

Multiple tables of lot data including Lot No., Acres, and Sq. Ft. for various blocks (BLOCK V LOT, BLOCK W LOT, etc.). Includes a VICINITY MAP and a SITE map showing the project location relative to FM 2931, BREWER RD, and FISHTRAP.

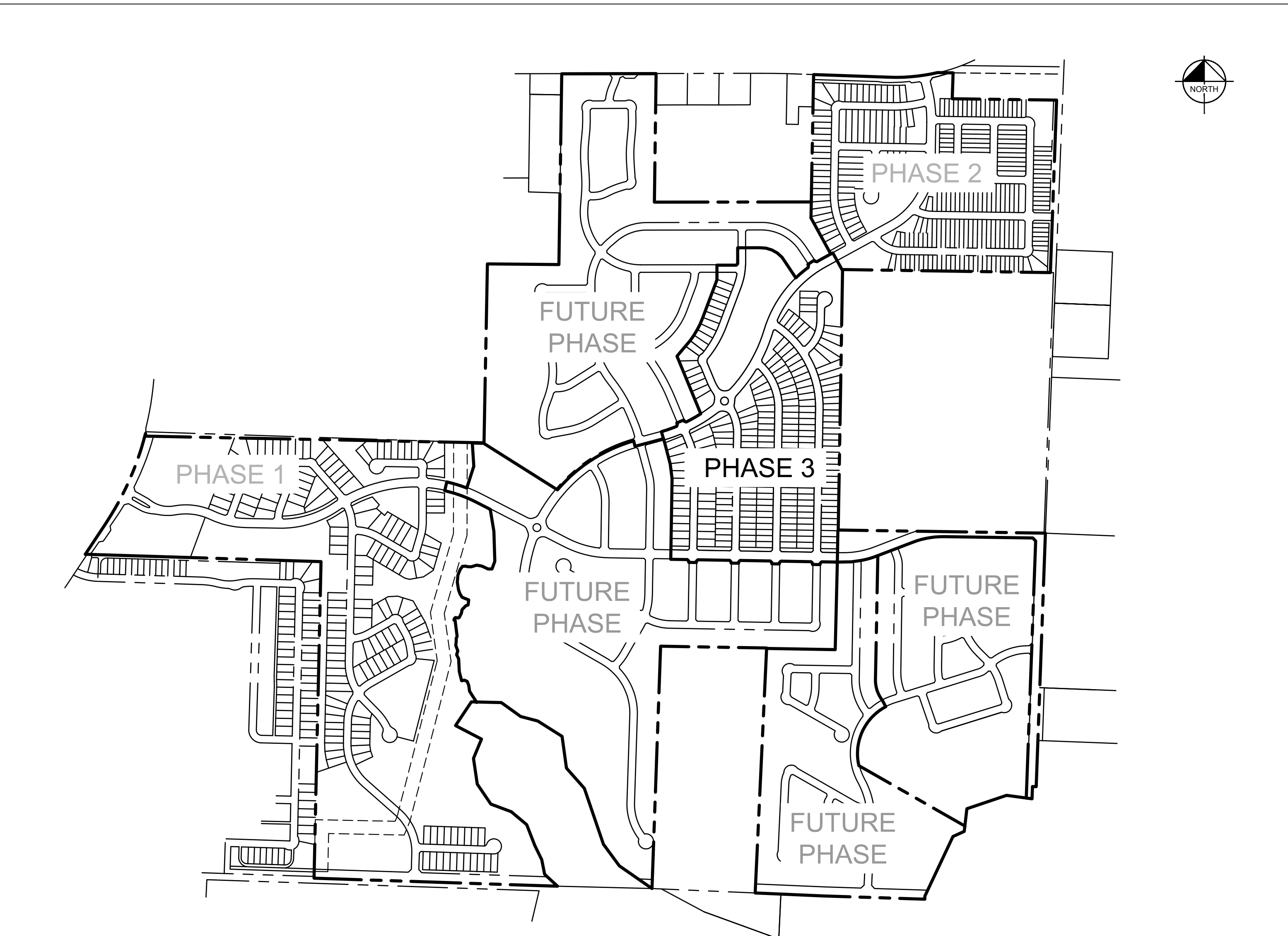
LOT TABLE with columns for Lot No., Acres, and Sq. Ft. for blocks Z LOT27 through Z LOT40.

LINE TABLE with columns for No., Bearing, Length, No., Bearing, Length, No., Bearing, Length. Lists boundary details for various lots.

CURVE TABLE with columns for No., Delta, Radius, Length, Chord Bearing, Chord. Lists curve data for various lots.

PHASE MAP

N.T.S.



CITY PROJECT NUMBER: 21-00452-01

FINAL PLAT FOREE RANCH, PHASE 3

244 RESIDENTIAL LOTS. BLOCK V, LOTS 1-44, BLOCK W, LOTS 1-22, BLOCK X, LOTS 1-22, BLOCK Y, LOTS 1-36, BLOCK Z, LOTS 14-27, BLOCK AC, LOTS 1-25, BLOCK AD, LOTS 1-41, BLOCK AE, LOT 1, BLOCK AF, LOTS 22-39.

14 OPEN SPACE LOTS. AMENITY CENTER LOT. 51.5608 ACRES SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36 TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS.

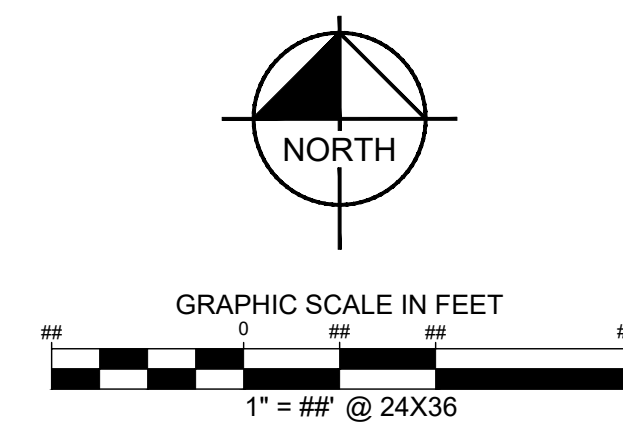
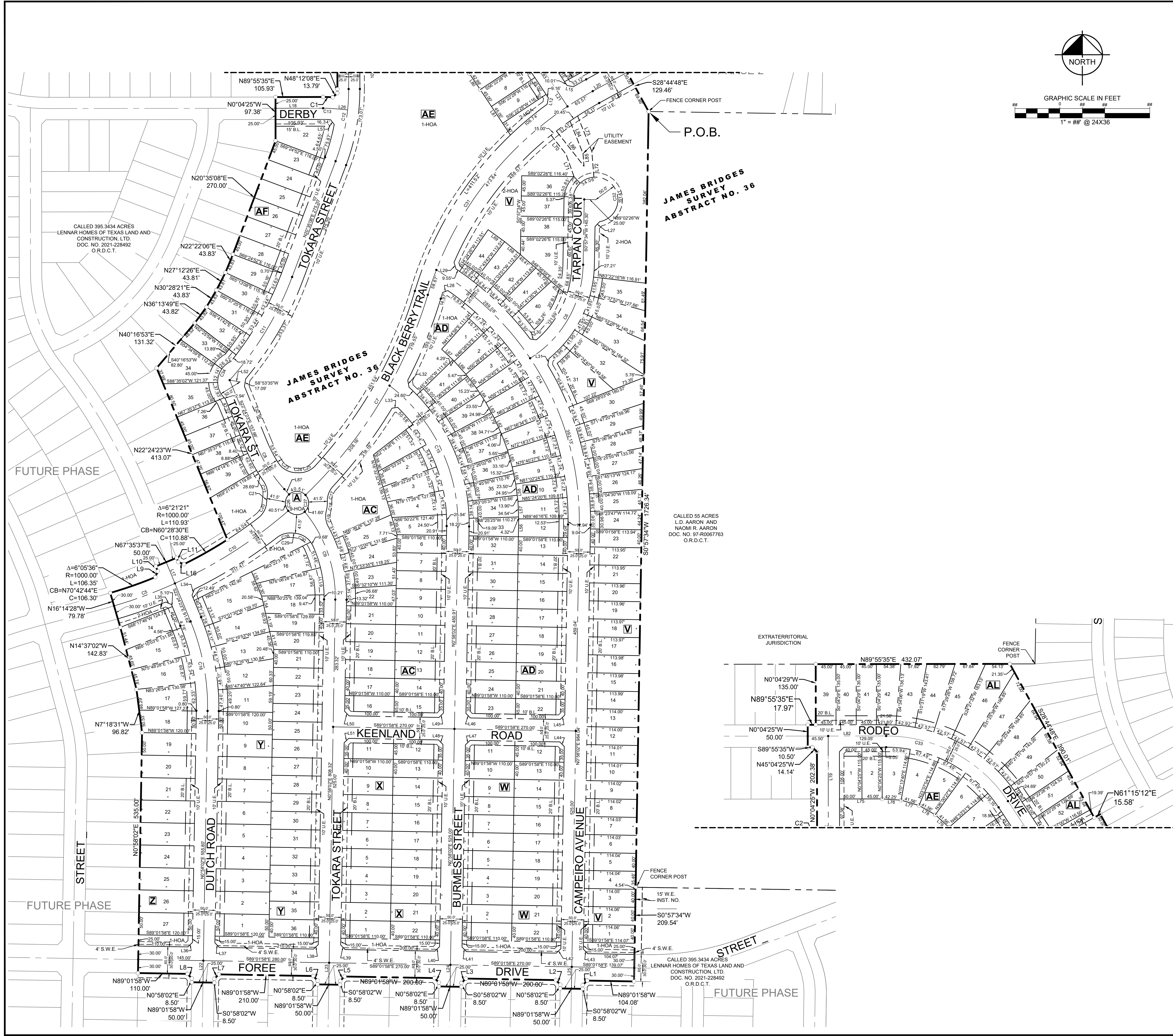
Kimley-Horn

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

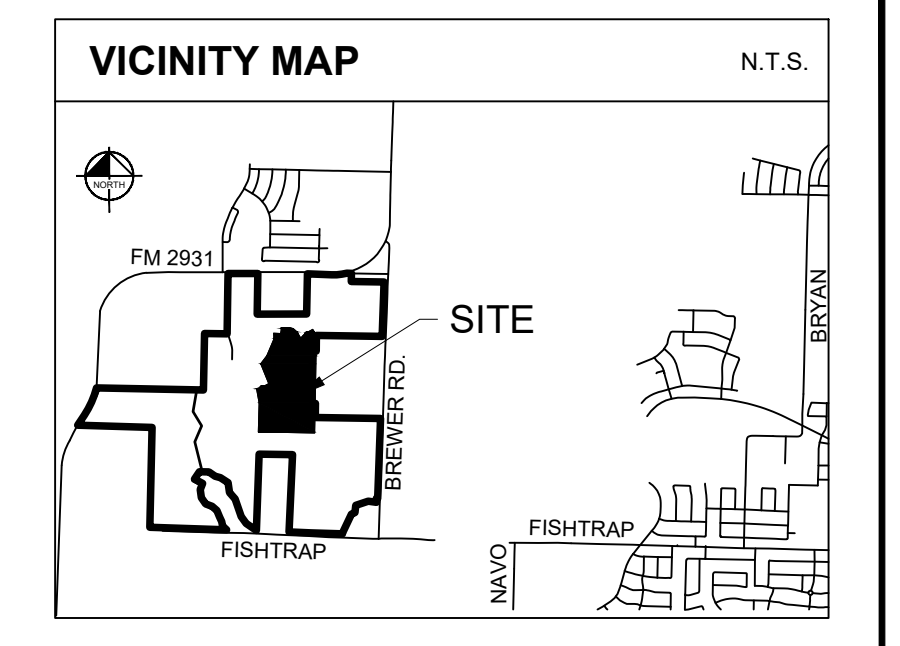
Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, SRD, DJD, Apr. 2022, 063451300, 1 OF 3.

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.



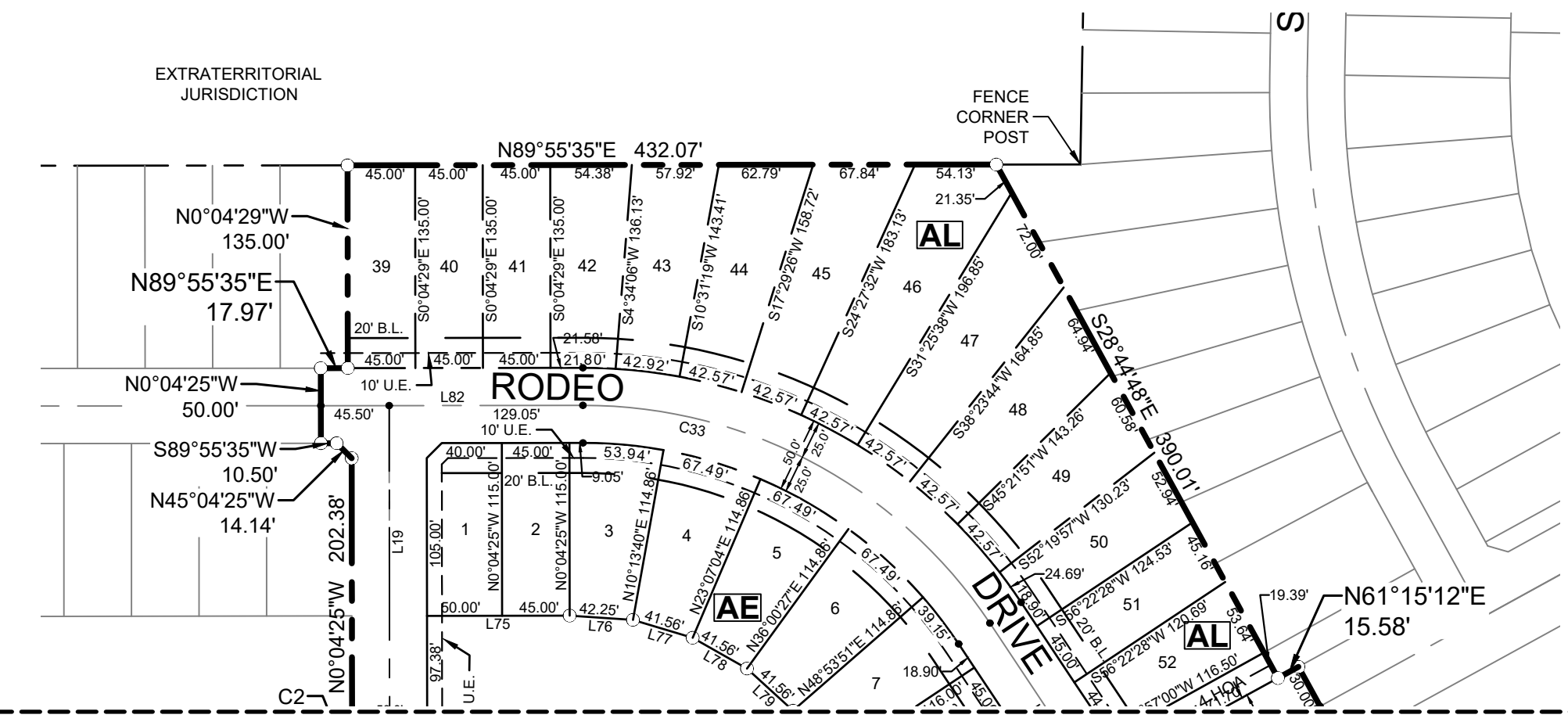
- LEGEND:**
- = STREET NAME CHANGE
  - P.O.B. = POINT OF BEGINNING
  - IRFC = IRON ROD W/CAP FOUND
  - IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
  - IRF = IRON ROD FOUND
  - PKF = PK NAIL FOUND
  - FNC = FENCE
  - HOA = HOMEOWNERS' ASSOCIATION
  - B.L. = BUILDING LINE
  - D.E. = DRAINAGE EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - W.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
  - O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
  - R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS



- NOTES:**
1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  2. Lot corners will be 5/8 inch iron rod with red plastic cap stamped "KHA", where conditions allow or unless otherwise noted herein.
  3. According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. For portions of 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.
  4. 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.
  5. This plat does not alter or remove existing deed restrictions, if any, on this property.
  6. All lots comply with the minimum size requirements of the zoning district.
  7. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fee.
  8. See Sheet 1 for line and curve data.
  9. Easements. Any public utility, including the Town of Providence Village, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and any public utility, including the Town of Providence Village, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**JAMES BRIDGES SURVEY ABSTRACT NO. 36**

CALLED 55 ACRES  
L.D. AARON AND  
NAOMI R. AARON  
DOC. NO. 97-00967783  
O.R.D.C.T.



**CITY PROJECT NUMBER: 21-00452-01**

FINAL PLAT  
**FOREE RANCH, PHASE 3**  
244 RESIDENTIAL LOTS  
BLOCK V, LOTS 1-44, BLOCK W, LOTS 1-22, BLOCK X, LOTS 1-22  
BLOCK Y, LOTS 1-36, BLOCK Z, LOTS 14-27, BLOCK AC, LOTS 1-25  
BLOCK AD, LOTS 1-41, BLOCK AE, LOT 1, BLOCK AF, LOTS 22-39  
14 OPEN SPACE LOTS  
1 AMENITY CENTER LOT  
51.5608 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	Apr. 2022	063451300	2 OF 3

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.

DWG NAME: TCDAL\_SURVEY063451300-01-01 - BROWN DEVELOPMENT TRACT 063451300-01-01-01 - PLOT BY: PATRICK DAVID 4/20/22 2:50 PM LAST SAVED 4/20/22 12:49 PM

**OWNER'S CERTIFICATE**

**STATE OF TEXAS** §

**COUNTY OF DENTON** §

**WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, 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 395.3434 acre tract described in the Special Warranty Deed to Lennar Homes of Texas Land and Construction, L.T.D., recorded in Document No. 2021-228492, Official Records, Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

**BEGINNING** at a fence corner post found at the northwest corner of a called 55 acre tract of land described in the Special Warranty Deed to L.D. Aaron and Naomi R. Aaron, recorded in Document No. 97-R0067763, O.R.D.C.T.

**THENCE** South 00°57'34" West, with the west line of said 55 acre tract, a distance of 1,726.34 feet to a fence corner post found at the southwest corner of said 55 acre tract;

**THENCE** over and across said 395.3434 acre tract, the following courses and distances:

South 00°57'34" West, a distance of 209.54 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 104.08 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 45°58'02" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°58'02" West, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°58'02" East, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 44°01'58" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 200.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 45°58'02" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°58'02" West, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°58'02" East, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 44°01'58" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 200.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 45°58'02" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°58'02" West, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°58'02" East, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 44°01'58" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 210.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 45°58'02" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 00°58'02" West, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°58'02" East, a distance of 8.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 44°01'58" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°01'58" West, a distance of 110.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°58'02" East, a distance of 535.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 07°18'31" West, a distance of 96.82 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 14°37'02" West, a distance of 142.83 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 16°14'28" West, a distance of 79.78 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,000.00 feet, a central angle of 06°05'36", and a chord bearing and distance of North 70°42'44" East, 106.30 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 106.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 22°29'10" East, a distance of 14.17 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 22°24'23" West, a distance of 11.72 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 67°35'37" East, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 22°24'23" East, a distance of 10.04 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 69°14'00" East, a distance of 13.68 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,000.00 feet, a central angle of 06°21'21", and a chord bearing and distance of North 60°28'30" East, 110.88 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 110.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 22°24'23" West, a distance of 413.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 40°16'53" East, a distance of 131.32 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 36°13'49" East, a distance of 43.82 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 30°28'21" East, a distance of 43.83 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 27°12'26" East, a distance of 43.81 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 22°22'06" East, a distance of 43.83 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 20°35'08" East, a distance of 270.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°04'25" West, a distance of 97.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°55'35" East, a distance of 105.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 03°47'11", and a chord bearing and distance of South 88°10'50" East, 21.47 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 21.48 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 48°12'08" East, a distance of 13.79 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 430.00 feet, a central angle of 01°13'08", and a chord bearing and distance of North 00°32'09" East, 9.15 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 9.15 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°04'25" West, a distance of 202.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 45°04'25" West, a distance of 14.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 89°55'35" West, a distance of 10.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°04'25" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°55'35" East, a distance of 17.97 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 00°04'29" West, a distance of 135.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the south line of the remainder of a called 20 acre tract of land described in a Deed to J.D. Arrington, recorded in Volume 515, Page 595, Deed Records, Denton County, Texas (D.R.D.C.T.);

North 89°55'35" East, with said south line, a distance of 432.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 28°44'48" East, a distance of 390.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;  
North 61°15'12" East, a distance of 15.58 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;  
South 28°44'48" East, a distance of 129.46 feet to the **POINT OF BEGINNING** and containing a computed area of 2,245,988 square feet or 51.5608 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 3**, 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 \_\_\_\_\_, 2022.

**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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas

**SURVEYORS CERTIFICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

I, David J. De Weirdt, 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

\_\_\_\_\_  
Date  
David J. De Weirdt  
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.deweirdt@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 Weirdt, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS

**CITY PROJECT NUMBER: 21-00452-01**

FINAL PLAT  
**FOREE RANCH, PHASE 3**

**244 RESIDENTIAL LOTS**

BLOCK V, LOTS 1-44, BLOCK W, LOTS 1-22, BLOCK X, LOTS 1-22  
BLOCK Y, LOTS 1-36, BLOCK Z, LOTS 14-27, BLOCK AC, LOTS 1-25  
BLOCK AD, LOTS 1-41, BLOCK AE, LOT 1, BLOCK AF, LOTS 22-39

**14 OPEN SPACE LOTS**

**1 AMENITY CENTER LOT**

51.5608 ACRES SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36  
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Apr. 2022	063451300	3 OF 3

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.