

SEE SHEET 4 FOR  
LINE & CURVE TABLES



POINT OF BEGINNING

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.  
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OWNER/DEVELOPER:



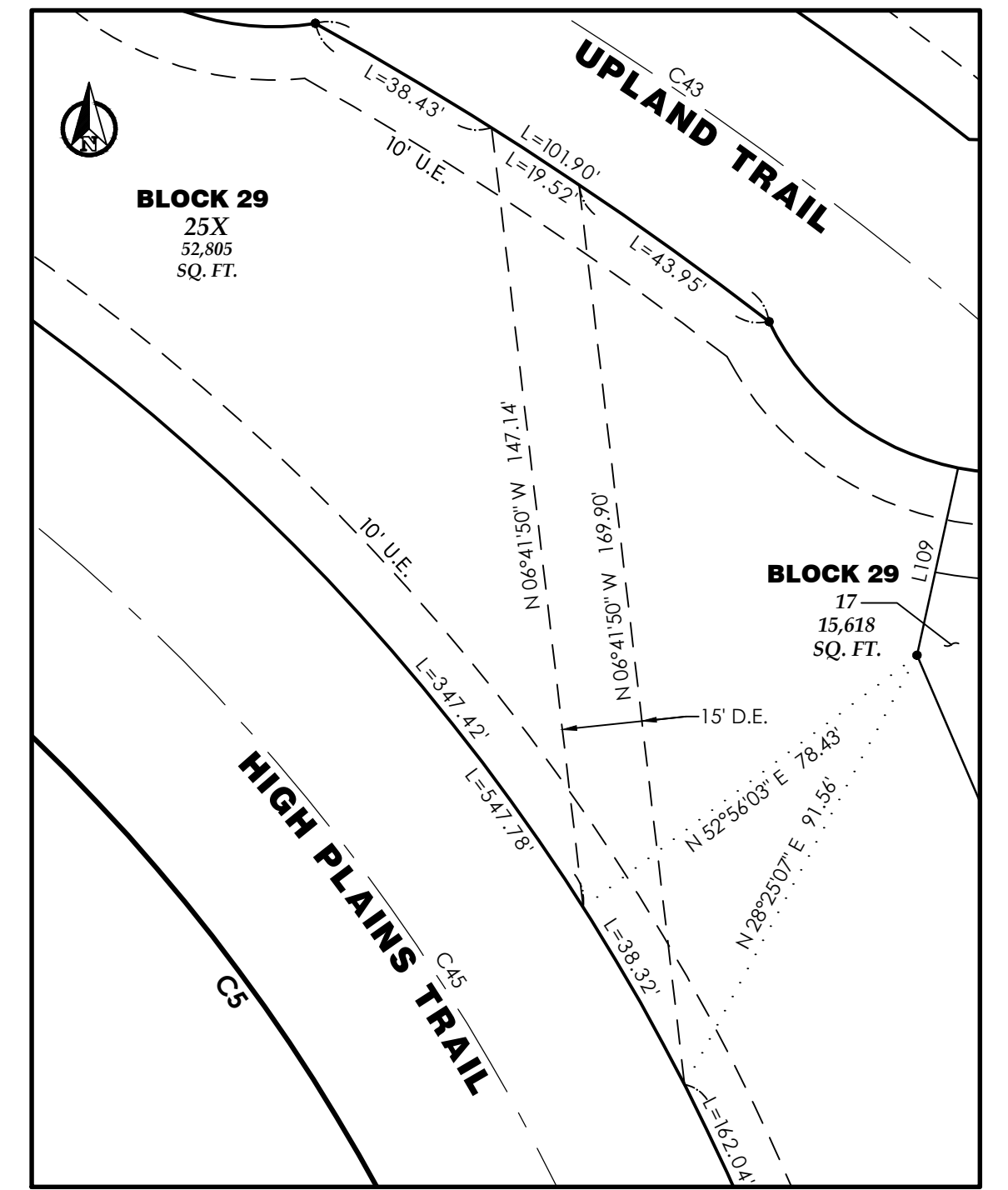
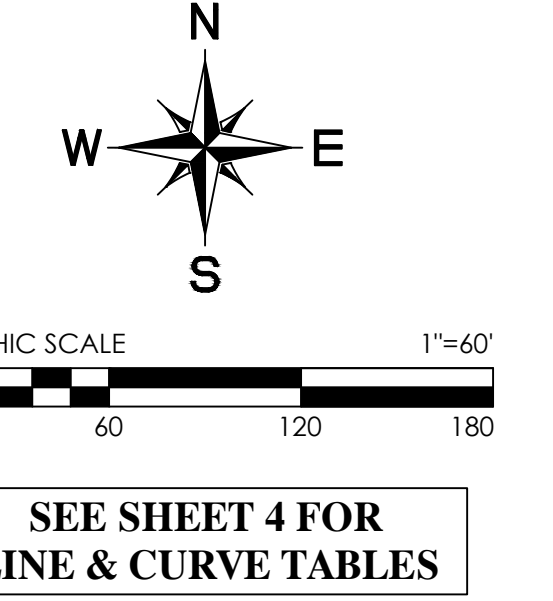
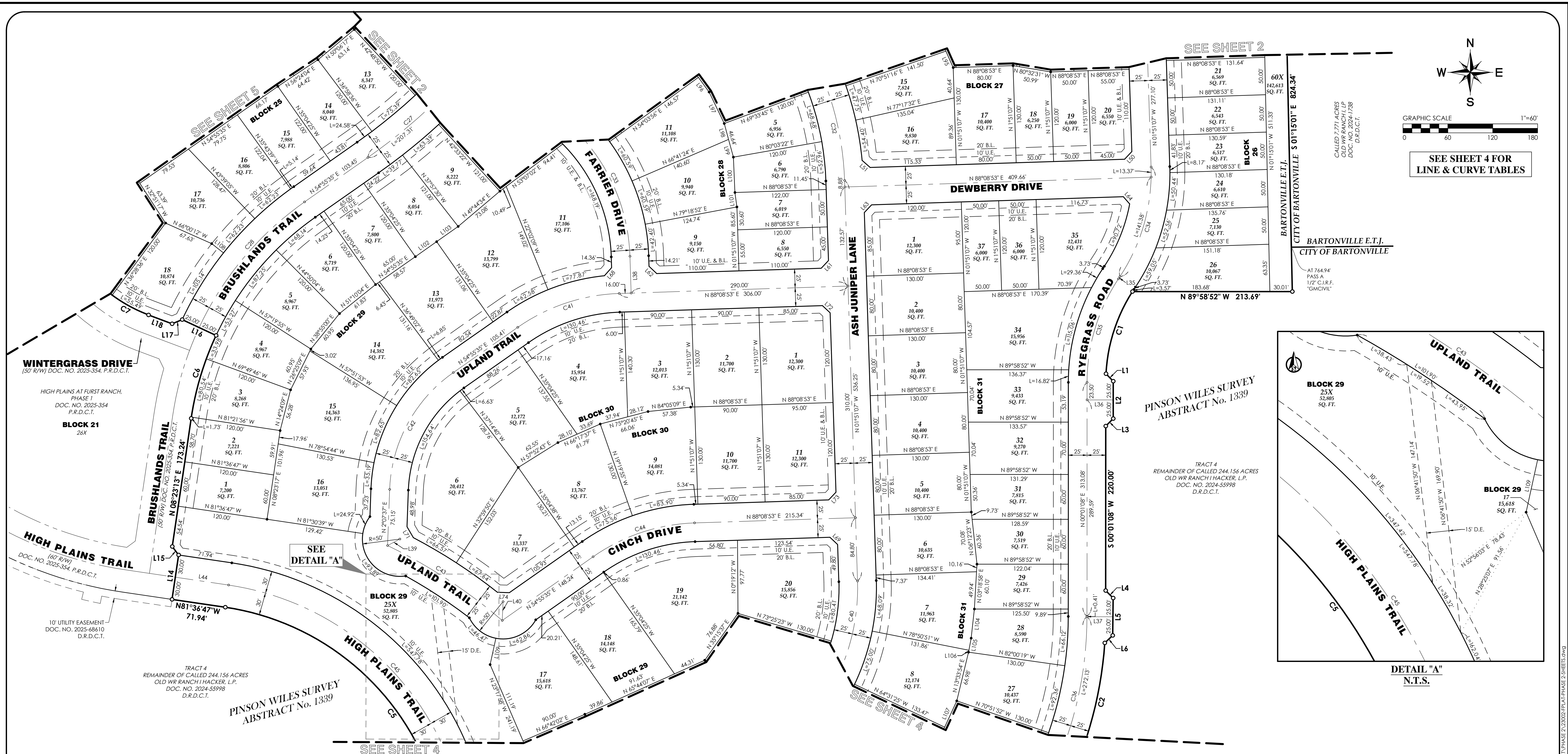
9040 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**FINAL PLAT**  
OF  
LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,  
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,  
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,  
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34  
**HIGH PLAINS AT FURST  
RANCH, PHASE 2**  
BEING  
**76.052 ACRES**  
SITUATED IN THE  
**PINSON WILES SURVEY, ABSTRACT No. 1339**  
DENTON COUNTY, TEXAS  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS  
Date: February 2026



**FINAL PLAT**  
OF

LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,  
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,  
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BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34

**HIGH PLAINS AT FURST RANCH, PHASE 2**

BEING  
76.052 ACRES  
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PINSON WILES SURVEY, ABSTRACT No. 1339  
DENTON COUNTY, TEXAS  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS

Date: February 2026 SHEET 3 of 6

OWNER/DEVELOPER:

9404 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:

Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76031  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

WINTERGRASS DRIVE  
(50' R/W) DOC. NO. 2025-354, P.R.D.C.T.  
HIGH PLAINS AT FURST RANCH,  
PHASE 1  
DOC. NO. 2025-354  
P.R.D.C.T.  
BLOCK 21  
26X

TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.  
PINSON WILES SURVEY  
ABSTRACT No. 1339

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OLD WR RANCH I HACKER, L.P.  
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D.R.D.C.T.

BARTONVILLE E.T.J.  
CITY OF BARTONVILLE

AT 764.94'  
PASS A  
1/2" C.I.R.F.  
"G.M.C.V.I.L."

E:\23002 - Hines - Furst Ranch (Flower Mound)\COCOA\FINAL\PHASE 2\3002-FRAT\PHASE 2SHEETS.dwg

LINE #	BEARING	DISTANCE
L1	S44°09'10"E	13.94'
L2	S00°01'29"W	50.00'
L3	S45°01'08"W	14.14'
L4	S44°58'52"E	14.14'
L5	S00°43'27"W	50.00'
L6	S46°40'45"W	14.55'
L7	S20°33'05"E	13.32'
L8	S30°57'14"W	50.77'
L9	N89°58'52"W	23.07'
L10	S39°18'39"W	33.63'
L11	S68°14'47"W	38.95'
L12	S42°26'46"W	14.18'
L13	S87°35'46"W	60.00'
L14	N08°23'13"E	60.00'
L15	N36°36'47"W	14.14'
L16	N64°57'45"W	50.00'
L17	S67°29'25"W	14.61'
L18	N69°25'13"W	33.68'
L19	N09°41'16"E	14.08'
L20	N37°36'41"W	50.05'
L21	N82°22'22"W	14.70'
L22	N11°00'05"W	14.39'
L23	N57°01'51"W	50.00'
L24	S76°56'24"W	14.39'

LINE #	BEARING	DISTANCE
L25	N31°35'59"W	31.60'
L26	N11°45'45"E	14.54'
L27	N35°25'14"W	50.00'
L28	S70°35'24"E	29.94'
L29	S80°21'54"E	13.67'
L30	N52°45'34"E	50.13'
L31	N09°27'21"E	14.56'
L32	N76°57'19"E	21.11'
L33	N88°08'53"E	45.55'
L34	N43°08'53"E	21.21'
L35	S33°36'45"W	3.73'
L36	N89°58'52"W	35.00'
L37	S89°58'52"E	34.69'
L38	S01°51'07"E	49.21'
L39	N61°58'10"E	18.50'
L40	S02°28'07"W	25.22'
L41	S33°55'51"W	13.80'
L42	S87°35'46"W	32.15'
L43	N87°35'46"E	32.15'
L44	S81°36'47"E	71.94'
L45	N32°58'09"E	32.48'
L46	S61°02'05"E	14.54'
L47	S32°14'25"W	14.54'
L48	N12°56'17"W	14.24'

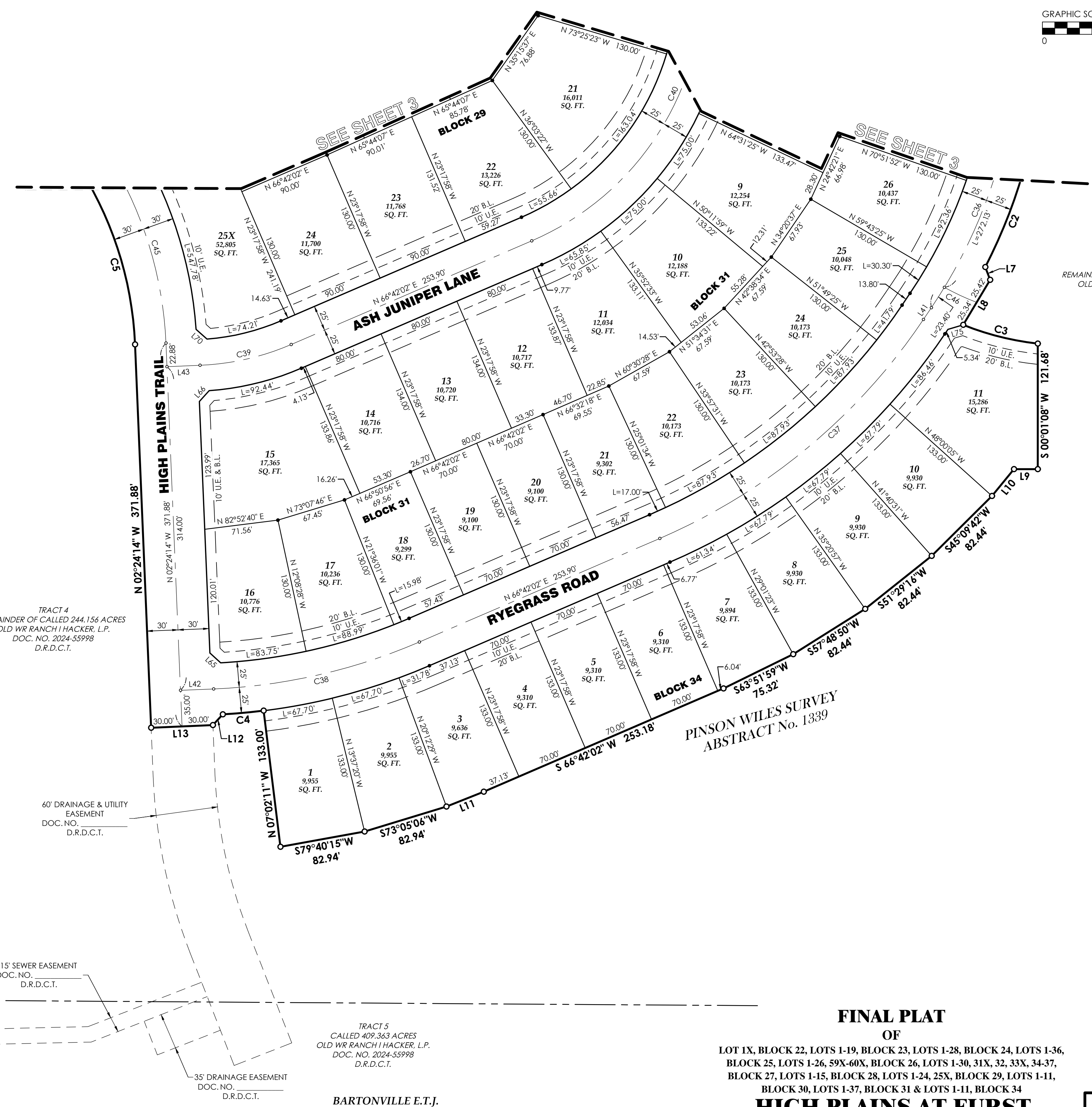
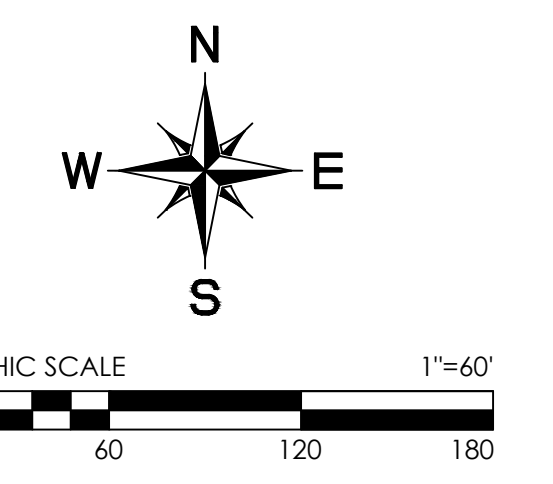
LINE #	BEARING	DISTANCE
L49	N46°51'07"W	14.14'
L50	N43°08'53"E	14.14'
L51	S48°16'32"E	14.49'
L52	S26°14'33"E	14.41'
L53	N29°56'19"E	14.54'
L54	S57°35'10"E	13.69'
L55	N46°51'07"W	14.14'
L56	N43°08'53"E	14.14'
L57	S54°50'54"E	15.00'
L58	S28°47'38"W	13.69'
L59	N06°49'29"W	14.38'
L60	S65°56'01"W	14.41'
L61	N43°08'53"E	14.14'
L62	S46°51'07"E	14.14'
L63	N43°08'53"E	14.14'
L64	S41°18'26"E	12.71'
L65	N47°34'04"W	14.10'
L66	N42°16'29"E	14.22'
L67	N85°21'05"E	14.44'
L68	N41°41'21"E	14.50'
L69	S46°51'07"E	14.14'
L70	N48°17'59"W	14.17'
L71	S30°15'01"E	16.89'
L72	N46°51'07"W	14.14'

LINE #	BEARING	DISTANCE
L73	N43°08'53"E	14.14'
L74	S88°11'01"E	16.00'
L75	N73°27'01"E	15.43'
L76	S46°54'59"W	5.40'
L77	S35°13'24"W	39.83'
L78	S35°13'24"W	30.86'
L79	S23°31'49"W	14.25'
L80	S23°31'49"W	45.45'
L81	S23°31'49"W	10.99'
L82	S11°38'08"W	35.45'
L83	S11°38'08"W	22.33'
L84	S01°51'07"E	26.41'
L85	N57°12'59"W	47.09'
L86	N46°40'17"W	46.64'
L87	N36°10'40"W	46.64'
L88	N25°41'03"W	46.64'
L89	S80°32'31"E	8.56'
L90	S80°32'31"E	42.43'
L91	S88°08'53"W	30.92'
L92	N05°56'27"E	20.00'
L93	S03°31'19"E	33.19'
L94	N02°21'57"W	0.29'
L95	N24°08'22"W	24.08'
L96	N36°10'40"W	24.30'

LINE #	BEARING	DISTANCE
L97	N25°41'03"W	46.64'
L98	N15°11'26"W	22.07'
L99	N15°11'26"W	24.57'
L100	N02°30'14"W	47.35'
L101	N07°44'18"W	19.50'
L102	N54°49'30"E	34.81'
L103	N54°46'32"E	35.26'
L104	S06°17'45"W	39.25'
L105	S10°43'38"W	19.08'
L106	S10°43'38"W	2.72'
L107	S42°42'21"W	38.68'
L108	S51°34'31"E	20.00'
L109	S12°22'57"W	35.94'
L110	S41°08'03"W	39.34'
L111	N56°24'04"E	26.11'
L112	N56°24'04"E	38.31'
L113	N50°06'17"E	14.40'
L114	N50°06'17"E	48.74'
L115	N44°16'03"E	12.53'
L116	S58°58'45"W	1.19'
L117	S58°58'45"W	31.12'
L118	S01°51'07"E	26.41'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.00'	116.85'	29°45'19"	S17°49'34"W	115.54'
C2	525.00'	213.29'	29°16'40"	S15°31'26"W	211.83'
C3	275.00'	74.84'	15°35'31"	S75°51'18"E	74.61'
C4	589.00'	39.77'	3°52'06"	S84°53'52"W	39.76'
C5	345.00'	476.95'	79°12'33"	N42°00'30"W	439.87'
C6	400.00'	116.24'	16°39'02"	N16°42'44"E	115.84'
C7	200.00'	134.56'	38°32'59"	N50°08'44"W	132.04'
C8	835.00'	63.21'	4°20'13"	N33°02'21"W	63.19'
C9	835.00'	212.98'	14°36'50"	N47°19'19"W	212.40'
C10	835.00'	102.93'	7°03'46"	N62°57'51"W	102.87'
C11	200.00'	121.81'	34°53'44"	N49°02'52"W	119.93'
C12	475.00'	287.34'	34°39'36"	S71°54'34"W	282.98'
C13	375.00'	14.09'	2°09'12"	S88°09'46"W	14.09'
C14	132.00'	363.26'	157°40'41"	N08°14'54"E	259.01'
C15	325.00'	328.44'	57°54'09"	N80°27'31"E	314.64'
C16	575.00'	436.20'	43°27'55"	N73°14'24"E	425.82'
C17	275.00'	202.63'	42°13'04"	N73°51'50"E	198.08'
C18	425.00'	10.63'	1°25'57"	S52°02'19"E	10.63'
C19	500.00'	60.81'	6°58'06"	N51°05'43"E	60.77'
C20	375.00'	265.31'	40°32'13"	N67°52'47"E	259.81'
C21	500.00'	197.56'	22°38'19"	N76°49'44"E	196.28'
C22	400.00'	70.39'	10°04'58"	N70°33'03"E	70.30'
C23	200.00'	163.59'	46°51'56"	S80°58'30"E	159.07'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	200.00'	262.09'	75°04'56"	S05°52'30"E	243.73'
C25	200.00'	169.07'	48°26'09"	S67°38'02"E	164.08'
C26	500.00'	272.69'	31°14'53"	S17°28'33"E	269.32'
C27	765.00'	758.09'	56°46'41"	S26°32'14"W	727.45'
C28	425.00'	221.70'	29°53'19"	S39°58'55"W	219.20'
C29	250.00'	109.67'	25°08'07"	N45°32'13"E	108.80'
C30	200.00'	209.29'	59°57'23"	N28°07'35"E	199.87'
C31	400.00'	477.17'	68°21'00"	N20°45'05"E	449.38'
C32	400.00'	476.84'	68°18'09"	N36°00'11"W	449.10'
C33	250.00'	213.86'	49°00'50"	S26°21'32"E	207.40'
C34	250.00'	154.74'	35°27'52"	S15°52'49"W	152.28'
C35	250.00'	146.58'	33°35'37"	S16°48'57"W	144.49'
C36	500.00'	295.94'	33°54'43"	S16°58'30"W	291.64'
C37	589.00'	336.87'	32°46'11"	S50°18'57"W	332.30'
C38	564.00'	205.69'	20°53'44"	S77°08'54"W	204.55'
C39	250.00'	91.17'	20°53'44"	N77°08'54"E	90.67'
C40	275.00'	329.03'	68°33'09"	N32°25'28"E	309.75'
C41	250.00'	144.96'	33°13'19"	S71°32'14"W	142.94'
C42	200.00'	184.30'	52°47'58"	S28°31'36"W	177.85'
C43	704.00'	183.64'	14°56'45"	S56°50'27"E	183.12'
C44	250.00'	144.96'	33°13'19"	N71°32'14"E	142.94'
C45	375.00'	518.42'	79°12'33"	S42°00'30"E	478.11'
C46	250.00'	34.49'	7°54'19"	N65°00'59"W	34.47'



TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

15' SEWER EASEMENT  
DOC. NO. D.R.D.C.T.

35' DRAINAGE EASEMENT  
DOC. NO. D.R.D.C.T.

TRACT 5  
CALLED 409.363 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

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(941) 388-0707

PREPARED BY:



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BARTONVILLE E.T.J.

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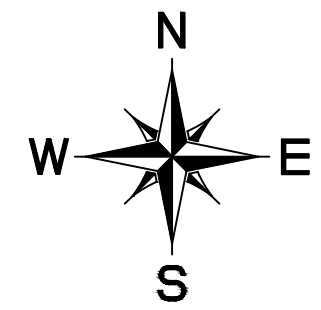
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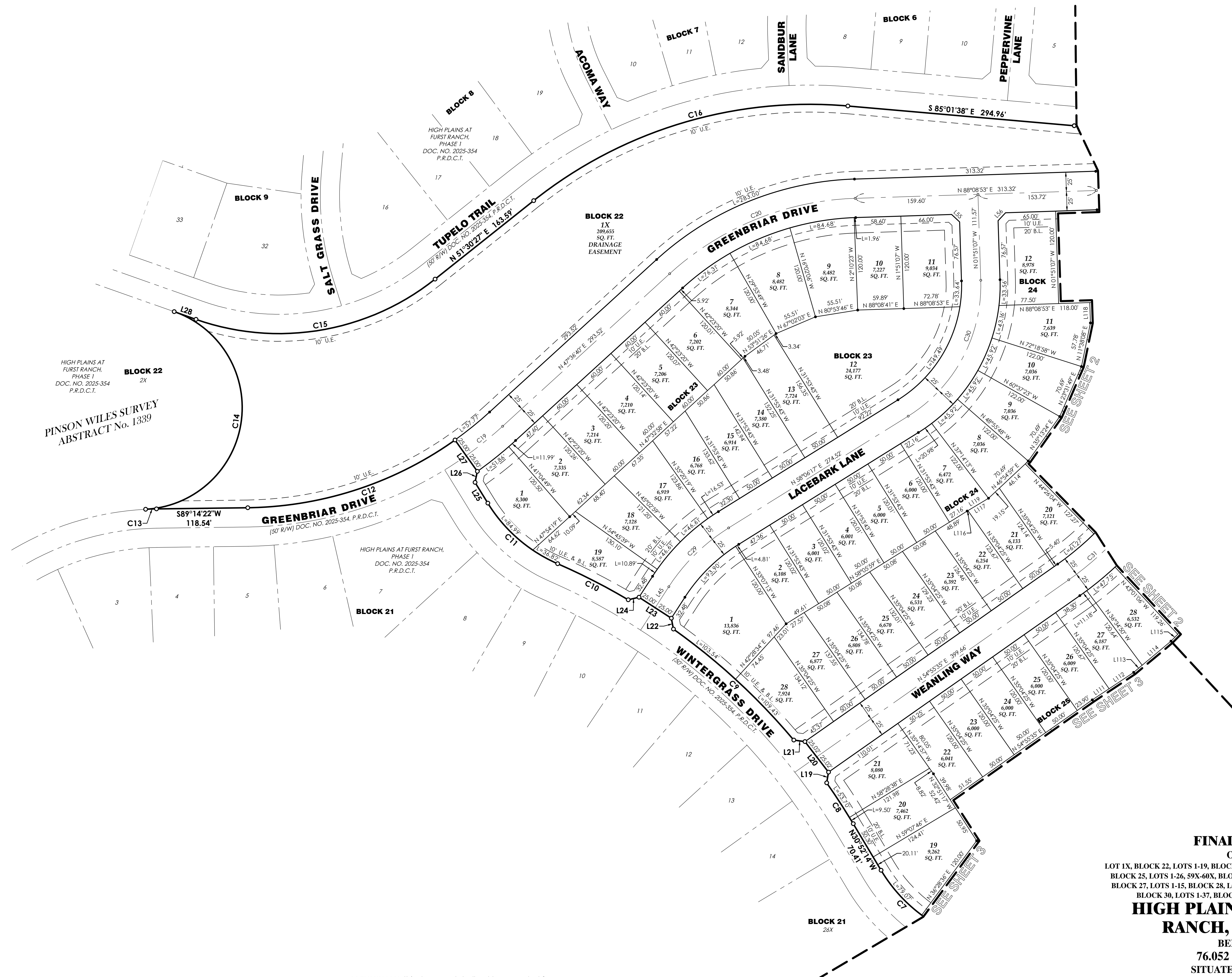
HIGH PLAINS AT FURST  
RANCH, PHASE 2

BEING  
76.052 ACRES  
SITUATED IN THE  
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Date: February 2026

SHEET 4 of 6



SEE SHEET 4 FOR  
LINE & CURVE TABLES



HIGH PLAINS AT  
FURST RANCH,  
PHASE 1  
DOC. NO. 2025-354  
P.R.D.C.T.  
**BLOCK 22**  
2X

HIGH PLAINS AT  
FURST RANCH,  
PHASE 1  
DOC. NO. 2025-354  
P.R.D.C.T.

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Date: February 2026

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Old WR Ranch I Hacker, L.P. is owner of that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, Denton County, Texas, being part of that certain called 131.318 acre tract described as Tract 3 and part of that certain called 244.156 acre tract described as Tract 4 in a deed to Old WR Ranch I Hacker, L.P. recorded in Document No. 2024-55998 of the Deed Records of Denton County, Texas (DRDCT), being part of that certain called 74.176 acre tract described in a deed to same recorded in Document No. 2024-23643 and Document No. 2024-23663 (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of a called 48.341 acre tract described in a deed to Arroyo Cap V.1, LLC recorded in Document No. 2025-39277 (DRDCT), being in the West line of a called 7.771 acre tract described in a deed to Old WR Ranch I, LP recorded in Document No. 2024-1738 (DRDCT) and being in the East line of said 74.176 acre tract, from which a 1/2" capped iron rod found stamped "GMCIVIL" for the Northwest corner of said 7.771 acre tract, the most easterly Northeast corner of said 48.341 acre tract and being in the South line of Springfield a subdivision plat recorded in Cabinet F, Slide 321 of the Plat Records of Denton County, Texas (PRDCT) bears North 01 deg. 15 min. 01 sec., West - 789.58 feet;

**TENCE** North 01 deg. 15 min. 01 sec., East along said East and West lines, at 764.94 feet pass a 1/2" capped iron rod found stamped "GMCIVIL" for the Southwest corner of said 7.771 acre tract and the Southeast corner of said 74.176 acre tract, continue a total distance of 824.34 feet to a 1/2" capped iron rod set;

**TENCE** North 89 deg. 58 min. 52 sec., West, a distance of 213.69 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 225.00 feet, a central angle of 29 deg. 45 min. 19 sec., and being subtended by a chord which bears South 17 deg. 49 min. 34 sec., West - 115.54 feet;

**TENCE** in a southerly direction along said curve to the left, a distance of 116.85 feet to a 1/2" capped iron rod set;

**TENCE** South 44 deg. 09 min. 10 sec., East non-tangent to said curve, a distance of 13.94 feet to a 1/2" capped iron rod set;

**TENCE** South 00 deg. 01 min. 29 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set;

**TENCE** South 45 deg. 01 min. 08 sec., West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**TENCE** South 00 deg. 01 min. 08 sec., West, a distance of 220.00 feet to a 1/2" capped iron rod set;

**TENCE** South 44 deg. 58 min. 52 sec., East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**TENCE** South 00 deg. 43 min. 27 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set;

**TENCE** South 46 deg. 40 min. 45 sec., West, a distance of 14.55 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 525.00 feet, a central angle of 23 deg. 16 min. 40 sec., and being subtended by a chord which bears South 15 deg. 31 min. 26 sec., West - 211.83 feet;

**TENCE** in a southerly direction along said curve to the right, a distance of 213.29 feet to a 1/2" capped iron rod set;

**TENCE** South 20 deg. 33 min. 05 sec., East non-tangent to said curve, a distance of 13.32 feet to a 1/2" capped iron rod set;

**TENCE** South 30 deg. 57 min. 14 sec., West, a distance of 50.77 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 275.00 feet, a central angle of 15 deg. 35 min. 31 sec., and being subtended by a chord which bears South 75 deg. 51 min. 18 sec., East - 74.61 feet;

**TENCE** in an easterly direction along said curve to the left, a distance of 74.84 feet;

**TENCE** South 00 deg. 01 min. 08 sec., West non-tangent to said curve, a distance of 121.68 feet to a 1/2" capped iron rod set;

**TENCE** North 89 deg. 58 min. 52 sec., West, a distance of 23.07 feet to a 1/2" capped iron rod set;

**TENCE** South 39 deg. 18 min. 39 sec., West, a distance of 33.63 feet to a 1/2" capped iron rod set;

**TENCE** South 45 deg. 09 min. 42 sec., West, a distance of 82.44 feet to a 1/2" capped iron rod set;

**TENCE** South 51 deg. 29 min. 16 sec., West, a distance of 82.44 feet to a 1/2" capped iron rod set;

**TENCE** South 57 deg. 48 min. 50 sec., West, a distance of 82.44 feet to a 1/2" capped iron rod set;

**TENCE** South 63 deg. 51 min. 59 sec., West, a distance of 75.32 feet to a 1/2" capped iron rod set;

**TENCE** South 66 deg. 42 min. 02 sec., West, a distance of 253.18 feet to a 1/2" capped iron rod set;

**TENCE** South 68 deg. 14 min. 47 sec., West, a distance of 38.95 feet to a 1/2" capped iron rod set;

**TENCE** South 73 deg. 05 min. 06 sec., West, a distance of 82.94 feet to a 1/2" capped iron rod set;

**TENCE** South 79 deg. 40 min. 15 sec., West, a distance of 82.94 feet to a 1/2" capped iron rod set;

**TENCE** North 07 deg. 02 min. 11 sec., West, a distance of 133.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 589.00 feet, a central angle of 03 deg. 52 min. 06 sec., and being subtended by a chord which bears South 84 deg. 53 min. 52 sec., West - 39.76 feet;

**TENCE** in a westerly direction along said curve to the right, a distance of 39.77 feet to a 1/2" capped iron rod set;

**TENCE** South 42 deg. 26 min. 46 sec., West non-tangent to said curve, a distance of 14.18 feet to a 1/2" capped iron rod set;

**TENCE** South 87 deg. 35 min. 46 sec., West, a distance of 60.00 feet to a 1/2" capped iron rod set;

**TENCE** North 02 deg. 24 min. 14 sec., West, a distance of 371.88 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 345.00 feet, a central angle of 79 deg. 12 min. 33 sec., and being subtended by a chord which bears North 42 deg. 00 min. 30 sec., West - 439.87 feet;

**TENCE** in a northwesterly direction along said curve to the left, a distance of 476.95 feet to a 1/2" capped iron rod set;

**TENCE** North 81 deg. 36 min. 47 sec., West tangent to said curve, a distance of 71.94 feet to a 1/2" capped iron rod set for the Southeast corner of a called 91.851 acre tract described as Tract 1 in a deed to Spur Ranch Development, L.P. recorded in Document No. 2025-34283 (DRDCT);

**TENCE** in a northeasterly direction along the Southeast line of said 91.851 acre tract the following thirty-eight (38) courses:

North 08 deg. 23 min. 13 sec., East, a distance of 60.00 feet to a 1/2" capped iron rod set;

North 36 deg. 36 min. 47 sec., West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 08 deg. 23 min. 13 sec., East, a distance of 173.24 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 400.00 feet, a central angle of 16 deg. 39 min. 02 sec., and being subtended by a chord which bears North 16 deg. 42 min. 44 sec., East - 115.84 feet;

Continue in a northerly direction along said curve to the right, a distance of 116.24 feet to a 1/2" capped iron rod set;

North 64 deg. 57 min. 45 sec., West non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 67 deg. 29 min. 25 sec., West, a distance of 14.61 feet to a 1/2" capped iron rod set;

North 69 deg. 25 min. 13 sec., West, a distance of 33.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 200.00 feet, a central angle of 38 deg. 32 min. 59 sec., and being subtended by a chord which bears North 50 deg. 08 min. 44 sec., West - 132.04 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 134.56 feet to a 1/2" capped iron rod set;

North 30 deg. 52 min. 14 sec., West tangent to said curve, a distance of 70.41 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 835.00 feet, a central angle of 04 deg. 20 min. 13 sec., and being subtended by a chord which bears North 33 deg. 02 min. 21 sec., West - 63.19 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 63.21 feet to a 1/2" capped iron rod set;

North 09 deg. 41 min. 16 sec., East non-tangent to said curve, a distance of 14.08 feet to a 1/2" capped iron rod set;

North 37 deg. 36 min. 41 sec., West, a distance of 50.05 feet to a 1/2" capped iron rod set;

North 82 deg. 22 min. 22 sec., West, a distance of 14.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 835.00 feet, a central angle of 14 deg. 36 min. 50 sec., and being subtended by a chord which bears North 47 deg. 19 min. 19 sec., West - 212.40 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 212.98 feet to a 1/2" capped iron rod set;

North 11 deg. 00 min. 05 sec., West non-tangent to said curve, a distance of 14.39 feet to a 1/2" capped iron rod set;

North 57 deg. 01 min. 51 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 76 deg. 56 min. 24 sec., West, a distance of 14.39 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 835.00 feet, a central angle of 07 deg. 03 min. 46 sec., and being subtended by a chord which bears North 62 deg. 57 min. 51 sec., West - 102.87 feet;

**OWNER'S CERTIFICATE CONT...**

Continue in a northwesterly direction along said curve to the left, a distance of 102.93 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 200.00 feet, a central angle of 34 deg. 53 min. 44 sec., and being subtended by a chord which bears North 49 deg. 02 min. 52 sec., West - 119.93 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 121.81 feet to a 1/2" capped iron rod set;

North 31 deg. 35 min. 59 sec., West tangent to said curve, a distance of 31.60 feet to a 1/2" capped iron rod set;

North 11 deg. 45 min. 45 sec., East, a distance of 14.54 feet to a 1/2" capped iron rod set;

North 35 deg. 25 min. 14 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 34 deg. 39 min. 36 sec., and being subtended by a chord which bears South 71 deg. 54 min. 34 sec., West - 282.98 feet;

Continue in a westerly direction along said curve to the right, a distance of 287.34 feet to a 1/2" capped iron rod set;

South 89 deg. 14 min. 22 sec., West tangent to said curve, a distance of 118.54 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 375.00 feet, a central angle of 02 deg. 09 min. 12 sec., and being subtended by a chord which bears South 88 deg. 09 min. 46 sec., West - 14.09 feet;

Continue in a westerly direction along said curve to the left, a distance of 14.09 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 132.00 feet, a central angle of 157 deg. 40 min. 35 sec., and being subtended by a chord which bears North 08 deg. 14 min. 53 sec., East - 259.01 feet;

Continue in a northerly direction along said curve to the left, a distance of 363.26 feet to a 1/2" capped iron rod set;

South 70 deg. 35 min. 24 sec., East non-tangent to said curve, a distance of 29.94 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 325.00 feet, a central angle of 57 deg. 54 min. 09 sec., and being subtended by a chord which bears North 80 deg. 27 min. 31 sec., East - 314.64 feet;

Continue in an easterly direction along said curve to the left, a distance of 328.44 feet to a 1/2" capped iron rod set;

North 51 deg. 30 min. 27 sec., East tangent to said curve, a distance of 163.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 575.00 feet, a central angle of 43 deg. 27 min. 55 sec., and being subtended by a chord which bears North 73 deg. 14 min. 24 sec., East - 425.82 feet;

Continue in an easterly direction along said curve to the right, a distance of 436.20 feet to a 1/2" capped iron rod set;

South 85 deg. 01 min. 38 sec., East tangent to said curve, a distance of 294.96 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 275.00 feet, a central angle of 42 deg. 13 min. 04 sec., and being subtended by a chord which bears North 73 deg. 51 min. 50 sec., East - 198.08 feet;

Continue in an easterly direction along said curve to the left, a distance of 202.63 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 18 sec., East tangent to said curve, a distance of 201.36 feet to a 1/2" capped iron rod set;

South 80 deg. 21 min. 54 sec., East, a distance of 13.67 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 34 sec., East, a distance of 50.13 feet to a 1/2" capped iron rod set;

North 09 deg. 27 min. 21 sec., East, a distance of 14.56 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 18 sec., East, a distance of 163.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 425.00 feet, a central angle of 01 deg. 25 min. 57 sec., and being subtended by a chord which bears North 52 deg. 02 min. 19 sec., East - 10.63 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 10.63 feet to a 1/2" capped iron rod set for the Northeast corner of said 91.851 acre tract and being in the Southwest line of said 48.341 acre tract, from which a 1/2" iron rod found for an ell corner of said 48.341 acre tract and the Southwest corner of said Springfield bears North 50 deg. 13 min. 03 sec., East - 416.81 feet;

**TENCE** South 57 deg. 32 min. 32 sec., East non-tangent to said curve and continue along said Southwest line, a distance of 726.88 feet to a 1/2" capped iron rod set;

**TENCE** South 32 deg. 27 min. 28 sec., West departing said Southwest line, a distance of 110.00 feet to a 1/2" capped iron rod set;

**TENCE** South 57 deg. 32 min. 32 sec., East, a distance of 100.00 feet to a 1/2" capped iron rod set;

**TENCE** North 32 deg. 27 min. 28 sec., East, a distance of 110.00 feet to a 1/2" capped iron rod set in the Southwest line of said 48.341 acre tract;

**TENCE** South 57 deg. 32 min. 32 sec., East along said Southwest line, a distance of 141.38 feet to the **POINT OF BEGINNING**, containing 3.312825 square feet or 76.052 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Spur Furst Ranch Developemnt, L.P., acting herein by and through his [its] duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, PHASE 2, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public, use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESS, our hands at Denton County, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: SPUR FURST RANCH DEVELOPMENT, L.P., a Delaware limited partnership

By: Spur Furst Ranch Development GP, L.L.C., its general partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA §

COUNTY OF MANATEE §

Before me, the undersigned authority, a Notary Public in and for the State of Florida, on this day personally appeared \_\_\_\_\_ of Spur Furst Ranch Development, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Florida

My Commission Expires On: \_\_\_\_\_

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200

Lakewood Ranch, FL 34202

(941) 388-0707

**NOTES**

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999840425. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- 2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0505G & 48121C0510G, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.
- 3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.
- 4. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- 5. All right-of-way's shown on this plat will be owned and maintained by the Municipal Utility District for public use and utility purposes.
- 6. All parcels ending in "X" are open space parcels to be owned and maintained by the H.O.A. or Municipal Utility District. Said parcels shall be encumbered with a public access and utility easement of their entirety.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: That I, John N. Rogers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
GMCivil  
2559 SW Grapevine Pkwy.  
Grapevine, Texas 76051  
(817) 329-4373

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John N. Rogers, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**APPROVAL**  
APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ Town Council  
Town of Bartonville, Texas

Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_

Town Secretary \_\_\_\_\_ Date \_\_\_\_\_

**FINAL PLAT**  
**OF**  
**LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,**  
**BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,**  
**BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,**  
**BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34**  
**HIGH PLAINS AT FURST**  
**RANCH, PHASE 2**  
**BEING**  
**76.052 ACRES**  
**SITUATED IN THE**  
**PINSON WILES SURVEY, ABSTRACT No. 1339**  
**DENTON COUNTY, TEXAS**  
**242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS**  
**Date: February 2026** SHEET 6 of 6

EN:\2002 - Hires - Furst Ranch (Flower Mound)\CCOGON\PLAT\PHASE 2\2026\FINAL\PHASE 2\SHEETS.GRD