

CITY PROJECT NUMBER: 21-00452-01

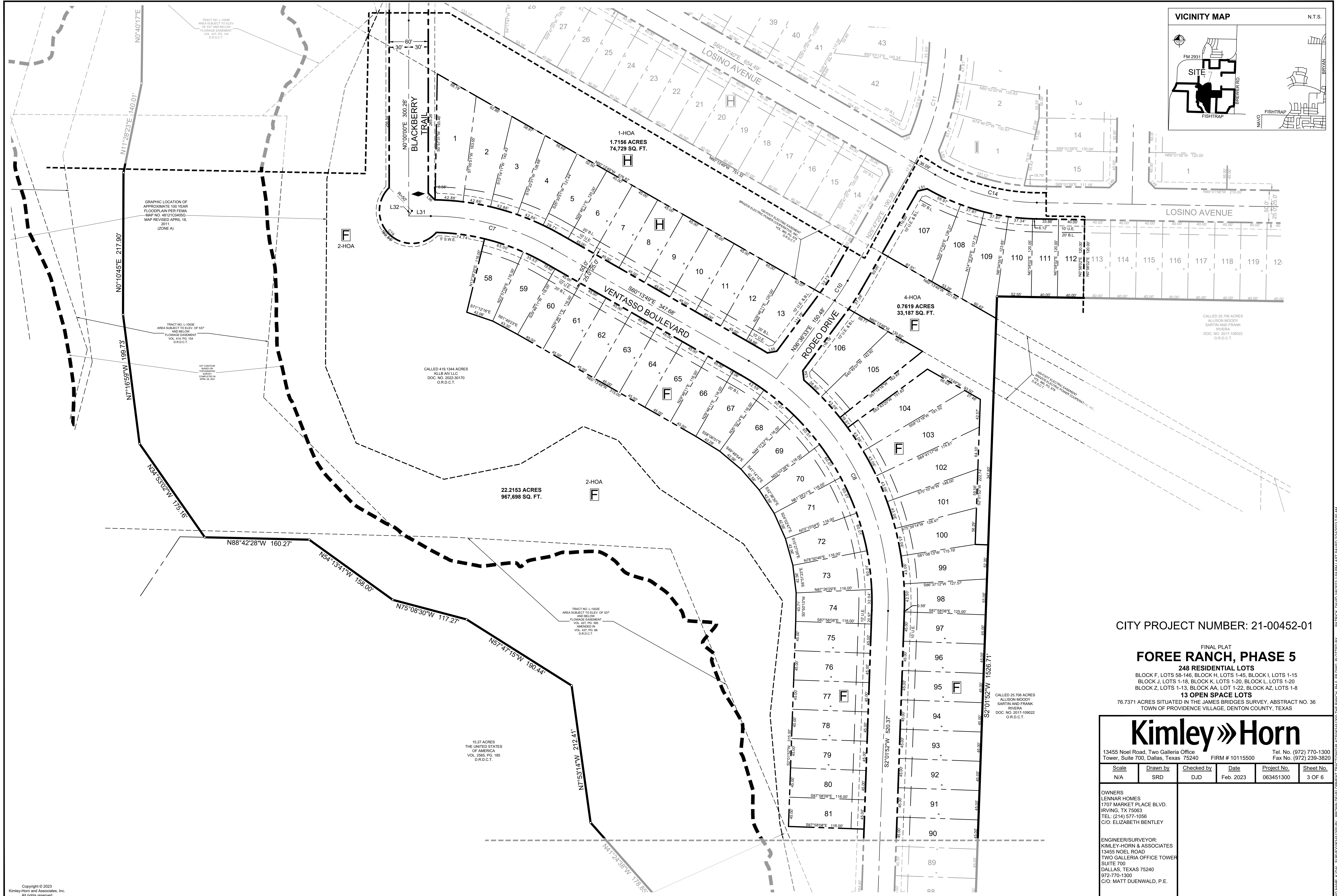
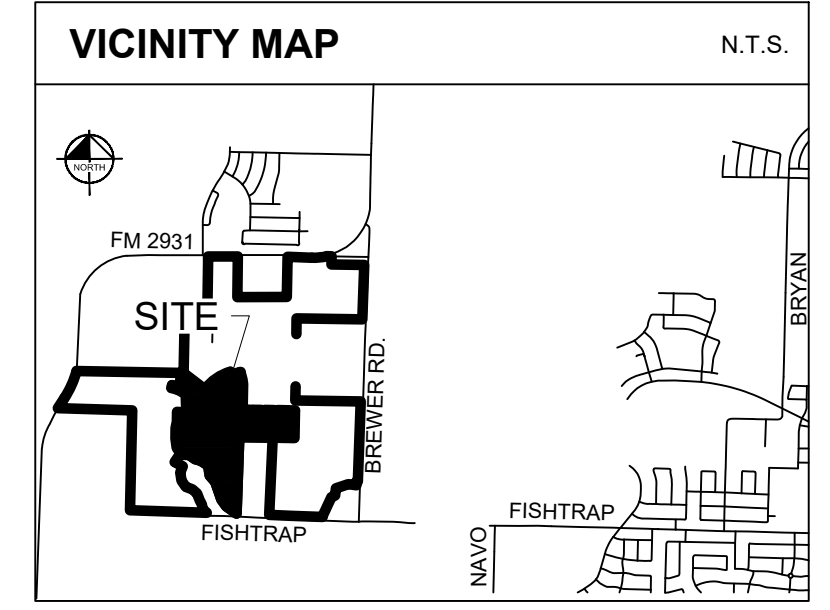
FINAL PLAT
FORE RANCH, PHASE 5
 248 RESIDENTIAL LOTS
 BLOCK F, LOTS 58-146, BLOCK H, LOTS 1-15, BLOCK I, LOTS 1-15
 BLOCK J, LOTS 1-18, BLOCK K, LOTS 1-20, BLOCK L, LOTS 1-20
 BLOCK M, LOTS 1-13, BLOCK N, LOT 1-22, BLOCK AZ, LOTS 1-8
 13 OPEN SPACE LOTS
 76.7371 ACRES SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36
 TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Feb. 2023	063451300	2 OF 6

OWNERS
 LENNAR HOMES
 1707 MARKET PLACE BLVD.
 IRVING, TX 75063
 TEL: (214) 577-1056
 C/O: ELIZABETH BENTLEY

ENGINEER/SURVEYOR:
 KIMLEY-HORN & ASSOCIATES
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER
 SUITE 700
 DALLAS, TEXAS 75240
 972-770-1300
 C/O: MATT DUENWALD, P.E.



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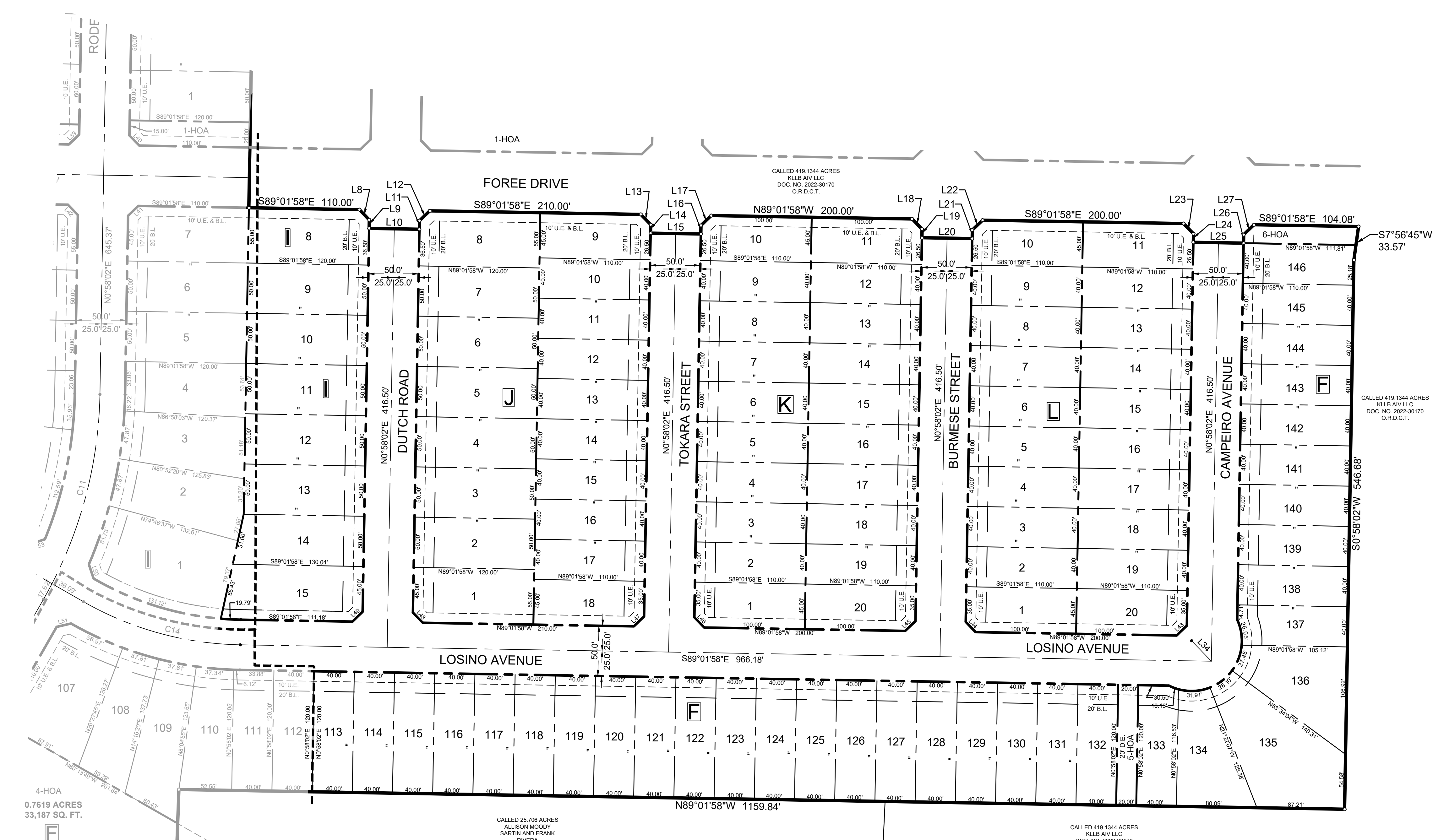
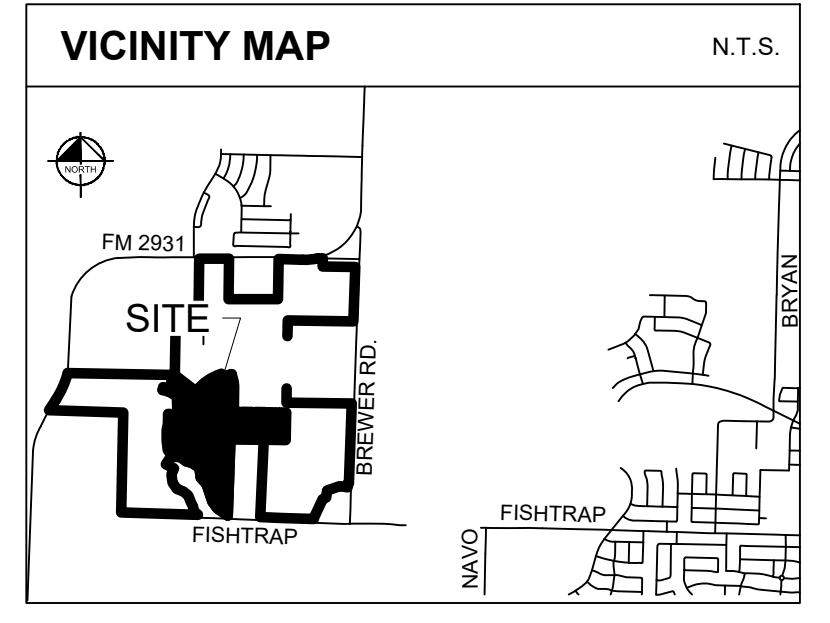
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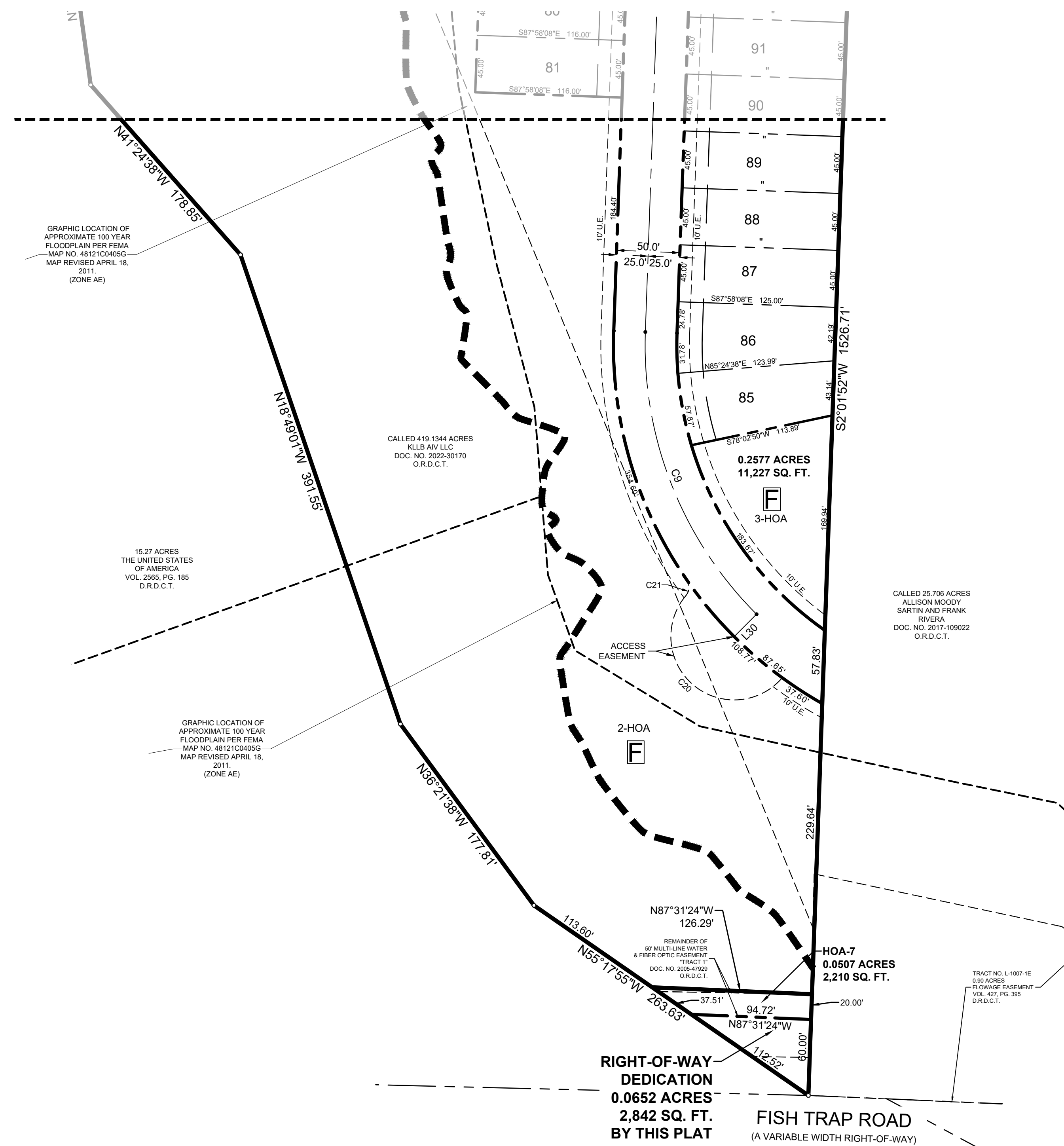
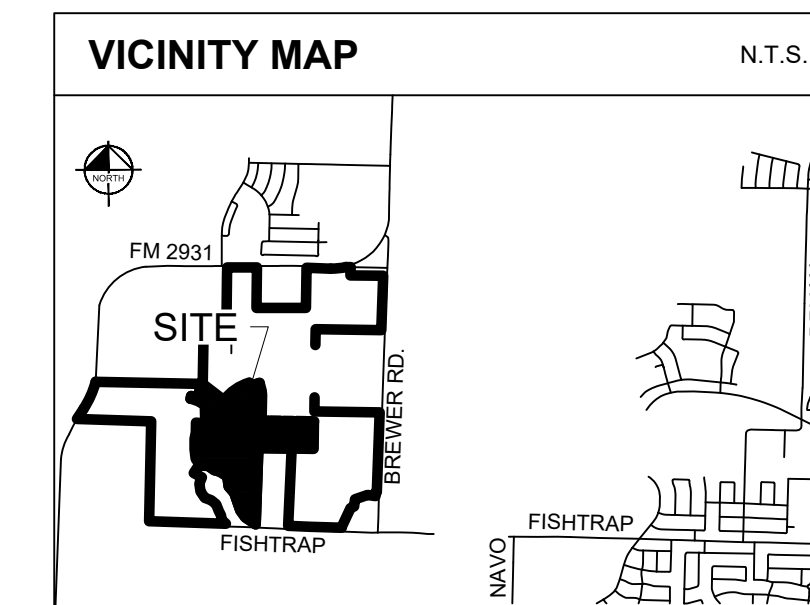
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LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S16°34'14"E	60.00'	L26	N00°58'02"E	8.50'	L51	N76°48'02"E	14.67'
L2	S60°16'52"E	14.05'	L27	N45°58'02"E	14.14'	L52	S15°12'40"E	14.14'
L3	S14°53'31"E	8.65'	L28	N12°49'44"E	60.00'	L53	S71°22'27"W	13.27'
L4	N75°06'29"E	50.00'	L29	N33°41'03"W	58.50'	L54	S06°28'47"W	14.61'
L5	N14°53'31"W	8.68'	L30	S44°58'12"W	25.00'	L55	N79°41'52"E	14.61'
L6	N30°06'29"E	14.14'	L31	N90°00'00"E	33.88'	L56	S44°51'58"E	14.18'
L7	N75°06'29"E	99.47'	L32	N31°57'46"E	9.45'	L57	N18°07'09"W	14.82'
L8	S44°01'58"E	14.14'	L33	S29°47'20"W	25.00'	L58	N02°47'45"W	103.89'
L9	S00°58'02"W	8.50'	L34	S44°01'58"E	28.28'	L59	N02°47'45"W	86.88'
L10	S89°01'58"E	50.00'	L35	S79°33'08"E	13.93'			
L11	N00°58'02"E	8.50'	L36	S12°11'02"W	13.93'			
L12	N45°58'02"E	14.14'	L37	N48°29'50"E	13.50'			
L13	S44°01'58"E	14.14'	L38	S44°01'58"E	14.14'			
L14	S00°58'02"W	8.50'	L39	N45°58'02"E	14.14'			
L15	S89°01'58"E	50.00'	L40	S44°01'58"E	14.14'			
L16	N00°58'02"E	8.50'	L41	N45°58'02"E	14.14'			
L17	N45°58'02"E	14.14'	L42	N44°01'58"W	14.14'			
L18	S44°01'58"E	14.14'	L43	N45°58'02"E	14.14'			
L19	S00°58'02"W	8.50'	L44	S44°01'58"E	14.14'			
L20	S89°01'58"E	50.00'	L45	N45°58'02"E	14.14'			
L21	N00°58'02"E	8.50'	L46	S44°01'58"E	14.14'			
L22	N45°58'02"E	14.14'	L47	N45°58'02"E	14.14'			
L23	S44°01'58"E	14.14'	L48	S44°01'58"E	14.14'			
L24	S00°58'02"W	8.50'	L49	N45°58'02"E	14.14'			
L25	S89°01'58"E	50.00'	L50	S18°14'48"E	14.87'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	14°22'32"	930.00'	233.34'	N69°59'01"W	232.72'
C4	26°14'13"	650.00'	297.65'	S75°54'51"E	295.05'
C5	57°55'51"	1020.00'	1031.31'	S44°27'51"W	987.93'
C6	15°29'55"	800.00'	216.40'	S07°44'58"W	215.74'
C7	29°46'11"	375.00'	194.84'	N75°06'55"W	192.66'
C8	62°15'41"	425.00'	461.83'	N29°05'59"W	439.44'
C9	47°03'39"	300.00'	246.41'	S21°29'58"E	239.54'
C10	6°49'13"	300.00'	35.71'	N33°11'56"E	35.69'
C11	28°49'18"	425.00'	213.79'	N15°22'41"E	211.54'
C12	15°51'33"	375.00'	103.80'	N06°57'44"W	103.47'
C13	34°39'05"	375.00'	226.79'	N16°21'30"W	223.35'
C14	28°49'18"	325.00'	163.49'	S74°37'19"E	161.77'
C15	97°48'34"	48.00'	81.94'	S68°17'58"W	72.35'
C16	92°33'42"	61.50'	99.35'	S16°30'54"E	88.90'
C17	87°56'05"	60.00'	92.09'	N73°14'12"E	83.31'
C18	81°59'32"	77.00'	110.19'	N21°47'59"W	101.03'
C19	184°05'33"	50.00'	160.65'	S46°28'24"E	99.94'
C20	179°38'04"	50.00'	156.76'	S49°37'27"E	100.00'
C21	74°52'14"	10.50'	13.72'	S02°45'28"W	12.77'

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KLLB AIV LLC, is the owner of a tract of land situated in the James Bridges Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas and being part of a called 419.1344 acre tract of land described in the Special Warranty Deed to KLLB AIV LLC, recorded in Document No. 2022-30170, Official Records, Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING a 1/2-inch iron rod found at the southeast corner of a called 73.81 acre tract of land described in the Warranty Deed with Vendor's Lien to North Texas Natural Select Material, LLC, recorded in Document No. 2018-106981, O.R.D.C.T.

THENCE over and across said 419.1344 acre tract, the following courses and distances:

South 52°27'41" East, a distance of 563.33 feet to a KHA capped iron set at the beginning of a non-tangent curve to the right having a central angle of 35°53'27", a radius of 1,050.00 feet, a chord bearing and distance of North 55°29'03" East, 647.03 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 657.73 feet to a KHA capped iron set for corner;
South 16°34'14" East, a distance of 60.00 feet to a KHA capped iron set at the beginning of a non-tangent curve to the right having a central angle of 00°36'38", a radius of 990.00 feet, a chord bearing and distance of North 73°44'05" East, 10.55 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 10.55 feet to a KHA capped iron set for corner;

South 60°16'52" East, a distance of 14.05 feet to a KHA capped iron set for corner;
South 14°53'31" East, a distance of 8.65 feet to a KHA capped iron set for corner;
North 75°06'29" East, a distance of 50.00 feet to a KHA capped iron set for corner;
North 14°53'31" West, a distance of 8.68 feet to a KHA capped iron set for corner;
North 30°06'29" East, a distance of 14.14 feet to a KHA capped iron set for corner;
North 75°06'29" East, a distance of 99.47 feet to a KHA capped iron set at the beginning of a tangent curve to the left having a central angle of 01°20'58", a radius of 1,060.00 feet, a chord bearing and distance of North 74°26'01" East, 24.96 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 24.96 feet to a KHA capped iron set for corner;

South 16°14'28" East, a distance of 19.78 feet to a KHA capped iron set for corner;
South 14°37'02" East, a distance of 142.83 feet to a KHA capped iron set for corner;
South 07°18'31" East, a distance of 96.82 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 535.00 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 110.00 feet to a KHA capped iron set for corner;
South 44°01'58" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 8.50 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 50.00 feet to a KHA capped iron set for corner;
North 00°58'02" East, a distance of 8.50 feet to a KHA capped iron set for corner;
North 45°58'02" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 210.00 feet to a KHA capped iron set for corner;
South 44°01'58" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 8.50 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 50.00 feet to a KHA capped iron set for corner;
North 00°58'02" East, a distance of 8.50 feet to a KHA capped iron set for corner;
North 45°58'02" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 200.00 feet to a KHA capped iron set for corner;
South 44°01'58" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 8.50 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 50.00 feet to a KHA capped iron set for corner;
North 00°58'02" East, a distance of 8.50 feet to a KHA capped iron set for corner;
North 45°58'02" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 200.00 feet to a KHA capped iron set for corner;
South 44°01'58" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 8.50 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 50.00 feet to a KHA capped iron set for corner;
North 00°58'02" East, a distance of 8.50 feet to a KHA capped iron set for corner;
North 45°58'02" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 200.00 feet to a KHA capped iron set for corner;
South 44°01'58" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 8.50 feet to a KHA capped iron set for corner;
North 00°58'02" East, a distance of 50.00 feet to a KHA capped iron set for corner;
North 45°58'02" East, a distance of 14.14 feet to a KHA capped iron set for corner;
South 89°01'58" East, a distance of 104.08 feet to a KHA capped iron set for corner;
South 07°56'45" West, a distance of 33.57 feet to a KHA capped iron set for corner;
South 00°58'02" West, a distance of 546.68 feet to a KHA capped iron set for corner;
North 89°01'58" West, a distance of 1,159.84 feet to a KHA capped iron set for corner;
South 02°01'52" West, a distance of 1,606.71 feet to a KHA capped iron set for corner;
North 55°17'55" West, a distance of 263.63 feet to a KHA capped iron set for corner;
North 36°21'38" West, a distance of 177.81 feet to a KHA capped iron set for corner;
North 18°49'01" West, a distance of 391.55 feet to a KHA capped iron set for corner;
North 41°24'38" West, a distance of 178.85 feet to a KHA capped iron set for corner;
North 07°53'14" West, a distance of 212.41 feet to a KHA capped iron set for corner;
North 57°47'15" West, a distance of 190.44 feet to a KHA capped iron set for corner;
North 75°08'30" West, a distance of 117.27 feet to a KHA capped iron set for corner;
North 54°13'41" West, a distance of 158.00 feet to a KHA capped iron set for corner;
North 88°42'28" West, a distance of 160.27 feet to a KHA capped iron set for corner;
North 34°53'02" West, a distance of 175.16 feet to a KHA capped iron set for corner;
North 07°16'59" West, a distance of 199.73 feet to a KHA capped iron set for corner;
North 00°10'45" East, a distance of 217.90 feet to a KHA capped iron set for corner;
North 11°28'23" East, a distance of 140.01 feet to a KHA capped iron set for corner;
North 00°40'17" East, a distance of 205.30 feet to a KHA capped iron set for corner;
South 84°44'52" East, a distance of 196.11 feet to a KHA capped iron set for corner;
North 01°38'23" West, a distance of 395.57 feet to a KHA capped iron set for corner;
North 62°47'45" West, a distance of 100.98 feet to a KHA capped iron set at the beginning of a tangent curve to the left having a central angle of 14°22'32", a radius of 900.00 feet, a chord bearing and distance of North 69°59'01" West, 225.22 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 225.81 feet to a KHA capped iron set for corner;

North 12°49'44" East, a distance of 60.00 feet to a KHA capped iron set at the beginning of a non-tangent curve to the right having a central angle of 08°17'50", a radius of 960.00 feet, a chord bearing and distance of South 73°01'21" East, 138.90 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 139.02 feet to a KHA capped iron set for corner;

North 17°42'32" East, a distance of 151.84 feet to a KHA capped iron set for corner;
North 03°45'37" West, a distance of 153.83 feet to a KHA capped iron set for corner;
South 88°52'20" East, a distance of 75.43 feet to the **POINT OF BEGINNING** and containing 3,342,670 square feet or 76.7371 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, ("Owner") does hereby adopt this plat designating the herein above property as **FOREE RANCH, PHASE 5**, an addition to the Town of Providence Village, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness, my hand this the _____ day of _____, 2023.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD

BY: _____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public, State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, David J. De Weirtdt, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Providence Village, Texas.

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

David J. De Weirtdt Date
Registered Professional Land Surveyor No. 5066
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
dave.deweirtdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared David J. De Weirtdt, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

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