

LOCATION MAP
NOT TO SCALE

POINT OF
BEGINNING

WM. LLOYD
SURVEY
ABSTRACT NO. 773

CALLED 14.51 ACRE TRACT
DENTON BIBLE CHURCH
CC DOCH# 2010-40266
D.R.D.C.T.

CALLED 6.642 ACRE,
TRACT TWO
AGUILAR PROPERTIES, INC.
CC DOCH# 2004-49868
RPR

AUDRA QOZB LLC
DOC. NO. 2022-144922
D.R.D.C.T.

LOT 1
288996 SF
6.63 AC
BLOCK A

LOT 1
BLOCK A
THE WOODLANDS
CC DOCH# 2014-311
P.R.D.C.T.

BLOCK A

BELLAIRE NORTH ADDITION
CABINET V, PAGE 31
P.R.D.C.T.

AUDRA LANE
65' RIGHT-OF-WAY

1.5466 ACRE TRACT
RIGHT-OF-WAY
DEDICATION
CC DOCH#
1997-56260
RPR

LOT1, BLOCK A
DENTON CHURCH OF CHRIST ADDITION
CC DOCH# 2015-131
P.R.D.C.T.

6.634 ACRE TRACT IN THE
WILLIAM LLOYD SURVEY, ABSTRACT 773,
CITY OF DENTON, DENTON COUNTY TEXAS

NOTES:

- THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.
- NO PORTION OF THE PROPOSED DEVELOPMENT LIES WITHIN THE 100-YR FLOODPLAIN PER FEMA FIRM PANEL NUMBER 0380G, MAP NUMBER 48121C0380G, DATED APRIL 18, 2011.
- THERE ARE 255.5 INCHES OF PRESERVED DBH ON-SITE. ANY FUTURE ACTIVITIES THAT WOULD IMPACT AND/OR DAMAGE THE PRESERVED TREES IS PROHIBITED. SEE TPP23-0022 FOR ADDITIONAL DETAILS.
- CITY OF DENTON STAFF SHALL HAVE ACCESS TO SITE FOR NECESSARY INSPECTIONS DURING DEVELOPMENT.
- SITE WILL BE SERVED THROUGH CITY OF DENTON WATER/SEWER.
- THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THE 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 AND DETENTION 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 AND DETENTION EASEMENT, 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 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 FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION 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.
- THE PURPOSE OF THIS PLAT IS CREATE 1 LOT AND DEDICATE RIGHT OF WAY AND EASEMENTS.
- ALL WORK WITHIN GAS PIPELINE EASEMENT WILL BE SUBJECT TO THE TERMS OF THE EASEMENT ENCROACHMENT AGREEMENT WITH THE PIPELINE EASEMENT HOLDER, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING & ZONING RECORDS OF THE COUNTY OF DENTON.
- PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
- 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 JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND
 - 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.
- IMPORTANT NOTES:

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 CENTER LINE 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.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENTS.
- OPEN SPACE AND COMMON AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL NEW ACCESS EASEMENTS AND SIDEWALK EASEMENTS ARE PROVIDED IN COMPLIANCE WITH THE DENTON DEVELOPMENT CODE (DDC) SECTIONS 7.8.10, 7.9.5.B, AND 8.3.2.C, AS WELL AS THE DESIGN CRITERIA MANUAL (DCM) SECTIONS 5.5.2.C.5 AND 5.7.3.
- New water and wastewater easements comply with Denton Development Code (DDC) Section 7.6.7 and Design Criteria Manual (DCM) Sections 6, 6.4.4.B, and 6.4.4.C.
- ENCROACHMENT INTO THE RIPARIAN BUFFER ESA PERMITTED PER DDC 7.4.7A.3.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- IRF
- AC Acre
- <CM> Control Monument
- C1 Curve No.
- IRF Iron Rod Found
- L1 Line No.
- IRF 1/2" Iron Pin Found
- SF Square Feet
- PUE Public Utility Easement
- SE Sidewalk Easement
- PR Proposed
- RPR Real Public Records
- D.R.D.C.T. = Deed Records of Denton County, Texas
- P.R.D.C.T. = Official Public Records of Denton County, Texas

LINE TYPE LEGEND

- BOUNDARY LINE
- PROPOSED ROW
- EXISTING EASEMENT
- PROPOSED EASEMENT
- FIRE LANE
- R.O.W DEDICATION

FINAL PLAT

FOR
ELMS BEND MULTIFAMILY
1501 AUDRA LANE
LOT1, BLOCK A
BEING
TRACT TWO, AGUILAR PROPERTIES,
INC.
6.634 ACRES (288,996 SF)

IN THE
WM LLOYD SURVEY, A-773
EXISTING ZONING: MN
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE:
MULTIFAMILY DWELLING
CITY PROJECT #FP25-0007

31 March 2025

SHEET 1 OF 2

JOHNSON VOLK
CONSULTING
TRP&LS Engineering Firm No. 11602 | Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

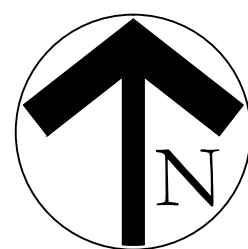
OWNER

AUDRA QOZB LLC
181 GRAND AVE, SUITE 200
SOUTHLAKE, TEXAS 76092
PHONE: (248) 220-0440
CONTACT: VASANT MAKINEN

ENGINEER/SURVEYOR

JOHNSON VOLK CONSULTING, INC.
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PHONE: 972-201-3102
CONTACT: CLAUDIO SEGOVIA, P.E.
EMAIL: CLAUDIO.SEGOVIA@JOHNSONVOLK.COM

RECORDING INFORMATION



40 20 0 40 80
SCALE 1" = 40'

LEGAL DESCRIPTION
6.634 ACRES

BEING A TRACT OF LAND SITUATED IN THE WILLIAM LLOYD SURVEY, ABSTRACT NO. 773, CITY OF DENTON, DENTON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO AUDRA QOZB LLC, AS RECORDED IN DOCUMENT NUMBER 2022-144922, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF NOTTINGHAM DRIVE, A 1.5466 ACRE RIGHT-OF-WAY TRACT ACCORDING TO DOCUMENT NUMBER 1997-58260, DEED RECORDS, DENTON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENTON BIBLE CHURCH, AS RECORDED IN DOCUMENT NUMBER 2010-40266, DEED RECORDS, DENTON COUNTY, TEXAS, SAME BEING COMMON WITH THE NORTHWEST CORNER OF SAID AUDRA QOZB LLC TRACT;

THENCE SOUTH 89 DEGREES 28 MINUTES 29 SECONDS EAST, WITH THE COMMON SOUTH LINE OF SAID DENTON BIBLE CHURCH TRACT AND NORTH LINE OF SAID AUDRA QOZB LLC TRACT, A DISTANCE OF 1,044.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERN NORTHWEST CORNER OF LOT 13, BLOCK A OF BELLAIRE NORTH ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 31, PLAT RECORDS, DENTON COUNTY, TEXAS, SAME BEING COMMON WITH THE NORTHEAST OF CORNER OF SAID AUDRA QOZB LLC TRACT;

THENCE SOUTH 47 DEGREES 19 MINUTES 41 SECONDS WEST, WITH THE COMMON SOUTHEAST LINE OF SAID AUDRA QOZB LLC TRACT AND NORTHWEST LINE OF SAID ADDITION, A DISTANCE OF 878.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WESTERN MOST CORNER OF LOT 1, BLOCK A OF SAID ADDITION;

THENCE NORTHWESTERLY, LEAVING SAID COMMON LINE AND WITH THE EAST LINE OF SAID NOTTINGHAM DRIVE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 80 DEGREES 20 MINUTES 31 SECONDS WEST, A DISTANCE OF 38.80 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "SENTCORP RPLS 4001" FOUND FOR CORNER;

NORTH 38 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.92 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "COLEMAN RPLS 4001" FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 03 MINUTES 38 SECONDS, A RADIUS OF 540.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 05 MINUTES 55 SECONDS WEST, 474.20 FEET;

NORTHWESTERLY, WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 490.91 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "COLEMAN RPLS 4001" FOUND FOR CORNER;

NORTH 49 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 164.78 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE HAVING A CENTRAL ANGLE OF 03 DEGREES 26 MINUTES 15 SECONDS, A RADIUS OF 463.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES 38 MINUTES 46 SECONDS WEST, 27.81 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 288,996 SQUARE FEET OR 6.634 ACRES OF LAND.

OWNER'S CERTIFICATE:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we Audra QOZB LLC, acting herein by and through its duly authorized officers, do hereby adopt that plat designating the hereinabove described property as ELMS BEND MULTIFAMILY an addition to the City of Denton and do hereby dedicate to the public use forever in fee simple the streets, alleys, rights-of-way, and easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

WITNESS OUR HANDS at Denton County, Texas, this _____ day of _____, 2025.

AUDRA QOZB LLC
a Texas limited liability company

By: _____
a Texas limited liability company

Its: Manager

By: _____
NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, 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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, 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 platting rules and regulations of City of Denton, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan S. Reynolds, 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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ELMS BEND MULTIFAMILY 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 ____, 2025.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	27.81	463.58	003°26'15"	27.81	N47° 38' 46"W
C2	28.67	102.00	016°06'20"	28.58	N56° 48' 07"W
C3	1.92	20.00	005°29'58"	1.92	S43° 35' 58"W
C4	4.23	10.00	024°13'09"	4.20	N28° 44' 25"E
C5	25.74	30.00	049°09'01"	24.95	N65° 25' 30"E
C6	165.19	549.50	017°13'28"	164.57	N40° 29' 28"W
C7	10.73	30.00	020°29'56"	10.68	S79° 45' 02"E
C8	62.97	176.00	020°29'56"	62.63	S79° 45' 02"E
C9	19.15	28.00	039°11'28"	18.78	N70° 24' 16"W
C10	20.52	30.00	039°11'28"	20.12	S70° 24' 16"E
C11	51.38	30.00	098°07'46"	45.33	S01° 44' 39"E
C12	34.25	20.00	098°07'46"	30.22	N01° 44' 39"W
C13	62.89	30.00	120°06'08"	51.99	N72° 37' 41"W
C14	82.38	56.00	084°17'10"	75.15	N54° 43' 12"W
C15	44.13	30.00	084°17'10"	40.26	N54° 43' 12"W
C16	20.44	60.00	019°31'10"	20.34	N87° 06' 12"W
C17	79.30	114.00	039°51'22"	77.71	S82° 43' 43"W
C18	23.28	78.00	017°06'15"	23.20	N74° 35' 05"E
C19	16.09	20.00	048°06'15"	15.66	N42° 58' 50"E
C20	36.58	35.00	059°53'05"	34.94	S17° 22' 42"W
C21	13.43	20.00	038°27'51"	13.18	S82° 01' 58"W
C22	41.81	40.00	059°53'05"	39.93	S17° 22' 42"W
C23	268.81	549.50	028°01'43"	266.14	N14° 00' 01"W
C24	50.02	34.00	084°17'57"	45.63	S54° 42' 49"E
C25	6.87	5.00	078°42'10"	6.34	N51° 54' 55"W
C26	23.35	17.00	078°42'10"	21.56	N51° 54' 55"W

Line Table		
Line	Length	Direction
L1	41.03	S12° 33' 50"E
L2	38.80	N80° 20' 31"W
L3	16.70	S64° 51' 17"E
L4	3.82	S40° 50' 59"W
L5	1.62	N40° 50' 59"E
L6	45.92	N38° 48' 00"W
L7	48.89	S12° 33' 50"E
L8	15.00	N0° 00' 00"W
L9	10.00	N90° 00' 00"W
L10	22.02	S42° 40' 46"E
L11	17.24	S83° 08' 13"W
L12	75.37	N83° 08' 13"E
L13	34.72	N88° 44' 00"E
L14	22.05	N42° 40' 11"W
L15	19.59	N42° 40' 11"W
L16	67.48	S49° 24' 57"W
L17	23.67	N43° 50' 03"E
L18	16.00	S46° 09' 57"E
L19	23.44	N43° 50' 03"E

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LOT1, BLOCK A
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PROPOSED LAND USE:
MULTIFAMILY DWELLING
CITY PROJECT #FP25-0007
31 March 2025
SHEET 2 OF 2



OWNER
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PHONE: (248) 220-0440
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RECORDING INFORMATION