

NOT TO SCALE

F.M. 2931
(A VARIABLE WIDTH RIGHT-OF-WAY)

POWELL ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

BREWER ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

F.M. 2931
(A VARIABLE WIDTH RIGHT-OF-WAY)

SHEET 3

SHEET 4

PHASE 1

SHEET 5

SHEET 6

FUTURE PHASE

FUTURE PHASE

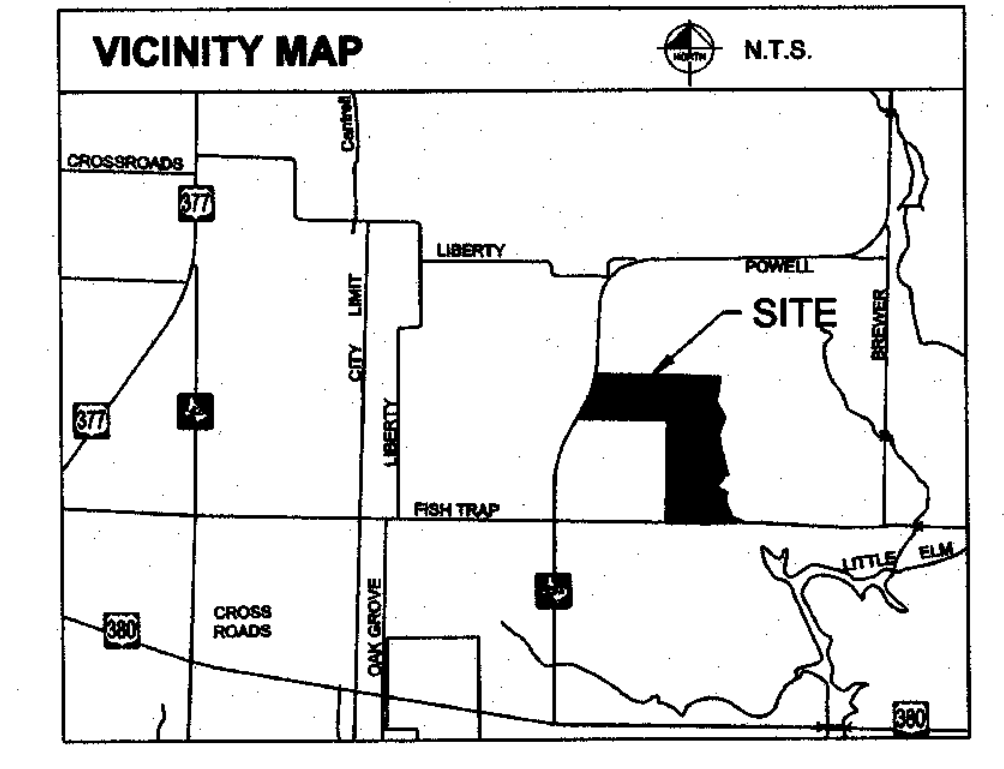
FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

FISH TRAP ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

PHASE / KEY MAP



NOTES:

- Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993).
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- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4812C0405G, for Denton County, Texas and incorporated areas, dated April 18, 2011, a portion of this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" & Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". 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.
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- See sheet 2 for Lot Areas and Line/Curve Tables.

Upper Trinity Regional Water District Notes

Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document #2017-156275 protection criteria:

- The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
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- Streets / Pavement crossing UTRWD easement must be at 90 degrees angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.
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- Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk; at risk means that UTRWD will not replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
- Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD at developmentreview@utrd.com or 972-219-1228 72 hours prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement.
- UTRWD hereby retains all its preexisting dominant and superior legal and property rights.
- No material stockpiles are allowed in UTRWD Easement.
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FINAL PLAT
FORE RANCH, PHASE 1
 154 RESIDENTIAL LOTS
 BLOCK A, LOTS 1-35; BLOCK B, LOTS 1-27; BLOCK C, LOTS 1-11;
 BLOCK D, LOTS 1-7; BLOCK E, LOTS 1-7; BLOCK F, LOTS 1-54;
 BLOCK G, LOTS 1-13,
 12 OPEN SPACE HOA LOTS
 2 COMMERCIAL LOTS
 97.281 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	DWP	DJD	Apr. 2023	063451300	1 OF 7

OWNERS
 KLLB AVI LLC
 8900 E. CAMELBACK ROAD,
 SUITE 1050
 SCOTTSDALE, ARIZONA 85251
 TEL: (214) 577-1056
 C/O: KL SERVICERS LLC

ENGINEER/SURVEYOR:
 KIMLEY-HORN & ASSOCIATES
 13455 NOEL ROAD
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 DALLAS, TEXAS 75240
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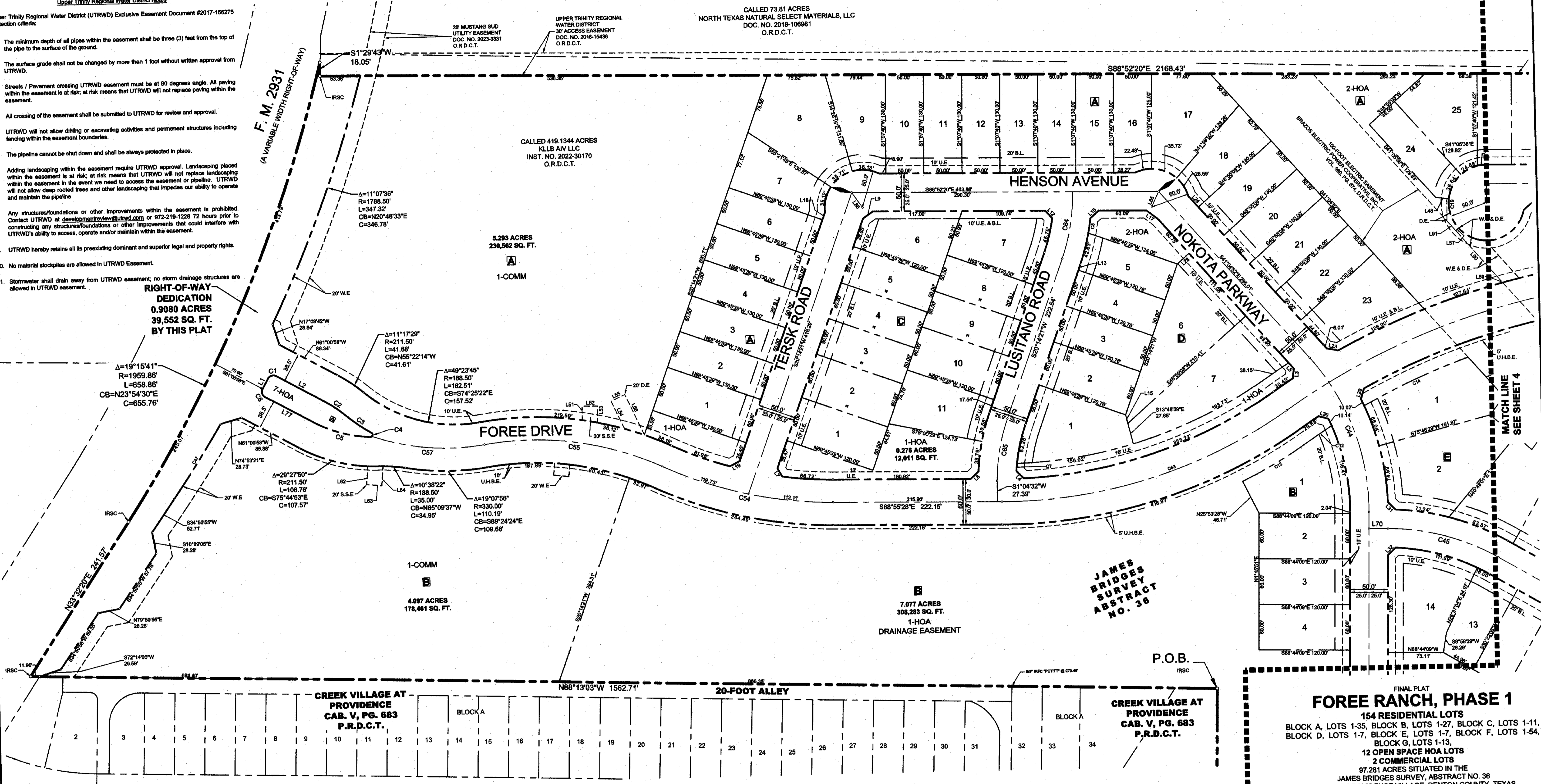
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 Denton County
 On: 4/24/2023 9:16:08 AM
 in the PLAT Records
 FORE RANCH PHASE 1
 Doc Number: 2023-134
 Number of Pages: 7
 Amount: 360.00
 Order#: 20230424000144
 By: PM

D:\WORK\2023\20230424\20230424000144\FOR RANCH PHASE 1\PLAT.DWG PLOTTED BY: PATRICK DAVIS 4/17/2023 10:17 AM LAST SAVED: 4/17/2023 10:17 AM

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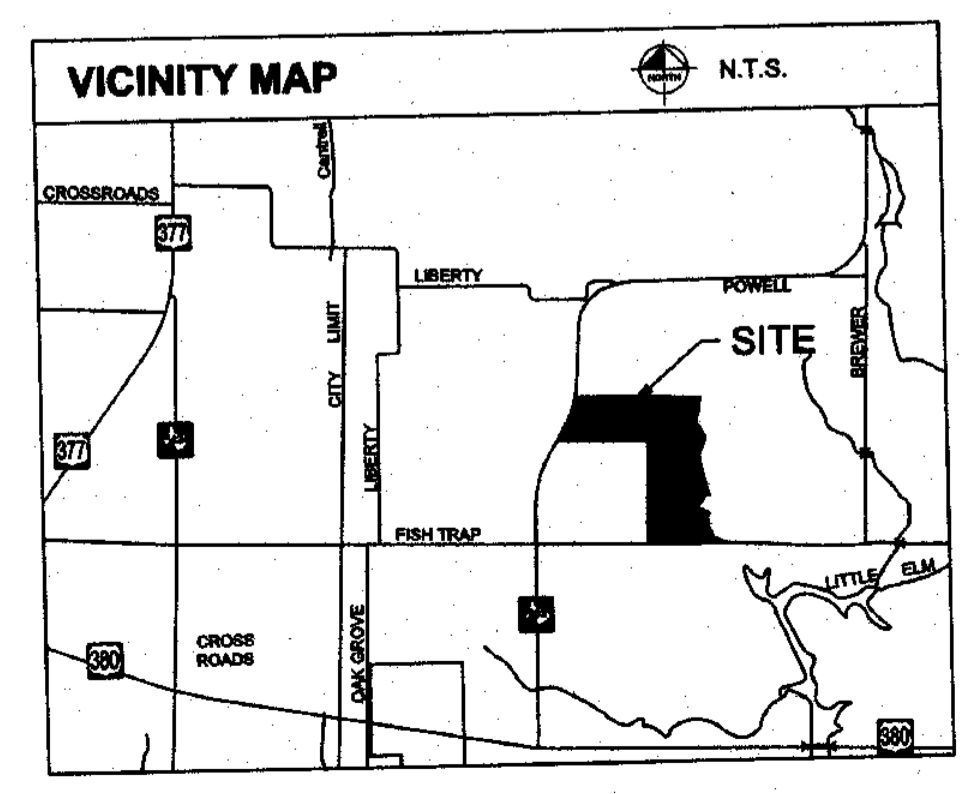
RIGHT-OF-WAY DEDICATION
0.9080 ACRES
39,552 SQ. FT.
BY THIS PLAT



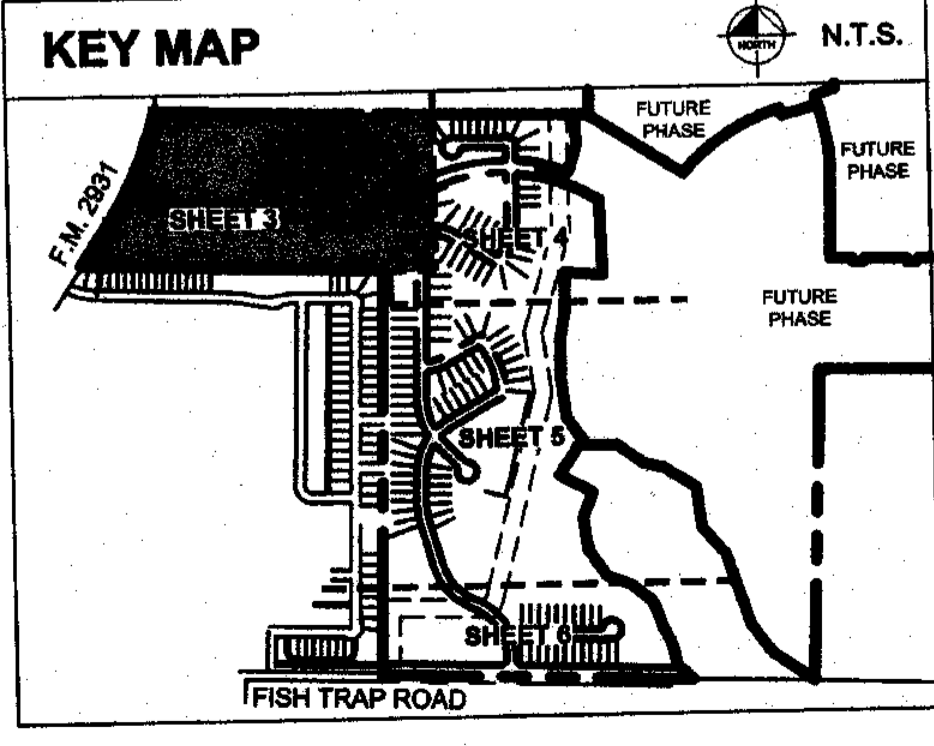
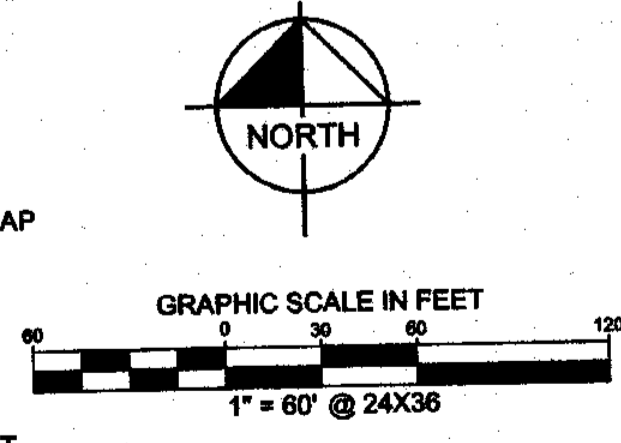
CREEK VILLAGE AT PROVIDENCE
CAB. V, PG. 683
P.R.D.C.T.

CREEK VILLAGE AT PROVIDENCE
CAB. V, PG. 683
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JAMES BRIDGES SURVEY, ABSTRACT NO. 36
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS



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 P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
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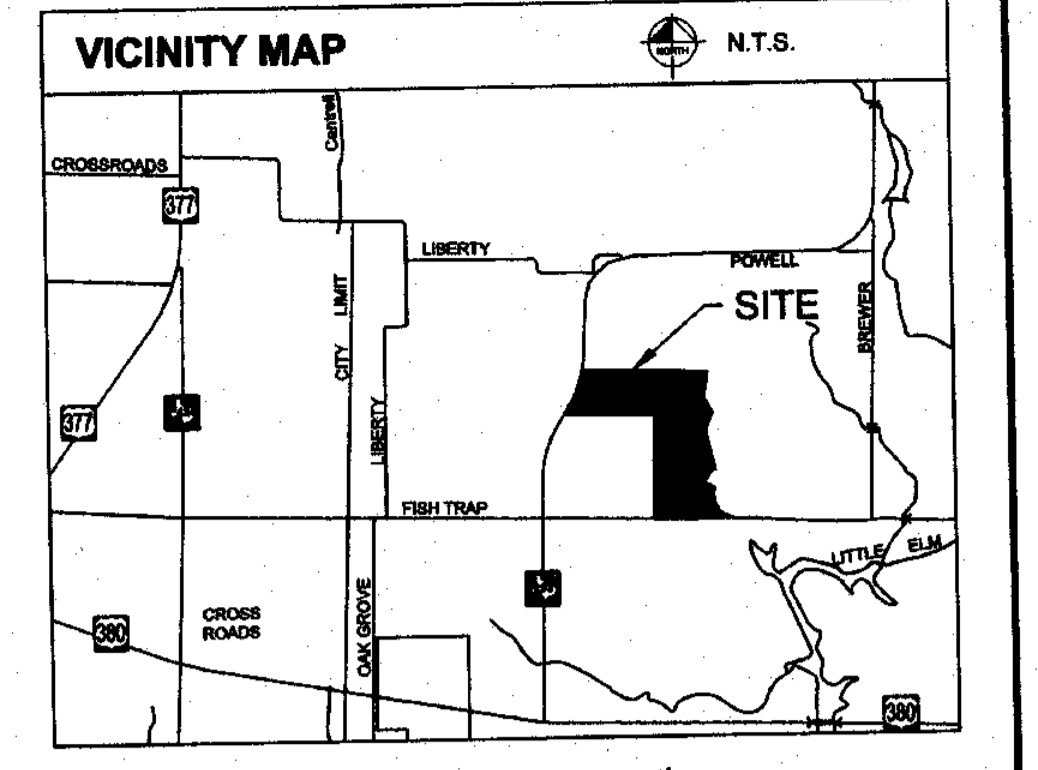
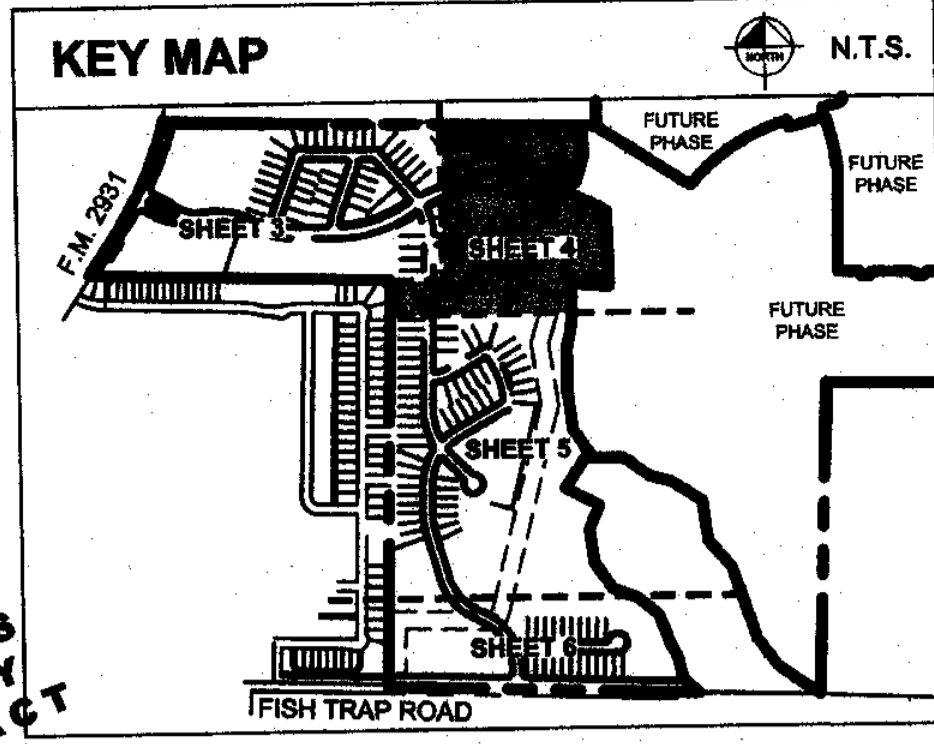
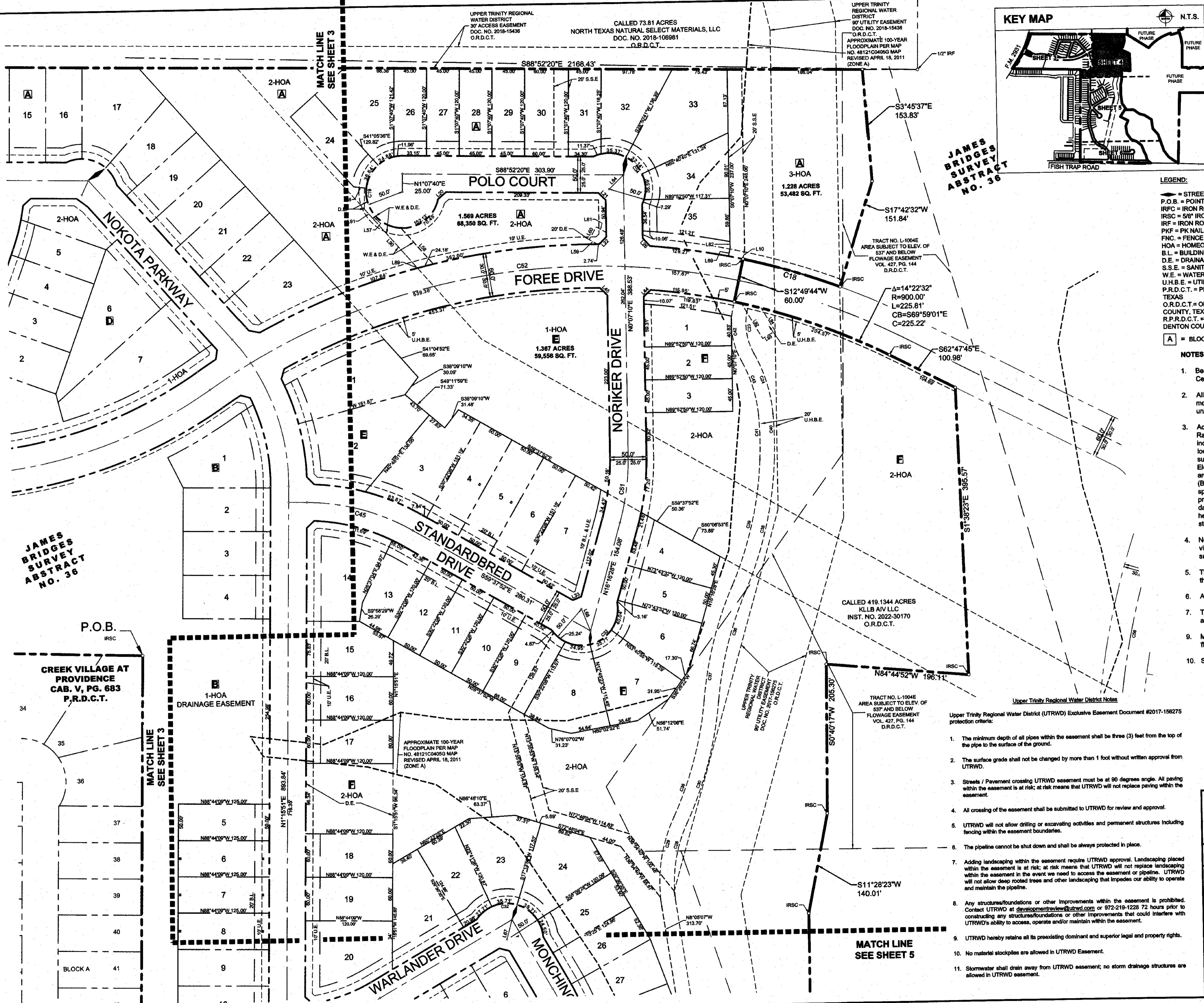
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	DJD	Apr. 2023	063451300	3 OF 7

OWNERS
KLB AIV LLC
6900 E. CAMELBACK ROAD,
SUITE 1090
SCOTTSDALE, ARIZONA 85251
TEL: (214) 577-1056
C/O: KL SERVICERS LLC

ENGINEER/SURVEYOR:
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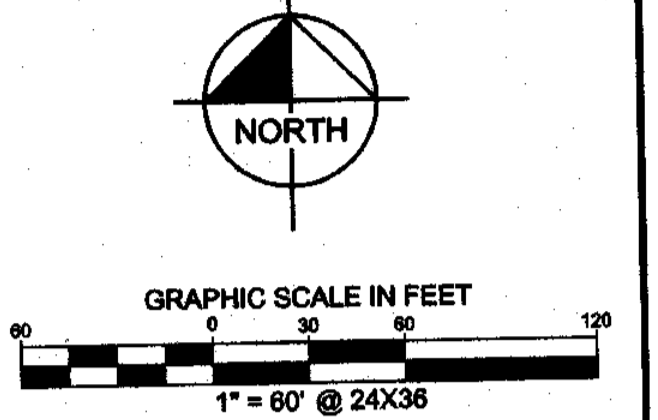
Filed for Record in the Official Records of: Denton County On: 4/24/2023 9:15:08 AM in the PLAT Records FOREE RANCH PHASE 1 Doc Number: 2023-134 Number of Pages: 7 Amount: \$90.00 Order#: 20230424000144 By: PM

PATRICK DAVID 4/17/2023 10:18 AM LAST SAVED 4/17/2023 10:17 AM



JAMES BRIDGES SURVEY ABSTRACT NO. 36

LEGEND:
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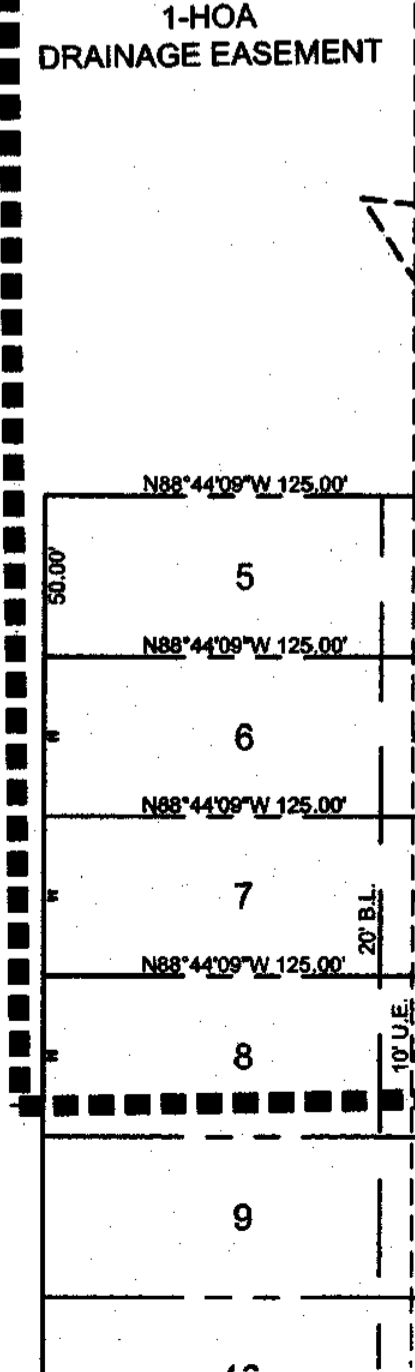
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CREEK VILLAGE AT PROVIDENCE CAB. V, PG. 683 P.R.D.C.T.

MATCH LINE SEE SHEET 3



MATCH LINE SEE SHEET 5

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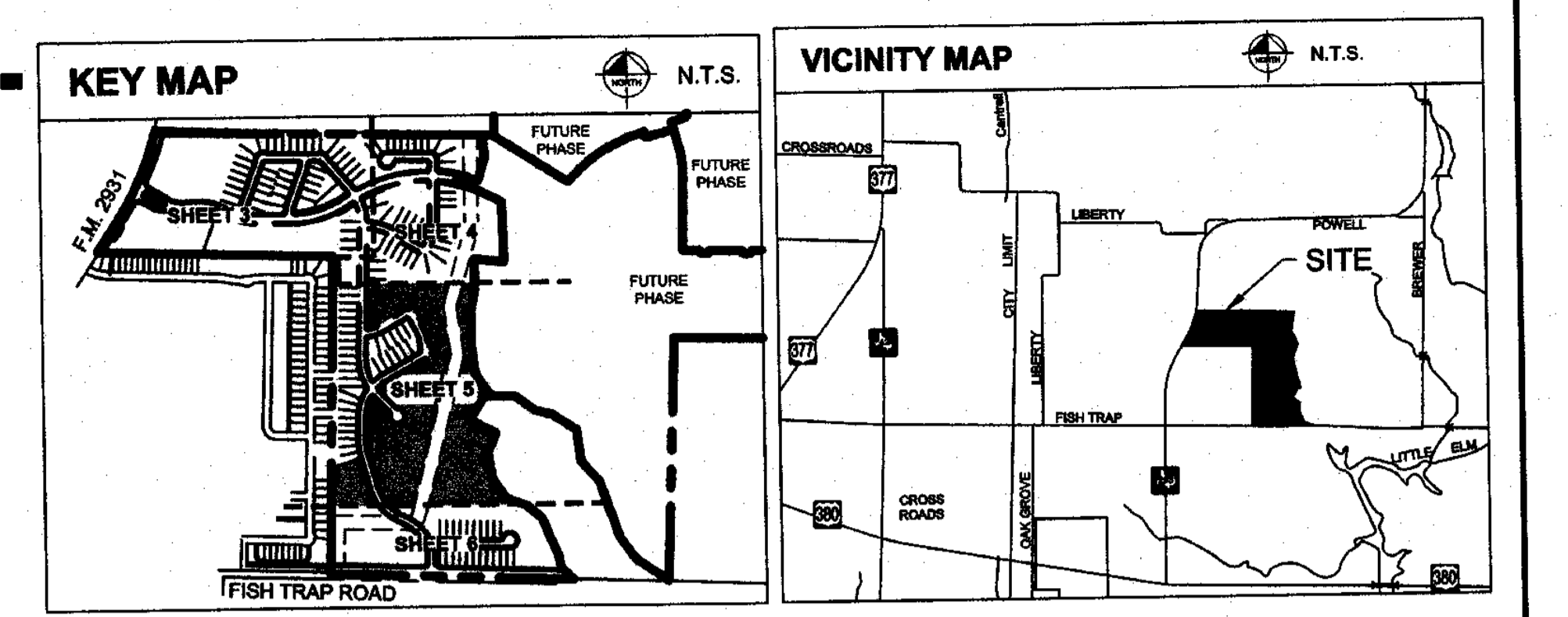
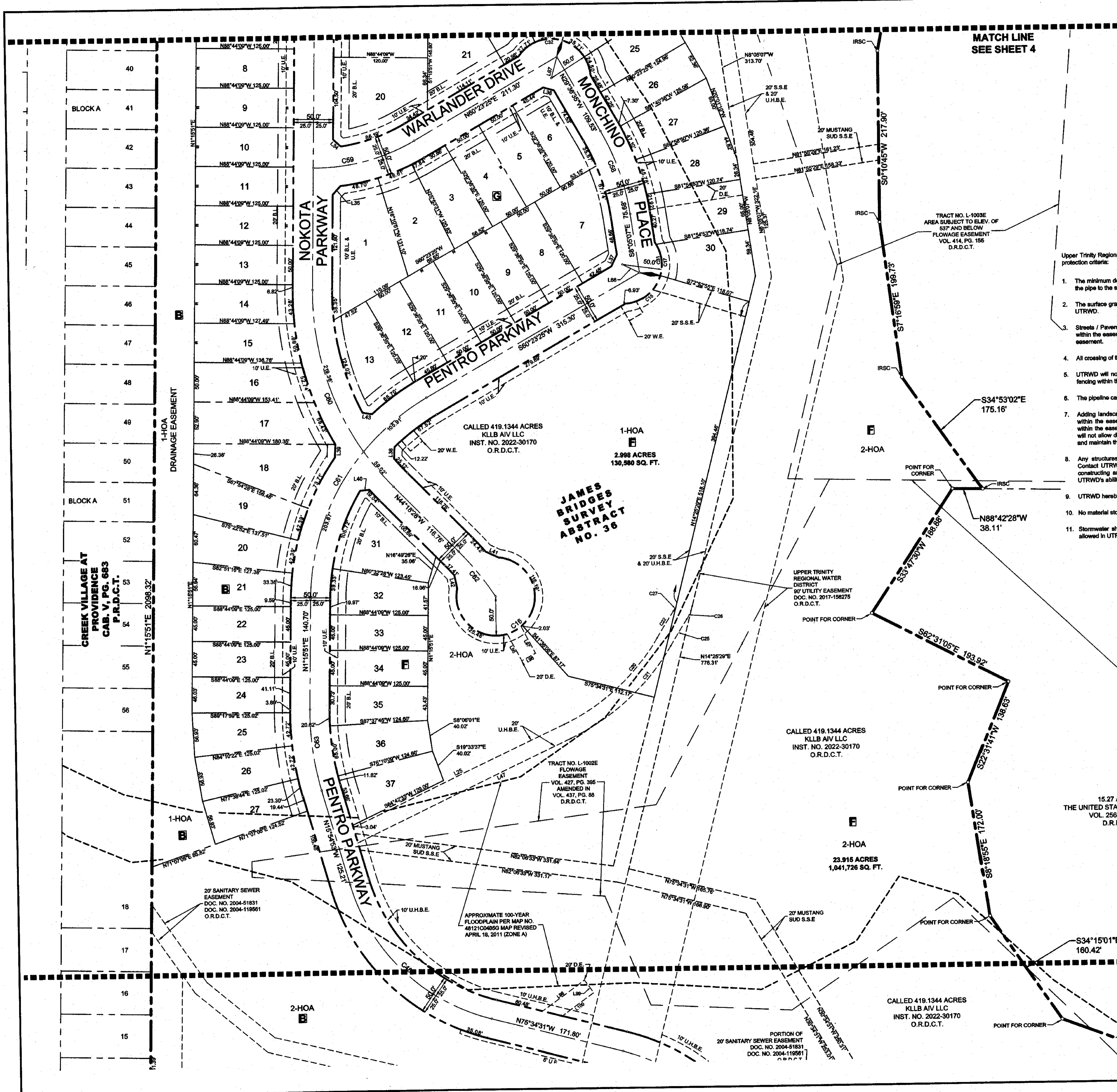
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 C/O: MATT DUENWALD, P.E.

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DENTON COUNTY, TEXAS, SURVEY 20230424000144, BROWN DEVELOPMENT TRACT 2017-156275, FORE RANCH, P.L. 1, L.P. DWP, PLOTTED BY: PATRICK DAVID 4/17/2023 10:17 AM



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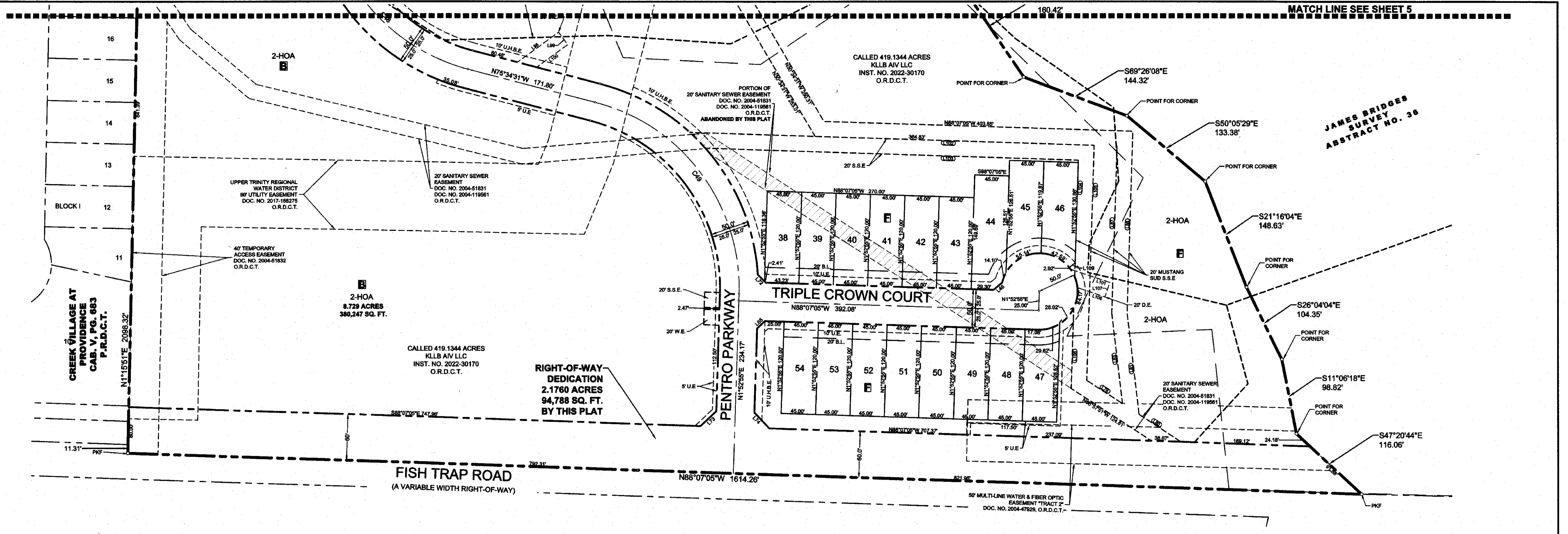
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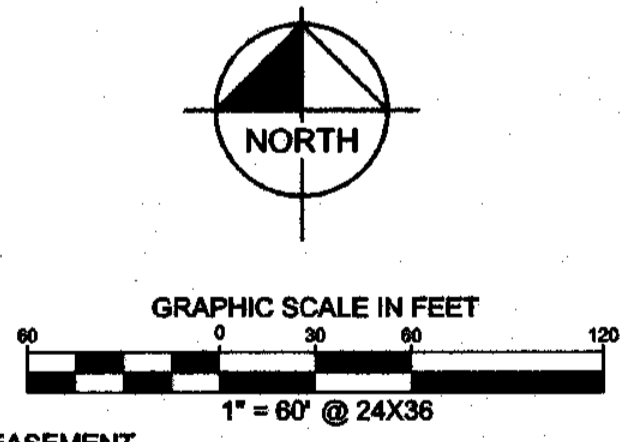
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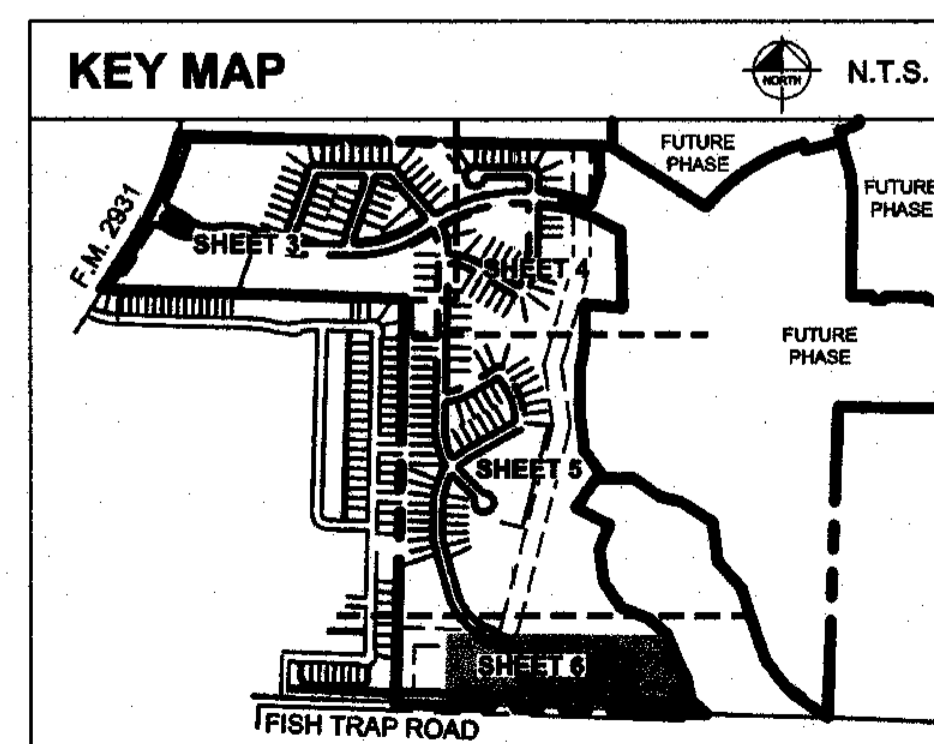
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9. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
10. See sheet 2 for Lot Areas and Line/Curve Tables.



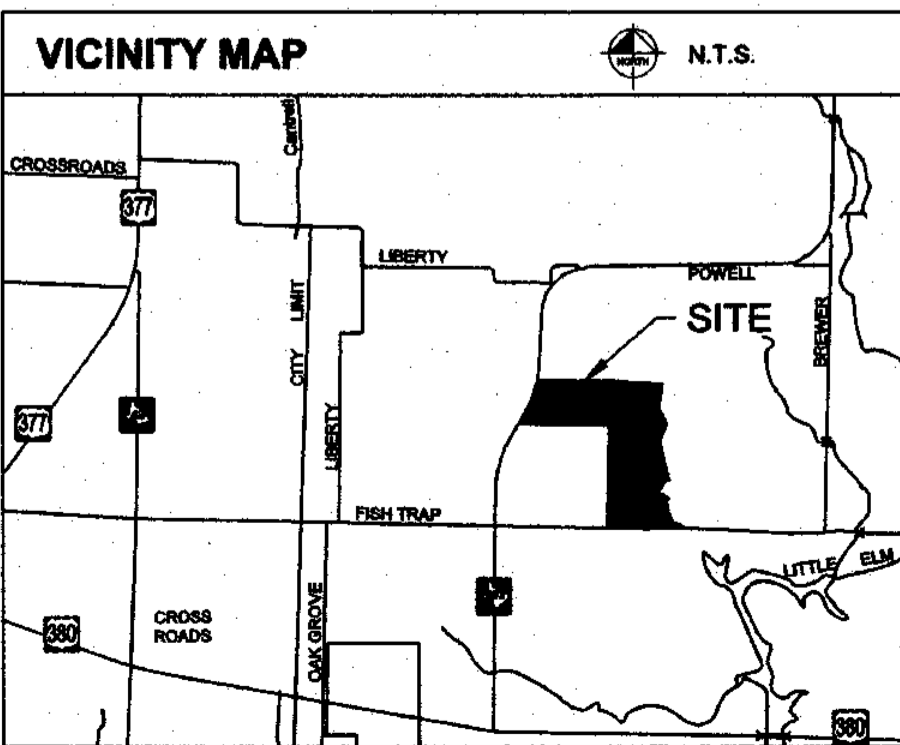
Upper Trinity Regional Water District Notes

Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document #2017-156275 protection criteria:

- 1. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
2. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
3. Streets / Pavement crossing UTRWD easement must be at 90 degrees angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.
4. All crossing of the easement shall be submitted to UTRWD for review and approval.
5. UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
6. The pipeline cannot be shut down and shall be always protected in place.
7. Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk; at risk means that UTRWD will not replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
8. Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD at developmentreview@utrw.com or 972-219-1228 72 hours prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement.
9. UTRWD hereby retains all its preexisting dominant and superior legal and property rights.
10. No material stockpiles are allowed in UTRWD Easement.
11. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

FINAL PLAT
FOREE RANCH, PHASE 1
154 RESIDENTIAL LOTS
BLOCK A, LOTS 1-35, BLOCK B, LOTS 1-27, BLOCK C, LOTS 1-11, BLOCK D, LOTS 1-7, BLOCK E, LOTS 1-7, BLOCK F, LOTS 1-54, BLOCK G, LOTS 1-13, 12 OPEN SPACE HOA LOTS, 2 COMMERCIAL LOTS
97.281 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. FIRM # 10115500. Tel. No. (972) 770-1300. Fax No. (972) 238-3820. Scale: 1" = 60'. Drawn by: DWP. Checked by: DJD. Date: Apr. 2023. Project No.: 063451300. Sheet No.: 6 OF 7. Owners: KLLB AIV LLC, 6900 E. CAMELBACK ROAD, SUITE 1090, SCOTTSDALE, ARIZONA 85251. TEL: (214) 577-1056. CIO: KL SERVICERS LLC. ENGINEER/SURVEYOR: KIMLEY-HORN & ASSOCIATES, 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240. TEL: 972-770-1300. CIO: MATT DUENWALD, P.E.



4/17/2023 10:17 AM PATRICK DAVID 4/17/2023 10:18 AM LAST SAVED

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 5/8-inch iron rod with plastic cap stamped "KHA" found at the northeast corner of the Creek Village at Providence, an addition to the Town of Providence Village, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 683, Public Records, Denton County, Texas (P.R.D.C.T.);

THENCE North 88°13'03" West, with the north boundary line of said Creek Village at Providence, at a distance of 270.46 feet passing a 5/8" iron rod with yellow plastic cap stamped "Petit" found for the northwest corner of Lot 23, Block A, of said Creek Village at Providence, and continuing with the north boundary line of a 20 foot alley as dedicated in said Creek Village at Providence, a distance of 1,582.71 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said 419.1344 acre tract, in the east right-of-way line of F.M. Highway No. 2931, (a variable width right-of-way);

THENCE North 33°32'20" East, with the east right-of-way line of said F.M. Highway No. 2931, a distance of 241.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 1959.86 feet, a central angle of 19°15'41", and a chord bearing and distance of North 23°54'30" East, 655.76 feet;

THENCE in a northerly direction, continuing with said east right-of-way line and said curve to the left, an arc distance of 658.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the most westerly northwest corner of said 419.1344 acre tract;

THENCE South 01°29'43" West, with a north line of said 419.1344 acre tract, a distance of 18.05 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 88°52'20" East, with a northerly boundary line of said 419.1344 acre tract, a distance of 2168.43 feet to a 5/8-inch iron rod with plastic cap stamped KHA Set for corner, from which 1/2" iron rod found for an interior corner of said 419.1344 acre tract, and 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 Materials, LLC, recorded in Document No. 2018-106981, O.R.D.C.T. bears South 88°52'20" East, a distance of 75.43 feet;

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

South 03°45'37" East, a distance of 153.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 17°42'32" West, a distance of 151.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 08°17'50", a radius of 960.00 feet, a chord bearing and distance of North 73°01'21" West, 138.90 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 139.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°49'44" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 14°22'32", a radius of 900.00 feet, a chord bearing and distance of South 69°59'01" East, 225.22 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 225.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°47'45" East, a distance of 100.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°38'23" East, a distance of 395.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°44'52" West, a distance of 196.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°40'17" West, a distance of 205.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°28'23" West, a distance of 140.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°10'45" West, a distance of 217.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 07°16'59" East, a distance of 199.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°53'02" East, a distance of 175.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the north line of a called 15.27 acre tract of land described in a General Warranty Deed to the United States of America, recorded in Volume 2565, Page 185, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE with with the northerly and westerly and southwesterly boundary lines of said 15.27 acre tract, the following courses and distances:

North 88°42'28" West, a distance of 38.11 feet to a point for corner;

South 33°47'30" West, a distance of 188.88 feet to a point for corner;

South 62°31'05" East, a distance of 193.92 feet to a point for corner;

South 22°31'41" West, a distance of 138.63 feet to a point for corner;

South 08°18'55" East, a distance of 172.00 feet to a point for corner;

South 34°15'01" East, a distance of 160.42 feet to a point for corner;

South 69°26'08" East, a distance of 144.32 feet to a point for corner;

South 50°05'29" East, a distance of 133.38 feet to a point for corner;

South 21°16'04" East, a distance of 148.63 feet to a point for corner;

South 26°04'04" East, a distance of 104.35 feet to a point for corner;

South 11°06'18" East, a distance of 98.82 feet to a point for corner;

South 47°20'44" East, a distance of 116.06 feet to a PK nail found at the southwest corner of said 15.27 acre tract and being in Fish Trap Road (a variable width right-of-way);

THENCE North 88°07'05" West, with the south boundary line of said 419.1344 acre tract and with said Fish Trap Road, a distance of 1614.26 feet to a PK nail found for the southwest corner of said 419.1344 acre tract;

THENCE North 01°15'51" East, at a distance of 11.31 feet passing the southeast corner of said Creek Village at Providence, and continuing with the east boundary line of said Creek Village at Providence for a total distance of 2098.32 feet to the POINT OF BEGINNING and containing a computed area of 4,237,555 square feet or 97.281 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 1, 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 1 day of March, 2023.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

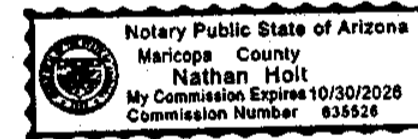
By: [Signature]
Name: Ryan Mott
Title: Authorized Signatory

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 1 day of March, 2023.

Nathan Holt
Notary Public, State of Arizona



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.

[Signature] 03/22/23
David J. De Weirdt
Registered Professional Land Surveyor #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 DALLAS §

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 22 day of March, 2023.

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

MELISSA UCETA
Notary Public, State of Texas
Comm. Expires 06-21-2025
Notary ID 133186009

TOWN OF PROVIDENCE VILLAGE APPROVAL

APPROVED this the day of , 2023
by the Town Council of the Town of Providence Village,
Texas.

[Signature]
Town Official

[Signature]
Town Secretary

FINAL PLAT
FOREE RANCH, PHASE 1
154 RESIDENTIAL LOTS
BLOCK A, LOTS 1-35, BLOCK B, LOTS 1-27, BLOCK C, LOTS 1-11,
BLOCK D, LOTS 1-7, BLOCK E, LOTS 1-7, BLOCK F, LOTS 1-54,
BLOCK G, LOTS 1-13,
12 OPEN SPACE HOA LOTS
2 COMMERCIAL LOTS
97.281 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	DWP	DJD	Feb. 2023	063451300	7 OF 7

OWNERS
KLLB AIV LLC
6900 E. CAMELBACK ROAD,
SUITE 1090
SCOTTSDALE, ARIZONA 85251
TEL: (214) 877-1099
C/O: KL SERVICES LLC

ENGINEER/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: 4/24/2023 9:15:08 AM
In the PLAT Records
FOREE RANCH PHASE 1
Doc Number: 2023-134
Number of Pages: 7
Amount: 350.00
Order#: 20230424000144
By: PM

D:\WORK\KCDAL_SURVEY\06051900\FY_2023\DEVELOPMENT\PROJECT\06051900\THE RANCH_PLAT_1.PDF RECORDED.PDF PLOTTED BY PATRICK DAVID 2/28/2023 8:54 PM LAST SAVED 2/28/2023 8:59 PM