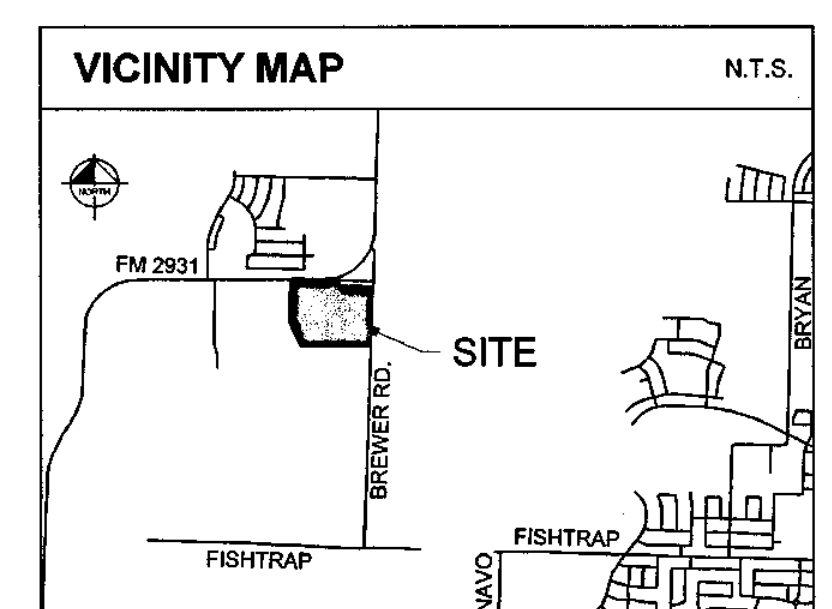
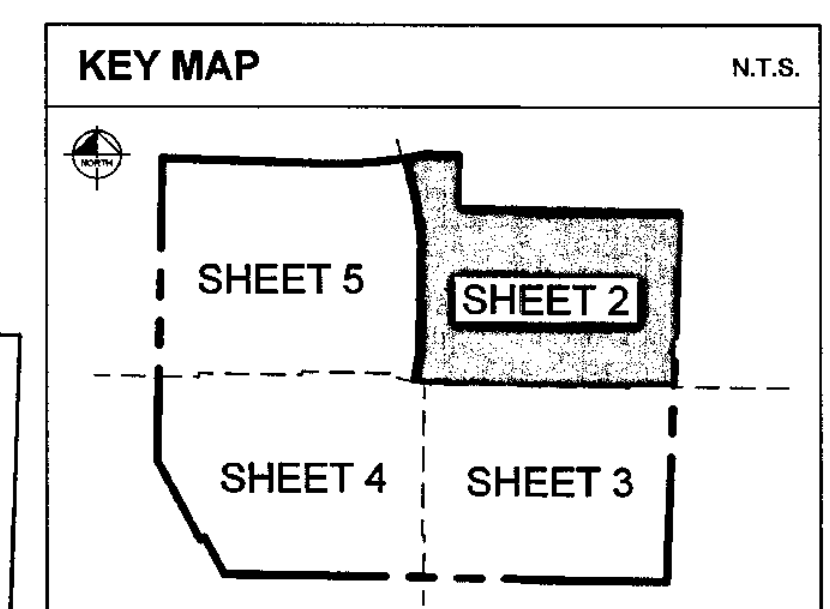
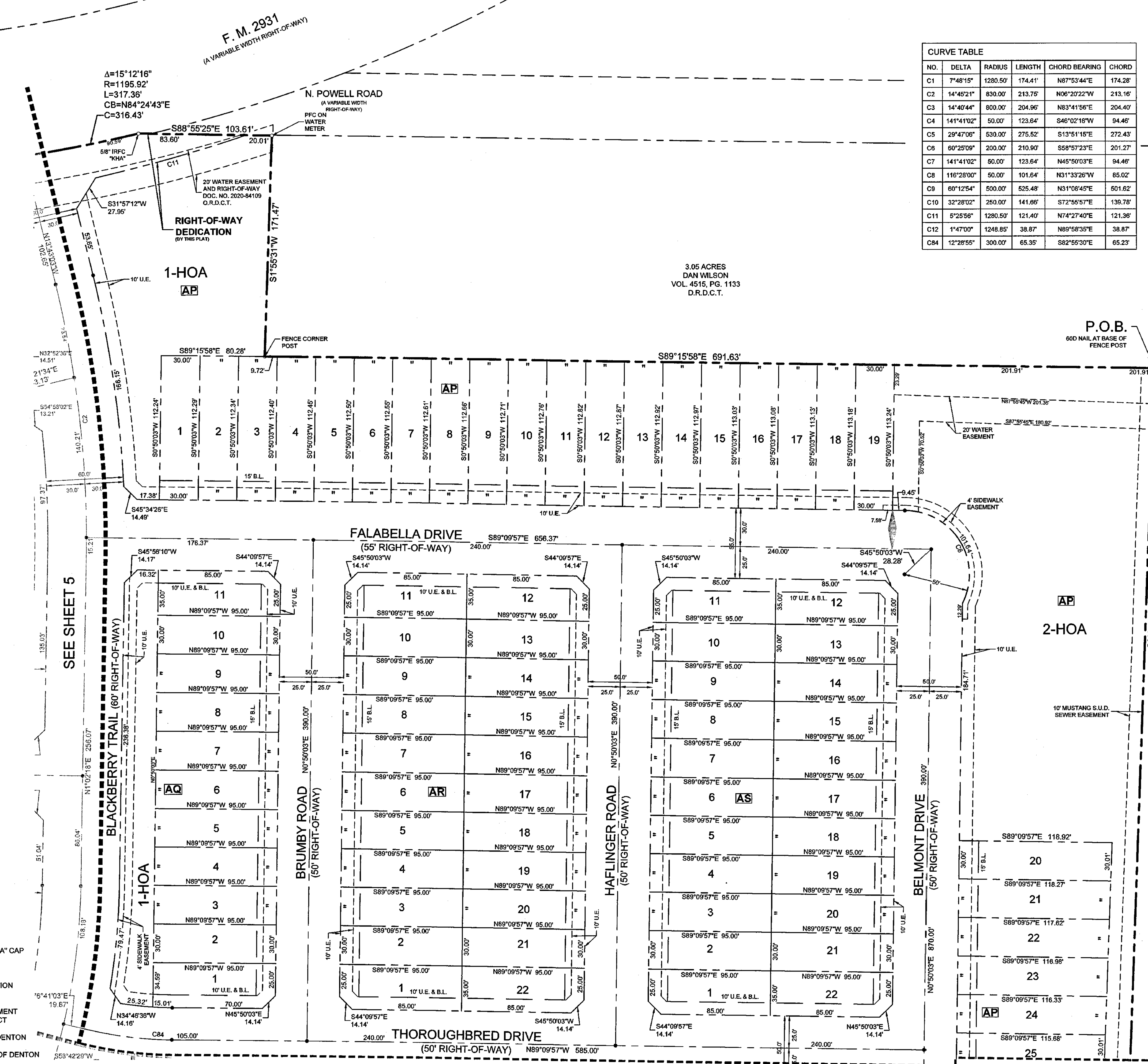


NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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 11 OPEN SPACE LOTS  
 44.325 ACRES SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36  
 TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

## 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.
1" = 40'	MRW	DJD	Sep. 2022	063451300	2 OF 6

OWNERS:  
 KLLB AIV LLC  
 6900 E. CAMELBACK ROAD,  
 SUITE 1090  
 SCOTTSDALE, ARIZONA 85251  
 TEL: (214) 577-1055  
 C/O: KL SERVICERS LLC

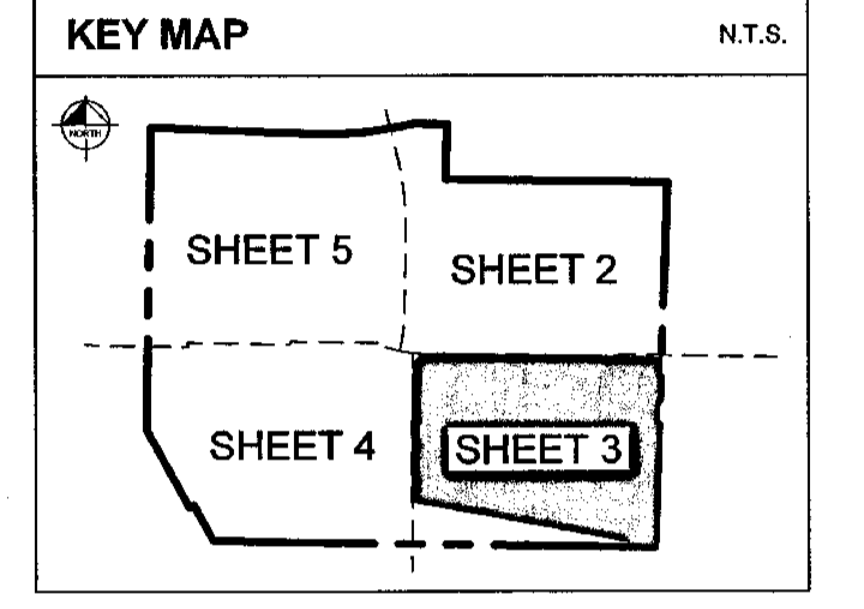
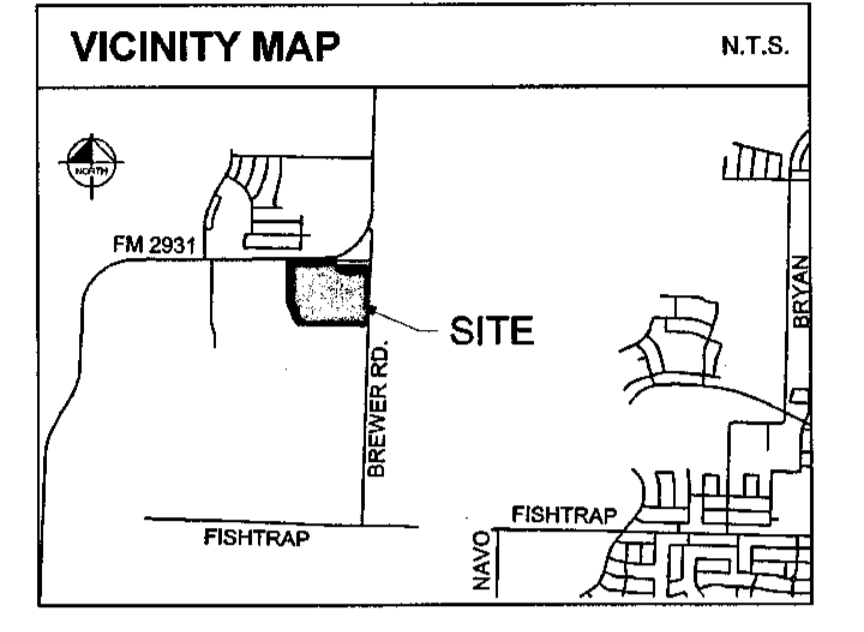
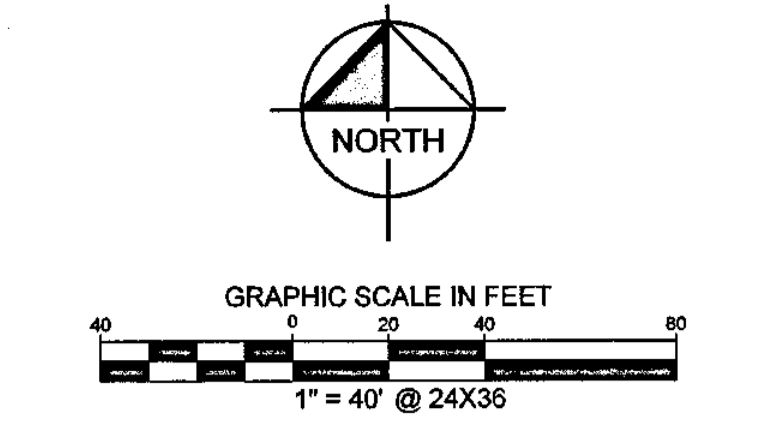
ENGINEERS/SURVEYOR:  
 KIMLEY-HORN & ASSOCIATES  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 TEL: 972-770-1300  
 C/O: MATT DUENWALD, P.E.

Filed for Record in the Official Records Of:  
 Denton County  
 On: 10/5/2022 11:13:03 AM  
 In the PLAT Records  
 FORE RANCH, PHASE 2  
 Doc Number: 2022-388  
 Number of Pages: 6  
 Amount: 300.00  
 Order#: 20221005000275  
 By: MF

DWG NAME: K:\DALLAS SURVEY\063451300\44.325 ACRES SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS - FORE RANCH, PHASE 2 - PLOT PLAN.DWG PLOTTED BY: PATRICK DAVID 9/1/2022 4:02 PM LAST SAVED: 9/1/2022 4:01 PM

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

# Kimley»Horn

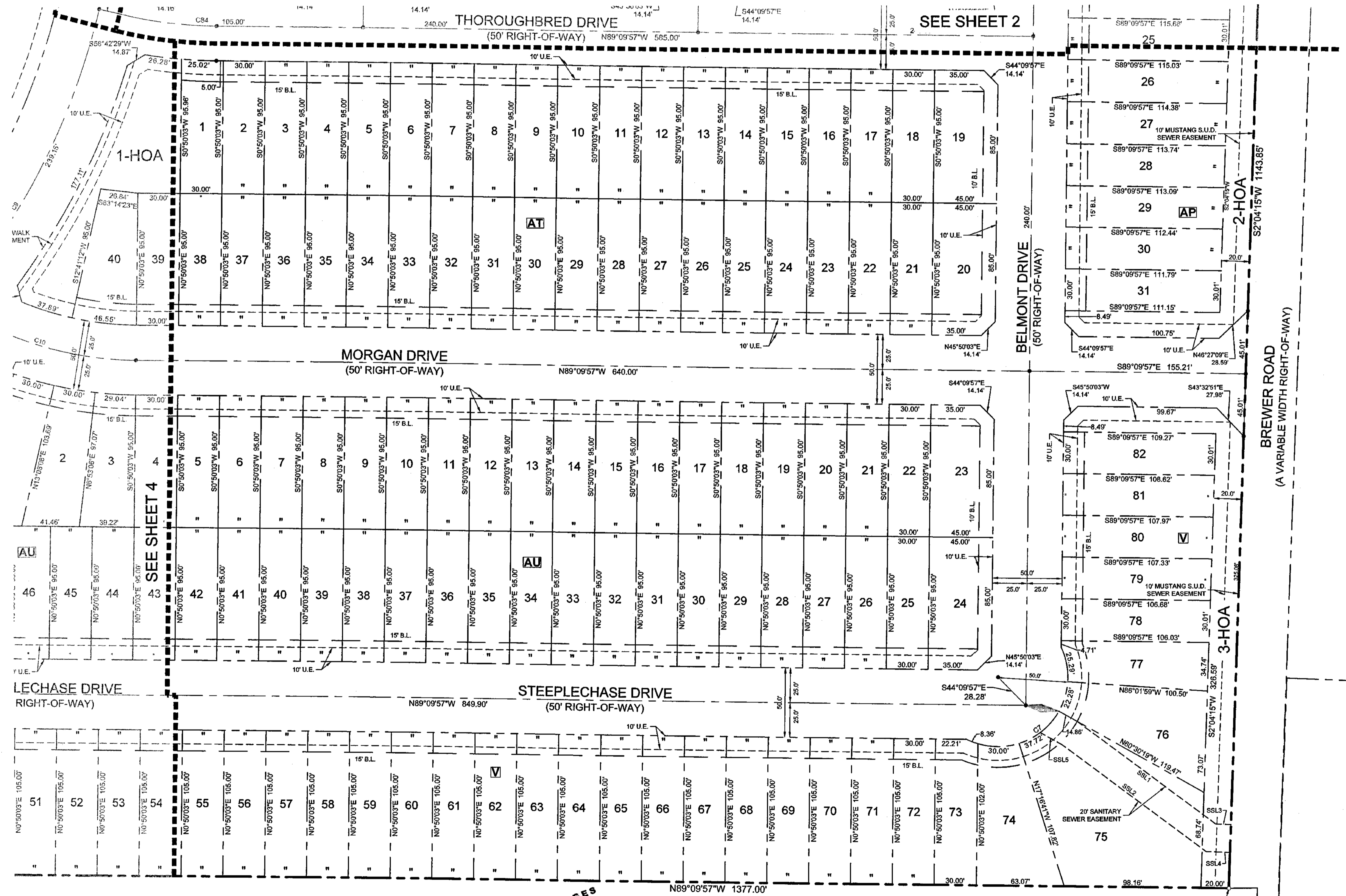
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MRW	DJD	Sep. 2022	063451300	3 OF 6

OWNERS  
 KLB AIV LLC  
 6900 E. CAMELBACK ROAD,  
 SUITE 1080  
 SCOTTSDALE, ARIZONA 85251  
 TEL: (214) 577-1056  
 C/O: KL SERVICES LLC

ENGINEER/SURVEYOR:  
 KIMLEY-HORN & ASSOCIATES  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
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 C/O: MATT DUEWALD, P.E.

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 Doc Number: 2022-388  
 Number of Pages: 6  
 Amount: 300.00  
 Order#: 20221005000275  
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SEE SHEET 2

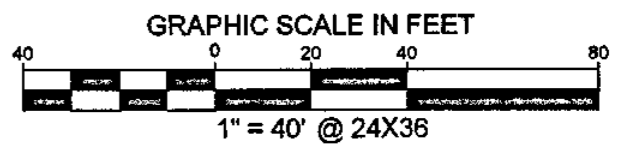
SEE SHEET 4

**JAMES BRIDGES SURVEY**  
**ABSTRACT NO. 36**

CALLED 55 ACRES  
 L.D. AARON AND NAOMI R. AARON  
 DOC. NO. 97-R0067763  
 O.R.D.C.T.

NO.	BEARING	LENGTH
SSL1	S53°15'30"E	124.02'
SSL2	N31°15'30"W	126.59'
SSL3	S87°47'16"E	10.87'
SSL4	N87°47'16"W	17.13'
SSL5	N80°50'18"W	17.77'

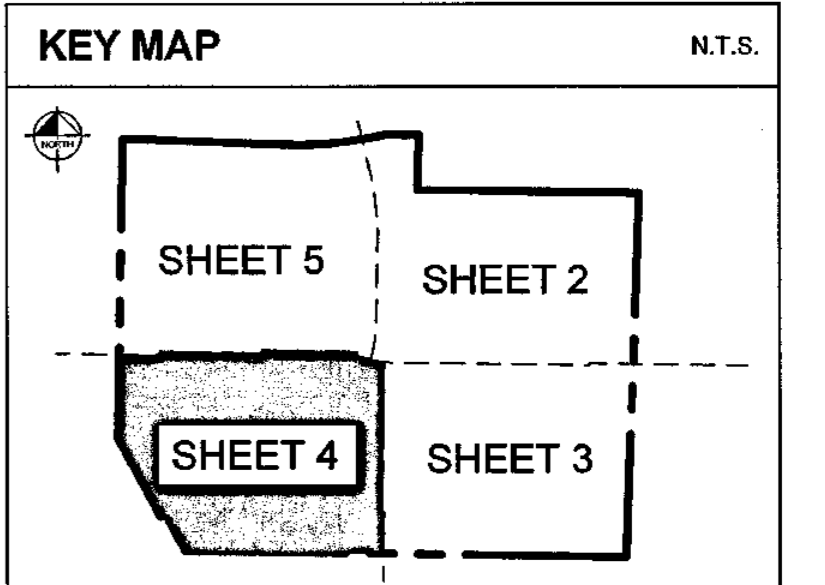
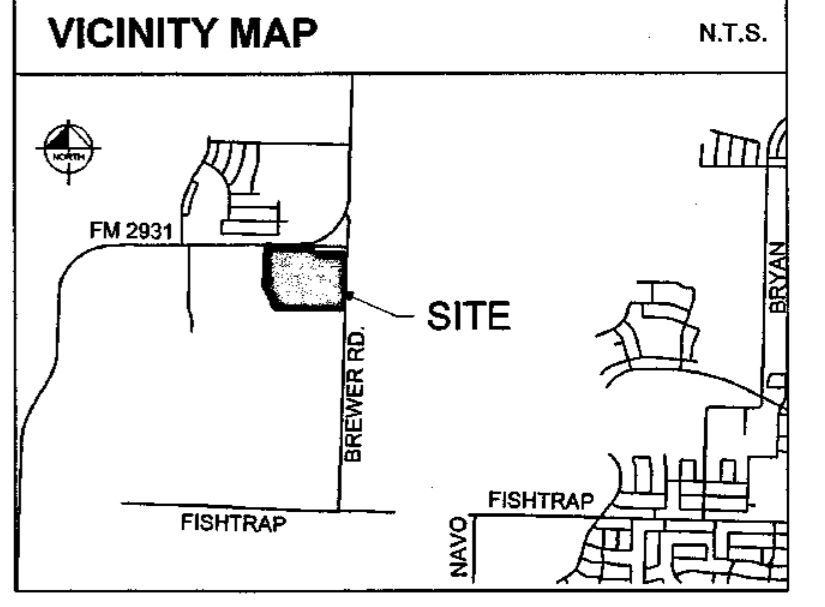
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**CURVE TABLE**

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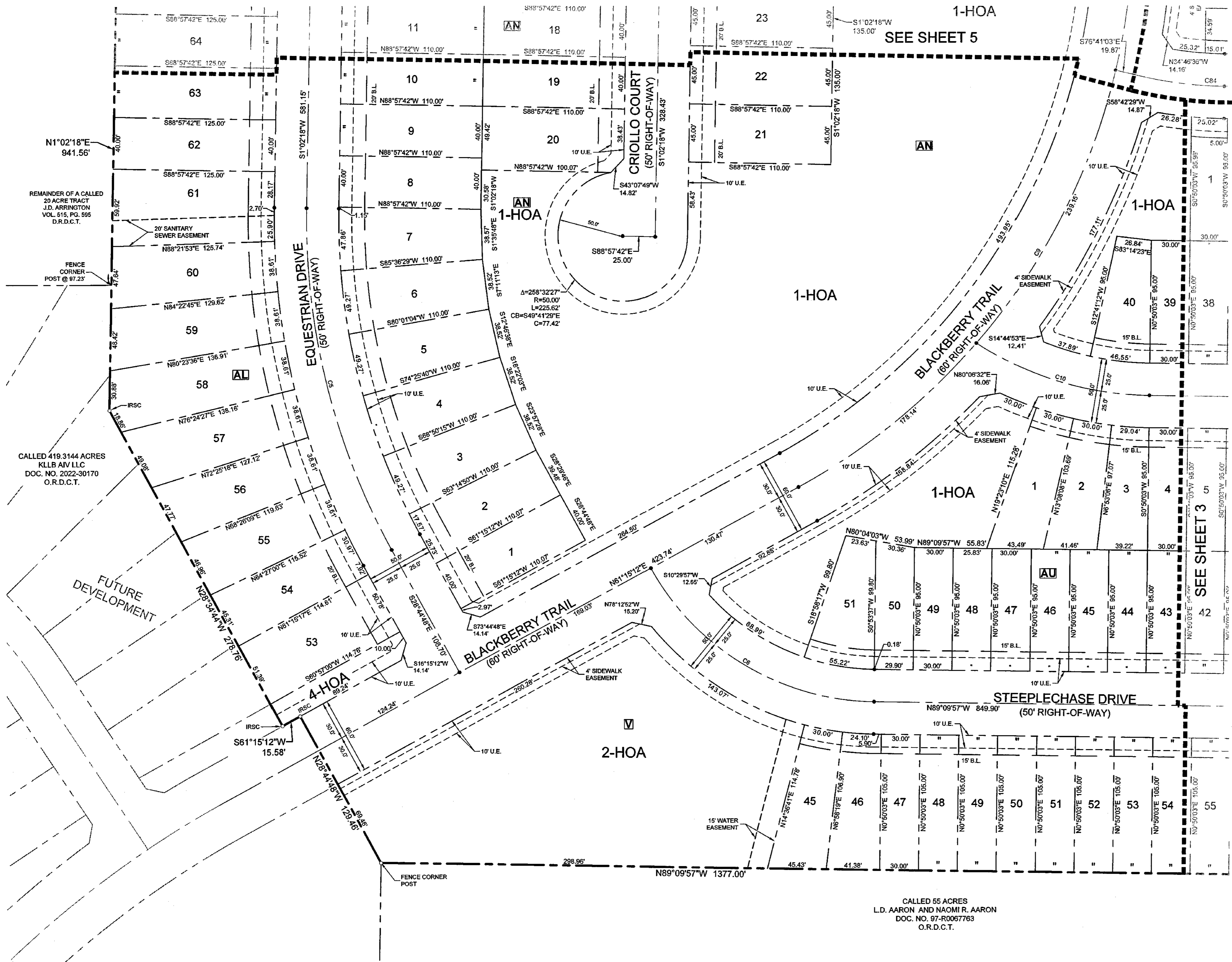
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 SCOTTSDALE, ARIZONA 85251  
 TEL: (214) 577-1056  
 C/O: KL SERVICERS LLC

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

Filed for Record in the Official Records Of: Denton County On: 10/16/2022 11:13:03 AM In the PLAT Records FORE RANCH, PHASE 2 Doc Number: 2022-388 Number of Pages: 6 Amount: \$00.00 Order#: 20221005000275 By: MF



REMAINDER OF A CALLED 20 ACRE TRACT J.D. ARRINGTON VOL. 515, PG. 595 O.R.D.C.T.

20' SANITARY SEWER EASEMENT N88°21'53"E 125.74'

FENCE CORNER POST @ 97.23'

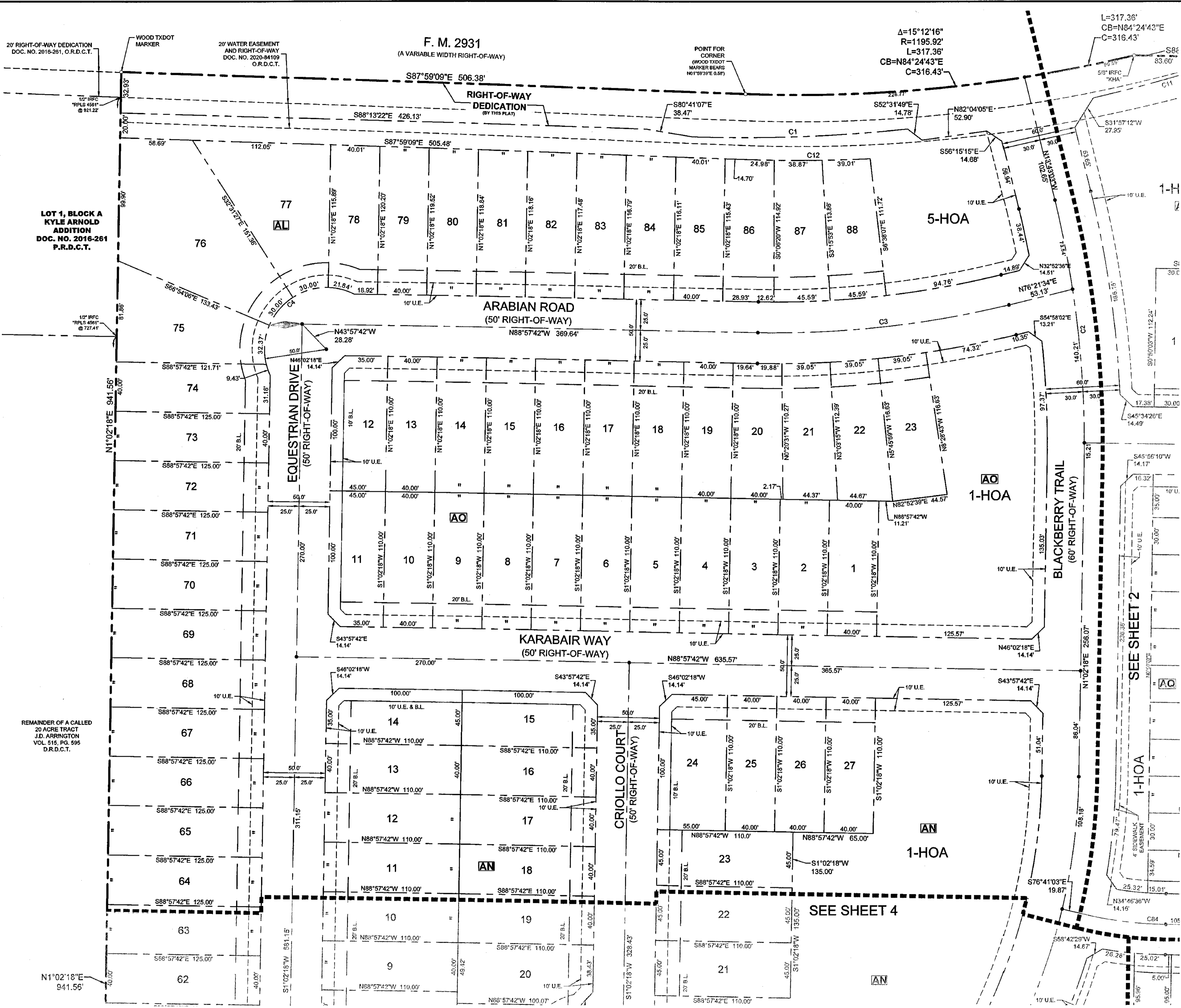
CALLLED 419.3144 ACRES KLLB AIV LLC DOC. NO. 2022-30170 O.R.D.C.T.

CALLLED 419.3144 ACRES KLLB AIV LLC DOC. NO. 2022-30170 O.R.D.C.T.

FUTURE DEVELOPMENT

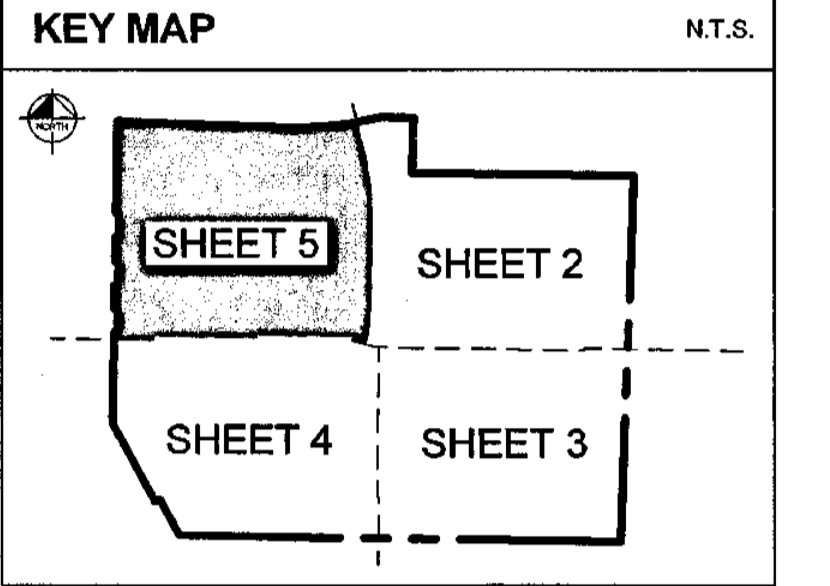
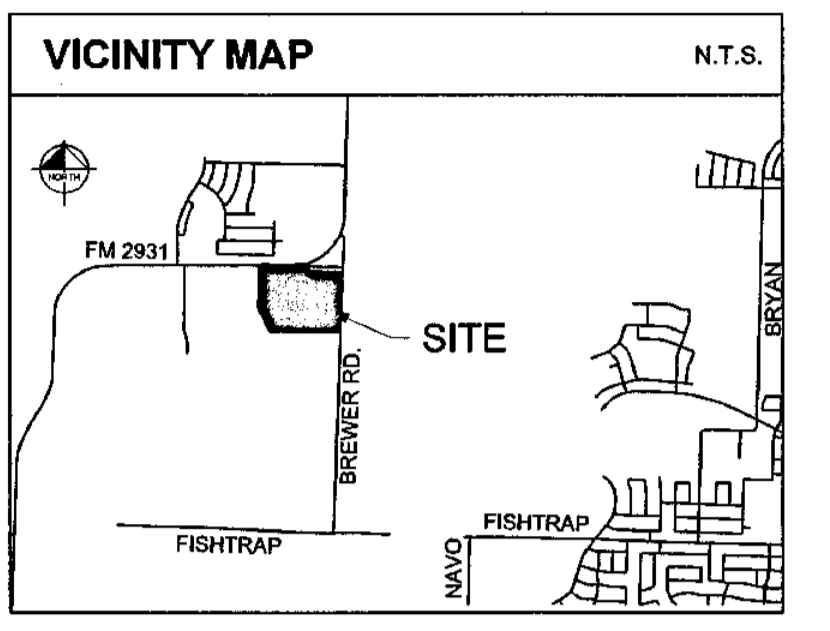
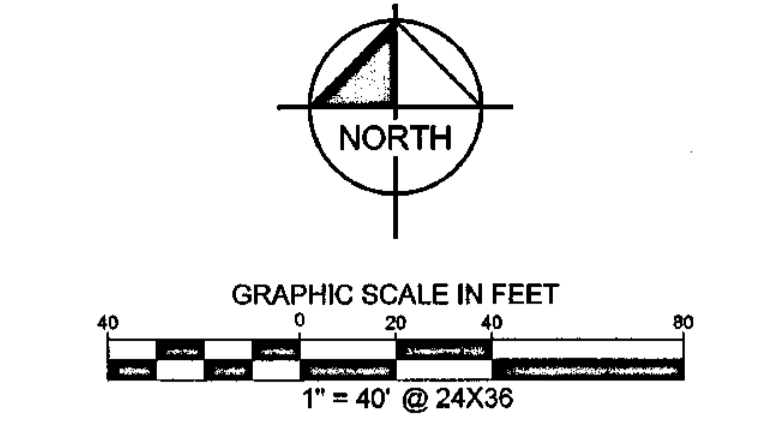
CALLLED 55 ACRES L.D. AARON AND NAOMI R. AARON DOC. NO. 97-R0067763 O.R.D.C.T.

DRAWN BY: MRW, CHECKED BY: DJD, DATE: SEP 2022, PROJECT NO: 063451300, SHEET NO: 4 OF 6



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 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.
1" = 40'	MRW	DJD	Sep. 2022	063451300	5 OF 6

OWNERS  
 KLLB AIV LLC  
 6900 E. CAMELBACK ROAD,  
 SUITE 1060  
 SCOTTSDALE, ARIZONA 85251  
 TEL: (480) 577-1055  
 C/O: KL SERVICES LLC

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.

Filed for Record in the Official Records Of: Denton County On: 10/5/2022 11:13:03 AM In the PLAT Records FORE RANCH, PHASE 2 Doc Number: 2022-388 Number of Pages: 6 Amount: 300.00 Order#: 20221005000275 By: MF

LOT 1, BLOCK A  
 KYLE ARNOLD  
 ADDITION  
 DOC. NO. 2016-261  
 P.R.D.C.T.

REMAINDER OF A CALLED  
 20 ACRE TRACT  
 J.D. ARRINGTON  
 VOL. 515, PG. 595  
 D.R.D.C.T.

DRAWN: KIMLEY-HORN SURVEYING & CONSULTING INC. DATE: 09/20/22 PLOT: 24X36 PLOT BY: PATRICK DAVID 09/20/22 10:22 PM LAST SAVED: 09/20/22 4:01 PM

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 a portion 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 at a 60D nail found at the base of a fence post for the northeast corner of said 419.1344 acre tract, the southeast corner of a called 3.05 acre tract of land described in the Warranty Deed to Dan Wilson recorded in Volume 4515, Page 1133, Deed Records, Denton County, Texas (D.R.D.C.T.) and in the west right-of-way of Brewer Road (a variable width right-of-way);

THENCE South 02°04'15" West, with said west right-of-way line, a distance of 1,143.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°09'57" West, with the occupied north line 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., a distance of 1,377.00 feet to a fence post found for corner;

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

North 28°44'48" West, a distance of 129.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°15'12" West, a distance of 15.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°34'44" West, a distance of 278.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°02'18" East, passing at a distance of 97.22 feet, a fence post found for the southeast corner of the remainder of a called 20 acre tract of land described in a Deed to J.D. Arrington recorded in Volume 515, Page 505, D.R.D.C.T., and passing at a distance of 727.41 feet, a 1/2" iron rod with cap stamped "RPLS 4561" found for the southeast corner of Lot 1, Block A of Kyle Arnold Addition, an addition to the Town of Providence Village, Denton County, Texas, according to the plat thereof recorded in Document No. 2016-261 Plat Records, Denton County, Texas, and passing at a distance of 921.22 feet a 1/2" iron rod with cap stamped "RPLS 4561" found for the northeast corner of said Lot 1, Block A, and continuing for a total distance of 941.56 feet to a wooden TXDOT marker found in the south right-of-way line of F.M. Highway No. 2931 (a variable width right-of-way);

THENCE with said south right-of-way line, and the north line of said 419.1344 acre tract, the following courses and distances:

South 87°59'09" East, a distance of 506.38 feet to a point for corner from which a wooden TXDOT marker found bears North 01°59'39" East, a distance of 0.58 feet, said point being the beginning of a tangent curve to the left with a radius of 1,195.92 feet, a central angle of 15°12'16", and a chord bearing and distance of North 84°24'43" East, 316.43 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 317.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the most northerly northeast corner of said 419.1344 acre tract;

THENCE South 88°55'25" East, with said north line of the 419.1344 acre tract, a distance of 103.61 feet to a point for corner on a water meter in the west line of said 3.05 acre tract;

THENCE with the common line of said 419.1344 acre tract and said 3.05 acre tract, the following courses and distances:

South 01°55'31" West, a distance of 171.47 feet to a fence post found for corner;

South 89°15'58" East, a distance of 691.63 feet to the POINT OF BEGINNING and containing a computed area of 1,930,796 square feet or 44.3250 acres of land.

OWNER'S DEDICATION

STATE OF ARIZONA §

COUNTY OF MARICOPA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KLLB AIV LLC, ("Owner") does hereby adopt this plat designating the herein above property as FOREE RANCH, PHASE 2, 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 26 day of September, 2022.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: [Signature] Name: Ryan Mott

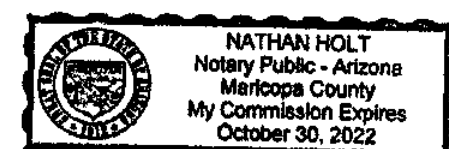
Title: Authorized Signatory

STATE OF ARIZONA §
COUNTY OF MARICOPA §

Before me, the undersigned authority, a Notary Public in and for The State of Arizona, on this day personally appeared Ryan Mott, 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 26 day of September, 2022.

[Signature] Nathan Holt Notary Public, State of Arizona



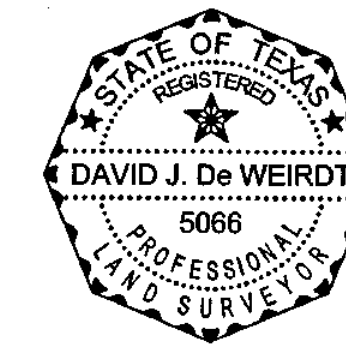
SURVEYORS CERTIFICATION

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.

[Signature] 09/26/22 Date

David J. De Weirtdt 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.dewirtdt@kimley-horn.com

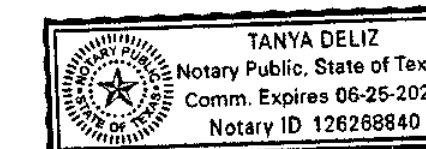


STATE OF TEXAS §
COUNTY OF DALLAS §

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 1 day of September, 2022.

[Signature] NOTARY PUBLIC in and for the STATE OF TEXAS



TOWN OF PROVIDENCE VILLAGE APPROVAL

APPROVED this the 20th day of September, 2022 by the Town Council of the Town of Providence Village, Texas.

[Signature] Town Official

[Signature] Town Secretary



FINAL PLAT
FOREE RANCH, PHASE 2
301 RESIDENTIAL LOTS
BLOCK V, LOTS 45-82, BLOCK AL, LOTS 53-88, BLOCK AN, LOTS 1-27, BLOCK AO, LOTS 1-23, BLOCK AP, LOTS 1-31, BLOCK AQ, LOTS 1-11, BLOCK AR, LOTS 1-22, BLOCK AS, LOTS 1-22, BLOCK AT, LOTS 1-40, BLOCK AU, LOTS 1-51
11 OPEN SPACE LOTS
44.325 ACRES SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36 TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. Tel. No. (972) 770-1300, Fax No. (972) 239-3820.

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Includes project details like 'OWNERS: KLLB AIV LLC', 'ENGINEER/SURVEYOR: KIMLEY-HORN & ASSOCIATES', and 'Filed for Record in the Official Records Of: Denton County'.

Vertical text on the right edge: DWG NAME: T:\DCL\_SURVEY\88451300-PP-1-BROWN DEVELOPMENT\TRAC\TOWN\0608451300-THE RANCH\_PH 2\_PP.DWG PLOTTED BY: PATRICK DAVID @ 10:02:33Z PM LAST SAVED: 9/16/2022 2:20 PM