

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS MARKER STONE REALTY PARTNERS, IV, LLC, is the rightful owner of a tract of land situated in the Sylvester Williams Survey, Abstract No. 1322, Denton County, Texas, and being a portion of a called 79.561-acre tract of land described in a Special Warranty Deed with Vendor's Lien to Marker Stone Realty Partners, IV, LLC, recorded in Instrument No. 2025-136535 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 79.561-acre tract, same being the southwest corner of Tract 1 (called 2,000-acres), described in a Warranty Deed to Manav Aubrey LLC, recorded in Instrument No. 2025-7493 of the Official Records of Denton County, Texas, same also being on the easterly right of way line of F. M. Road 2153, a 90' wide right of way at this point;

THENCE North 89°06'26" East, departing the easterly right of way line of said F. M. Road 2153 and along the northerly line of said 79.561-acre tract, a distance of 3,126.99 feet to a 1/2-inch iron rod with a plastic cap, stamped "H&N 1849" found for the northwest corner of a called 5,000-acre tract of land, described in a Warranty Deed to Kenneth L. Dickson and Janice L. Dickson Trustees of the Dickson Living Trust, recorded in Instrument No. 2022-104159 of the Official Records of Denton County, Texas;

THENCE South 00°42'50" East, departing the northerly line of said 79.561-acre tract and along the westerly line of said 5,000-acre tract, a distance of 1,107.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "H&N 1849" found on the southerly line of said 79.561-acre tract for the southwest corner of said 5,000-acre tract, same being on the northerly line of Green Valley Ranch, an addition to Denton County, recorded in Cabinet G, Page 275 of the Plat Records of Denton County, Texas;

THENCE South 89°03'06" West, along the southerly line of said 79.561-acre tract and the northerly line of said Green Valley Ranch, a distance of 3,125.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said 79.561-acre tract and the northwest corner of said Green Valley Ranch, same being on the easterly right of way line of aforesaid F. M. 2153;

THENCE North 00°48'39" West, along the westerly line of said 79.561-acre tract and the easterly right of way line of said F. M. 2153, a distance of 1,110.16 feet to the POINT OF BEGINNING and containing 79.561 acres (3,465,689 square feet) of land, more or less.

GENERAL NOTES:

- The purpose of this plat is create 28 residential lots, 1 HOA lot, 1 remainder lot and dedicate easements and rights-of-way.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998597136.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Title Resources Guaranty Company, GF. No. 2451019, effective date October 30, 2025. The surveyor has not abstracted the above property.
- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parkinglot under the following conditions:

- a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
- b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

- c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12. Encroachment of private improvements into public easements shall not be permitted.

13. Master Note N/A

14. Master Note N/A

15. Wastewater utility service will be provided by Onsite Sanitary Sewer Facilities permitted through Denton County.

16. Master Note N/A

17. Onsite sewage facilities are prohibited to encroach into public easements.

18. Water utility service will be provided by Bolivar Water Supply.

19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No's. 48121C0330G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".

21. Master Note N/A

22. Master Note N/A

23. Master Note N/A

24. Master Note N/A

25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any

type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

26. Master Note N/A

27. Master Note N/A

28. Master Note N/A

29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.

31. Homeowners Association covenants will be recorded with Denton County.

32. Master Note N/A

33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.

35. Master Note N/A

36. Master Note N/A

37. Master Note N/A

38. Master Note N/A

39. Master Note N/A

40. Master Note N/A

41. Master Note N/A

42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).

43. Master Note N/A

44. All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

45. void

46. void

47. All property corners are 5/8" iron rods with plastic caps stamped "KHA" found, unless otherwise noted.

48. The water main within this plat will be owned and maintained by Bolivar. They have requested a 15' easement.

49. Lot 18, Block A is intended to be replatted in the future for Phase 2.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MARKER STONE REALTY PARTNERS, IV, LLC**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **GREEN VALLEY WAY, PHASE 1**, an addition to the City of Denton Division I ETJ, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys 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. 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 City of Denton use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any building, 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 City of Denton 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 at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton Division I ETJ, Texas.

WITNESS, my hand, this the ____ day of _____, _____.

BY: MARKER STONE REALTY PARTNERS, IV, LLC

BY: _____
Signature

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Member, 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 _____, _____.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

My commission expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approves this plat and subdivision of Green Valley Way, Phase 1 in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of ___, 2026.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
**GREEN VALLEY WAY,
PHASE 1**
79.561 ACRES (3,465,689 SQ. FT.)
28 RESIDENTIAL LOTS
1 HOA LOT
1 REMAINDER LOT

BLOCK A, LOTS 1-17X & 18, BLOCK B, LOTS 1-6 AND
BLOCK C, LOTS 1-6;

CITY OF DENTON E.T.J.,
SYLVESTER WILLIAMS SURVEY, ABSTRACT NO. 1322
DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0040

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS/JCC	KHA	02/10/2026	063219302	2 OF 2

OWNER/ DEVELOPER:
Marker Stone Realty Partners, IV, LLC
P.O. Box 117
Denton, Texas 76202
Phone: 940-391-3178
Contact : Jim Strange

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy. Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Matt Hawkins, P.E.