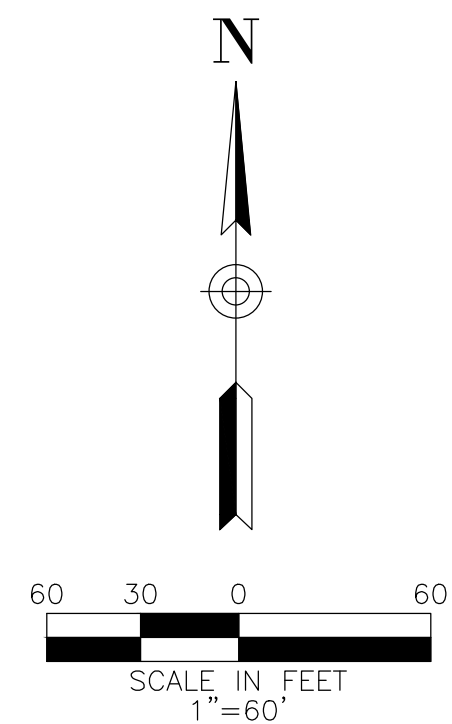


VICINITY MAP
SCALE: 1"=200'



Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	39.27'	25.00'	090°00'00"	S44°47'38"E	35.36'
C2	39.27'	25.00'	090°00'00"	N45°12'22"E	35.36'
C3	39.27'	25.00'	090°00'00"	N44°47'38"W	35.36'
C4	47.12'	30.00'	090°00'00"	N45°12'22"E	42.43'
C5	87.96'	56.00'	090°00'00"	S45°12'22"W	79.20'
C6	87.96'	56.00'	090°00'00"	N44°47'38"W	79.20'
C7	47.12'	30.00'	090°00'00"	S44°47'38"E	42.43'
C8	80.11'	51.00'	090°00'00"	N45°12'22"E	72.12'
C9	39.27'	25.00'	090°00'00"	S45°12'22"W	35.36'

PLAT NOTES

- The purpose of this Final Plat is to create 1 commercial lot and public utility easements to serve said lot within the City of Denton city limits.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to sole from grid to surface.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Freedom Title, a no. 2105966ND-VS, effective date June 7, 2021. The surveyor has not abstracted the above property.
- This plat lies wholly within the City Limits of Denton and Denton County.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
- All gas, petroleum or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- All landscaping and structures, including fences, on or adjacent to easements and at intersection 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 parking lot under the following conditions:
 - The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access;
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 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.
- Encroachment of private improvements into public easements shall not be permitted.
- There was no observed evidence of any protected trees on the subject property at the time of this survey. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site within the city limits. Minimum Tree Preservation Requirements of the Denton Development Code Section 7.7.4 must be met within the city limits prior to the release of any permits.
- Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
- Wastewater utility service will be provided by City of Denton.
- Water utility service will be provided by City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 04-18-2011 and that map indicates as zoned, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-year base flood elevations.
- RDO Addition lies within unshaded zone map X, map number 481210370 G, dated 04/18/2011.
- This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
- The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 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 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.
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

ANNETTE SUE SCHROEDER
INSTRUMENT NO. 2015-54980
D.R.D.C.T.

50' PERMANENT EASEMENT
& RIGHT-OF-WAY
INST. NO. 2008-11651
D.P.R.D.C.T.

100' TEXAS POWER & LIGHT
CO. EASEMENT &
RIGHT-OF-WAY
VOL. 565, PG. 14
D.P.R.D.C.T.

PROPOSED 30'
DRAINAGE EASEMENT
(BY SEPARATE INSTRUMENT)

PROPOSED 16' PUBLIC
UTILITY EASEMENT
(BY SEPARATE INSTRUMENT)

SURVEYOR'S CERTIFICATION

I, Cole Carpenter, 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 previous 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.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

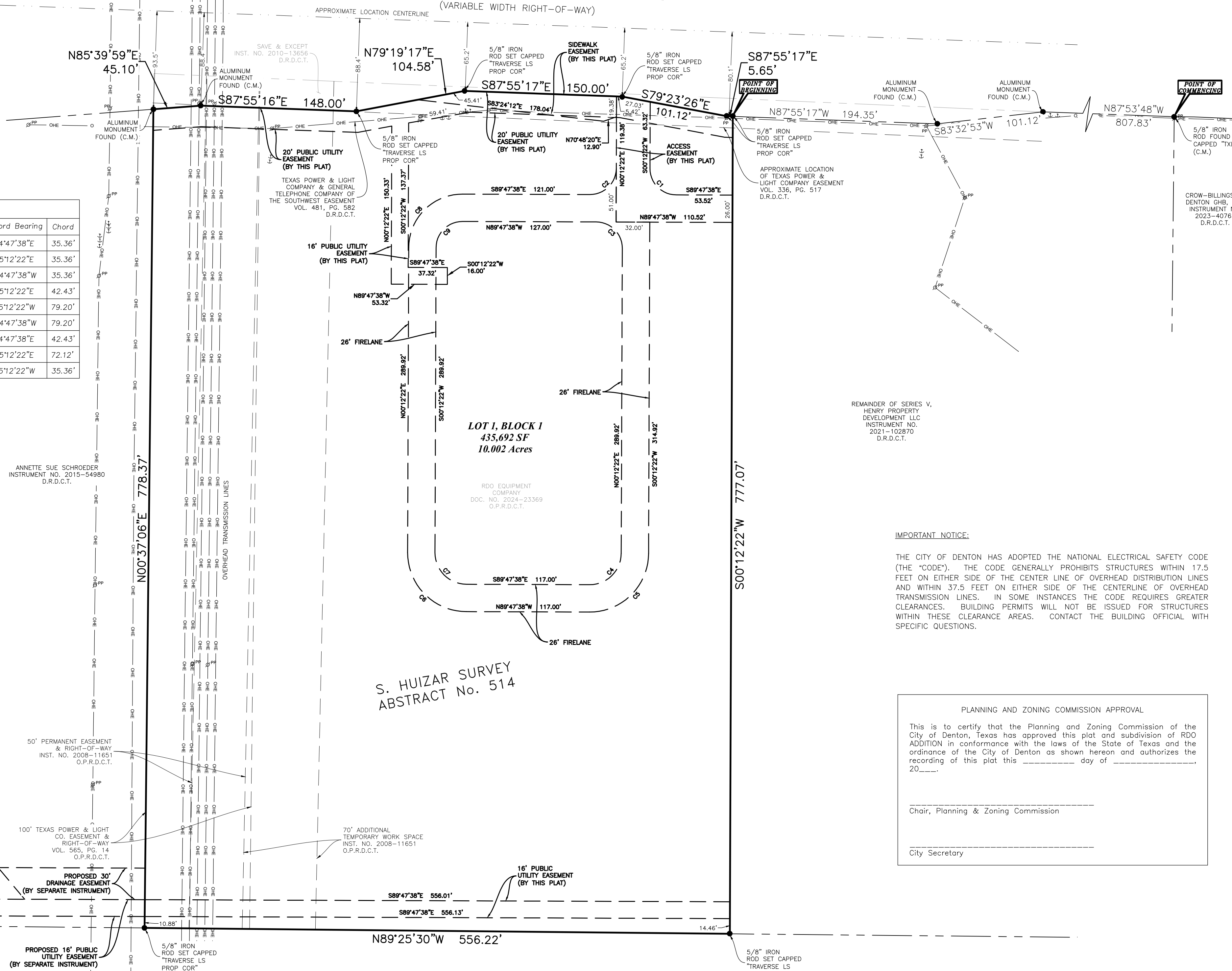
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this _____ day of _____, 202____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____.

Notary Public in and for the State of Texas

U.S. 380 / W. UNIVERSITY DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)



S. HUIZAR SURVEY
ABSTRACT No. 514

THE ROBERT H. AND JIMMIE G
NOBLES CHARITABLE
REMAINDER TRUST
VOL. 2897, PG. 995
D.R.D.C.T.

LEGEND

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- CAB. SLIDE CABINET AND SLIDE
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

● FOUND/SET MONUMENT (SEE LABEL)

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.

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of RDO ADDITION in conformance with the laws of the State of Texas and the ordinance of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

Chair, Planning & Zoning Commission

City Secretary

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS RDO Equipment Co. are the owners of a 10.002 acre tract of land situated in the S. Huizar Survey, Abstract No. 514 and the G.H. Barb Survey, Abstract No. 208, Denton County, Texas, being all that certain tract or parcel of land situated in the S. Huizar Survey, Abstract No. 514 and the G.H. Barb Survey, Abstract No. 208, Denton County, Texas, being that land described in Special Warranty Deed to RDO Equipment Co. recorded in Document No. 2024-23369 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described by the following metes and bounds described:

COMMENCING at a capped 5/8 inch iron rod stamped "TXDOT" found for corner in the most southerly Right-of-Way line of W. University Drive (Also known as US 380 (variable width Right-of-Way)), same being in the most northwesterly corner of Crow-Billingsley Denton GH, LTD, recorded under Instrument Number 2023-40765, Deed Records, Denton County, Texas (D.R.D.C.T.), also being in the most northeasterly corner of the remainder of a tract of land conveyed to Series V, Henry Property Development LLC, recorded under Instrument Number 2021-102870, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE in a westerly direction along said the south right-of-way line of W. University Drive and over, across, and upon said remainder of Series V tract the following three (3) courses and distance:

North 87 degrees 53 minutes 48 seconds West, a distance of 807.83 feet to an aluminum monument found for corner in the most northeasterly corner of Save & Except, the deed from Edith Lindley to State of Texas recorded under Instrument Number 2010-13656, Deed Records, Denton County, Texas (D.R.D.C.T.);
South 83 degrees 32 minutes 53 seconds West, a distance of 101.12 feet to an aluminum monument found for corner;

North 87 degrees 55 minutes 17 seconds West, a distance of 194.35 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northeasterly corner of said RDO Equipment Co. tract, same being in the most southerly line of said Save and Except tract and being the POINT OF BEGINNING;

THENCE South 00 degrees 12 minutes 22 seconds West, in a southerly direction along the common line between the most easterly line of said RDO Equipment Co. tract and the most westerly line of said remainder of Series V tract, a distance of 777.07 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most southwesterly corner of said remainder of Series V tract, same being the most southeasterly corner of said RDO Equipment Co. tract, also being a point in the most northerly line of The Robert H. and Jimmie G Nobles Charitable Remainder Trust, recorded under Volume 2897, Page 995, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 25 minutes 30 seconds West, in a westerly direction along the common line between the most northerly line of said The Robert and Jimmie Nobles tract and the most southerly line of said RDO Equipment Co. tract, a distance of 556.22 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most southwesterly corner of said RDO Equipment Co. tract, same being a point in the most northerly line of said The Robert and Jimmie Nobles tract, also being in the most southeasterly corner of Annette Sue Schroeder, recorded under Instrument Number 2015-54980, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 00 degrees 37 minutes 06 seconds East, in a northerly direction along the common line between the most easterly line of said Annette Schroeder tract and the most westerly line of said RDO Equipment Co. tract, a distance of 778.37 feet to an aluminum monument found for corner in the most northwesterly corner of said RDO Equipment Co. tract, same being in the most northeasterly corner of said Annette Schroeder tract, also being in the most southwesterly corner of said Save and Except;

THENCE in an easterly direction with the south right-of-way line of said W University Drive the following six (6) courses and distances;

North 85 degrees 39 minutes 59 seconds East, a distance of 45.10 feet to an aluminum monument found for corner;

South 87 degrees 55 minutes 16 seconds East, a distance of 148.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

North 79 degrees 19 minutes 17 seconds East, a distance of 104.58 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

South 87 degrees 55 minutes 17 seconds East, a distance of 150.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

South 79 degrees 23 minutes 26 seconds East, a distance of 101.12 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner;

South 87 degrees 55 minutes 17 seconds East, a distance of 5.65 feet to THE POINT OF BEGINNING and containing 10.002 acres (435,691 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RDO EQUIPMENT CO. acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as RDO ADDITION, LOT 1, BLOCK 1, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys 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, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton 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 City of Denton 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 of procuring permission from anyone.

OWNER: RDO EQUIPMENT CO.

By: _____ Date _____
Signature - Authorized Representative
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, on this _____ day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR

TRAVERSE
LAND SURVEYING LLC

14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 10/03/25 Project No.: TR-192-23

CITY PROJECT NO. FP25-0027

FINAL PLAT
RDO ADDITION
BLOCK 1, LOT 1

BEING 10.002 ACRES (435,692 SQ.FT.) OF LAND
IN THE S. HUIZAR SURVEY,
ABSTRACT NO. 514, & THE G.H. BARB SURVEY,
ABSTRACT NO. 208, WITHIN THE CITY LIMITS OF
THE CITY OF DENTON
DENTON COUNTY, TEXAS

1 of 1

RESERVED FOR DENTON COUNTY USE