

1. The purpose of this plat is create 1 lot and dedicate easements and

Master Note N/A

. 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 0.999853611448

4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by , G.F. No.\_\_\_\_, effective date \_\_\_\_. The surveyor has not abstracted the above

5. This plat lies wholly within the City Limits of Denton.

6. 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.

7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the

8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.

9. 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.

10. 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;

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

13. 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.

14. 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 side. 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.

15. Wastewater utility service will be provided by the City of Denton.

16. Master Note N/A

17. Master Note N/A

18. Water utility service will be provided by the City of Denton.

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. 48121C0380G, 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"

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.

21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.

22. The Minimum Finish Floor (Slab) Elevation shall be 599.50 feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated

L31 N02°02'06"E 194.49'

L32 N87°57'54"W

L33 N02°02'06"E

L39 S87°57'54"E

L40 N80°54'42"E

L41 S87°57'54"E 45.54'

7.00'

3.25'

are prior to development of the tract.

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. The Drainage Easements 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 Easements. 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 Easements, as herein above defined, unless approved by the City. The owners 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 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 for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage Easements 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. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.

27. 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.

28. Master Note N/A.

29. Master Note N/A

30. Master Note N/A

31. Master Note N/A

32. Master Note N/A

33. Master Note N/A 34. Master Note N/A

35. Master Note N/A

37. Master Note N/A

36. 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

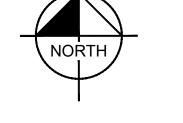
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

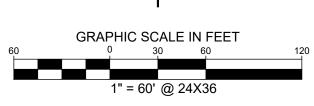
47. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.

48. 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.

# N.T.S. **VICINITY MAP** E. UNIVERSITY DR. **DIVISION 1** ITY LIMIT LINE -





LEGEND					
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS				
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS				
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS				
IRF	IRON ROD FOUND				
IRFC	IRON ROD WITH CAP FOUND				
IRSC	IRON ROD WITH "KHA" CAP SET				
XF	"X" CUT FOUND				
W.E.	WATER EASEMENT				

LINE TYPE LEGEND					
	BOUNDARY LINE				
	ADJACENT PROPERTY LINE				
	EASEMENT LINE				
	CENTER LINE OF ROAD				

INE TABLE			LINE TABLE			CURVE TABLE						
Э.	BEARING	LENGTH	NO.	BEARING	LENGTH		NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	СНОР
1	N87°57'54"W	38.00'	L22	N42°57'54"W	40.71'		C1	4°40'58"	56.00'	4.58'	S16°25'09"E	4.58
2	S15°38'31"W	88.86'	L23	N02°02'06"E	43.48'		C2	29°41'39"	111.09'	57.58'	S00°46'55"W	56.93
3	S80°54'42"W	40.84'	L24	S87°57'54"E	28.50'		СЗ	65°16'12"	51.00'	58.10'	S48°16'36"W	55.0
4	N80°54'42"E	35.73'	L25	N02°02'06"E	185.19'		C4	65°11'52"	25.02'	28.48'	S48°16'36"W	26.9
5	N15°38'31"E	88.86'	L26	N87°57'54"W	20.55'		C5	29°43'11"	85.00'	44.09'	S00°46'55"W	43.60
6	S87°57'54"E	28.50'	L27	N02°02'06"E	16.00'		C6	13°17'19"	30.00'	6.96'	S20°43'20"E	6.94
7	N02°02'06"E	34.82'	L28	S87°57'54"E	20.55'							
8	N87°57'54"W	7.16'	L29	N02°02'06"E	171.25'							

#### FINAL PLAT TRANSPERE ADDITION

BLOCK A, LOT 1

8.904 ACRES OUT OF THE MOREAU FORREST SURVEY, ABSTRACT NO. 417 CITY OF DENTON, DENTON COUNTY, TEXAS PREPARED: OCTOBER 2025 CITY PROJECT #FP25-0034

## Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Checked by Project No. <u>Sheet No.</u> <u>Scale</u> <u>Drawn by</u> <u>Date</u> 068301600 1 OF 2 SG KHA Nov. 2025 FILED:

OWNER: AXYS, LLC 15265 Brooks Lane, Frisco, Texas 75035 Phone: 817-609-3888 Contact : Rick Lewis

**ENGINEER:** Kimley-Horn and Associates, Inc. 100 W. Oak Street, Suite 203 Denton, Texas 76201 Phone: 940-287-3620 Contact: Mack Mattke, P.E.

SURVEYOR Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Fax: 972-335-3779 Contact: Sylviana Gunawan, RPLS

#### **OWNERS' CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

CITY OF DENTON §

WHEREAS AXYS, LLC, is the owner of a tract of land situated in the Moreau Forrest Survey, Abstract No. 417, City of Denton, Denton County, Texas, and being the remainder of a called 8.98 acre tract of land described in a deed to AXYS, LLC, as recorded in Document No. 2022-128870 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 8.98 acre tract, common to the northeast corner of Lot 2, Block A of Geesling Road Business Park, Phase II, according to the plat thereof recorded in Cabinet Y, Page 586 of the Plat Records of Denton County, Texas, same being on the southerly line of the Sandy Hill Addition, according to the plat thereof recorded in Cabinet C, Page 262 of the Plat Records of Denton County, Texas;

**THENCE** North 80°57'50" East, along the northerly line of said 8.98 acre tract and the southerly line of said Sandy Hill Addition, a distance of 400.17 feet to a 5/8 inch iron rod found for the northeast corner of said 8.98 acre tract, common to the northwest corner of a called 9.0111 acre tract of land described as Parcel Two in a deed to SFS NRH LLC, as recorded in Document No. 2021-78293 of the Official Records of Denton County, Texas;

**THENCE** South 02°02'06" West, departing the southerly line of said Sandy Hill Addition, along the easterly line of said 8.98 acre tract and the westerly line of said 9.0111 acre tract, a distance of 994.91 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT" found for the northwest corner of a called 0.090 acre tract of land described in a deed to State of Texas, as recorded in Instrument No. 2019-91117 of the Official Records of Denton County, Texas, common to the northeast corner of a called 0.077 acre tract of land described in a deed to State of Texas, as recorded in Instrument No. 2019-107815 of the Official Records of Denton County, Texas, same being on the northerly right of way line of E. University Drive (U.S. Highway 380), a variable width right of way;

**THENCE** South 80°54'42" West, along the northerly line of said 0.077 acre tract and the northerly right of way line of said E. University Drive, a distance of 136.57 feet to a 5/8 inch iron rod with plastic cap stamped "TxDOT" found for corner;

**THENCE** South 87°00'40" West, continuing along the northerly line of said 0.077 acre tract and the northerly right of way line of said E. University Drive, a distance of 146.34 feet to a 5/8 inch iron rod with plastic cap (illegible) found for corner;

**THENCE** South 80°54'15" West, continuing along the northerly line of said 0.077 acre tract and the northerly right of way line of said E. University Drive, a distance of 115.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.077 acre tract, same being on the westerly line of said 8.98 acre tract and on the easterly line of Lot 1, Block A of aforesaid Geesling Road Business Park;

**THENCE** North 02°02'06" East, along the westerly line of said 8.98 acre tract, the easterly line of said Lot 1 and the easterly line of aforesaid Lot 2, a distance of 979.45 feet to the **POINT OF BEGINNING** and containing 8.904 acres (387,854 square feet) of land, more or less.

OWNER'S DEDICATION	
STATE OF TEXAS §	
COUNTY OF DENTON §	
NOW THEREFORE KNOW	ALL MEN BY THESE PRESENTS:
Denton County, Texas, and areas, as shown, are dedict as shown. The City of Dent construction, maintenance,	erein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as <b>TRANSPERE ADDITION</b> , an addition to the City of Dented 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 used 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 easemer on 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 to 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 purposing, 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 the purposition of the purposition of the purposition of the purposition of the purposition procuring permission from the purposition of the pur
(Name of Owner)	(Date)
STATE OF TEXAS	§
COUNTY OF	§
	ned 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 the foregoing instrument and acknowledged to me the purpose and consideration therein expressed, in the capacity therein stated.
GIVEN UNDER MY HAND	AND SEAL OF OFFICE on the day of, 20

Notary Public, State of Texas

My Commission Expires: \_

Frisco, Texas 75034 Phone 972-335-3580	UPON AS A FINAL						
1 Hone 372-333-3300	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 Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.							
GIVEN UNDER MY HAN	ID AND SEAL OF OFFICE this the day of, 20						

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision

**PRELIMINARY** 

THIS DOCUMENT SHALL NOT BE RECORDED FOR

ANY PURPOSE AND

SHALL NOT BE USED OR

VIEWED OR RELIED

SURVEYOR'S CERTIFICATION

Sylviana Gunawan

Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210

Notary Public, State of Texas

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

KNOW ALL MEN BY THESE PRESENTS:

regulations of the City of Denton, Texas.

Registered Professional Land Surveyor No. 6461

### 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 **TRANSPERE ADDITION** 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 \_\_\_\_\_, 20\_\_.

Chair,	Planning	& Zo	ning (	Commis	ssio

City Secretary

## FINAL PLAT

## TRANSPERE ADDITION

BLOCK A, LOT 1

8.904 ACRES OUT OF THE MOREAU FORREST SURVEY,
ABSTRACT NO. 417
CITY OF DENTON, DENTON COUNTY, TEXAS
PREPARED: OCTOBER 2025
CITY PROJECT #FP25-0034

<b>Kimley</b> » Horn									
	rren Parkway, S exas  75034	uite 210 FIRM # 1	0193822	Tel. No. (972) 3 Fax No. (972) 3					
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.				
NI/A	S.C	$\nu$ u $_{\Lambda}$	Nov. 2025	060201600	2052				

 Scale N/A
 Drawn by SG
 Checked by KHA
 Date Nov. 2025
 Project No. 068301600
 Sheet No. 2 OF 2

 FILED:

Frisco, Texas 75035
Phone:
Contact : Yulan Peng
ENGINEER:

SURVEYOR

Frisco, Texas 75034

Fax: 972-335-3779

Phone: 972-335-3580

Kimley-Horn and Associates, Inc.

Contact : Sylviana Gunawan, RPLS

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AXYS, LLC

ENGINEER:
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Phone: 940-287-3620
Contact: Mack Mattke, P.E.