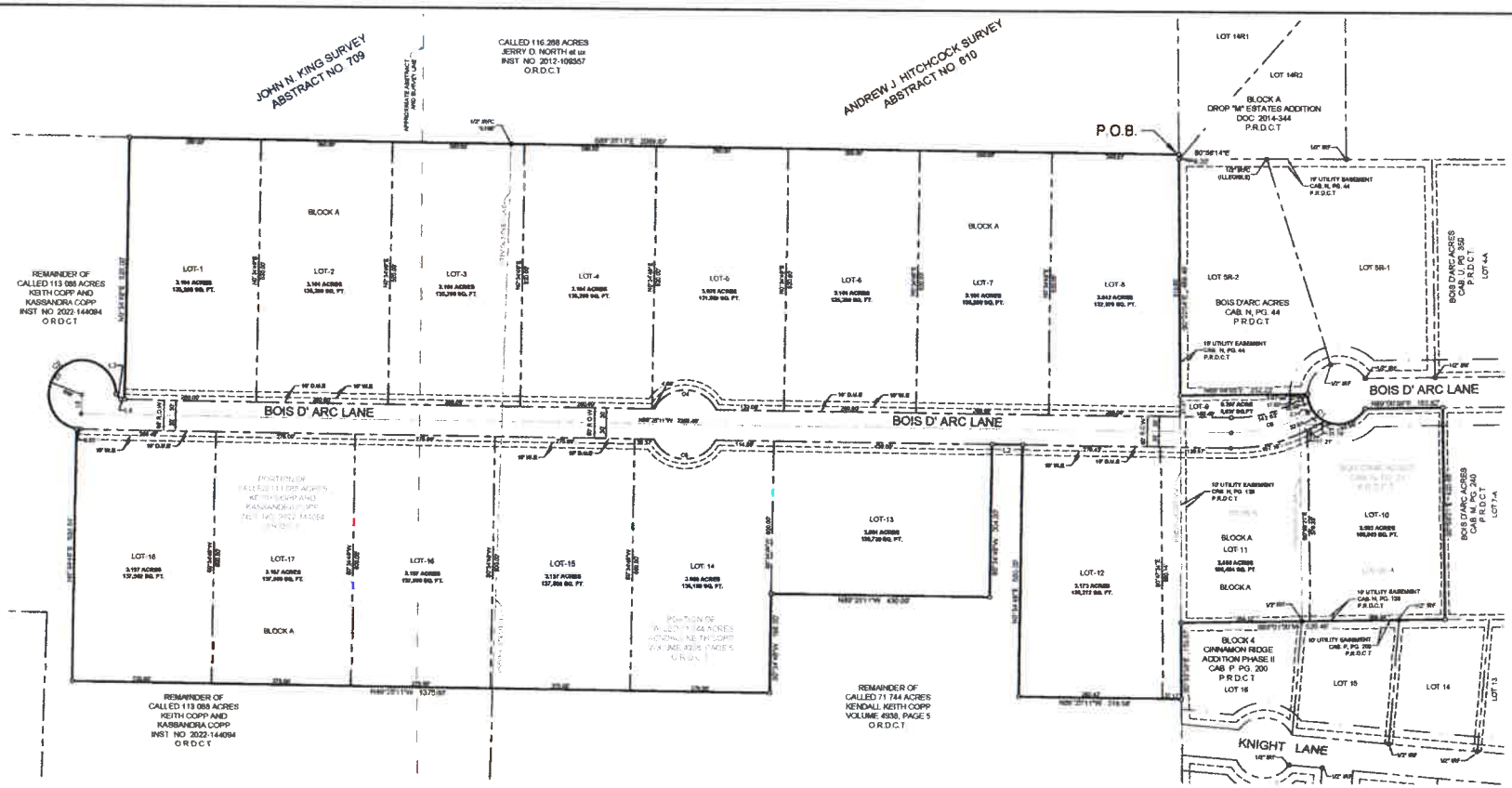


FINAL PLAT

D-BAR RANCH PHASE 1

55.546 ACRES

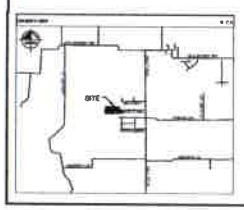
BLOCK A LOTS 1-18;

JOHN K. KING SURVEY, ABSTRACT NO. 709
ANDREW J. HITCHCOCK SURVEY, ABSTRACT NO. 610
DENTON COUNTY, TEXAS

NORTH

GRAPHIC SCALE IN FEET

1" = 100' @ 24X36



LEGEND

O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRFC	IRON ROD FOUND WITH CAP
IRS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY AND MAINTENANCE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
W.E.	WATER EASEMENT

LINE TYPE LEGEND

BOUNDARY LINE	
EASEMENT LINE	
LOT LINE	

GENERAL NOTES:

Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999532926635737

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0330G for Denton County, Texas and Incorporated Areas, dated April 18, 2011, this property is located within Zone X (unshaded) and Zone A. Zones determined to be outside the 0.2% annual chance floodplain. If Zone AE 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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	192°55'57"	60.00'	197.20'	S75°39'53"E	119.68'
C2	261°55'04"	60.00'	306.93'	N48°30'18"E	103.37'
C3	205°19'00"	60.00'	215.04'	S64°44'44"W	62.39'
C4	137°38'31"	60.00'	191.46'	N88°35'11"W	122.85'
C5	132°39'51"	60.00'	186.46'	S88°35'11"E	112.00'
C6	30°19'09"	300.00'	158.42'	N15°35'41"E	156.62'
C7	2°06'18"	300.00'	11.19'	S81°23'36"W	11.19'

LINE TABLE		
NO.	BEARING	LENGTH
L2	N88°35'11"W	60.00'
L3	S43°16'30"E	13.92'
L6	S88°35'11"E	7.42'
L9	N87°34'08"E	26.00'

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" = 100'	KBR	KHA	Nov. 2024	069298001	1 OF 2

OWNER/DEVELOPER
D Bar Ranch Estates, LLC
6291 Janulary Lane
Pondar, TX 76259
Contact: Keith Copp
Phone: 817-946-0008

APPLICANT
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Scott E. Pangburn, P.E.