

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Denton Enterprise Owner, LLC is the owner of a 102.9888 acre (4,486,192 square foot) tract of land situated in the J.W. Hardin Survey, Abstract No. 1656, and the J. Bacon Survey, Abstract No. 1540, Denton County, Texas, and being all of a called 73.759 acre tract of land described in the Special Warranty Deed with Vendor's Lien to US Trinity Holdings, LLC recorded in Instrument No. 2021-10662, Official Public Records, Denton County, Texas, and being all of a called 9.826 acre tract of land described in Special Warranty Deed to US Trinity Holdings, LLC recorded in Instrument No. 2020-96141, said Official Public Records, and being all of Tract 1, Tract 2, and Tract 3 as described in Special Warranty Deed to US Trinity Holdings, LLC recorded in Instrument No. 2020-94767, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of the said called 73.759 acre tract of land, and being in Springside Road, at the intersection of Springside Road and Corbin Road;

THENCE South 89°31'41" West, along the south line of the said called 73.759 acre tract, said south line being in Springside Road, a distance of 2,592.45 feet to a 5/8-inch iron rod with cap stamped "BURY PARTNERS" found for corner, being at the southeast corner of a called 0.0416 acre tract of land described in the Street Right-of-Way Deed to the City of Denton recorded in Instrument No. 2009-49635, said Official Public Records;

THENCE North 01°17'00" West, along the east line of the said called 0.0416 acre tract, a distance of 7.32 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

THENCE North 45°39'03" West, along the northeast line of the said called 0.0416 acre tract, a distance of 27.82 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 89°50'36" West, along the north line of the said called 0.0416 acre tract, a distance of 54.87 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the northwest corner of the said called 0.0416 acre tract, and being at the southwest corner of the said called 73.759 acre tract, and being in the east right-of-way line of Westcourt Road, a variable width right-of-way;

THENCE along the said east right-of-way line, the following six (6) calls:

North 00°05'03" West, along the west line of the said called 73.759 acre tract, a distance of 776.47 feet to a 1/2-inch iron rod found for corner, being at the south corner of a called 0.1508 acre tract of land described in Instrument No. 2009-49635, said Official Public Records, and being at the beginning of a non-tangent curve to the right with a radius of 876.00 feet, a central angle of 06°38'36", and a chord bearing and distance of North 03°13'48" East, 101.51 feet;

In a northerly direction, along the east line of the said called 0.1508 acre tract, with said non-tangent curve to the right, an arc distance of 101.57 feet to a 1/2-inch iron rod found for corner;

North 06°33'06" East, continuing along the said east line, a distance of 107.20 feet to a 1/2-inch iron rod found for corner, being at the beginning of a non-tangent curve to the left with a radius of 1,000.00 feet, a central angle of 06°41'08", and a chord bearing and distance of North 03°12'39" East, 116.62 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 116.69 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

North 00°05'01" West, continuing along the said east line, and along the east lines of the tracts of land described in the Street Right-of-Way Deeds to the City of Denton as Parcel 7, Instrument No. 2009-50513, Parcel 8B, Instrument No. 2009-49630, and Parcel 5, Instrument No. 2009-50524, said Official Public Records, a distance of 1,395.48 feet to a mag nail set for corner, being the beginning of a tangent curve to the left with a radius of 876.00 feet, a central angle of 03°21'09", and a chord bearing and distance of North 01°45'36" West, 51.25 feet;

In a northerly direction, continuing along the east line of said Parcel 5, with said tangent curve to the left, an arc distance of 51.26 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner, being at the southwest corner of a called 1.870 acre tract of land described in General Warranty Deed with Vendor's Lien to Cole Smith recorded in Instrument No. 2020-15735, said Official Public Records;

THENCE South 89°37'44" East, along the south line of the said called 1.870 acre tract, a distance of 363.54 feet to a 1/2-inch iron rod found for corner, being at the southeast corner of the said called 1.870 acre tract;

THENCE North 00°01'59" West, along the east line of the said called 1.870 acre tract, a distance of 214.75 feet to a 5/8-inch iron

rod with cap stamped "KHA" set for corner, being at the northeast corner of the said called 1.870 acre tract, and being at the northernmost northwest corner of the aforementioned Tract 1 (Instrument No. 2020-94767);

THENCE South 89°33'06" East, along the north line of said Tract 1, a distance of 133.88 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner, being at the northernmost northeast corner of said Tract 1, and being in the west bank of a creek bed;

THENCE along the east line of said Tract 1, the following five (5) calls:

South 04°42'54" West, a distance of 267.05 feet to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 03°11'33" West, a distance of 119.87 feet to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 03°06'14" East, a distance of 94.84 feet (record deed South 02°58'01" East, 93.15 feet) to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 34°18'29" East, a distance of 234.40 feet (record deed South 34°13'28" East, 237.32 feet) to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 65°01'53" East, a distance of 204.52 feet (record deed South 63°31'43" East, 200.66 feet) to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner, being at the southeast corner of said Tract 1, and being at the northeast corner of said Tract 3 (Instrument No. 2020-94767);

THENCE along the east line of said Tract 3, the following four (4) calls:

South 67°49'56" East, a distance of 69.55 feet to a point for corner;

South 61°51'52" East, a distance of 110.72 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

South 39°56'52" East, a distance of 199.09 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

South 45°27'22" East, a distance of 18.37 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being at the northernmost northwest corner of the aforementioned called 73.759 acre tract;

THENCE South 89°33'39" East, departing the east line of said Tract 3, and along the north line of the said called 73.759 acre tract, at a distance of 7.68 feet passing a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for reference, and continuing in all a total distance of 651.31 feet to a point for corner, being at the northernmost northeast corner of the said called 73.759 acre tract, and being in the center of Hickory Creek;

THENCE the northeasterly line of the said called 73.759 acre tract, and along the meanderings of Hickory Creek, the following sixteen (16) calls:

South 33°08'50" East, a distance of 117.85 feet to a point for corner;

South 11°31'16" East, a distance of 72.86 feet to a point for corner;

South 33°12'43" West, a distance of 84.54 feet to a point for corner;

South 58°11'39" West, a distance of 82.76 feet to a point for corner;

South 01°35'59" West, a distance of 113.85 feet to a point for corner;

South 23°34'12" East, a distance of 125.40 feet to a point for corner;

South 02°57'02" East, a distance of 173.74 feet to a point for corner;

South 09°37'47" East, a distance of 140.91 feet to a point for corner;

South 31°52'20" East, a distance of 103.96 feet to a point for corner;

South 78°30'48" East, a distance of 166.38 feet to a point for corner;

North 89°27'21" East, a distance of 142.93 feet to a point for corner;

North 64°34'18" East, a distance of 107.28 feet to a point for corner;

North 06°44'57" East, a distance of 123.52 feet to a point for corner;

North 61°44'35" East, a distance of 128.30 feet to a point for corner;

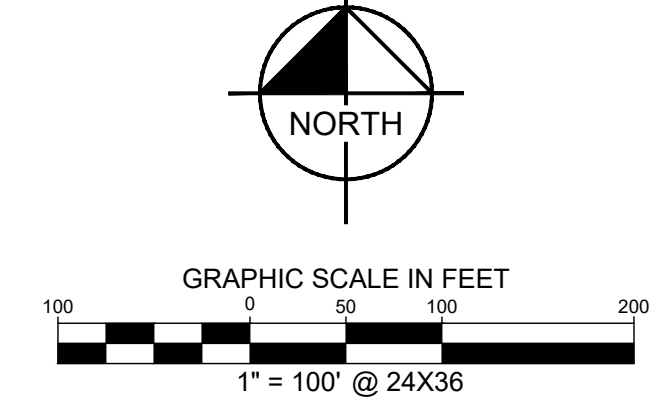
South 63°27'17" East, a distance of 107.32 feet to a point for corner;

South 47°09'44" East, a distance of 244.39 feet to a point for corner, being the easternmost northeast corner of the said called 73.759 acre tract, and being in Corbin Road;

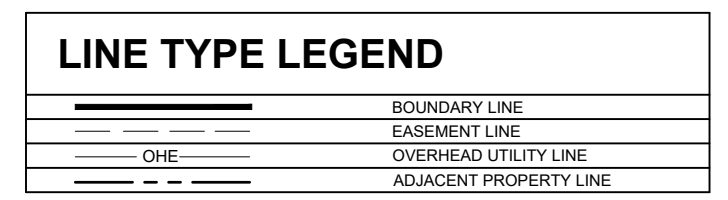
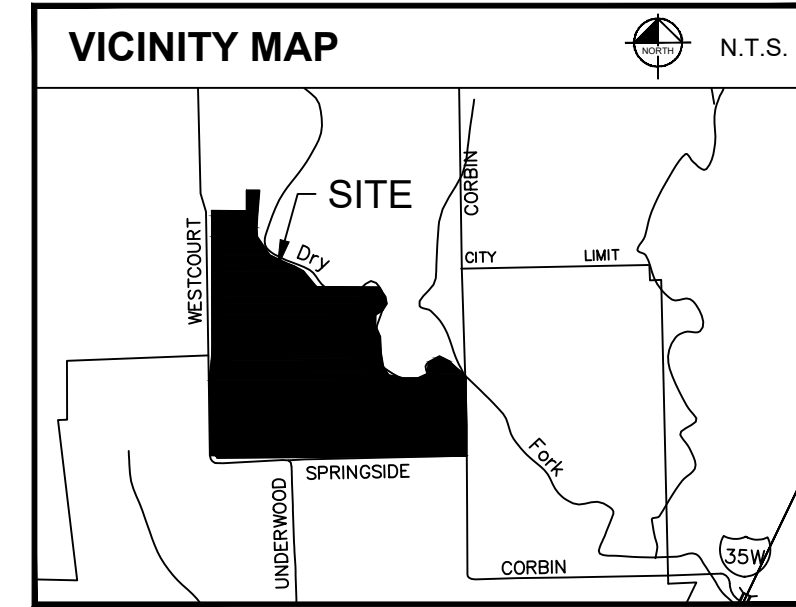
THENCE South 00°01'55" West, along the east line of the said called 73.759 acre tract, and along Corbin Road, a distance of 824.31 feet to the POINT OF BEGINNING and containing 4,486,192 square feet or 102.9888 acres of land, more or less.

Table with 5 columns: NO, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curve data for C1 through C7.

Table with 4 columns: NO, BEARING, LENGTH, BEARING, LENGTH. Contains line data for L1 through L15.



LEGEND
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
MNS = MAG NAIL SET



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DENTON ENTERPRISE OWNER, LLC, does hereby adopt this plat designating the hereinabove described property as LOTS 1-3, BLOCK A, DENTON AIRPORT INDUSTRIAL, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same.

WITNESS MY HAND, this \_\_\_ day of \_\_\_, 20\_\_.

DENTON ENTERPRISE OWNER, LLC, a Texas limited liability company

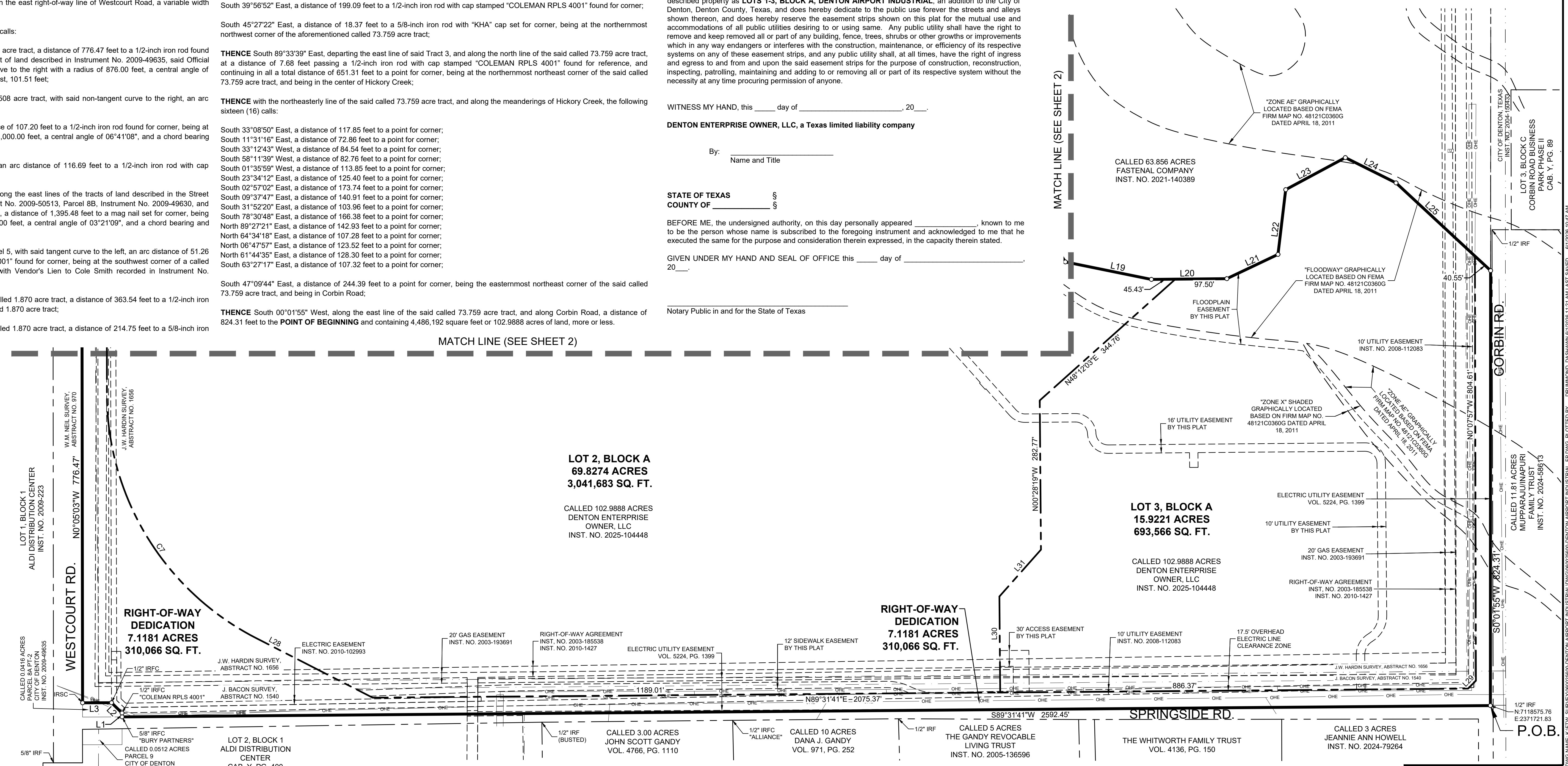
By: Name and Title

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 executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 20\_\_.

Notary Public in and for the State of Texas



LOT 2, BLOCK A
69.8274 ACRES
3,041,683 SQ. FT.

CALLLED 102.9888 ACRES
DENTON ENTERPRISE
OWNER, LLC
INST. NO. 2025-104448

LOT 3, BLOCK A
15.9221 ACRES
693,566 SQ. FT.

CALLLED 102.9888 ACRES
DENTON ENTERPRISE
OWNER, LLC
INST. NO. 2025-104448

RIGHT-OF-WAY
DEDICATION
7.1181 ACRES
310,066 SQ. FT.

RIGHT-OF-WAY
DEDICATION
7.1181 ACRES
310,066 SQ. FT.

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511

OWNER/DEVELOPER
Denton Enterprise Owner, LLC
5960 Berkshire Lane, Suite 600
Dallas, Texas 75225

FINAL PLAT
LOTS 1-3, BLOCK A
DENTON AIRPORT INDUSTRIAL
102.9888 ACRES
J.W. HARDIN SURVEY, ABSTRACT NO. 1656
J. BACON SURVEY, ABSTRACT NO. 1540
CITY OF DENTON, DENTON COUNTY, TEXAS
FP XX-XXXX

Kimley-Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300, Fort Worth, Texas 76102. Tel. No. (817) 335-6511, www.kimley-horn.com.

