BLOCK 13 LOT 2	6,008 SF	0.14 AC
BLOCK 13 LOT 3	6,008 SF	0.14 AC
BLOCK 13 LOT 4	6,008 SF	0.14 AC
BLOCK 13 LOT 5	6,008 SF	0.14 AC
BLOCK 13 LOT 6	8,158 SF	0.19 AC
BLOCK 14 LOT 1	8,466 SF	0.19 AC
BLOCK 14 LOT 2	5,361 SF	0.12 AC
BLOCK 14 LOT 4	4,694 SF	0.11 AC
BLOCK 14 LOT 5	4,309 SF	0.10 AC
BLOCK 14 LOT 5	4,401 SF	0.10 AC
BLOCK 14 LOT 6	6,065 SF 7.083 SF	0.14 AC
BLOCK 15 LOT 1	•	0.16 AC
BLOCK 15 LOT 2	5,500 SF	0.13 AC
BLOCK 15 LOT 3	5,500 SF	0.13 AC
BLOCK 15 LOT 4	5,500 SF	0.13 AC
BLOCK 15 LOT 5	5,500 SF	0.13 AC
BLOCK 15 LOT 6	5,500 SF	0.13 AC
BLOCK 15 LOT 7	6,726 SF 7,295 SF	0.15 AC
BLOCK 16 LOT 1	5,654 SF	0.17 AC
BLOCK 16 LOT 2		0.13 AC
BLOCK 16 LOT 3	5,654 SF	0.13 AC
BLOCK 16 LOT 4	7,260 SF	0.17 AC
BLOCK 17 LOT 1	7,210 SF	0.17 AC
BLOCK 17 LOT 2	5,515 SF	0.13 AC
BLOCK 17 LOT 3	5,500 SF	0.13 AC
BLOCK 17 LOT 4*	6,855 SF	0.16 AC
BLOCK 18 LOT 1*	6,090 SF	0.14 AC
BLOCK 18 LOT 2*	4,646 SF	0.11 AC
BLOCK 18 LOT 3*	4,492 SF	0.10 AC
BLOCK 18 LOT 4*	4,400 SF	0.10 AC
BLOCK 18 LOT 5*	4,400 SF	0.10 AC
BLOCK 18 LOT 6*	5,017 SF	0.12 AC
BLOCK 19 LOT 1*	8,617 SF	0.20 AC
BLOCK 19 LOT 2*	5,353 SF	0.12 AC
BLOCK 19 LOT 3*	4,503 SF	0.10 AC
BLOCK 19 LOT 4*	4,400 SF	0.10 AC
BLOCK 19 LOT 5*	5,186 SF	0.12 AC
BLOCK 20 LOT 1*	7,175 SF	0.16 AC
BLOCK 20 LOT 2*	5,510 SF	0.13 AC
BLOCK 20 LOT 3*	5,510 SF	0.13 AC
BLOCK 20 LOT 4*	8,470 SF	0.19 AC
BLOCK 21 LOT 1*	7,210 SF	0.17 AC
BLOCK 21 LOT 2*	5,787 SF	0.13 AC
BLOCK 21 LOT 3*	5,861 SF	0.13 AC
BLOCK 21 LOT 4*	5,898 SF	0.14 AC
BLOCK 21 LOT 5*	5,900 SF	0.14 AC
BLOCK 21 LOT 6*	5,865 SF	0.13 AC
BLOCK 21 LOT 7*	5,802 SF	0.13 AC
BLOCK 21 LOT 8*	5,608 SF	0.13 AC
BLOCK 21 LOT 9*	6,493 SF	0.15 AC
BLOCK 22 LOT 1*	7,252 SF	0.17 AC
BLOCK 22 LOT 2*	7,923 SF	0.18 AC
BLOCK 22 LOT 3*	8,312 SF	0.19 AC
BLOCK 22 LOT 4*	6,026 SF	0.14 AC
BLOCK 22 LOT 5*	4,192 SF	0.10 AC
BLOCK 22 LOT 6*	4,769 SF	0.11 AC
BLOCK 22 LOT 7*	5,028 SF	0.12 AC
BLOCK 22 LOT 8*	4,642 SF	0.11 AC
BLOCK 22 LOT 9*	4,600 SF	0.11 AC
BLOCK 22 LOT 10*	5,725 SF	0.13 AC
BLOCK 23 LOT 1*	6,310 SF	0.14 AC
BLOCK 23 LOT 2*	6,200 SF	0.14 AC
	6,200 SF	0.14 AC
BLOCK 23 LOT 3*	6,200 SF	0.14 AC
BLOCK 23 LOT 3* BLOCK 23 LOT 4*	6,200 3F	
	5,801 SF	0.13 AC
BLOCK 23 LOT 4*	·	0.13 AC 0.10 AC
BLOCK 23 LOT 4* BLOCK 23 LOT 5*	5,801 SF	

BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 24 LOT 1	7,217 SF	0.17 AC
BLOCK 24 LOT 2	5,500 SF	0.13 AC
BLOCK 24 LOT 3 BLOCK 24 LOT 4	5,500 SF 5,500 SF	0.13 AC 0.13 AC
BLOCK 24 LOT 5	5,500 SF	0.13 AC
BLOCK 24 LOT 6	5,500 SF	0.13 AC
BLOCK 24 LOT 7	5,655 SF	0.13 AC
BLOCK 24 LOT 8	5,732 SF	0.13 AC
BLOCK 24 LOT 9 BLOCK 24 LOT 10	5,732 SF 5,732 SF	0.13 AC 0.13 AC
BLOCK 24 LOT 11	5,732 SF	0.13 AC
BLOCK 24 LOT 12	5,732 SF	0.13 AC
BLOCK 24 LOT 13	5,732 SF	0.13 AC
BLOCK 24 LOT 14 BLOCK 24 LOT 15	5,732 SF 5,601 SF	0.13 AC 0.13 AC
BLOCK 24 LOT 16	5,500 SF	0.13 AC
BLOCK 24 LOT 17*	7,150 SF	0.16 AC
BLOCK 25 LOT 1	6,111 SF	0.14 AC
BLOCK 25 LOT 2 BLOCK 25 LOT 3	4,600 SF 4,600 SF	0.11 AC 0.11 AC
BLOCK 25 LOT 4	4,600 SF	0.11 AC
BLOCK 25 LOT 5	4,600 SF	0.11 AC
BLOCK 25 LOT 6	4,600 SF	0.11 AC
BLOCK 25 LOT 7	4, 600 SF	0.11 AC
BLOCK 25 LOT 8 BLOCK 25 LOT 9	4,656 SF 4,783 SF	0.11 AC 0.11 AC
BLOCK 25 LOT 10	4,783 SF 4,783 SF	0.11 AC
BLOCK 25 LOT 11	4,783 SF	0.11 AC
BLOCK 25 LOT 12	4,783 SF	0.11 AC
BLOCK 25 LOT 13	4,783 SF	0.11 AC
BLOCK 25 LOT 14 BLOCK 25 LOT 15	4,783 SF 4,783 SF	0.11 AC 0.11 AC
BLOCK 25 LOT 16	4,783 SF	0.11 AC
BLOCK 25 LOT 17	4, 717 SF	0.11 AC
BLOCK 25 LOT 18	4,600 SF	0.11 AC
BLOCK 25 LOT 19 BLOCK 25 LOT 20	4,600 SF 6,095 SF	0.11 AC 0.14 AC
BLOCK 26 LOT 1	7,026 SF	0.16 AC
BLOCK 26 LOT 2	5,920 SF	0.14 AC
BLOCK 26 LOT 3	6,173 SF	0.14 AC
BLOCK 26 LOT 4 BLOCK 27 LOT 1	10,301 SF 4,336 SF	0.24 AC 0.10 AC
BLOCK 27 LOT 2	4,400 SF	0.10 AC
BLOCK 27 LOT 3	6,342 SF	0.15 AC
BLOCK 28 LOT 1*	6,423 SF	0.15 AC
BLOCK 28 LOT 2* BLOCK 28 LOT 3*	2,864 SF 2,864 SF	0.07 AC 0.07 AC
BLOCK 28 LOT 4*	2,864 SF	0.07 AC
BLOCK 28 LOT 5*	2,864 SF	0.07 AC
BLOCK 28 LOT 6*	2,864 SF	0.07 AC
BLOCK 28 LOT 7* BLOCK 28 LOT 8*	2,864 SF 2,864 SF	0.07 AC
BLOCK 28 LOT 9*	2,864 SF	0.07 AC
BLOCK 28 LOT 10*	5,715 SF	0.13 AC
BLOCK 29 LOT 1*	5,888 SF	0.14 AC
BLOCK 29 LOT 2* BLOCK 29 LOT 3*	4,392 SF 4,219 SF	0.10 AC
BLOCK 29 LOT 4*	11,399 SF	0.10 AC
BLOCK 29 LOT 5*	6,748 SF	0.15 AC
BLOCK 29 LOT 6*	6,748 SF	0.15 AC
BLOCK 29 LOT 7*	6,748 SF	0.15 AC
BLOCK 29 LOT 8* BLOCK 29 LOT 9*	6,748 SF 6,748 SF	0.15 AC 0.15 AC
BLOCK 29 LOT 10	6,748 SF	0.15 AC
BLOCK 29 LOT 11	6,748 SF	0.15 AC
BLOCK 29 LOT 12	6,748 SF	0.15 AC
BLOCK 29 LOT 13 BLOCK 29 LOT 14	10,794 SF 8,835 SF	0.25 AC 0.20 AC
BLOCK 29 LOT 15	6,728 SF	0.20 AC 0.15 AC
BLOCK 29 LOT 16	6,728 SF	0.15 AC
BLOCK 29 LOT 17	6,728 SF	0.15 AC
BLOCK 29 LOT 18 BLOCK 29 LOT 19	6,728 SF 6,728 SF	0.15 AC 0.15 AC
BLOCK 29 LOT 19 BLOCK 29 LOT 20	6,728 SF 6,728 SF	0.15 AC 0.15 AC
BLOCK 29 LOT 21	6,728 SF	0.15 AC
BLOCK 29 LOT 22	6,728 SF	0.15 AC
BLOCK 29 LOT 23	6,728 SF	0.15 AC
BLOCK 29 LOT 24 BLOCK 29 LOT 25	6,728 SF 6,728 SF	0.15 AC 0.15 AC
BLOCK 29 LOT 26	6,728 SF	0.15 AC
BLOCK 29 LOT 27	6,728 SF	0.15 AC
BLOCK 29 LOT 28	6,728 SF	0.15 AC
BLOCK 29 LOT 29	6,728 SF	0.15 AC
BLOCK 29 LOT 30 BLOCK 29 LOT 31	6,647 SF 7,065 SF	0.15 AC 0.16 AC
BLOCK 29 LOT 32*	7,109 SF	0.16 AC
BLOCK 29 LOT 33*	6,993 SF	0.16 AC
BLOCK 29 LOT 34*	7,609 SF	0.17 AC
BLOCK 29 LOT 35* BLOCK 29 LOT 36*	6,500 SF 8,618 SF	0.15 AC 0.20 AC
2200N 20 E01 00'	_,	0.20 AC

LOCK & LOT NUMBERS	AREA	AREA
BLOCK 30 LOT 1	6,346 SF	0.15 AC
BLOCK 30 LOT 2	4,626 SF	0.11 AC
BLOCK 30 LOT 3*	4,626 SF	0.11 AC
BLOCK 30 LOT 4*	6,179 SF	0.14 AC
BLOCK 31 LOT 1	7,450 SF	0.17 AC
BLOCK 31 LOT 2	5,300 SF	0.12 AC
BLOCK 31 LOT 3	6,128 SF	0.14 AC
BLOCK 32 LOT 1*	6,715 SF	0.15 AC
BLOCK 32 LOT 2	4,400 SF	0.10 AC
BLOCK 32 LOT 3*	4,400 SF	0.10 AC
BLOCK 32 LOT 4*	4,400 SF	0.10 AC
BLOCK 32 LOT 5*	8,023 SF	0.18 AC
BLOCK 32 LOT 6*	7,082 SF	0.16 AC
BLOCK 32 LOT 7*	4,398 SF	0.10 AC
BLOCK 32 LOT 8*	4,397 SF	0.10 AC
BLOCK 32 LOT 9*	4,396 SF	0.10 AC
BLOCK 32 LOT 10*	6,962 SF	0.16 AC
BLOCK 33 LOT 1*	7,302 SF	0.17 AC
BLOCK 33 LOT 2*	4,400 SF	0.10 AC
BLOCK 33 LOT 3*	4,400 SF	0.10 AC
BLOCK 33 LOT 4*	4,400 SF	0.10 AC
BLOCK 33 LOT 5*	5,925 SF	0.14 AC
BLOCK 34 LOT 1*	8,833 SF	0.20 AC
BLOCK 34 LOT 2*	4,400 SF	0.10 AC
BLOCK 34 LOT 3*	4,400 SF	0.10 AC
BLOCK 34 LOT 4*	5,925 SF	0.14 AC
BLOCK 35 LOT 1	10,071 SF	0.23 AC
BLOCK 35 LOT 2	4,816 SF	0.11 AC
BLOCK 35 LOT 3	4,813 SF	0.11 AC
BLOCK 35 LOT 4	4,757 SF	0.11 AC
BLOCK 35 LOT 5	4,400 SF	0.10 AC
BLOCK 35 LOT 6	4,400 SF	0.10 AC
BLOCK 35 LOT 6	6,003 SF	0.10 AC 0.14 AC
BLOCK 36 LOT 1	7,735 SF	0.18 AC
BLOCK 36 LOT 2	5,368 SF	0.18 AC
BLOCK 36 LOT 3	5,269 SF	0.12 AC
BLOCK 36 LOT 4	5,186 SF	0.12 AC
BLOCK 36 LOT 5	5,128 SF	0.12 AC
	4,724 SF	
BLOCK 36 LOT 6		0.11 AC
BLOCK 36 LOT 7	5,300 SF	0.12 AC
BLOCK 36 LOT 8	4,757 SF 8,927 SF	0.11 AC
BLOCK 36 LOT 9 BLOCK 37 LOT 1*	6,622 SF	0.20 AC 0.15 AC
BLOCK 37 LOT 2*	4,400 SF	0.10 AC
BLOCK 37 LOT 3*	4,400 SF	0.10 AC
	4,400 SF	
BLOCK 37 LOT 4*	•	0.10 AC
BLOCK 37 LOT 5*	7,620 SF	0.17 AC
BLOCK 38 LOT 1*	7,958 SF	0.18 AC
BLOCK 38 LOT 2*	5,095 SF	0.12 AC
BLOCK 38 LOT 3*	5,863 SF 7,316 SF	0.13 AC
BLOCK 38 LOT 4*	7,510 SF	0.17 AC 0.17 AC
BLOCK 38 LOT 5*		
BLOCK 38 LOT 6*	7,629 SF	0.18 AC
BLOCK 39 LOT 1	7,413 SF	0.17 AC
BLOCK 39 LOT 2	4,542 SF	0.10 AC
BLOCK 39 LOT 3	4,611 SF	0.11 AC
BLOCK 39 LOT 4	4,679 SF	0.11 AC
BLOCK 39 LOT 5	7,431 SF	0.17 AC
BLOCK 39 LOT 6*	6,662 SF	0.15 AC
BLOCK 39 LOT 7*	4,402 SF	0.10 AC
BLOCK 39 LOT 8*	4,401 SF	0.10 AC
BLOCK 39 LOT 9*	4,400 SF	0.10 AC
BLOCK 39 LOT 10*	6,811 SF	0.16 AC
BLOCK 40 LOT 1*	5,943 SF	0.14 AC
BLOCK 40 LOT 2*	4,400 SF	0.10 AC
BLOCK 40 LOT 3*	4,400 SF	0.10 AC
BLOCK 40 LOT 4*	4,400 SF	0.10 AC
BLOCK 40 LOT 5*	4,400 SF	0.10 AC
BLOCK 40 LOT 6*	5,888 SF	0.14 AC
BLOCK 41 LOT 1*	5,908 SF	0.14 AC
BLOCK 41 LOT 2*	4,380 SF	0.10 AC
BLOCK 41 LOT 3*	4,380 SF	0.10 AC
BLOCK 41 LOT 4*	4,380 SF	0.10 AC
BLOCK 41 LOT 5*	4,380 SF	0.10 AC
BLOCK 41 LOT 6*	5,860 SF	0.13 AC
BLOCK 42 LOT 1	5,817 SF	0.13 AC
BLOCK 42 LOT 2	4,380 SF	0.10 AC
BLOCK 42 LOT 3	4,380 SF	0.10 AC
BLOCK 42 LOT 4*	4,380 SF	0.10 AC
BLOCK 42 LOT 5*	4,380 SF	0.10 AC
BLOCK 42 LOT 6*	4,380 SF	0.10 AC
BLOCK 42 LOT 7*	6,189 SF	0.14 AC
BLOCK 43 LOT 1*	5,793 SF	0.13 AC
BLOCK 43 LOT 2*	4,400 SF	0.10 AC
BLOCK 43 LOT 3	4,400 SF	0.10 AC
BLOCK 43 LOT 4	4,400 SF	0.10 AC
BLOCK 43 LOT 5	4,400 SF	0.10 AC
BLOCK 43 LOT 6	4,400 SF	0.10 AC
DI 001/ 47 LOT 7*	6,211 SF	0.14 AC
BLOCK 43 LOT 7*	-,	

BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 44 LOT 2*	4,600 SF	0.11 A
BLOCK 44 LOT 3*	4,600 SF	0.11 A
BLOCK 44 LOT 4*	7,932 SF	0.18 A
BLOCK 45 LOT 1*	6,501 SF	0.15 A
BLOCK 45 LOT 2*	4,744 SF	0.11 A
BLOCK 45 LOT 3*	4,744 SF	0.11 A
BLOCK 45 LOT 4*	4,744 SF	0.11 A
BLOCK 45 LOT 5*	4,744 SF	0.11 A
BLOCK 45 LOT 6*	4,744 SF	0.11 A
BLOCK 45 LOT 7*	4,744 SF	0.11 A
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BLOCK 45 LOT 8*	4,744 SF	0.11 A
BLOCK 45 LOT 9*	4,744 SF	0.11 A
BLOCK 45 LOT 10*	4,665 SF	0.11 A
BLOCK 45 LOT 11*	4,400 SF	0.10 A
BLOCK 45 LOT 12*	4,400 SF	0.10 A
BLOCK 45 LOT 13*	4,4 00 SF	0.10 A
BLOCK 45 LOT 14	4,400 SF	0.10 A
BLOCK 45 LOT 15	4,400 SF	0.10 A
BLOCK 45 LOT 16	5,899 SF	0.14 A
BLOCK 46 LOT 1*	5,489 SF	0.13 A
BLOCK 46 LOT 2*	4,746 SF	0.11 A
BLOCK 46 LOT 3*	4,746 SF	0.11 A
BLOCK 46 LOT 4*	4,746 SF	0.11 A
BLOCK 46 LOT 5*	4,746 SF	0.11 A
BLOCK 46 LOT 6*	4,746 SF	0.11 A
BLOCK 46 LOT 7*	4,746 SF	0.11 A
BLOCK 46 LOT 8*	4,746 SF	0.11 A
BLOCK 46 LOT 9*	4,746 SF	0.11 A
BLOCK 46 LOT 10*	4,746 SF	0.11 A
BLOCK 46 LOT 11*	4,746 SF	0.11 A
BLOCK 46 LOT 12*	4,746 SF	0.11 A
	· · · · · · · · · · · · · · · · · · ·	
BLOCK 46 LOT 13*	4,675 SF	0.11 A
BLOCK 46 LOT 14*	4,400 SF	0.10 A
BLOCK 46 LOT 15*	4,400 SF	0.10 A
BLOCK 46 LOT 16*	4,400 SF	0.10 A
BLOCK 46 LOT 17*	4,400 SF	0.10 A
BLOCK 46 LOT 18	4,400 SF	0.10 A
BLOCK 46 LOT 19	6,057 SF	0.14 A
BLOCK 47 LOT 1*	7,871 SF	0.18 A
	4,888 SF	
BLOCK 47 LOT 2*	· · · · · · · · · · · · · · · · · · ·	0.11 A
BLOCK 47 LOT 3*	4,608 SF	0.11 A
BLOCK 47 LOT 4*	4,452 SF	0.10 A
BLOCK 47 LOT 5*	6,668 SF	0.15 A
BLOCK 48 LOT 1*	6,801 SF	0.16 A
BLOCK 48 LOT 2*	4,400 SF	0.10 A
BLOCK 48 LOT 3*	4,400 SF	0.10 A
BLOCK 48 LOT 4*	4,400 SF	0.10 A
BLOCK 48 LOT 5*	6,724 SF	0.15 A
BLOCK 48 LOT 6*	6,724 SF	0.15 A
BLOCK 48 LOT 7*	4,400 SF	
	· · · · · · · · · · · · · · · · · · ·	0.10 A
BLOCK 48 LOT 8*	4,400 SF	0.10 A
BLOCK 48 LOT 9*	4,400 SF	0.10 A
BLOCK 48 LOT 10*	6,801 SF	0.16 A
BLOCK 49 LOT 1*	6,201 SF	0.14 A
BLOCK 49 LOT 2*	4,400 SF	0.10 A
BLOCK 49 LOT 3	4,400 SF	0.10 A
BLOCK 49 LOT 4	4,400 SF	0.10 A
BLOCK 49 LOT 5	4,400 SF	0.10 A
BLOCK 49 LOT 6	6,994 SF	0.16 A
BLOCK 50 LOT 1*	6,201 SF	0.14 A
	4,400 SF	0.14 A
BLOCK 50 LOT 2*	· · · · · · · · · · · · · · · · · · ·	
BLOCK 50 LOT 3	4,400 SF	0.10 A
BLOCK 50 LOT 4	4,400 SF	0.10 A
BLOCK 50 LOT 5	4,400 SF	0.10 A
BLOCK 50 LOT 6	6,987 SF	0.16 A
BLOCK 51 LOT 1*	6,072 SF	0.14 A
BLOCK 51 LOT 2*	4,400 SF	0.10 A
BLOCK 51 LOT 3	5,506 SF	0.13 A
BLOCK 52 LOT 1*	6,502 SF	0.15 A
BLOCK 52 LOT 2	4,477 SF	0.10 A
BLOCK 52 LOT 3	5,512 SF	0.13 A
BLOCK 53 LOT 1*	7,866 SF	0.18 A
BLOCK 53 LOT 2*	4,598 SF	0.11 A
BLOCK 53 LOT 3*	4,598 SF	0.11 A
BLOCK 53 LOT 4*	4,598 SF	0.11 A
BLOCK 53 LOT 5*	4,598 SF	0.11 A
BLOCK 53 LOT 6*	4,598 SF	0.11 A
BLOCK 53 LOT 7*	4,598 SF	0.11 A
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BLOCK 53 LOT 8*	4,598 SF	0.11 A
BLOCK 53 LOT 9*	4,598 SF	0.11 A
BLOCK 53 LOT 10*	8,607 SF	0.20 A
BLOCK 53 LOT 11*	6,855 SF	0.16 A
BLOCK 53 LOT 12*	4,400 SF	0.10 A
BLOCK 53 LOT 13*	4,400 SF	0.10 A
-· · -	4,400 SF	0.10 A
BLOCK 53 LOT 14*	4,400 SF	
BLOCK 53 LOT 14*	1,700 01	0.10 A
BLOCK 53 LOT 15*	5 0 3 2 CF	
BLOCK 53 LOT 15* BLOCK 53 LOT 16*	5,938 SF	
BLOCK 53 LOT 15* BLOCK 53 LOT 16* BLOCK 54 LOT 1	6,134 SF	0.14 A
BLOCK 53 LOT 15* BLOCK 53 LOT 16*	· · · · · · · · · · · · · · · · · · ·	

	SIN	GLE FAMILY	
4	BLOCK & LOT NUMBERS	AREA	AREA
4	BLOCK 54 LOT 4*	4,743 SF	0.11 AC
4	BLOCK 54 LOT 5*	4,787 SF	0.11 AC
-	BLOCK 54 LOT 6* BLOCK 54 LOT 7*	4,844 SF 4,913 SF	0.11 AC 0.11 AC
┨	BLOCK 54 LOT 8*	6,223 SF	0.11 AC
┨	BLOCK 55 LOT 1*	6,139 SF	0.14 AC
1	BLOCK 55 LOT 2*	6,659 SF	0.15 AC
1	BLOCK 55 LOT 3*	8,853 SF	0.20 AC
1	BLOCK 55 LOT 4*	8,482 SF	0.19 AC
]	BLOCK 55 LOT 5*	6,032 SF	0.14 AC
	BLOCK 55 LOT 6*	5,500 SF	0.13 AC
4	BLOCK 55 LOT 7*	5,500 SF	0.13 AC
4	BLOCK 55 LOT 8*	5,500 SF	0.13 AC
-	BLOCK 55 LOT 9* BLOCK 56 LOT 1*	6,938 SF 6,899 SF	0.16 AC 0.16 AC
┨	BLOCK 56 LOT 2*	5,357 SF	0.18 AC
1	BLOCK 56 LOT 3*	5,102 SF	0.12 AC
1	BLOCK 56 LOT 4*	4,929 SF	0.11 AC
1	BLOCK 56 LOT 5*	4,804 SF	0.11 AC
]	BLOCK 56 LOT 6*	4,873 SF	0.11 AC
]	BLOCK 57 LOT 1*	3,628 SF	0.08 AC
1	BLOCK 57 LOT 2*	2,750 SF	0.06 AC
4	BLOCK 57 LOT 3*	2,750 SF	0.06 AC
4	BLOCK 57 LOT 4*	2,750 SF	0.06 AC
-	BLOCK 57 LOT 5* BLOCK 57 LOT 6*	2,750 SF 2,750 SF	0.06 AC 0.06 AC
1	BLOCK 57 LOT 6* BLOCK 57 LOT 7*	2,750 SF	0.06 AC
1	BLOCK 57 LOT 8*	2,750 SF	0.06 AC
1	BLOCK 57 LOT 9*	3,660 SF	0.08 AC
1	BLOCK 58 LOT 1*	3,625 SF	0.08 AC
]	BLOCK 58 LOT 2*	2,750 SF	0.06 AC
1	BLOCK 58 LOT 3*	2,750 SF	0.06 AC
1	BLOCK 58 LOT 4*	2,750 SF	0.06 AC
-	BLOCK 58 LOT 5*	2,750 SF	0.06 AC
-	BLOCK 58 LOT 6*	2,750 SF	0.06 AC
┨	BLOCK 58 LOT 7*	2,750 SF 2,750 SF	0.06 AC
┨	BLOCK 58 LOT 8* BLOCK 58 LOT 9*	3,687 SF	0.06 AC 0.08 AC
┪	BLOCK 59 LOT 1*	6,609 SF	0.15 AC
1	BLOCK 59 LOT 2*	4,398 SF	0.10 AC
1	BLOCK 59 LOT 3*	4,650 SF	0.11 AC
1	BLOCK 59 LOT 4*	4,770 SF	0.11 AC
]	BLOCK 59 LOT 5*	4,770 SF	0.11 AC
1	BLOCK 59 LOT 6*	4,770 SF	0.11 AC
4	BLOCK 59 LOT 7*	4,770 SF	0.11 AC
-	BLOCK 59 LOT 8*	4,770 SF	0.11 AC
┨	BLOCK 59 LOT 9* BLOCK 59 LOT 10	4,749 SF 4,789 SF	0.11 AC 0.11 AC
┪	BLOCK 59 LOT 11	4,789 SF	0.11 AC
┧	BLOCK 59 LOT 12	5,532 SF	0.13 AC
1	BLOCK 60 LOT 1*	5,136 SF	0.12 AC
1	BLOCK 60 LOT 2*	4,400 SF	0.10 AC
]	BLOCK 60 LOT 3*	4,617 SF	0.11 AC
4	BLOCK 60 LOT 4*	4,895 SF	0.11 AC
4	BLOCK 60 LOT 5*	4,895 SF	0.11 AC
-	BLOCK 60 LOT 6	4,895 SF	0.11 AC
┨	BLOCK 60 LOT 7 BLOCK 60 LOT 8	4,895 SF 4,882 SF	0.11 AC 0.11 AC
1	BLOCK 60 LOT 9	4,930 SF	0.11 AC
1	BLOCK 60 LOT 10	5,023 SF	0.12 AC
1	BLOCK 60 LOT 11	7,267 SF	0.17 AC
1	BLOCK 60 LOT 12	5,017 SF	0.12 AC
1	BLOCK 60 LOT 13	5,025 SF	0.12 AC
-	BLOCK 60 LOT 14*	4,811 SF	0.11 AC
-	BLOCK 60 LOT 15*	4,400 SF	0.10 AC
1	BLOCK 60 LOT 16* BLOCK 60 LOT 17*	4,400 SF 6,887 SF	0.10 AC 0.16 AC
1	BLOCK 60 LOT 1/*	5,338 SF	0.16 AC
1	BLOCK 61 LOT 2*	4,472 SF	0.10 AC
]	BLOCK 61 LOT 3*	4,956 SF	0.11 AC
	BLOCK 61 LOT 4*	5,291 SF	0.12 AC
1	BLOCK 61 LOT 5	8,669 SF	0.20 AC
-	BLOCK 62 LOT 1*	6,528 SF	0.15 AC
-	BLOCK 62 LOT 2*	5,409 SF	0.12 AC
1	BLOCK 62 LOT 3* BLOCK 62 LOT 4*	5,200 SF 5,175 SF	0.12 AC 0.12 AC
1	BLOCK 62 LOT 5*	6,163 SF	0.12 AC 0.14 AC
1	BLOCK 63 LOT 1*	7,153 SF	0.16 AC
1	BLOCK 63 LOT 2*	5,982 SF	0.14 AC
1	BLOCK 63 LOT 3*	5,509 SF	0.13 AC
	BLOCK 63 LOT 4*	10,455 SF	0.24 AC
1	BLOCK 63 LOT 5*	10,813 SF	0.25 AC
1	BLOCK 63 LOT 6*	7,021 SF	0.16 AC
-	BLOCK 64 LOT 1*	9,368 SF	0.22 AC
-	BLOCK 64 LOT 2*	5,549 SF	0.13 AC
1	BLOCK 64 LOT 3* BLOCK 64 LOT 4*	5,519 SF 8,986 SF	0.13 AC 0.21 AC
1	BLOCK 64 LOT 4*	5,914 SF	0.21 AC 0.14 AC
1	BLOCK 65 LOT 2*	4,500 SF	0.10 AC
1	BLOCK 65 LOT 3*	4,500 SF	0.10 AC
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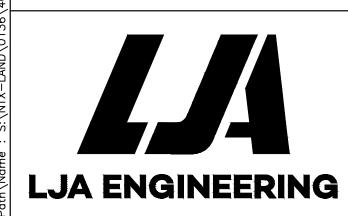
SINGLE FAMILY

BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 65 LOT 4*	4,500 SF	0.10 AC
BLOCK 65 LOT 5*	4,500 SF	0.10 AC
BLOCK 65 LOT 6*	5,859 SF	0.13 AC
BLOCK 66 LOT 1*	10,139 SF	0.23 AC
BLOCK 66 LOT 2*	5,813 SF	0.13 AC
BLOCK 66 LOT 3*	5,777 SF	0.13 AC
BLOCK 66 LOT 4*	5,875 SF	0.13 AC
BLOCK 66 LOT 5*	5,968 SF	0.14 AC
BLOCK 66 LOT 6*	6,419 SF	0.15 AC
BLOCK 66 LOT 7*	10,048 SF	0.23 AC
BLOCK 67 LOT 1*	8,544 SF	0.20 AC
BLOCK 67 LOT 2*	4,861 SF	0.11 AC
BLOCK 67 LOT 3*	4,626 SF	0.11 AC
BLOCK 67 LOT 4* BLOCK 67 LOT 5*	4,600 SF 4,600 SF	0.11 AC
BLOCK 67 LOT 6*	4,600 SF	0.11 AC
BLOCK 67 LOT 7*	4,600 SF	0.11 AC
BLOCK 67 LOT 8*	4,600 SF	0.11 AC
BLOCK 67 LOT 9*	4,600 SF	0.11 AC
BLOCK 67 LOT 10*	4,633 SF	0.11 AC
BLOCK 67 LOT 11*	8,885 SF	0.20 AC
BLOCK 68 LOT 1*	6,678 SF	0.15 AC
BLOCK 68 LOT 2*	4,649 SF	0.11 AC
BLOCK 68 LOT 3*	4,400 SF	0.10 AC
BLOCK 68 LOT 4*	4,400 SF	0.10 AC
BLOCK 68 LOT 5*	5,275 SF	0.12 AC
BLOCK 69 LOT 1*	7,989 SF	0.18 AC
BLOCK 69 LOT 2*	5,257 SF	0.12 AC
BLOCK 69 LOT 3*	5,257 SF	0.12 AC
BLOCK 69 LOT 4*	5,257 SF	0.12 AC
BLOCK 69 LOT 5*	5,257 SF	0.12 AC
BLOCK 69 LOT 6*	5,257 SF	0.12 AC
BLOCK 69 LOT 7*	8,901 SF	0.20 AC
BLOCK 70 LOT 1*	4,290 SF	0.10 AC
BLOCK 70 LOT 2*	4,400 SF	0.10 AC
BLOCK 70 LOT 3*	4,400 SF	0.10 AC
BLOCK 70 LOT 4*	4,400 SF	0.10 AC
BLOCK 70 LOT 5*	4,400 SF	0.10 AC
BLOCK 70 LOT 6*	4,400 SF	0.10 AC
BLOCK 70 LOT 7*	5,108 SF	0.12 AC
BLOCK 70 LOT 8*	5,777 SF	0.13 AC
BLOCK 70 LOT 9* BLOCK 70 LOT 10*	5,312 SF 4,400 SF	0.12 AC
BLOCK 70 LOT 10*	5,149 SF	0.10 AC
BLOCK 70 LOT 11*	6,600 SF	0.12 AC
BLOCK 70 LOT 13*	6,600 SF	0.15 AC
BLOCK 70 LOT 14*	4,761 SF	0.13 AC
BLOCK 70 LOT 15*	6,082 SF	0.14 AC
BLOCK 71 LOT 1*	8,719 SF	0.14 AC
BLOCK 71 LOT 2*	5,195 SF	0.12 AC
BLOCK 71 LOT 3*	5,200 SF	0.12 AC
BLOCK 71 LOT 4*	6,337 SF	0.15 AC
BLOCK 72 LOT 1*	7,694 SF	0.18 AC
BLOCK 72 LOT 2*	7,798 SF	0.18 AC
BLOCK 72 LOT 3*	7,800 SF	0.18 AC
BLOCK 72 LOT 4*	7,800 SF	0.18 AC
BLOCK 72 LOT 5*	7,800 SF	0.18 AC
BLOCK 72 LOT 6*	7,810 SF	0.18 AC
BLOCK 72 LOT 7*	8,045 SF	0.18 AC
BLOCK 72 LOT 8*	10,878 SF	0.25 AC
BLOCK 73 LOT 1*	5,708 SF	0.13 AC
BLOCK 73 LOT 2*	2,864 SF	0.07 AC
BLOCK 73 LOT 3*	2,864 SF	0.07 AC
BLOCK 73 LOT 4*	2,864 SF	0.07 AC
BLOCK 73 LOT 5*	2,864 SF	0.07 AC
BLOCK 73 LOT 6*	2,864 SF	0.07 AC
BLOCK 73 LOT 7*	2,864 SF	0.07 AC
BLOCK 73 LOT 8*	2,864 SF	0.07 AC
BLOCK 73 LOT 9*	2,864 SF	0.07 AC
	0.864.65	0.07 AC
BLOCK 73 LOT 10*	2,864 SF	

SINGLE FAMILY

MULTIFAMILY				
BLOCK & LOT NUMBERS	AREA	AREA		
BLOCK 5 LOT 1* 991,652 SF 22.77 AC				

THIS PRELIMINARY PLAT IS SUBJECT TO NATURAL GAS DRILLING AND PRODUCTION SITES A-4, A-7, AND A-8 AS PERMITTED WITH THE CITY ON GWP02-0019. PROPOSED RESIDENTIAL LOTS WITHIN 1,000 FEET OF THE SITE ARE DESIGNATED WITH AN (*) ON THE LOT SUMMARY TABLES.



ENGINEER:

LJA ENGINEERING, INC. BRIGHTON YAU, P.E. 3017 W 7TH STREET SUITE 300 FORT WORTH, TX 76107 PHONE: (214) 451-0873 TEXAS REGISTRATION F-1386 OWNER:

THE COLE RANCH COMPANY LP JENNIFER ALEXANDER 512 W HICKORY STREET, SUITE 100 DENTON, TX 76201 PHONE: (940) 328-2379

DEVELOPER:

SOUTHRIDGE PARK LLC OCIE L. VEST 417 SOUTHRIDGE LAKES PARKWAY SOUTHLAKE, TX 76092 PHONE: (214) 534-9736

SERVICE PROVIDERS ELECTRIC SERVICE: ONCOR/DME WATER SOURCE: DENTON SEWER SOURCE: DENTON SCHOOL DISTRICT: DENTON ISD

CLASSIFICATION: TOWNHOME: COUNT: ACREAGE: OPEN SPACE:
NEIGHBORHOOD PARK: MIXED USE REGIONAL: LIGHT INDUSTRIAL: MULTIFAMILY: 10.00 VOTER CAMP LOTS: 4.28 9.68 MIXED USE NEIGHBORHOOD: AMENITY CENTER/DOG PARK:

LOT COUNT SUMMARY

HOA OWNED & MAINTAINED OPEN SPACE: BLOCK 1 LOT 1X, BLOCK 2 LOT 1X, BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X, BLOCK BLOCK 2 LOT 2X, BLOCK 6 LOT 5X, BLOCK 23 LOT 1X, BLOCK 24 LOT 1X, BLOCK 25 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 LOT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LOT 1X, BLOCK 53 LOT 1X, BLOCK 65 LOT 1X, BLOCK 60 LOT 1X BLOCK 63 LOT 1X, BLOCK 65 LOT 1X, BLOCK 70 LOT 1X, BLOCK 72 LOT 1X MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 2 LOT 37 MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 579

MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 57X
LIGHT INDUSTRIAL: BLOCK 2 LOT 1, BLOCK 2 LOT 2
PROPOSED AMENITY CENTER: BLOCK 2 LOT 7
PROPOSED DOG PARK: BLOCK 2 LOT 17X PROPOSED DOG PARK: BLOCK 2 LOT 17X

PROPOSED NEIGHBORHOOD PARK LAND LOT: BLOCK 2 LOT 5

MULTIFAMILY: BLOCK 5 LOT 1

VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2 PRELIMINARY PLAT OF COLE RANCH

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF

DENTON, TEXAS SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEIBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458,

DENTON COUNTY, TEXAS

LOT AREA TABLES

PRELIMINARY PLAT FOR **COLE RANCH PHASE 1**

JULY 2022 MAPSCO: 19P & 19K SCALE: REFERENCE NO: PP21-0034

PROPERTY DESCRIPTION 720.153 ACRES

BEING A 720.153 ACRE TRACT OF LAND SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, THE J. McDONALD SURVEY, ABSTRACT NO. 873, THE J.W. KJEIBERG SURVEY, ABSTRACT NO. 1610, THE I.N. HEMBRIE SURVEY, ABSTRACT NO. 594, THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING PART OF A 1,742.626 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", PART OF A 1,297.316 ACRE TRACT OF LAND CONVEYED TO THE COLE RANCH COMPANY, L.P., BY AFFIDAVIT RECORDED IN COUNTY CLERK'S FILE NO. ,(C.C.#), 2020-131145, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, (O.P.R.D.C.T.) AND PART OF A 20.281 ACRE VARIABLE WIDTH RIGHT-OF-WAY OF FARM-TO-MARKET ROAD 2449 (F.M. 2449), RECORDED IN VOLUME 489, PAGE 551, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 720.141 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHERN MOST NORTHEAST CORER OF SAID "TRACT 1", THE SOUTHEAST CORNER OF A 5.433 ACRE TRACT OF LAND CONVEYED TO HENRY L. EVANS, JR., AS RECORDED IN C.C.# 1999-75409, O.P.R.D.C.T.. SAID POINT BEING ON THE WEST LINE OF THE REMAINDER OF A 331.94 ACRE TRACT OF LAND CONVEYED TO THE CITY OF DENTON, AS RECORDED IN C.C.# 2002-20706, O.P.R.D.C.T.;

THENCE, ALONG THE COMMON LINES OF SAID "TRACT 1" AND SAID REMAINDER 331.94 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 18 MINUTES 35 SECONDS EAST, A DISTANCE OF 1865.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON SOUTHWEST CORNER OF SAID REMAINDER 331.94 ACRE TRACT;

SOUTH 89 DEGREES 34 MINUTES 15 SECONDS EAST, A DISTANCE OF 1079.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON NORTHWEST CORNER OF A 29.444 ACRE TRACT OF LAND CONVEYED TO THE CITY OF DENTON, TEXAS, AS RECORDED IN C.C.# 2016-163835, O.P.R.D.C.T.;

THENCE, ALONG THE COMMON LINES OF SAID "TRACT 1" AND SAID 29.444 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH OO DEGREES OB MINUTES 18 SECONDS WEST, A DISTANCE OF 69.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 52 MINUTES 17 SECONDS WEST, A DISTANCE OF 1719.02 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON SOUTHWEST CORNER OF SAID 29.444 ACRE TRACT;

SOUTH 89 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 917.75 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON SOUTHEAST CORNER OF SAID 29.444 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF A 31.107 ACRE TRACT OF LAND CONVEYED TO THE CITY OF DENTON, AS RECORDED IN C.C.# 1994-71013, O.P.R.D.C.T.;

THENCE, ALONG THE COMMON LINES OF SAID "TRACT 1" AND SAID 31.107 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 08 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 890.28 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON SOUTHWEST CORNER OF SAID 31.107 ACRE TRACT;

SOUTH 89 DEGREES 35 MINUTES 01 SECOND EAST, A DISTANCE OF 771.13 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON WEST CORNER OF A 184.812 ACRE TRACT OF LAND CONVEYED TO ALDI (TEXAS) L.L.C., AS RECORDED IN C.C.# 2008-50360, O.P.R.D.C.T. SAID POINT BEING ON THE SOUTH LINE OF SAID 31.107 ACRE TRACT AND IN THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID "TRACT 1" AND SAID 184.812 ACRE TRACT, WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 36 DEGREES 33 MINUTES 38 SECONDS EAST, A DISTANCE OF 472.90 FEET TO A POINT FOR CORNER;

SOUTH 65 DEGREES 06 MINUTES 43 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 44 MINUTES 47 SECONDS EAST, A DISTANCE OF 290.00 FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER;

SOUTH 22 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER:

SOUTH 51 DEGREES 30 MINUTES 29 SECONDS EAST, A DISTANCE OF 400.00 FEET TO A POINT FOR CORNER;

SOUTH 71 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A POINT FOR CORNER; SOUTH 50 DEGREES 31 MINUTES 14 SECONDS EAST. A DISTANCE OF 250.00 FEET TO A POINT FOR CORNER:

SOUTH 25 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 53 MINUTES 55 SECONDS EAST, A DISTANCE OF 250.00 FEET TO A POINT FOR CORNER:

SOUTH 77 DEGREES 10 MINUTES 41 SECONDS EAST, A DISTANCE OF 225.00 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 01 MINUTE 20 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER:

SOUTH 73 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 375.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 225.85 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON NORTHWEST CORNER OF A 0.247 ACRE TRACT OF LAND CONVEYED TO DENTON COUNTY, TEXAS, AS RECORDED IN C.C.# 2010-107113, AND IN C.C.# 2011-68617, O.P.R.D.C.T.. SAID POINT BEING ON THE SOUTH LINE OF SAID 184.812 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF UNDERWOOD ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID "TRACT 1" AND SAID 0.247 ACRE TRACT, WITH SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 19 MINUTES 53 SECONDS WEST, A DISTANCE OF 247.64 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 12 MINUTES 55 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 03 DEGREES 56 MINUTES 22 SECONDS WEST, A DISTANCE OF 35.91 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 35.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 05 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 119.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND FOR AN INTERIOR ELL CORNER OF SAID "TRACT 1" AND THE COMMON SOUTHWEST CORNER OF SAID 0.247 ACRE NORTH 89 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 44.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID TRACT 1, THE COMMON SOUTHEAST CORNER OF SAID 0.247 ACRE TRACT, AND THE COMMON SOUTHWEST CORNER OF A 1.7875 ACRE TRACT OF LAND CONVEYED TO DENTON COUNTY, TEXAS, AS RECORDED IN C.C.# 2011-69079, O.P.R.D.C.T. SAID POINT BEING ON THE WEST LINE OF THE REMAINDER OF A 76.768 ACRE TRACT OF LAND CONVEYED TO FAY CHARALAMBOPOULOS, AS RECORDED IN VOLUME 1166, PAGE 235, O.P.R.D.C.T., FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND FOR THE SOUTHEAST CORNER OF SAID 1.7875 ACRE TRACT, BEARS NORTH 89 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 76.02 FEET;

THENCE, SOUTH OO DEGREES 57 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 1, AND THE COMMON WEST LINE OF SAID REMAINDER 76.768 ACRE TRACT, THE WEST LINE OF A 2.408 ACRE TRACT OF LAND CONVEYED TO WILLIAM CLINTON LYNCH AND WIFE, CLAUDIA P. LYNCH, AS RECORDED IN VOLUME 2190, PAGE 507, O.P.R.D.C.T., THE WEST LINE OF A 0.024 ACRE TRACT OF LAND CONVEYED TO WILLIAM CLINTON LYNCH AND WIFE, CLAUDIA P. LYNCH, AS RECORDED IN VOLUME 2981, PAGE 767, AND THE WEST LINE OF A 4.102 ACRE TRACT OF LAND CONVEYED TO HILLWOOD/McCUTCHIN, LTD., AS RECORDED IN C.C.# 1998-R0117450, O.P.R.D.C.T., WITH SAID UNDERWOOD ROAD, A DISTANCE OF 417.47 FEET TO A PK NAIL SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 37 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.91 FEET;

THENCE, SOUTH 01 DEGREE 13 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID EAST LINE AND THE COMMON WEST LINE OF SAID 4.102 ACRE TRACT, PASSING AT A DISTANCE OF 99.21 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 4.102 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 96.85 ACRE TRACT OF LAND CONVEYED AS TRACT III, TO PETRUS INVESTMENT, L.P., AS RECORDED IN C.C.# 1998-R0117450, O.P.R.D.C.T., AND CONTINUING ALONG SAID 96.85 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1205.51 FEET TO A 1" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID "TRACT 1" AND A COMMON INTERIOR ELL CORNER OF SAID 98.85 ACRE TRACT. SAID POINT BEING AT THE APPROXIMATE INTERSECTION OF SAID UNDERWOOD ROAD, AND H. LIVELY ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 89 DEGREES 50 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID "TRACT 1" AND A COMMON NORTH LINE OF SAID 96.85 ACRE TRACT, A DISTANCE OF 1362.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER SAID "TRACT 1" AND A COMMON INTERIOR ELL CORNER OF AFORESAID 20.281 ACRE TRACT, (F.M. 2449);

THENCE, ALONG THE COMMON LINES OF SAID "TRACT 1" AND SAID F.M. 2449, THE FOLLOWING COURSES AND DISTANCES:

NORTH OO DEGREES 13 MINUTES 43 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "GEER 4117" FOUND FOR AN INTERIOR ELL CORNER OF SAID "TRACT 1" AND A COMMON EXTERIOR ELL CORNER OF SAID F.M. 2449, FROM WHICH A WOODEN HIGHWAY MONUMENT FOUND BEARS SOUTH 69 DEGREES 45 MINUTES 44 SECONDS WEST, A DISTANCE OF 1.96 FEET;

SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST, A DISTANCE OF 2944.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, SOUTH OO DEGREES 30 MINUTES 26 SECONDS EAST, OVER AND ACROSS SAID F.M. 2449 AND ALONG THE EAST LINE OF AFORESAID "TRACT 2", A DISTANCE OF 857.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID "TRACT 2", SAID F.M. 2449, AND AFORESAID "TRACT 1" THE FOLLOWING COURSES AND

NORTH 70 DEGREES 54 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 36 MINUTES 39 SECONDS WEST, A DISTANCE OF 66.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 30 MINUTES 10 SECONDS, A RADIUS OF 2490.00 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 412.51 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 412.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF 293.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 61 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF 262.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 30 MINUTES 39 SECONDS, A RADIUS OF 1522.00 FEET, AND A LONG CHORD THAT BEARS NORTH 51 DEGREES 33 MINUTES 28 SECONDS WEST, A DISTANCE OF 568.06 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 571.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 40 DEGREES 48 MINUTES 09 SECONDS WEST, A DISTANCE OF 43.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 43 DEGREES 30 MINUTES 19 SECONDS WEST, A DISTANCE OF 272.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 37 MINUTES 09 SECONDS, A RADIUS OF 2562.00 FEET, AND A LONG CHORD THAT BEARS NORTH 35 DEGREES 09 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.11 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 117.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 33 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 59.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 30 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 197.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 13 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 106.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 44 MINUTES 23 SECONDS, A RADIUS OF 1522.00 FEET, AND A LONG CHORD THAT BEARS NORTH 17 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 284.87 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 285.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 11 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 327.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 06 MINUTES 55 SECONDS, A RADIUS OF 2490.00 FEET, AND A LONG CHORD THAT BEARS NORTH 06 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 482.30 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 483.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 03 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 179.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 02 DEGREES 35 MINUTES 34 SECONDS EAST, A DISTANCE OF 136.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 13 DEGREES 54 MINUTES 10 SECONDS EAST, A DISTANCE OF 81.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 02 DEGREES 35 MINUTES 34 SECONDS EAST, A DISTANCE OF 1685.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 441.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 02 DEGREES 35 MINUTES 34 SECONDS EAST, A DISTANCE OF 197.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 08 DEGREES 24 MINUTES 49 SECONDS EAST, A DISTANCE OF 110.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 850.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 157.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 11 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 86.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 513.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 160.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 64 DEGREES 51 MINUTES 06 SECONDS, A RADIUS OF 187.67 FEET, AND A LONG CHORD THAT BEARS SOUTH 51 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF 201.26 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 212.42 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 10 DEGREES 26 MINUTES 55 SECONDS WEST, A DISTANCE OF 124.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66 DEGREES 58 MINUTES 51 SECONDS, A RADIUS OF 192.39 FEET, AND A LONG CHORD THAT BEARS SOUTH 51 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 212.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 224.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 86 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 302.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 102 DEGREES 13 MINUTES 03 SECONDS, A RADIUS OF 90.19 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 31 MINUTES 52 SECONDS WEST, A DISTANCE OF 140.39 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 160.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 16 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 108.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 1003.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 08 MINUTES 29 SECONDS WEST, A DISTANCE OF 277.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 47 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 559.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1426.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 697.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID "TRACT 1" AND THE COMMON SOUTH LINE OF A 42.41 ACRE TRACT OF LAND CONVEYED TO THE UNIVERSITY OF NORTH TEXAS, AS RECORDED IN C.C.# 1996-9770, O.P.R.D.C.T. AND BEING IN THE APPROXIMATE CENTER OF TOM COLE ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, ALONG THE NORTH LINE OF SAID "TRACT 1" AND WITH SAID RIGHT-OF-WAY. THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 42.41 ACRE TRACT AND THE SOUTH LINE OF A 14.042 ACRE TRACT OF LAND CONVEYED TO TOM COLE EDAN MANAGEMENT GROUP, LLC.-TRUSTEE, AS RECORDED IN C.C.# 2018-3174, O.P.R.D.C.T., A DISTANCE OF 998.48 FEET TO "X" CUT FOUND FOR CORNER;

NORTH 89 DEGREES 00 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID 14.042 ACRE TRACT, THE SOUTH LINE OF A 1.000 ACRE TRACT OF LAND CONVEYED TO THE UNIVERSITY OF NORTH TEXAS SYSTEM, AS RECORDED IN C.C.# 2006-155067, O.P.R.D.C.T., THE SOUTH LINE OF THE REMAINDER OF AN 11.855ACRE TRACT OF LAND CONVEYED TO RICHARD RAFES, AS RECORDED IN VOLUME 4103, PAGE 351, O.P.R.D.C.T., AND THE SOUTH LINE OF AFORESAID 5.433 ACRE TRACT, A DISTANCE OF 2521.29 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 31,369,360 SQUARE FEET OR 720.141 ACRES OF LAND.

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC. BRIGHTON YAU, P.E. 3017 W 7TH STREET SUITE 300 FORT WORTH, TX 76107 PHONE: (214) 451-0873

TEXAS REGISTRATION F-1386

OWNER:

THE COLE RANCH COMPANY LP JENNIFER ALEXANDER 512 W HICKORY STREET, SUITE 100 DENTON, TX 76201 PHONE: (940) 328-2379

DEVELOPER:

SOUTHRIDGE PARK LLC OCIE L. VEST 417 SOUTHRIDGE LAKES PARKWAY SOUTHLAKE, TX 76092 PHONE: (214) 534-9736

LOT COUNT SUMMARY SERVICE PROVIDERS CLASSIFICATION: ELECTRIC SERVICE: ONCOR/DME OPEN SPACE: NEIGHBORHOOD PARK WATER SOURCE: DENTON MIXED USE REGIONAL LIGHT INDUSTRIAL: MULTIFAMIL' SEWER SOURCE: DENTON VOTER CAMP LOTS MIXED USE NEIGHBORHOOD: SCHOOL DISTRICT: DENTON ISD

AMENITY CENTER/DOG PARK:

5 LOT 1X, BLOCK 29 LOT 36X, BLOCK 32 LOT 1X, BLOCK 36 LOT 1X, BLOCK 38 OT 1X, BLOCK 39 LOT 1X, BLOCK 44 LOT 1X, BLOCK 46 LOT 1X, BLOCK 48 LO 1X. BLOCK 53 LOT 1X. BLOCK 55 LOT 1X. BLOCK 60 LOT 1X BLOCK 63 LOT 1X BLOCK 65 LOT 1X, BLOCK 70 LOT 1X, BLOCK 72 LOT 1X MIXED USE REGIONAL: BLOCK 1 LOT 3, BLOCK 2 LOT 3, BLOCK 2 LOT 4,
BLOCK 2 LOT 6, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 29 LOT 37 MIXED USE NEIGHBORHOOD: BLOCK 2 LOT 57X

JGHT INDUSTRIAL: BLOCK 2 LOT 1, BLOCK 2 LOT 2 ROPOSED AMENITY CENTER: BLOCK 2 LOT 7
PROPOSED DOG PARK: BLOCK 2 LOT 17X

PROPOSED NEIGHBORHOOD PARK LAND LOT: BLOCK 2 LOT 5
MULTIFAMILY: BLOCK 5 LOT 1

VOTER CAMP LOTS: BLOCK 1 LOT 1, BLOCK 1 LOT 2

COUNT: ACREAGE

92.23

110.53

10.00

4.28

PRELIMINARY PLAT OF COLE RANCH

A 720.153 GROSS ACRES (31,369,361 SF) ADDITION TO THE CITY OF DENTON, TEXAS

SITUATED IN THE A.C. MADDEN SURVEY, ABSTRACT NO. 851, AND THE J. McDONALD SURVEY, ABSTRACT NO. 873, AND THE J.W. KJEIBERG SURVEY, ABSTRACT NO. 1610, AND THE M. PAINE SURVEY, ABSTRACT NO. 1036, AND THE C.W. BYERLY SURVEY, ABSTRACT NO. 1458, DENTON COUNTY, TEXAS

PROPERTY DESCRIPTION

PRELIMINARY PLAT **FOR COLE RANCH PHASE 1**

SCALE: N/A MAPSCO: 19P & 19K REFERENCE NO: PP21-0034

PROJECT NO. NT135-0136

JULY 2022