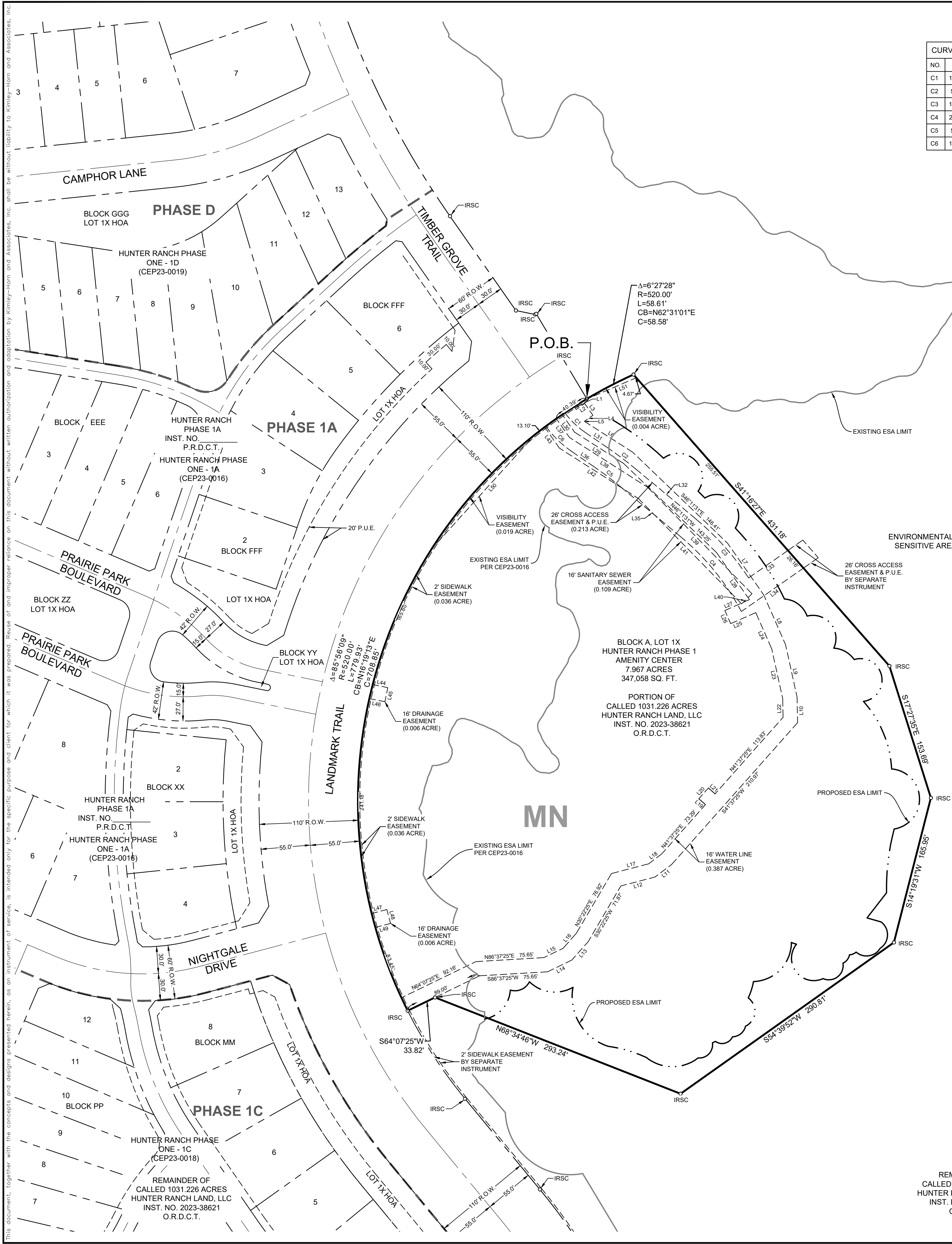


PLATTED BY KANE, KAYN, K.F.R. SURVEY 0632697 HUNTER RANCH AMENITY CENTER PRELIM PLAT.DWG  
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°14'12"	94.00'	31.56'	S45°59'26"E	31.41'
C2	5°20'09"	426.00'	39.67'	N52°56'27"W	39.66'
C3	16°50'08"	302.06'	88.76'	N41°51'18"W	88.44'
C4	22°23'28"	276.06'	107.89'	N39°04'38"W	107.20'
C5	5°20'09"	400.00'	37.25'	N52°56'27"W	37.24'
C6	19°27'48"	120.00'	40.76'	S45°52'37"E	40.57'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S34°56'31"E	3.84'	L27	N66°18'29"E	29.88'
L2	N55°03'29"E	11.44'	L28	N34°56'31"W	63.75'
L3	S34°56'31"E	16.00'	L29	N57°26'31"W	64.73'
L4	S55°03'29"W	11.44'	L30	N34°56'31"W	23.87'
L5	S34°56'31"E	0.42'	L31	N55°36'31"W	29.92'
L6	S57°26'31"E	63.12'	L32	N50°16'22"W	86.25'
L7	S34°56'31"E	70.33'	L33	S55°03'29"W	53.32'
L8	S23°41'31"E	60.00'	L34	S55°03'29"W	84.20'
L9	S12°26'31"E	59.61'	L35	N50°16'22"W	86.25'
L10	S01°11'31"E	28.72'	L36	N55°36'31"W	29.92'
L11	S52°52'25"W	23.04'	L37	S34°56'31"E	25.58'
L12	S75°22'25"W	39.28'	L38	S57°28'00"E	102.90'
L13	S41°37'25"W	27.18'	L39	S44°25'56"E	165.79'
L14	S64°07'25"W	30.04'	L40	S45°34'04"W	16.00'
L15	N64°07'25"E	23.67'	L41	N44°25'56"W	163.96'
L16	N41°37'25"E	22.42'	L42	N57°28'00"W	104.26'
L17	N75°22'25"E	42.72'	L43	N34°56'31"W	28.46'
L18	N52°52'25"E	18.28'	L44	N78°30'31"W	17.16'
L19	N48°22'35"W	9.91'	L45	N11°29'29"E	16.00'
L20	N41°37'25"E	16.00'	L46	S78°30'31"E	17.73'
L21	S48°22'35"E	9.91'	L47	S75°11'31"W	17.44'
L22	N01°11'31"W	20.87'	L48	N14°48'29"W	16.00'
L23	N12°26'31"W	56.46'	L49	N75°11'31"E	17.44'
L24	N23°41'31"W	44.20'	L50	S42°08'42"W	171.39'
L25	S66°18'29"W	30.55'	L51	N66°38'24"E	61.63'
L26	N23°41'31"W	16.00'			

UPLAND ESA IMPACT (AREA A)	
Total Area Upland ESA Area A	134.3 Ac.
Area to be Removed with Ph 1 Development Impact Area	6.0 Ac.
Area to be Removed with Amenity Center Development Impact Area	5.8 Ac.
Remaining ESA Area A	122.5 Ac.
Percent Remaining ESA Area A	91.2%
Required Remaining ESA Area A	41.0%

LINE TYPE LEGEND	
---	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- . -	EASEMENT LINE
---	CENTERLINE OF ROAD
- - -	ONE- OVERHEAD UTILITY LINE
- . -	BOUNDARY SUB-DISTRICT
---	PHASE LINE
- . -	EXISTING ESA LIMIT
---	PROPOSED ESA LIMIT
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
BL	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
P.U.E.	STREET NAME CHANGE
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.	MARKER BORN
G.A.	GUY ANCHOR
U.P.	UTILITY POLE
P.C.S.	PROPERTY CORNER SYMBOL
ESA	ENVIRONMENTALLY SENSITIVE AREA
AREA TO BE REMOVED FROM UPLAND ESA	

#### NOTES:

- All property corners are 5/8" iron rods with plastic caps stamped "KHA" set, unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983 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 0.99984939269.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, 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". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Internal Easements are subject to change (Access, water, sewer, storm, etc.) to be determined with Final Plat and Construction Plans.
- 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.
- 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.
- Site will be served through the City of Denton water and sewer.
- There is a total of 1980.1 inches dbh of protected trees to be preserved on the site. Future land disturbing activity shall not impact and/or damage trees marked for Preservation on the Tree Preservation Plan (TPP23-0061). No permits for construction activity shall be issued for this property until required tree protection measures per Section 7.7.4.D. of the Development Code of the City of Denton are in place.
- Access to property shall be provided to the City of Denton staff to conduct necessary inspections.
- Regional Trails (10' wide) and Community Trails (6' wide) per the Park plan shall be within Public Access Easements. Locations to be determined with final design.
- There are no active or proposed gas wells within 1000' of the boundary of this site.
- Access and utility service for this plat are dependent on Hunter Ranch Phase 1A. Final plat for Hunter Ranch Phase 1A must be recorded prior to a final plat for this project.
- A tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met prior to the release of any permits.
- Discharge from any detention pond outfall or storm drain may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land regulations, Stormwater Design Criteria Material and Comprehensive Master Drainage Plan.

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.

Hunter Ranch Phase 1Amenity Center  
Preliminary Wastewater Demand Calculations  
(Subject to Change with Final Design)

Quantity	Fixture	Daily Wastewater Flow (Gal. Per Person)	Total Fixture Units
250	Day Users (Approx 1/3 Phase 1 Lots)	5	1250 GPD
	Average Daily Flow		1250 GPD
	Peaking Factor	4.0	5000 GPD

CITY PROJECT NUMBER: PP24-0002

PRELIMINARY PLAT FOR HUNTER RANCH PHASE 1 AMENITY CENTER 1 AMENITY CENTER LOT BLOCK A, LOT 1X AMENITY CENTER BEING 7.967 ACRES OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT #994 DEED RECORDED AS DOCUMENT 2023-38621, PROPERTY RECORDS, DENTON COUNTY, TEXAS CITY OF DENTON, DENTON COUNTY, TEXAS	
OWNER & DEVELOPER: Hunter Ranch Land, LLC 3000 Turtle Creek Blvd Dallas, TX 75219 TEL: 972-201-2932 Contact: BRIAN CARLOCK	ENGINEER/SURVEYOR: <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KEVIN J. KANE, P.E.
DESIGNED MB	DRAWN JCC
CHECKED AJF	SCALE AS SHOWN
DATE APRIL 2024	DATE APRIL 2024
PROJECT NO. 063226937	1 of 2

REMAINDER OF  
CALLED 1031.226 ACRES  
HUNTER RANCH LAND, LLC  
INST. NO. 2023-38621  
O.R.D.C.T.

ELIZANO PIZANO SURVEY  
ABSTRACT NO. 994

Hunter Ranch Phase 1Amenity Center  
Preliminary Water Supply Fixture Units  
(Subject to Change with Final Design)

Quantity	Fixture	Load Values, in Total Water Supply Fixture Units (Each)	Total Fixture Units
10	Water Closet (Public; Flush Valve)	10.0	100
2	Urinal (Public; 3/4-inch Flush Valve)	5.0	10
6	Lavatory (Public)	2.0	12
2	Kitchen Sink (Hotel, Resaurant)	4.0	8
1	Service Sink	3.0	3
4	Shower Head (Public)	2.0	8
4	Hose Bibb	2.5	10
	Total Fixture Units		151

Estimate Water Service  
Estimated Distribution Line Size

1.5 inches  
2 inches

ZONING LINE

MR

CALLLED 128.241 ACRES  
HR JV, L.P.  
INST. NO. 2023-290  
O.R.D.C.T.



PLATTED BY KANE, KEVIN  
DRAWN BY KJR, KIRK J  
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OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHERE AS HUNTER RANCH LAND, LLC, is the rightful owner of the following tract of land:

BEING a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described in a deed to Hunter Ranch Land, LLC, recorded in Instrument No. 2023-38621 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for an easterly corner of Hunter Ranch Phase 1A, 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 being at the southeast end of the northerly terminus of Landmark Trail, a 110-foot right-of-way as dedicated in said Hunter Ranch Phase 1A, same also being at the beginning of a non-tangent curve to the right with a radius of 520.00 feet, a central angle of 06°27'28", and a chord bearing and distance of North 62°31'01" East, 58.58 feet;

THENCE in a northeasterly direction, departing the northerly terminus of said Landmark Trail and crossing said 1,031.226 acre tract, with said non-tangent curve to the right, an arc distance of 58.61 feet to a point for corner;

THENCE continuing across said 1,031.226 acre tract, the following courses and distances:

- South 41°16'27" East, a distance of 431.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 17°27'35" East, a distance of 153.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 14°19'31" West, a distance of 165.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 54°39'52" West, a distance of 290.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 68°34'46" West, a distance of 293.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 64°07'25" West, a distance of 33.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Hunter Ranch Phase 1A, same being on the easterly right-of-way line of said Landmark Trail, same also being at the beginning of a non-tangent curve to the right with a radius of 520.00 feet, a central angle of 85°56'09", and a chord bearing and distance of North 16°19'13" East, 708.85 feet;

THENCE in a northeasterly direction, continuing along the easterly line of said Hunter Ranch Phase 1A and the easterly right-of-way line of said Landmark Trail, with said non-tangent curve to the right, an arc distance of 779.93 feet to a point for corner; to the POINT OF BEGINNING and containing 7.967 acre (347,058 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, HUNTER RANCH LAND, LLC, does hereby adopt this plat designating the herein described property as HUNTER RANCH, PHASE 1 AMENITY CENTER, an addition in Denton County, Texas, and does hereby dedicate to the public use forever, 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: HUNTER RANCH LAND, LLC  
a Texas limited liability company

TITLE

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, 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.

Daniel R. Arthur  
Registered Professional Land Surveyor No. 5933  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Drive, Suite 105  
Celina, Texas 75009  
Phone 469-501-2172

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 Daniel R. Arthur, 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 \_\_\_\_\_, 20\_\_.

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

CITY PROJECT NUMBER: PP24-0002

PRELIMINARY PLAT FOR HUNTER RANCH PHASE 1 AMENITY CENTER  1 AMENITY CENTER LOT BLOCK A, LOT 1X AMENITY CENTER BEING 7.967 ACRES  OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT #994 DEED RECORDED AS DOCUMENT 2023-38621, PROPERTY RECORDS, DENTON COUNTY, TEXAS  CITY OF DENTON, DENTON COUNTY, TEXAS							
OWNER & DEVELOPER: Hunter Ranch Land, LLC 3000 Turtle Creek Blvd Dallas, TX 75219 TEL: 972-201-2932 Contact: BRIAN CARLOCK					ENGINEER/SURVEYOR: <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KEVIN J. KANE, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		2 of 2
MB	JCC	AJF	AS SHOWN	APRIL 2024	063226937		