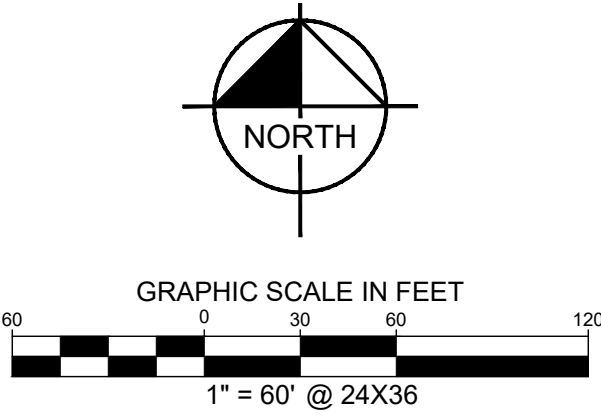
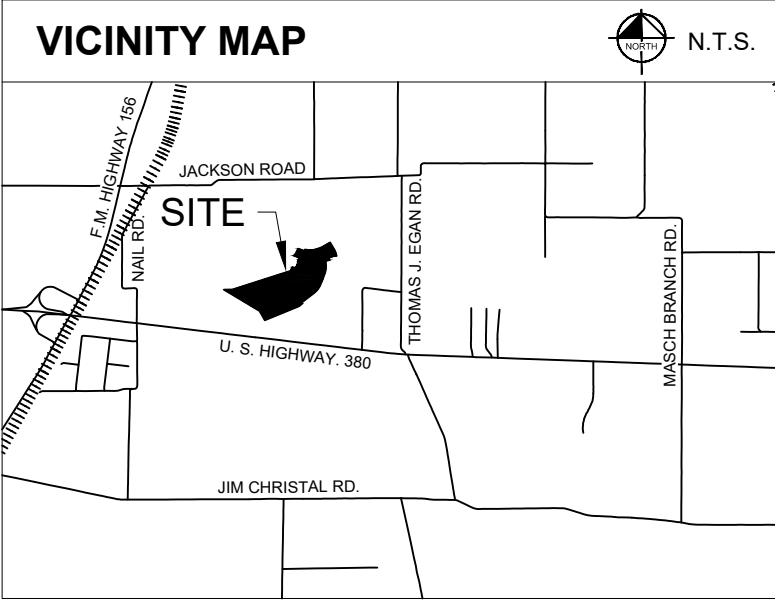
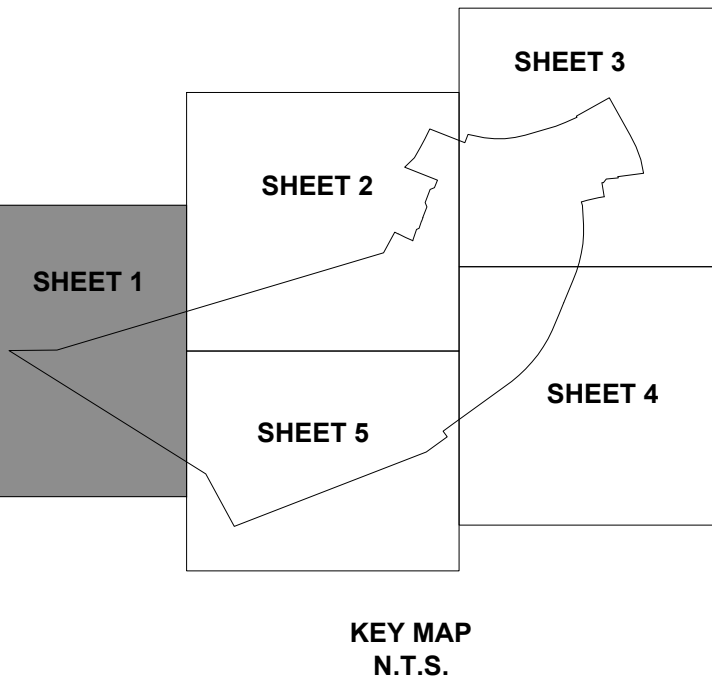


LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
	OVERHEAD UTILITY LINE
	CENTERLINE OF CREEK
	ABSTRACT LINE
	LOT LINE
LEGEND	
	IRSC
	IRFC
	IRP
	P.O.C.
	P.O.B.
	D.E.
	H.O.A.
	VOL.
	PG.
	INST.
	O.R.D.C.T.
	D.R.D.C.T.
	S.T.
	U.E.
	S.W.E.
	W.E.
	S.S.E.
	V.E.
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	R.O.W.



SEE SHEET 6 FOR LINE & CURVE TABLES & LOT AREA TABLE

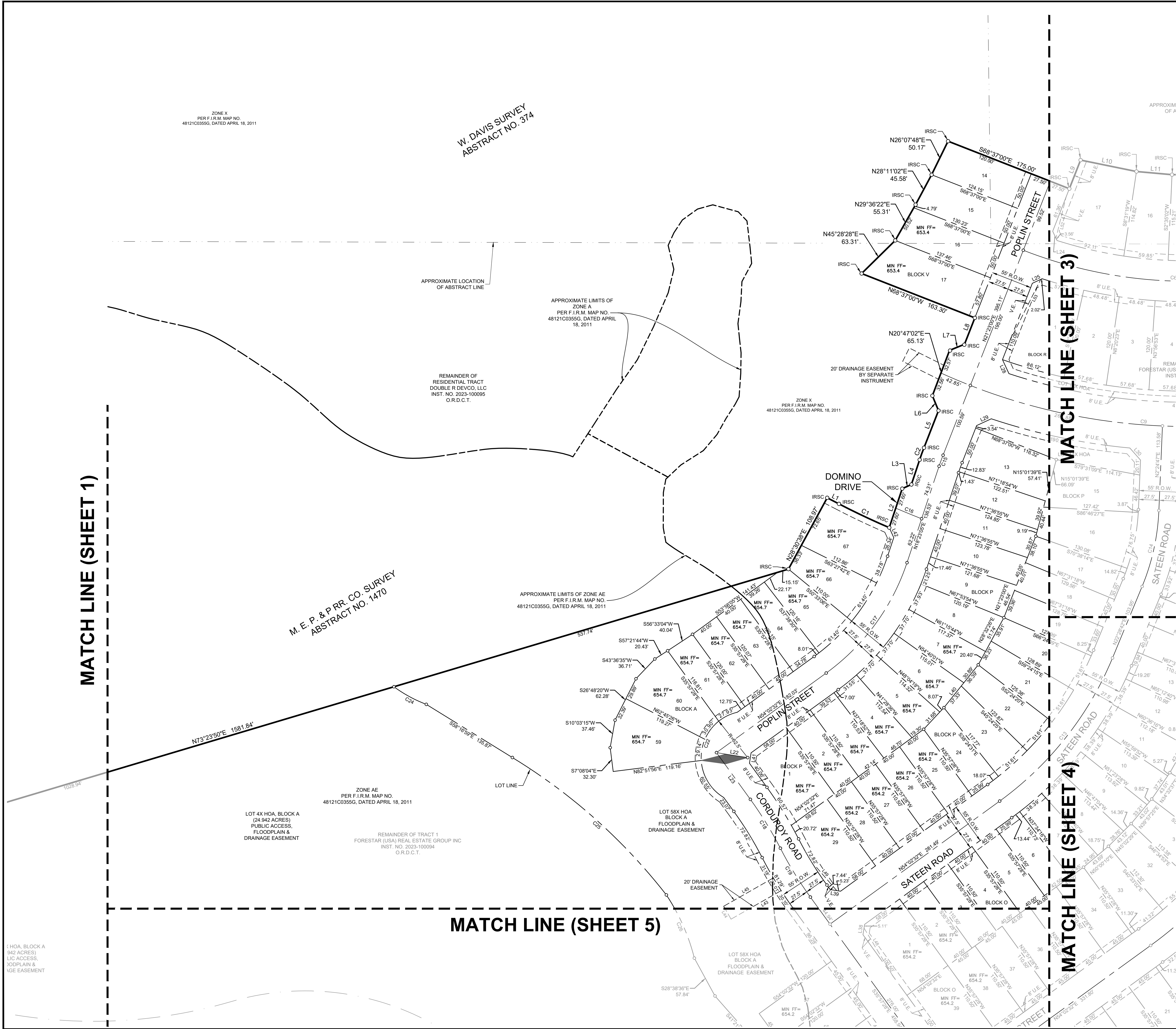


FINAL PLAT
HICKORY GROVE, PHASE 2
BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
BLOCK N, LOTS 1-8 & 9X; BLOCK O, LOTS 1-39;
BLOCK P, LOTS 1-13, 14X & 15-29; BLOCK R, LOTS 1-13 & 14X;
BLOCK S, LOTS 8-17; BLOCK T, LOTS 124-130;
BLOCK V, LOTS 14-17

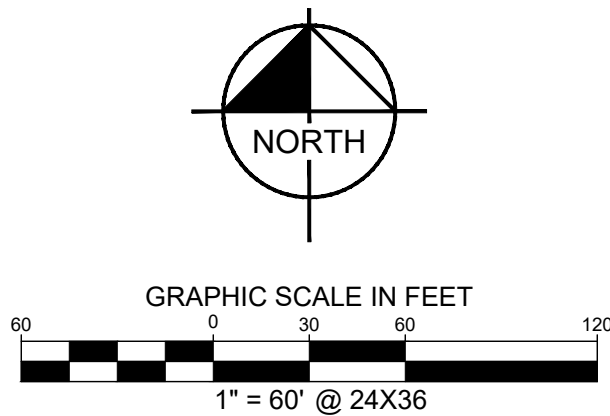
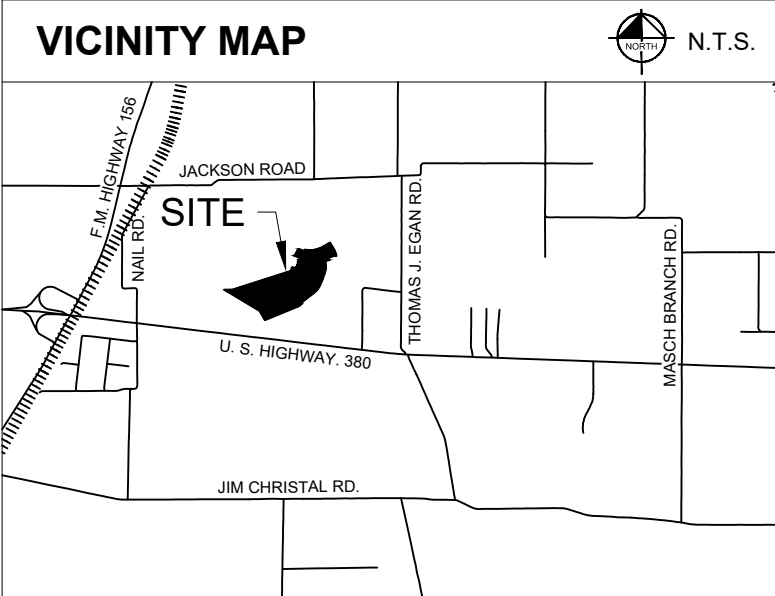
141 RESIDENTIAL LOTS
8 HOA LOTS

52.638 ACRES
OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406, M.E.P. & P. RR. CO.
SURVEY ABSTRACT NO. 1470; WILLIAM DAVIS SURVEY, ABSTRACT NO.
374 & THOMAS POLK SURVEY, ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0009
APRIL 2024

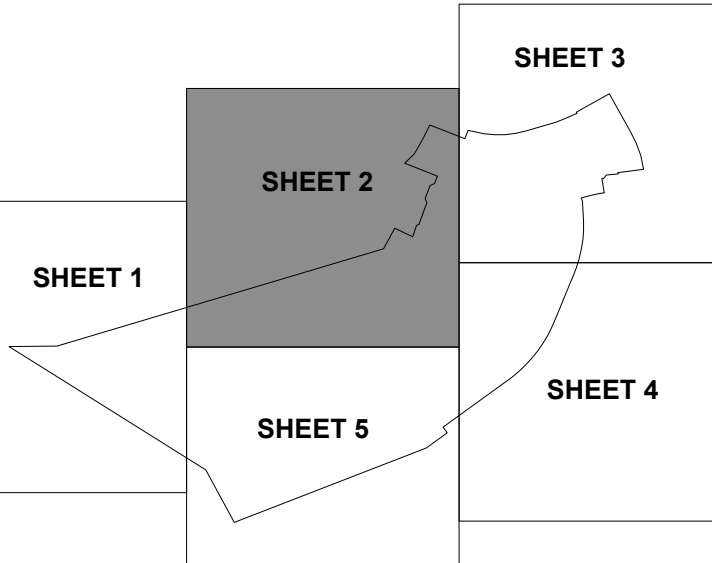
Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034					
Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	068517166	1 OF 7
OWNER: Forestar (USA) Real Estate Group, Inc. 2221 E. Lamar Blvd., Suite 790 Arlington, TX 76006					
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/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, 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
	GLY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	RIGHT-OF-WAY



SEE SHEET 6 FOR LINE & CURVE TABLES & LOT AREA TABLE



FINAL PLAT
HICKORY GROVE, PHASE 2

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
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8 HOA LOTS

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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0009
APRIL 2024

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

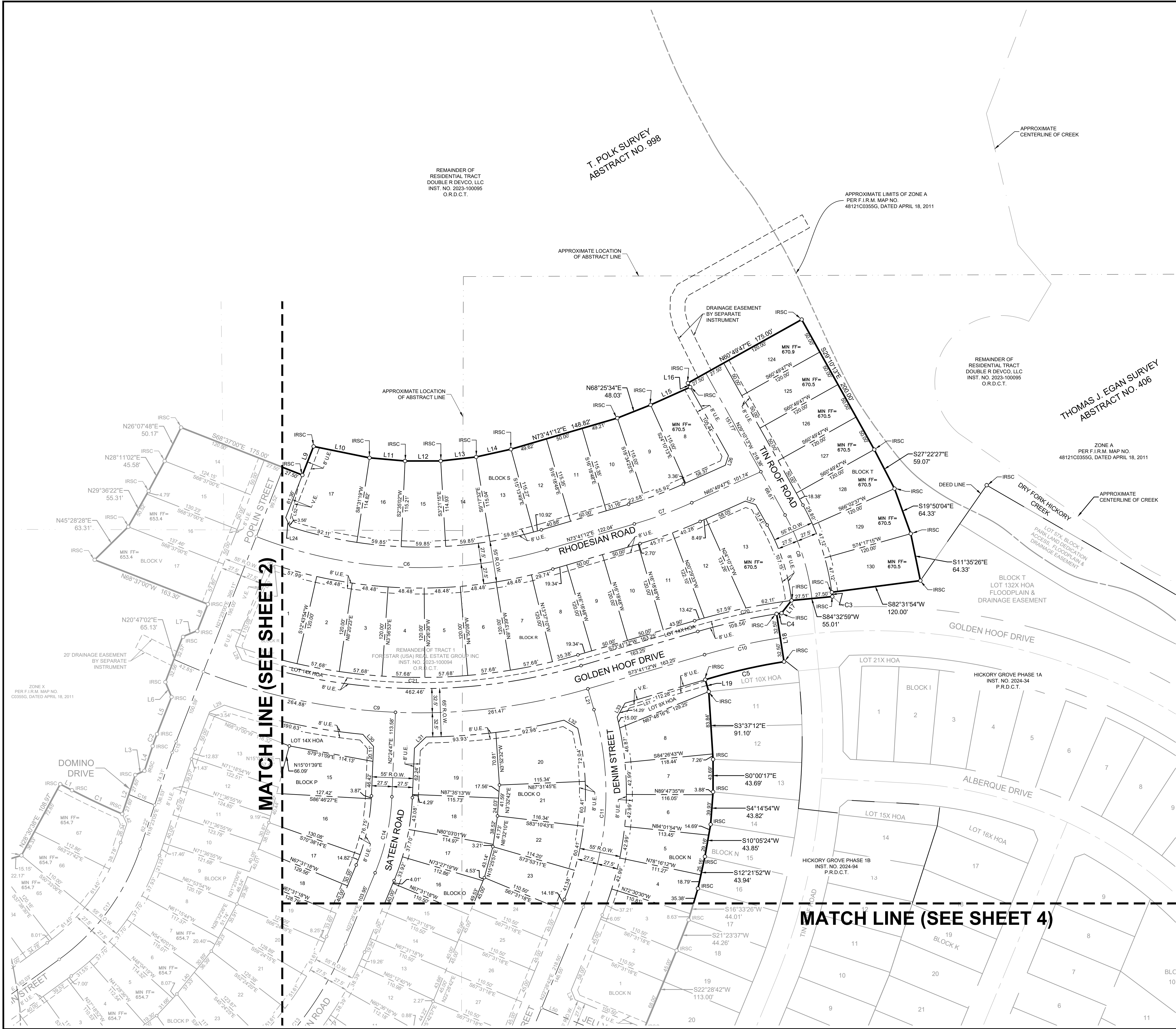
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	068517166	2 OF 7

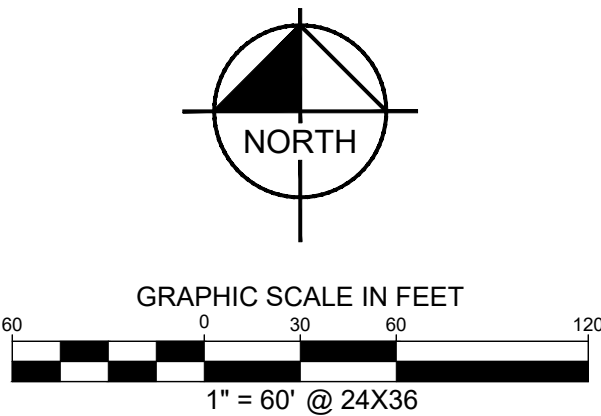
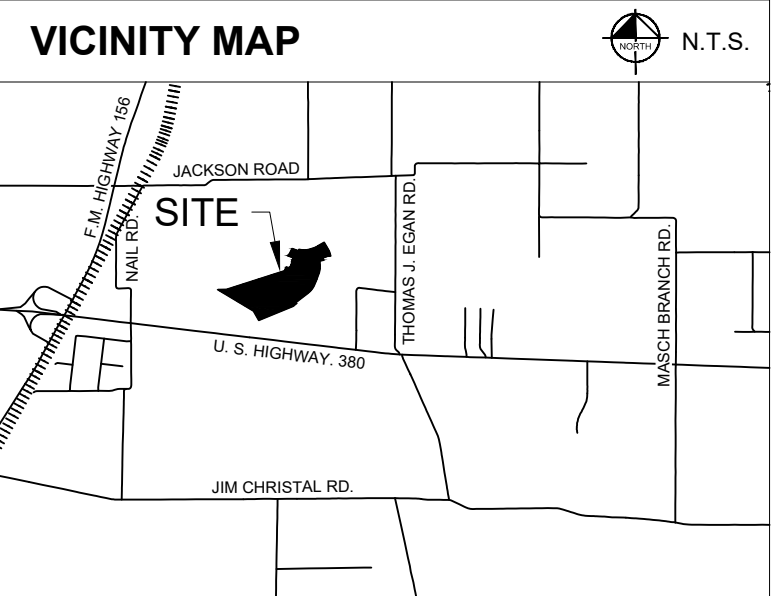
OWNER:
Forestar (USA) Real Estate
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2221 E. Lamar Blvd., Suite 790
Arlington, TX 76006

APPLICANT:
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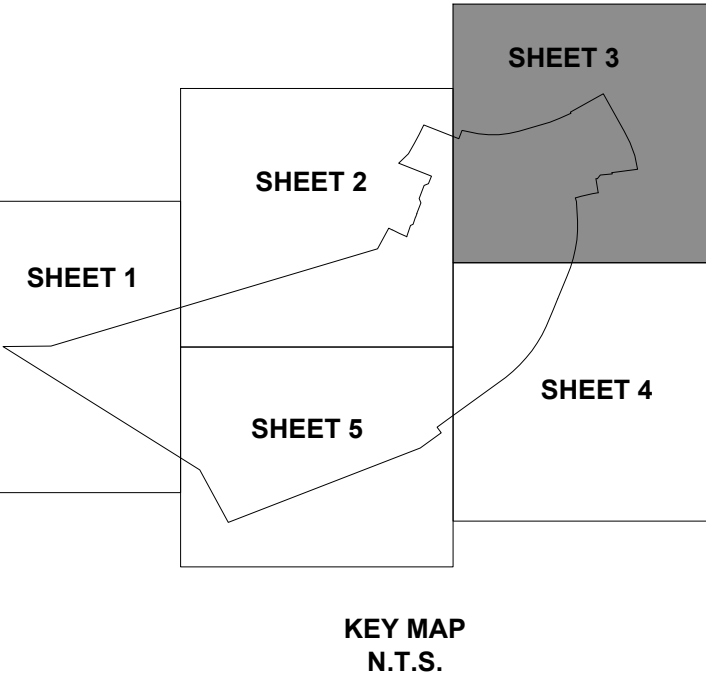
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W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEGETATION EASEMENT
	GLY ANCHOR
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APRIL 2024

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2024	068517166	3 OF 7

OWNER:

Forestar (USA) Real Estate
Group, Inc.
2221 E. Lamar Blvd., Suite 790
Arlington, TX 76006

APPLICANT:

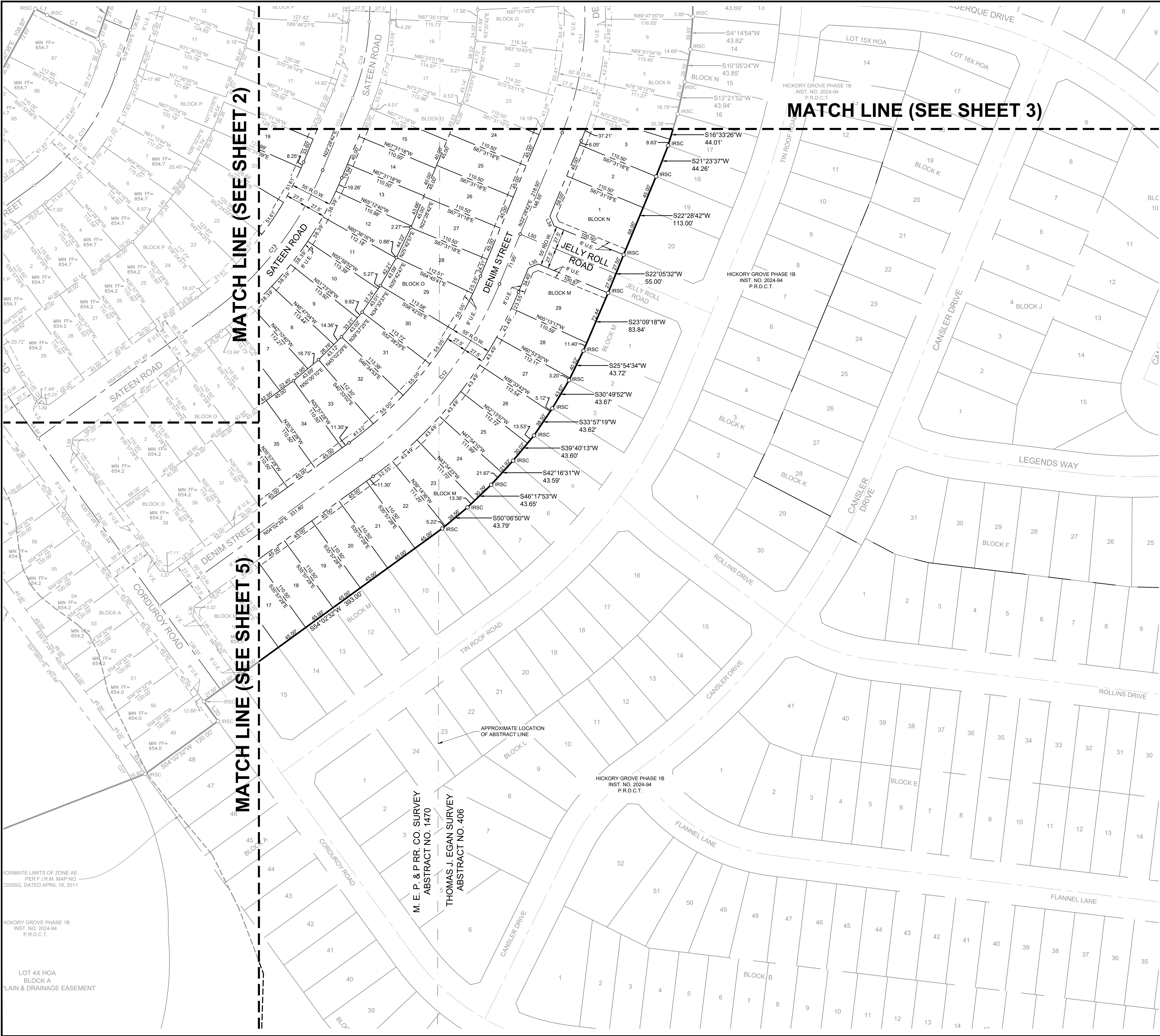
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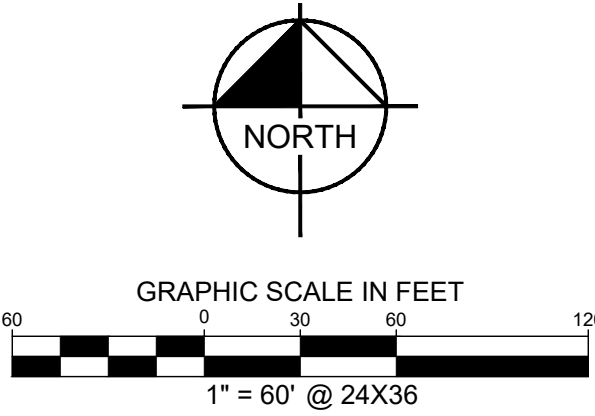
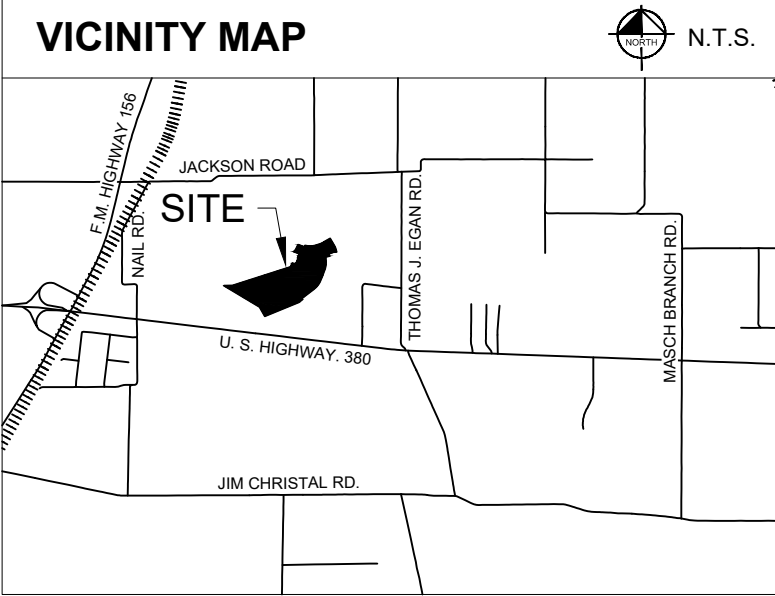
MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 2)

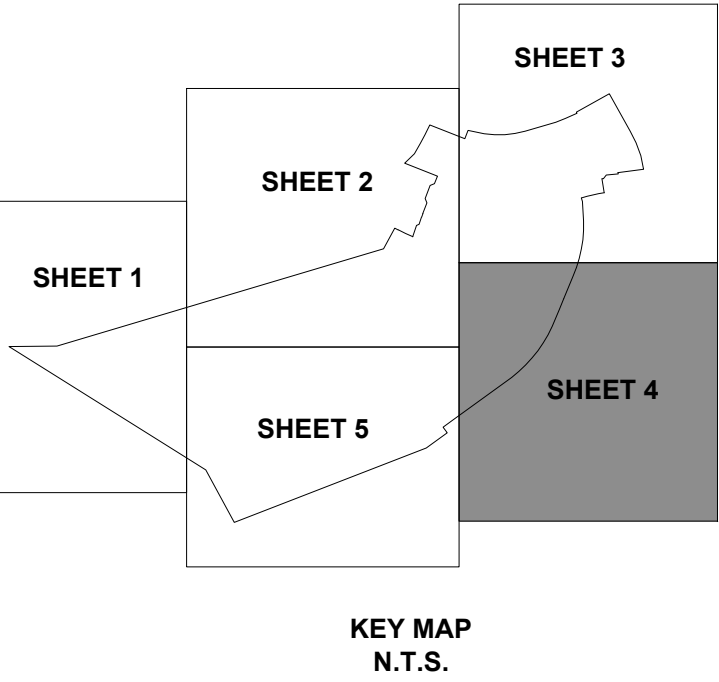


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	LOT LINE

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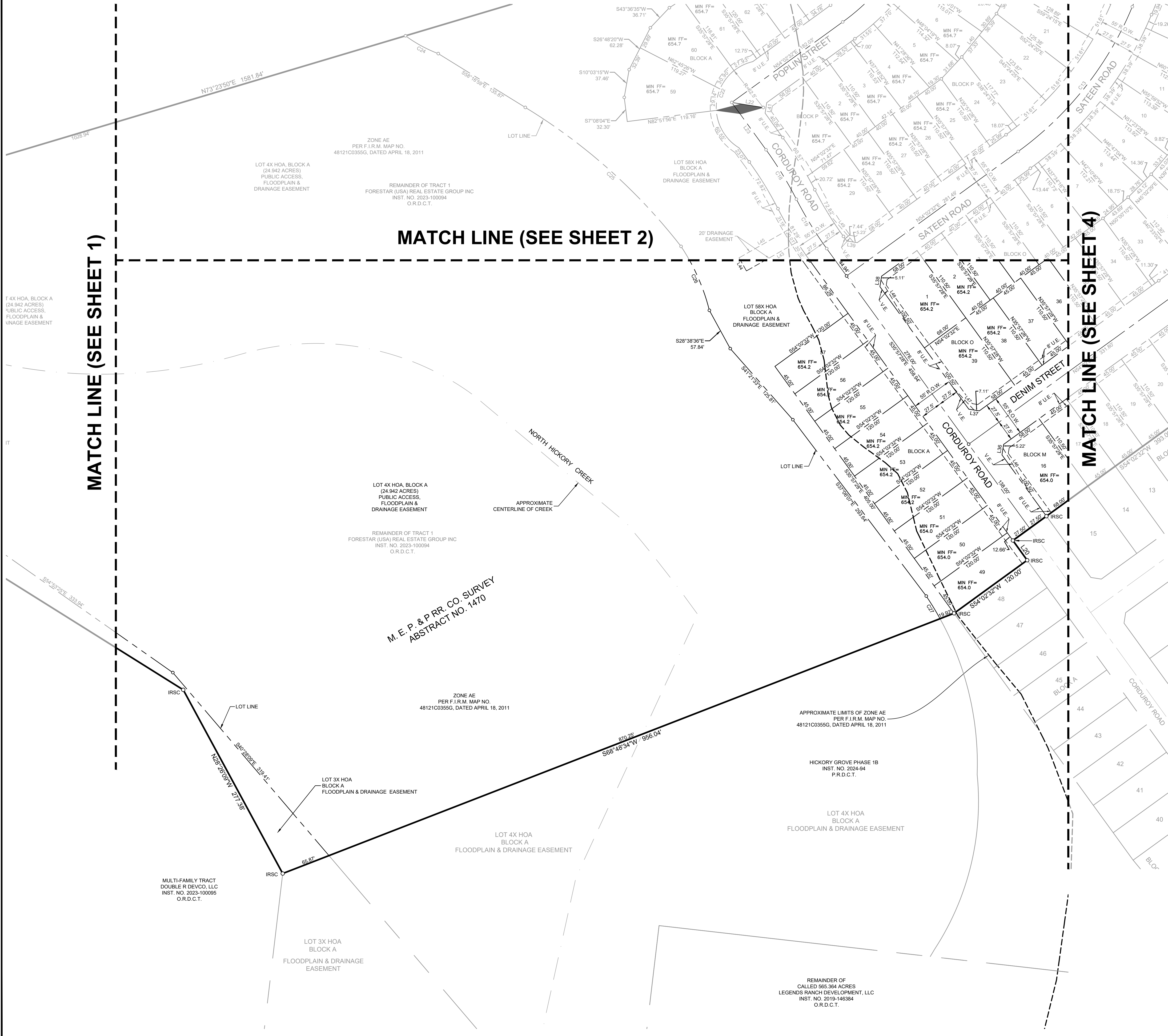
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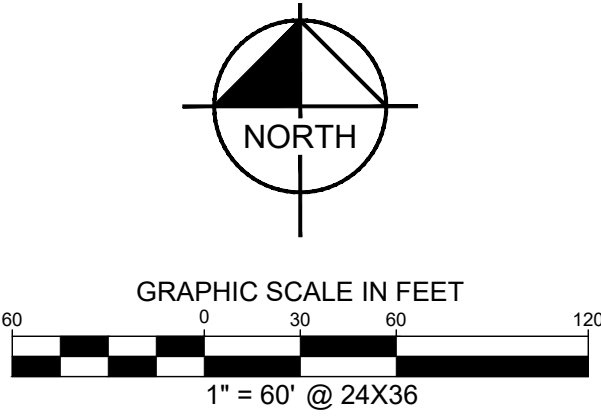
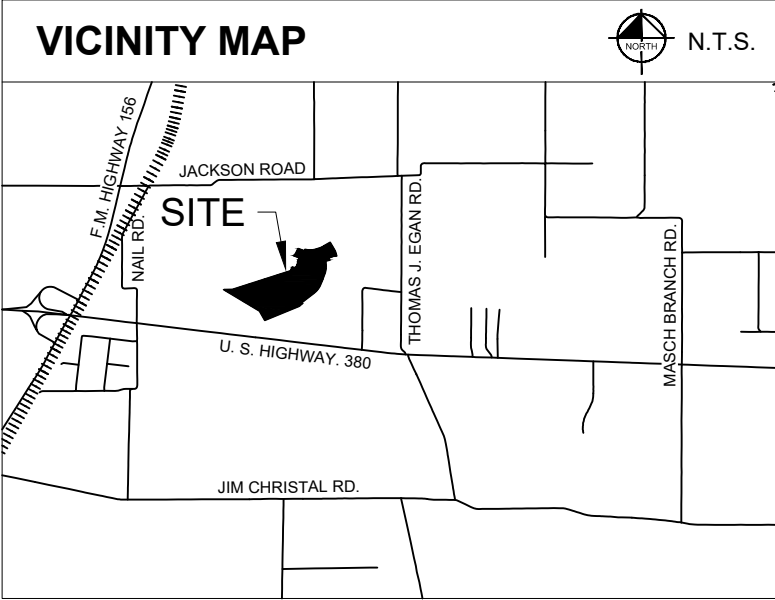
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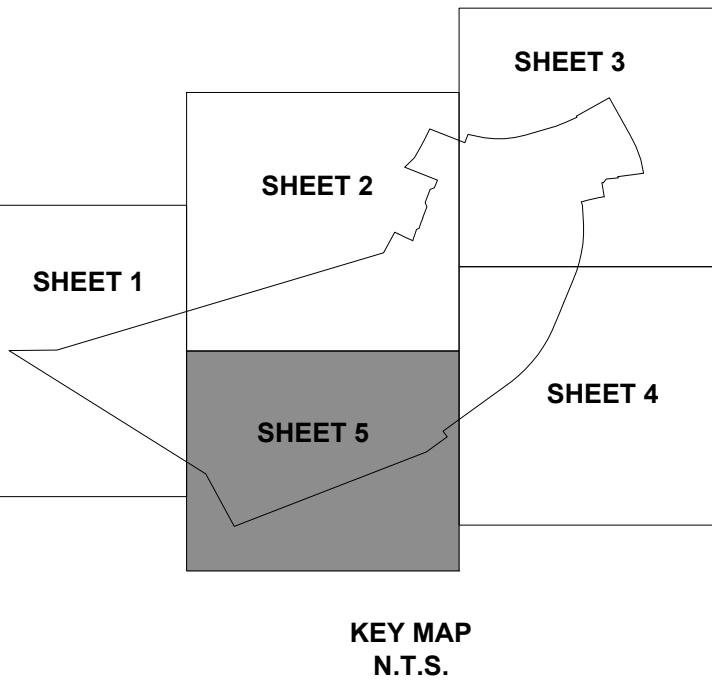
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LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 3X HOA	0.649	28,279	BLOCK M LOT 20	0.114	4,972	BLOCK O LOT 7	0.110	4,784	BLOCK P LOT 18	0.119	5,167	BLOCK R LOT 14X HOA	0.259	11,288			
BLOCK A LOT 4X HOA	23.355	1,017,326	BLOCK M LOT 21	0.114	4,972	BLOCK O LOT 8	0.111	4,852	BLOCK P LOT 19	0.120	5,214	BLOCK S LOT 8	0.166	7,234			
BLOCK A LOT 49	0.124	5,400	BLOCK M LOT 22	0.120	5,209	BLOCK O LOT 9	0.112	4,890	BLOCK P LOT 20	0.129	5,634	BLOCK S LOT 9	0.142	6,192			
BLOCK A LOT 50	0.124	5,400	BLOCK M LOT 23	0.122	5,318	BLOCK O LOT 10	0.112	4,885	BLOCK P LOT 21	0.128	5,587	BLOCK S LOT 10	0.136	5,935			
BLOCK A LOT 51	0.124	5,400	BLOCK M LOT 24	0.123	5,343	BLOCK O LOT 11	0.111	4,836	BLOCK P LOT 22	0.126	5,496	BLOCK S LOT 11	0.132	5,768			
BLOCK A LOT 52	0.124	5,400	BLOCK M LOT 25	0.123	5,361	BLOCK O LOT 12	0.110	4,774	BLOCK P LOT 23	0.123	5,358	BLOCK S LOT 12	0.134	5,849			
BLOCK A LOT 53	0.124	5,400	BLOCK M LOT 26	0.124	5,386	BLOCK O LOT 13	0.105	4,581	BLOCK P LOT 24	0.109	4,755	BLOCK S LOT 13	0.143	6,225			
BLOCK A LOT 54	0.124	5,400	BLOCK M LOT 27	0.123	5,358	BLOCK O LOT 14	0.101	4,420	BLOCK P LOT 25	0.101	4,420	BLOCK S LOT 14	0.143	6,217			
BLOCK A LOT 55	0.124	5,400	BLOCK M LOT 28	0.122	5,305	BLOCK O LOT 15	0.101	4,420	BLOCK P LOT 26	0.101	4,420	BLOCK S LOT 15	0.143	6,221			
BLOCK A LOT 56	0.124	5,400	BLOCK M LOT 29	0.177	7,710	BLOCK O LOT 16	0.112	4,859	BLOCK P LOT 27	0.101	4,420	BLOCK S LOT 16	0.143	6,218			
BLOCK A LOT 57	0.124	5,400	BLOCK N LOT 1	0.171	7,464	BLOCK O LOT 17	0.116	5,038	BLOCK P LOT 28	0.101	4,420	BLOCK S LOT 17	0.234	10,188			
BLOCK A LOT 58X HOA	2.515	109,566	BLOCK N LOT 2	0.114	4,972	BLOCK O LOT 18	0.145	6,334	BLOCK P LOT 29	0.165	7,184	BLOCK T LOT 124	0.138	6,000			
BLOCK A LOT 59	0.182	7,914	BLOCK N LOT 3	0.122	5,314	BLOCK O LOT 19	0.209	9,111	BLOCK P LOT 5	0.116	5,050	BLOCK T LOT 125	0.138	6,000			
BLOCK A LOT 60	0.161	7,011	BLOCK N LOT 4	0.124	5,393	BLOCK O LOT 20	0.199	8,680	BLOCK P LOT 6	0.116	5,068	BLOCK T LOT 126	0.138	6,000			
BLOCK A LOT 61	0.109	4,739	BLOCK N LOT 5	0.125	5,455	BLOCK O LOT 21	0.136	5,933	BLOCK P LOT 7	0.119	5,188	BLOCK T LOT 127	0.138	6,000			
BLOCK A LOT 62	0.110	4,801	BLOCK N LOT 6	0.129	5,600	BLOCK O LOT 22	0.136	5,910	BLOCK P LOT 8	0.122	5,296	BLOCK T LOT 128	0.147	6,407			
BLOCK A LOT 63	0.110	4,804	BLOCK N LOT 7	0.131	5,724	BLOCK O LOT 23	0.128	5,560	BLOCK P LOT 9	0.118	5,142	BLOCK T LOT 129	0.152	6,641			
BLOCK A LOT 64	0.113	4,931	BLOCK N LOT 8	0.181	7,886	BLOCK O LOT 24	0.114	4,972	BLOCK P LOT 10	0.113	4,909	BLOCK T LOT 130	0.152	6,641			
BLOCK A LOT 65	0.130	5,656	BLOCK N LOT 9X HOA	0.066	2,865	BLOCK O LOT 25	0.114	4,972	BLOCK P LOT 11	0.115	4,988	BLOCK V LOT 14	0.140	6,104			
BLOCK A LOT 66	0.126	5,468	BLOCK O LOT 1	0.171	7,464	BLOCK O LOT 26	0.114	4,973	BLOCK P LOT 12	0.114	4,969	BLOCK V LOT 15	0.146	6,357			
BLOCK A LOT 67	0.181	7,865	BLOCK O LOT 2	0.101	4,420	BLOCK O LOT 27	0.114	4,973	BLOCK P LOT 13	0.165	7,172	BLOCK V LOT 16	0.154	6,692			
BLOCK M LOT 16	0.171	7,464	BLOCK O LOT 3	0.101	4,420	BLOCK O LOT 28	0.120	5,236	BLOCK P LOT 14X HOA	0.135	5,887	BLOCK V LOT 17	0.200	8,692			
BLOCK M LOT 17	0.114	4,972	BLOCK O LOT 4	0.101	4,420	BLOCK O LOT 29	0.128	5,564	BLOCK P LOT 15	0.160	6,963	BOUNDARY	52.638	2,292,904			
BLOCK M LOT 18	0.114	4,972	BLOCK O LOT 5	0.101	4,420	BLOCK O LOT 30	0.128	5,590	BLOCK P LOT 16	0.174	7,585	ROW DEDICATION	7.006	305,167			
BLOCK M LOT 19	0.114	4,972	BLOCK O LOT 6	0.104	4,531	BLOCK O LOT 31	0.128	5,586	BLOCK P LOT 17	0.124	5,409						

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S62°37'10"E	17.76'	L31	N46°12'29"E	21.65'
L2	N18°23'19"E	55.20'	L32	S59°35'01"E	21.48'
L3	N65°46'03"E	13.54'	L33	S29°25'08"W	21.48'
L4	N18°23'05"E	35.02'	L34	S22°31'18"E	14.14'
L5	N21°23'00"E	53.54'	L35	N67°28'42"E	14.14'
L6	N22°24'42"W	21.65'	L36	S09°02'32"W	14.14'
L7	N67°41'23"E	21.67'	L37	N80°57'28"W	14.14'
L8	N21°23'00"E	38.04'	L38	S09°02'32"W	14.14'
L9	N21°23'00"E	41.29'	L39	S80°57'28"E	14.14'
L10	S78°28'30"E	76.62'	L40	N38°42'54"E	42.82'
L11	S84°54'33"E	47.91'	L41	N09°02'32"E	14.14'
L12	N89°56'34"E	47.90'	L42	S24°21'41"E	14.69'
L13	N83°33'23"E	47.91'	L43	S60°18'08"W	77.48'
L14	N77°27'39"E	47.90'	L44	N29°41'52"W	20.00'
L15	N65°49'47"E	58.31'	L45	N60°18'08"E	76.82'
L16	N29°10'13"W	6.32'	L46	S31°01'50"E	73.48'
L17	S38°13'59"W	21.61'	L47	N43°01'11"W	40.43'
L18	S08°50'31"E	65.00'	L48	S31°00'56"E	74.13'
L19	S16°18'48"E	16.72'	L49	N41°02'16"W	52.97'
L20	S35°57'28"E	32.34'	L50	S67°31'18"E	138.19'
L21	N16°18'48"W	29.09'	L51	N71°59'23"E	117.48'
L22	N80°57'28"W	42.43'	L52	N13°53'58"E	56.92'
L23	S35°57'28"E	77.56'	L53	S26°45'07"W	92.01'
L24	S25°14'34"E	13.76'			
L25	N64°55'17"E	14.52'			
L26	N18°19'47"E	13.51'			
L27	S71°40'13"E	14.75'			
L28	S24°55'22"E	20.72'			
L29	N65°10'43"E	21.65'			
L30	S41°22'55"E	21.65'			

CURVE TABLE				
NO	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	4°12'24"	1018.00'	74.74'	S64°43'22"E
C2	2°59'55"	327.50'	17.14'	N19°53'03"E
C3	1°01'42"	327.50'	5.88'	S06°57'15"E
C4	0°27'59"	832.50'	6.78'	S61°23'28"W
C5	8°00'30"	776.73'	108.57'	S77°07'49"W
C6	37°41'49"	605.00'	398.05'	S87°27'54"E
C7	7°51'25"	600.00'	82.28'	N69°45'29"E
C8	22°38'22"	300.00'	118.54'	N17°51'02"W
C9	40°45'56"	800.00'	569.20'	S85°55'50"E
C10	7°28'17"	800.00'	104.32'	S77°25'20"W
C11	38°47'30"	400.00'	270.82'	N03°04'57"E
C12	31°33'50"	548.00'	301.89'	N38°15'37"E
C13	31°33'50"	450.00'	247.90'	N38°15'37"E
C14	20°03'55"	300.00'	105.06'	N12°28'44"E
C15	2°59'55"	300.00'	15.70'	S19°53'03"W
C16	2°10'20"	990.50'	37.55'	S67°46'45"E
C17	35°39'27"	300.00'	186.70'	N36°12'49"E
C18	8°49'47"	500.00'	77.05'	N31°32'34"W
C19	8°49'47"	500.00'	77.05'	S31°32'34"E
C20	8°59'59"	847.50'	133.12'	S78°11'11"W
C21	35°36'09"	752.50'	467.59'	S88°30'44"E
C22	136°08'52"	62.50'	148.51'	S09°02'32"W
C23	1°56'16"	3213.98'	108.70'	S61°13'53"E
C24	15°40'27"	181.52'	49.66'	S61°27'26"E
C25	20°44'29"	769.71'	278.64'	N48°16'02"W
C26	19°33'23"	273.54'	93.36'	N23°51'46"W
C27	5°02'59"	399.37'	35.20'	N31°22'02"W

FINAL PLAT
HICKORY GROVE, PHASE 2
BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
BLOCK N, LOTS 1-8 & 9X; BLOCK O, LOTS 1-39;
BLOCK P, LOTS 1-13, 14X & 15-29; BLOCK R, LOTS 1-13 & 14X;
BLOCK S, LOTS 8-17; BLOCK T, LOTS 124-130;
BLOCK V, LOTS 14-17

141 RESIDENTIAL LOTS
8 HOA LOTS

52.638 ACRES
OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406, M.E.P. & P. RR. CO.
SURVEY ABSTRACT NO. 1470; WILLIAM DAVIS SURVEY, ABSTRACT NO. 998
374 & THOMAS POLK SURVEY, ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0009
APRIL 2024

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			Tel. No. (972) 335-3580 FIRM # 10193822 Fax No. (972) 335-3779		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2024	068517166	6 OF 7
OWNER: Forestar (USA) Real Estate Group, Inc. 2221 E. Lamar Blvd., Suite 790 Arlington, TX 76006					
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					

OWNERS' CERTIFICATE

STATE OF TEXAS §
CITY OF DENTON §

WHEREAS FORESTAR (USA) REAL ESTATE GROUP INC., is the sole owner of a tract of land situated in the M.E.P. & P. RR. CO. Survey, Abstract No. 1470, the Thomas J. Egan Survey, Abstract No. 406, the Thomas Polk Survey, Abstract No. 998 and the William Davis Survey, Abstract No. 374, City of Denton E.T.J., Denton County, Texas, and being a portion of a tract of land described as Tract 1 in a deed to Forestar (USA) Real estate Group, Inc., recorded in Instrument No. 2023-100094 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 2 inch iron pipe found on the southerly line of a called 43.92 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 of the Official Records of Denton County, Texas, for the northeast corner of a called 30.470 acre tract of land described in a Warranty Deed with Vendor's Lien to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas, and the northwest corner of a tract of land described as Multi-Family Tract in a deed to Double R Devco, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas;

THENCE North 89°27'40" East, along the southerly line of said 43.92 acre tract and along the northerly line of said Multi-Family Tract, a distance of 1,075.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of said Multi-Family Tract, common to the westernmost northwest corner of said Tract 1 and being the POINT OF BEGINNING of the herein described tract of land;

THENCE North 89°27'40" East, continuing along the southerly line of said 43.92 acre tract and along the northerly line of said Tract 1, a distance of 223.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 43.92 acre tract, common to the southernmost corner of a tract of land described as Residential Tract in a deed to Double R Devco, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, same being an angle point in the northerly line of said Tract 1;

THENCE along the common line of said Residential Tract and said Tract 1, the following courses and distances:

- North 73°23'00" East, a distance of 1,581.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 28°30'38" East, a distance of 108.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 62°37'10" East, a distance of 17.76 feet to a 5/8 inch the beginning of a tangent curve to the left with a radius of 1,018.00 feet, a central angle of 04°12'24", and a chord bearing and distance of South 64°43'22" East, 74.72 feet;
- In a southeasterly direction, with said tangent curve to the left, an arc distance of 74.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 18°23'19" East, a distance of 55.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 65°46'03" East, a distance of 13.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 18°23'05" East, a distance of 35.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 327.50 feet, a central angle of 02°59'55", and a chord bearing and distance of North 19°53'03" East, 17.14 feet;
- In a northeasterly direction, with said tangent curve to the right, an arc distance of 17.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 21°23'00" East, a distance of 53.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 22°24'42" West, a distance of 21.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 20°47'02" East, a distance of 65.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 67°41'23" East, a distance of 21.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 21°23'00" East, a distance of 38.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 68°37'00" West, a distance of 163.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 45°28'28" East, a distance of 63.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 29°36'22" East, a distance of 55.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 28°11'02" East, a distance of 45.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 26°07'48" East, a distance of 50.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 68°37'00" East, a distance of 175.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 21°23'00" East, a distance of 41.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 78°28'30" East, a distance of 76.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 84°54'33" East, a distance of 47.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 89°56'34" East, a distance of 47.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 83°33'23" East, a distance of 47.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 77°27'39" East, a distance of 47.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 73°41'12" East, a distance of 148.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 68°25'34" East, a distance of 48.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 65°49'47" East, a distance of 58.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 29°10'13" West, a distance of 6.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 60°49'47" East, a distance of 175.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 29°10'13" East, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 22°22'27" East, a distance of 59.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 19°50'04" East, a distance of 64.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 11°35'26" East, a distance of 64.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner in the northerly line of Hickory Grove Phase 1A, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. 2024-34 of the Plat Records of Denton County, Texas, same being a common angle point in the northerly line of said Tract 1 and the southerly line of said Residential Tract;

THENCE along the northerly line of said Hickory Grove Phase 1A, the following courses and distances:

- South 82°31'54" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 327.50 feet, a central angle of 01°01'42", and a chord bearing and distance of South 06°57'15" East, 5.88 feet;
- In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 5.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 84°32'59" West, a distance of 55.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 38°13'59" West, a distance of 21.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 832.50 feet, a central angle of 00°27'59", and a chord bearing and distance of South 81°23'28" West, 6.78 feet;
- In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 6.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 08°50'31" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a northwest corner of said Hickory Grove Phase 1A, same being on the northerly line of Hickory Grove Phase 1B, an addition to the City of Denton, Denton County, Texas according to the Final Plat thereof recorded in Instrument No. _____ of the Plat Records of Denton County, Texas, same also being at the beginning of a non-tangent curve to the left with a radius of 776.73 feet, a central angle of 08°00'30", and a chord bearing and distance of South 77°07'49" West, 108.48 feet;

THENCE in a southwesterly direction, along the northerly line of said Hickory Grove Phase 1B, with said non-tangent curve to the left, an arc distance of 108.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Hickory Grove Phase 1B;

THENCE along the westerly line of said Hickory Grove Phase 1B, the following courses and distances:

- South 16°18'48" East, a distance of 16.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 03°37'12" East, a distance of 91.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 00°00'17" East, a distance of 43.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 04°14'54" West, a distance of 43.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 10°05'24" West, a distance of 43.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 12°21'52" West, a distance of 43.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 16°33'26" West, a distance of 44.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 21°23'37" West, a distance of 44.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 22°28'42" West, a distance of 113.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 22°05'32" West, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 23°09'18" West, a distance of 83.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 25°54'34" West, a distance of 43.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 30°49'52" West, a distance of 43.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 33°57'19" West, a distance of 43.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 39°40'13" West, a distance of 43.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 42°16'31" West, a distance of 43.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 46°17'53" West, a distance of 43.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 50°06'50" West, a distance of 43.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 54°02'32" West, a distance of 393.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 35°57'28" East, a distance of 32.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 54°02'32" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 68°48'34" West, a distance of 956.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westernmost northwest corner of said Hickory Grove Phase 1B, common to the easternmost northeast corner of aforementioned Multi-Family Tract, same being on the westerly line of said Tract 1;

THENCE North 28°26'09" West, along the common line of said Multi-Family Tract and said Tract 1, a distance of 277.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 57°57'11" West, continuing along the common line of said Multi-Family Tract and said Tract 1, a distance of 1,078.59 feet to the POINT OF BEGINNING and containing 52.638 acres (2,292,904 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, Forestar (USA) Real Estate Group Inc., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 2, an addition in Denton County, Texas, and do hereby dedicate to the public use forever, the right-of-ways, the streets, alleys, and easements for drainage and utilities shown thereon.

Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

FLOODWAY, DRAINAGE AND DETENTION EASEMENTS

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

WITNESS MY HAND, this _____ day of _____, 2024.

BY: **Forestar (USA) Real Estate Group Inc.**
a Delaware corporation

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: _____

GENERAL NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

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

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

One LOMR (Letter of Map Revision), Case No. 13-06-3803P, effective July 28, 2014 was observed which encompasses of the subject property.
- IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, LOTS 3X, 4X, & 58X; BLOCK N, LOT 9X; BLOCK P, LOT 14X; BLOCK R, LOT 14X; BLOCK T, LOTS 132X&57X)
- Lot 4X HOA, Block A and Lot 57X HOA, Block T are dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.
- Floodplain Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain Easement, as herein above defined, unless approved by the City. The owners shall keep the Floodplain Easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above described Floodplain Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages to any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- The site will be served through City of Denton water/ sewer.
- Private improvements cannot encroach into existing public or private easements.
- Vertical Datum of Finish Floor is NAVD 88.
- The purpose of this plat is to create 149 lots.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person 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 _____, 2024.

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
HICKORY GROVE, PHASE 2

BLOCK A, LOTS 3X, 4X, 49-57, 58X & 59-67; BLOCK M, LOTS 16-29;
BLOCK N, LOTS 1-8 & 9X; BLOCK O, LOTS 1-39;
BLOCK P, LOTS 1-13, 14X & 15-29; BLOCK R, LOTS 1-13 & 14X;
BLOCK S, LOTS 8-17; BLOCK T, LOTS 124-130;
BLOCK V, LOTS 14-17

141 RESIDENTIAL LOTS
8 HOA LOTS

52.638 ACRES

OUT OF THE
THOMAS EAGAN SURVEY, ABSTRACT NO. 406, M.E.P. & P. RR. CO.
SURVEY ABSTRACT NO. 1470; WILLIAM DAVIS SURVEY, ABSTRACT NO.
374 & THOMAS POLK SURVEY, ABSTRACT NO. 998
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP24-0009
APRIL 2024

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			Tel. No. (972) 335-3580 Fax No. (972) 335-3779		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2024	068517166	7 OF 7
OWNER: Forestar (USA) Real Estate Group, Inc. 2221 E. Lamar Blvd., Suite 790 Arlington, TX 76006					
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					