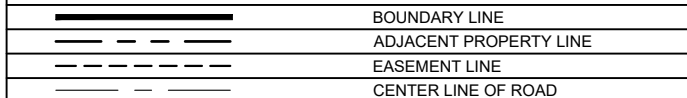


48. **IMPORTANT NOTICE:** THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION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



**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

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

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:

THAT AXYS, LLC, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as TRANSPERE ADDITION, 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.

(Name of Owner) (Date)

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, 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:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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 regulations of the City of Denton, Texas.

Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580

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 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 HAND AND SEAL OF OFFICE this the day of , 20.

Notary Public, State of Texas  
My Commission Expires:

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 & Zoning Commission 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

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	SG	KHA	Nov. 2025	068301600	2 OF 2

OWNER:  
AXYS, LLC  
15265 Brooks Lane,  
Frisco, Texas 75035  
Phone:  
Contact : Yulan Peng

FILED:

SURVEYOR  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
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DWG NAME: K:\FPL\_SURVEY\068301600-TRANSPERE WAREHOUSE.DWG SHEETERS: CODY T11/13/2025 4:25 PM LAST SAVED 11/13/2025 4:24 PM