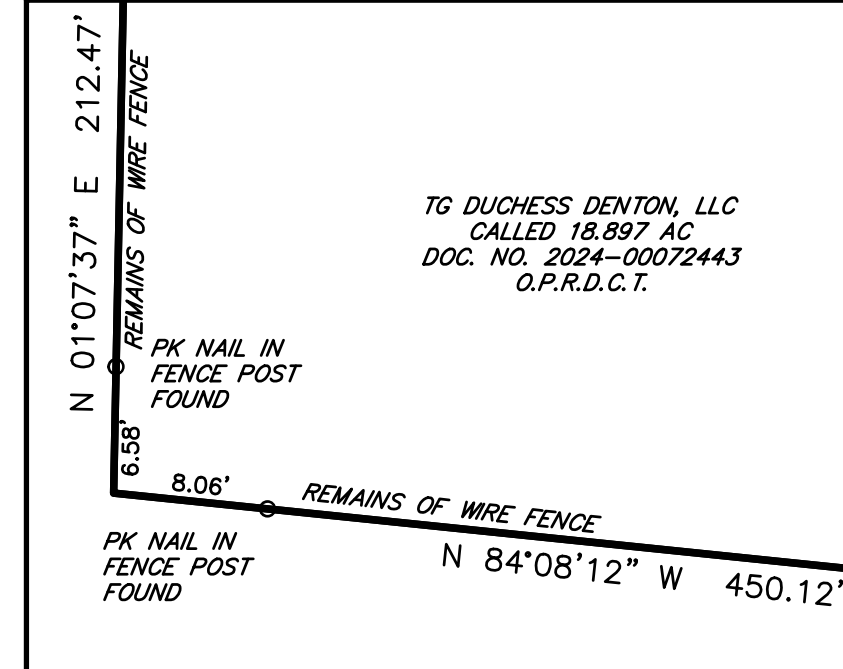


VICINITY MAP  
N.T.S.

GENERAL NOTES:

- The gross land area is 18.897 acres.
- The intersection of Duchess Road and Loop 288 is located approximately 783.00 feet from the Northeast corner of the subject tract.
- Lot 2, Block 1 is dedicated to the City of Denton as Park Land Dedication.
- Water and sewer service will be provided through the City of Denton.
- Property may not be subdivided or made part of the public water system before constructing water and sanitary sewer lines in compliance with applicable law, including-but not limited to-the Texas Administrative Code (TAC) Title 30 Part 1 Chapters 217 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto.
- Any structure within the 200' floodplain buffer, floodplain, or floodway, shall have an elevation certificate.

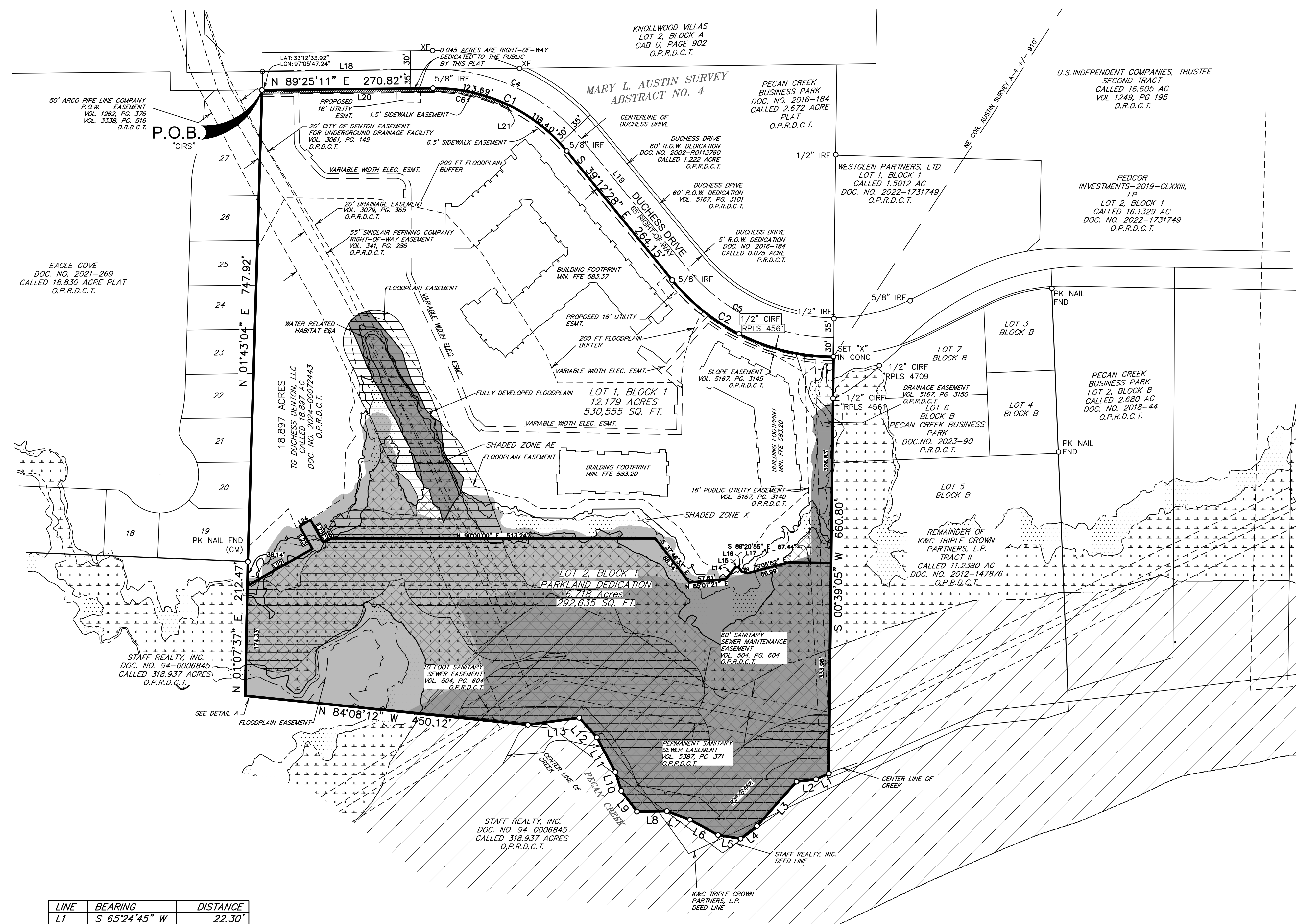
DETAIL A  
SCALE: 1" = 10'



LEGEND:

- FND FOUND
- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- XF X CUT FOUND
- "CIRS" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG PROPERTY CORNER")
- "CIRF" CAPPED IRON ROD FOUND
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS

- CONCRETE
- FEMA SHADED ZONE X
- FEMA SHADED ZONE AE
- FEMA FLOODWAY
- RIPIARIAN BUFFER
- WATER RELATED HABITAT ESA
- CROSS TIMBERS UPLAND HABITAT
- RIGHT-OF-WAY
- UNDEVELOPED FLOODPLAIN ESA
- ROAD CENTERLINE
- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LIMITS



LINE	BEARING	DISTANCE
L1	S 65°24'45" W	22.30'
L2	S 83°36'34" W	31.09'
L3	S 41°38'09" W	94.16'
L4	S 52°34'20" W	32.76'
L5	N 80°54'34" W	36.06'
L6	N 61°33'29" W	50.72'
L7	N 69°24'28" W	39.15'
L8	S 89°06'44" W	47.25'
L9	N 37°09'55" W	41.09'
L10	N 17°33'06" W	31.36'
L11	N 28°05'22" W	62.15'
L12	N 41°55'43" W	41.87'
L13	S 82°14'19" W	82.11'
L14	N 39°52'28" E	24.73'
L15	S 88°57'34" E	5.00'
L16	S 32°48'16" E	8.08'
L17	S 75°29'13" E	10.34'
L18	N 89°25'11" E	270.82'
L19	S 39°12'28" E	294.15'
L20	N 89°25'11" E	271.02'
L21	N 25°40'00" E	5.00'
L22	N 60°27'17" E	118.41'
L23	N 29°32'43" W	40.92'
L24	N 58°00'50" E	20.02'
L25	S 29°32'43" E	41.78'
L26	N 60°27'17" E	14.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	242.09'	234.06'	S 64°53'39" E	51°22'22"
C2	330.00'	292.52'	283.04'	S 64°36'08" E	50°47'20"
C4	300.00'	268.99'	260.07'	S 64°53'39" E	51°22'22"
C5	300.00'	265.93'	257.31'	S 64°36'08" E	50°47'20"
C6	265.00'	121.40'	120.34'	S 77°27'25" E	26°14'50"

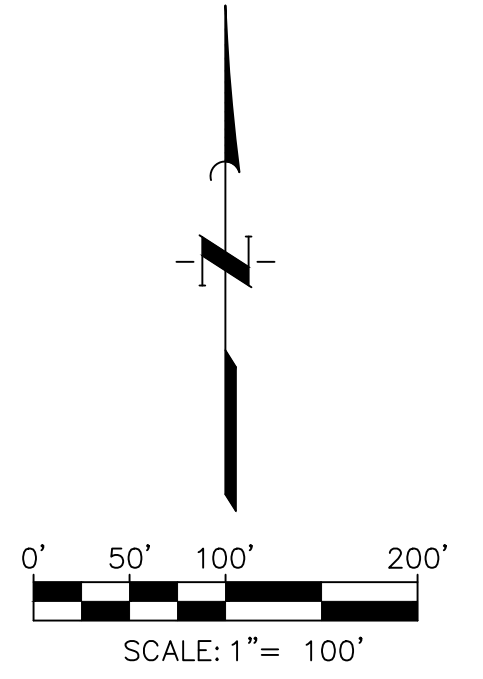
OWNER:  
TG DUCHESS DENTON LLC  
14241 DALLAS PARKWAY  
SUITE 1090  
DALLAS, TX 75254  
PHONE: (214) 416-7034  
CONTACT: FLOYD LEE

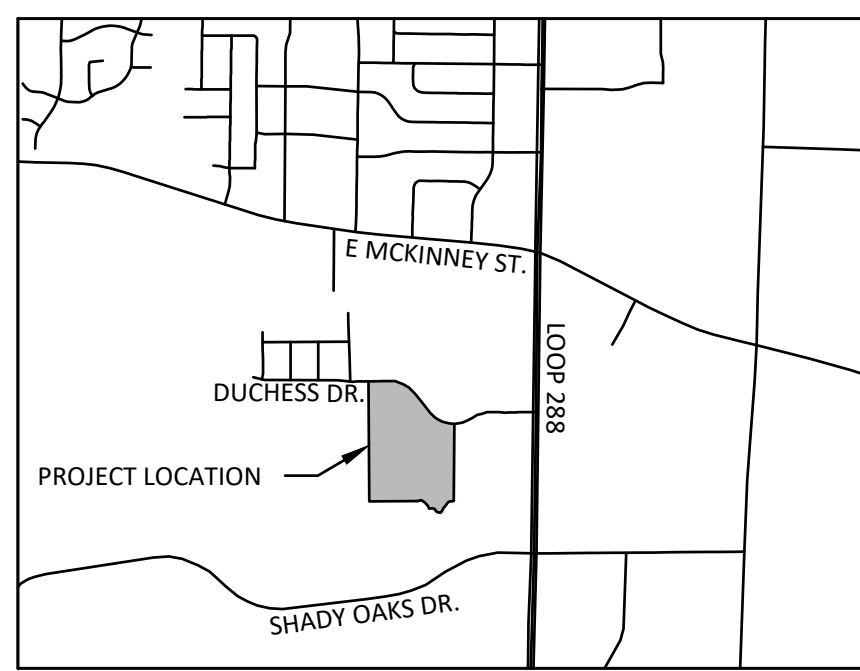
DEVELOPER:  
ROERS COMPANIES  
TWO CARLSON PARKWAY N  
SUITE 400  
PLYMOUTH, MINNESOTA 55447  
PHONE: 763-285-8808  
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:  
QUIDDITY ENGINEERING  
4500 MERCANTILE PLAZA DRIVE  
SUITE 228  
FORT WORTH, TX 76137  
PHONE: 972-265-6043  
CONTACT: JOSHUA F. SCHULIK, PE

FINAL PLAT  
**LOTS 1 & 2, BLOCK 1  
OLIVO APARTMENTS**  
BEING 18.897 ACRES  
SITUATED IN THE  
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4  
IN THE CITY OF DENTON  
DENTON COUNTY, TEXAS  
APRIL 2026

FP26-0013

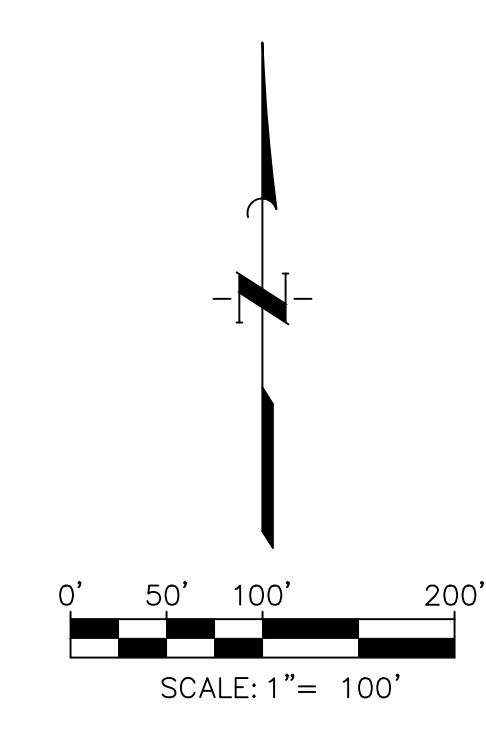
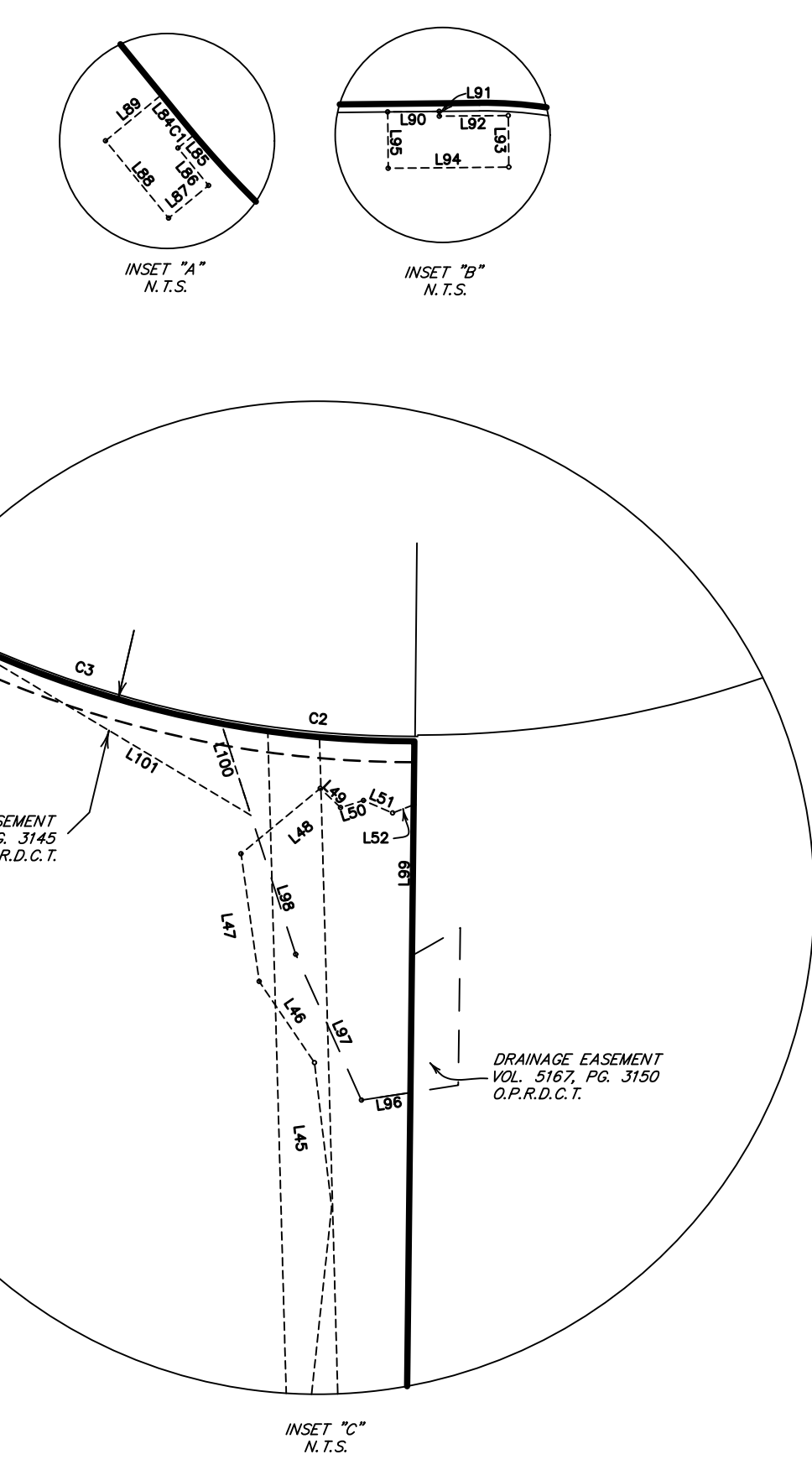
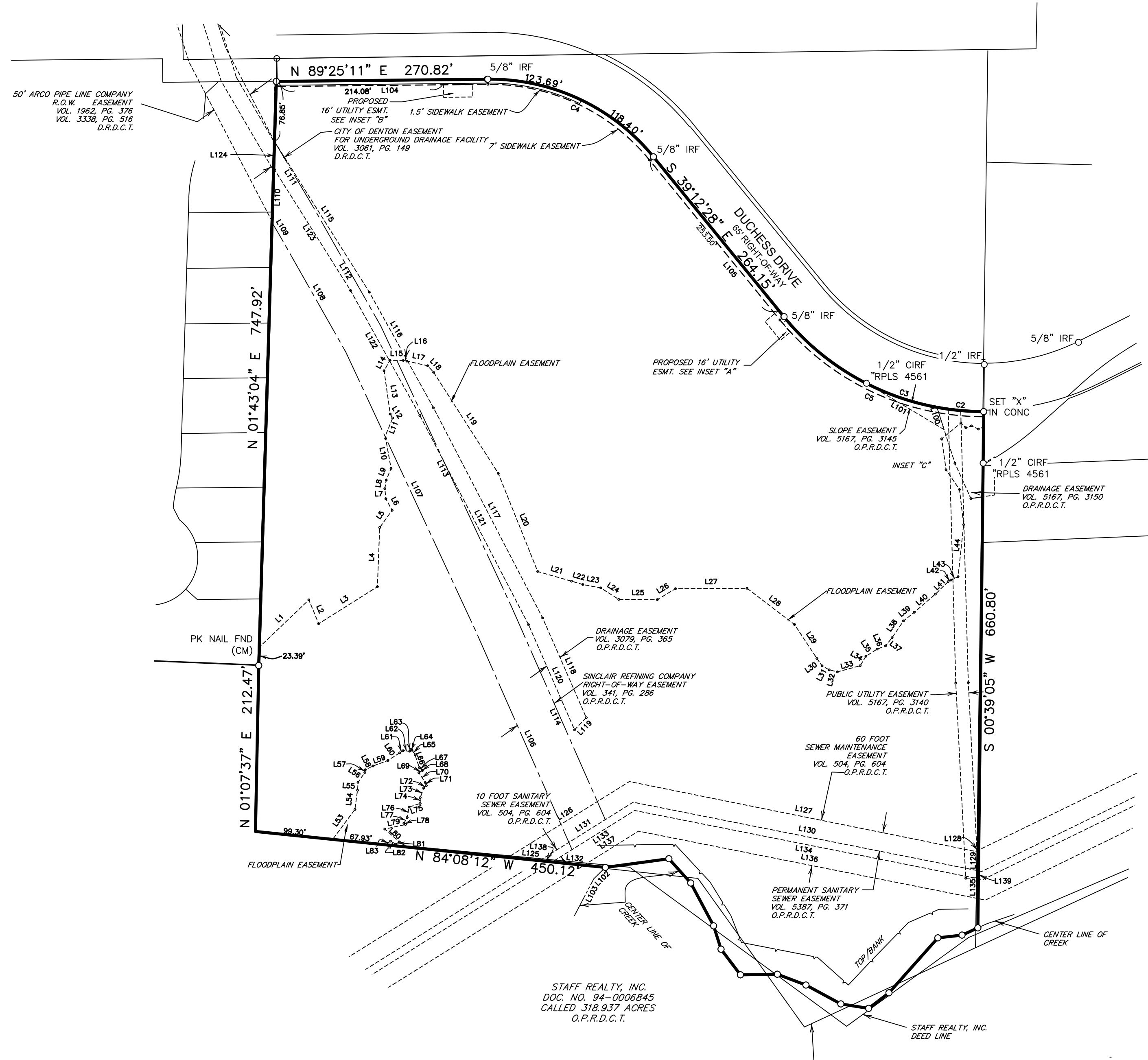




VICINITY MAP  
N.T.S.

LINE	BEARING	DISTANCE
L1	N 46°17'57" E	27.74'
L2	S 22°25'07" E	33.02'
L3	N 57°47'28" E	88.78'
L4	N 02°14'03" E	75.82'
L5	N 35°45'37" E	27.22'
L6	N 28°34'20" W	16.76'
L7	N 05°53'25" W	13.02'
L8	N 09°27'41" E	11.07'
L9	N 22°13'48" E	16.29'
L10	N 10°10'59" W	38.79'
L11	N 22°20'36" E	22.10'
L12	N 31°40'50" W	5.97'
L13	N 08°04'01" W	55.91'
L14	N 28°46'44" E	15.26'
L15	S 89°27'02" E	17.22'
L16	S 79°46'54" E	4.76'
L17	S 77°30'22" E	27.12'
L18	S 42°18'57" E	11.31'
L19	S 32°37'02" E	153.58'
L20	S 21°52'19" E	135.46'
L21	S 74°04'14" E	45.08'
L22	S 73°51'38" E	14.97'
L23	S 79°14'38" E	23.48'
L24	S 57°21'46" E	27.28'
L25	S 89°31'27" E	49.32'
L26	N 88°59'43" E	27.23'
L27	N 89°43'37" E	91.56'
L28	S 52°37'09" E	76.44'
L29	S 33°23'34" E	51.93'
L30	S 35°16'30" E	11.84'
L31	S 60°21'10" E	10.33'
L32	S 76°33'02" E	10.84'
L33	N 75°00'52" E	30.20'
L34	N 31°05'32" E	14.24'
L35	N 57°39'00" E	16.93'
L36	N 68°37'43" E	11.69'
L37	N 38°35'46" E	13.27'
L38	N 34°12'42" E	25.99'
L39	N 51°15'52" E	17.64'
L40	N 49°19'46" E	35.60'
L41	S 46°29'36" W	4.63'
L42	N 59°27'42" E	4.06'
L43	N 65°22'50" E	17.64'
L44	N 06°07'25" E	67.13'
L45	N 06°44'45" W	45.27'
L46	N 34°15'17" W	30.48'
L47	N 08°07'03" W	40.04'
L48	N 50°29'00" E	31.92'
L49	S 46°16'08" E	8.68'
L50	N 72°33'05" E	7.49'
L51	S 66°34'18" E	9.83'
L52	N 68°44'54" E	7.02'
L53	N 36°38'51" E	47.70'
L54	N 07°48'15" E	24.82'
L55	N 03°49'42" E	10.24'
L56	N 34°47'48" E	15.23'
L57	N 10°11'24" E	3.53'
L58	N 63°34'42" E	11.01'
L59	N 69°53'11" E	20.18'
L60	N 56°56'46" E	18.11'
L61	N 58°12'12" E	5.21'
L62	S 84°45'28" E	8.35'
L63	N 35°57'09" E	2.69'
L64	S 61°06'49" E	1.70'
L65	S 34°02'17" E	7.08'
L66	S 19°08'49" E	11.60'
L67	S 47°20'54" E	5.06'
L68	S 16°36'28" E	0.63'
L69	S 61°09'41" W	5.08'
L70	S 32°40'58" E	15.19'
L71	S 19°44'51" E	4.14'
L72	S 77°49'18" W	4.63'
L73	S 19°39'23" W	13.10'
L74	S 01°27'55" W	7.38'
L75	S 72°04'24" W	14.85'
L76	S 10°35'23" W	13.58'
L77	S 28°51'47" W	8.42'
L78	S 50°19'32" E	2.56'
L79	S 77°59'47" W	22.00'
L80	S 48°27'52" E	24.97'
L81	S 61°38'51" W	5.53'
L82	N 60°10'15" W	7.42'
L83	S 44°24'51" W	6.06'
L84	S 39°12'28" E	10.85'
L85	S 50°33'25" W	6.54'
L86	S 59°12'28" E	15.03'
L87	S 50°45'59" W	16.00'
L88	N 39°12'28" W	30.97'
L89	N 50°33'25" E	22.50'
L90	N 89°25'11" E	16.00'
L91	S 00°30'56" E	1.50'
L92	N 89°26'21" E	21.42'
L93	S 00°34'49" E	16.90'
L94	S 89°25'11" W	37.44'
L95	N 00°30'56" W	17.50'
L96	S 81°16'48" W	15.38'
L97	N 24°18'29" W	49.86'
L98	N 17°50'46" W	75.29'
L99	S 00°44'32" W	66.56'
L100	S 17°50'46" E	30.00'
L101	N 89°09'21" W	115.40'
L102	S 45°25'37" W	20.75'
L103	S 27°40'13" W	53.20'
L104	N 89°25'11" E	270.82'
L105	S 39°12'28" E	264.15'
L106	N 23°46'01" W	305.10'
L107	N 24°58'23" W	394.62'
L108	N 23°33'34" W	158.17'
L109	N 30°34'13" W	22.47'
L110	N 01°43'04" E	103.91'
L111	S 30°34'13" E	102.04'
L112	S 29°33'34" E	170.61'
L113	S 24°58'23" E	397.14'
L114	S 23°46'01" E	296.95'
L115	S 21°10'53" E	228.02'
L116	S 29°01'19" E	169.20'
L117	S 27°26'49" E	303.17'
L118	S 23°37'37" E	139.22'
L119	S 43°59'00" W	21.83'
L120	N 23°37'37" W	146.90'
L121	N 27°26'49" W	301.84'
L122	N 29°01'19" W	182.88'
L123	N 32°10'53" W	182.55'
L124	N 00°08'08" W	36.21'
L125	N 84°08'12" W	40.73'
L126	N 58°00'00" E	183.18'
L127	S 78°34'51" E	452.08'
L128	N 64°04'49" E	4.44'
L129	S 00°00'00" E	26.72'
L130	N 78°46'00" W	450.81'
L131	S 58°00'00" W	141.11'
L132	N 84°08'12" W	40.73'
L133	N 58°00'00" E	124.29'
L134	S 78°46'00" E	448.50'
L135	S 00°39'05" W	25.43'
L136	N 78°46'00" W	443.27'
L137	S 58°00'00" W	82.22'
L138	N 84°08'12" W	16.29'
L139	S 00°39'05" W	10.17'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°55'47"	330.00'	5.35'	S 39°40'21" E	5.35'
C2	1°22'54"	330.00'	60.27'	S 84°40'41" E	60.13'
C3	16°32'26"	330.00'	95.28'	S 71°10'26" E	94.95'
C4	51°22'22"	263.50'	236.26'	S 64°53'39" E	228.43'
C5	50°47'00"	336.50'	298.25'	S 64°35'58" E	288.59'



**LEGEND:**  
 CM CONTROLLING MONUMENT  
 POB POINT OF BEGINNING  
 XF X CUT FOUND  
 "CIRS" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")  
 "CIR" CAPPED IRON ROD FOUND  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS  
 P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS

ADJOINER LINE \_\_\_\_\_  
 BOUNDARY LINE \_\_\_\_\_  
 EASEMENT LIMITS - - - - -

FINAL PLAT  
**LOTS 1 & 2, BLOCK 1  
 OLIVO APARTMENTS**  
 BEING 18.897 ACRES  
 SITUATED IN THE  
 MARY L. AUSTIN SURVEY, ABSTRACT NO. 4  
 IN THE CITY OF DENTON  
 DENTON COUNTY, TEXAS  
 APRIL 2026

FP26-0013



**OWNER:**  
 TG DUCHESS DENTON LLC  
 14241 DALLAS PARKWAY  
 SUITE 1090  
 DALLAS, TX 75254  
 PHONE: (214) 416-7034  
 CONTACT: FLOYD LEE

**DEVELOPER:**  
 ROERS COMPANIES  
 TWO CARLSON PARKWAY N  
 SUITE 400  
 PLYMOUTH, MINNESOTA 55447  
 PHONE: 763-281-8808  
 CONTACT: JULIA TOLLEFSON

**CIVIL ENGINEER:**  
 QUIDDITY ENGINEERING  
 4500 MERCANTILE PLAZA DRIVE  
 SUITE 228  
 FORT WORTH, TX 76137  
 PHONE: 972-265-6043  
 CONTACT: JOSHUA F. SCHULIK, PE

BEING a 18.897 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, Denton County Texas, being all of a called 18.897 acre tract of land described in a deed to Duchess Denton, LLC, recorded in Document Number 2024-00072443, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, MAD 83, North Central Zone 4202:

**BEGINNING** at a set 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") in the west line of said 18.897 acre tract, being the northeast corner of Eagle Cove, an addition to the City of Denton according to the plat recorded in Document No. 2021-269, O.P.R.D.C.T., also being in the south right-of-way line of Duchess Drive (60' right-of-way), according to the right-of-way document recorded in Document No. 2002-R0113760, O.P.R.D.C.T.;

**THENCE** along the south right-of-way of said Duchess Drive, the following courses:

North 89 Degrees 25 Minutes 11 Seconds East, a distance of 270.82 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 51 Degrees 22 Minutes 22 Seconds, a radius of 270.00 feet, an arc distance of 242.09 feet and a chord bearing and distance of South 64 Degrees 53 Minutes 39 Seconds East, 234.06 feet to a 5/8" iron rod found for corner;

South 39 Degrees 12 Minutes 28 Seconds East, a distance of 264.15 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 50 Degrees 47 Minutes 20 Seconds, a radius of 330.00 feet, an arc distance of 292.52 feet and a chord bearing and distance of South 64 Degrees 36 Minutes 08 Seconds East, 283.04 feet to a set cut "X" in concrete on the east line of the aforementioned Tract 1, being the northeast corner of said 18.897 acre tract;

**THENCE** South 00 Degrees 39 Minutes 05 Seconds West, departing the south right-of-way line of said Duchess Drive, along said east line of said 18.897 acre tract, at a distance of 65.98 passing a 1/2" iron rod found for the northwest corner of Tract II, a called 11.2380 acre tract of land described in deed to K & C Triple Crown Partners, LP, recorded in Document Number 2012-147876, O.P.R.D.C.T., and continuing along the common line between said 18.897 acre tract and said Tract II, a distance of 660.80 feet to the center of Pecan Creek;

**THENCE** along the center of said Pecan Creek, the following courses:

South 65 Degrees 24 Minutes 45 Seconds West, a distance of 22.30 feet;

South 83 Degrees 36 Minutes 34 Seconds West, a distance of 31.09 feet;

South 41 Degrees 38 Minutes 09 Seconds West, a distance of 94.16 feet;

North 52 Degrees 34 Minutes 20 Seconds West, a distance of 32.76 feet;

North 80 Degrees 54 Minutes 34 Seconds West, a distance of 36.06 feet;

North 61 Degrees 33 Minutes 29 Seconds West, a distance of 50.72 feet;

North 69 Degrees 24 Minutes 28 Seconds West, a distance of 39.15 feet;

South 89 Degrees 06 Minutes 44 Seconds West, a distance of 47.25 feet;

North 37 Degrees 09 Minutes 55 Seconds West, a distance of 41.09 feet;

North 17 Degrees 33 Minutes 06 Seconds West, a distance of 31.36 feet;

North 28 Degrees 05 Minutes 22 Seconds West, a distance of 62.15 feet;

North 41 Degrees 55 Minutes 43 Seconds West, a distance of 41.87 feet;

South 82 Degrees 14 Minutes 19 Seconds West, a distance of 82.11 feet;

**THENCE** North 84 Degrees 08 Minutes 12 Seconds West, departing the center of said Pecan Creek, along the remains of a wire fence, at a distance of 442.06 feet passing a found PK Nail in fence post, and continuing for a total distance of 450.12 feet to a point for corner;

**THENCE** North 01 Degrees 07 Minutes 37 Seconds East, along the west line of said 18.897 acre tract, at a distance of 6.58 feet passing a found PK Nail in fence post, along the remains of a wire fence, continuing for a total distance of 212.47 feet to a PK Nail found in fence post found at the southeast corner of the aforementioned Eagle Cove subdivision;

**THENCE** North 01 Degrees 43 Minutes 04 Seconds East, along the west line of said 18.897 acre tract and the east line of said Eagle Cove subdivision, a distance of 747.92 feet to the **POINT OF BEGINNING** and containing 18.897 acres more or less as shown on Drawing Number 18504 in the office of Quiddity Engineering in Plano, Texas.

The Floodplain Easement 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 Floodplain 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 Floodplain Easement, as herein above defined, unless approved by the City. The owners shall keep the Floodplain 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 Floodplain 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 Floodplain 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 to 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.

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 and Detention Easement 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 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, 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.

A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4. must be met prior to the release of any permits.

City of Denton shall have a blanket temporary access easement to allow the city staff to enter the property to conduct necessary inspections. Temporary access easement shall expire at time of final acceptance.

Water and sewer service will be provided through the City of Denton.

Cross Timbers Upland Habitat shall be up-kept and maintained by the property owner. There shall be no removing, destroying, cutting, trimming, mowing, shredding, burning, harming, or altering of vegetation, or disturbing or changing in any way the natural habitat of cross timbers upland habitat area without written permission by the City of Denton. The property owner shall periodically inspect the property and shall keep the property free of trash, debris and hazards. The City of Denton does not assume any maintenance obligations within the cross timbers upland habitat area.

**MASTER NOTES:**

1.) The purpose of this plat is to create one multifamily lot and one parkland lot.

2.) Elevations used for delineating contour lines are based upon NAVD 1988 datum.

3.) The bearings and grid coordinates shown on this plat are based on the Texas Coordinate System, North Central Zone, NAD 83.

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Fidelity National Title Insurance Company, g.f. no. FTDAL-34-9000342600040-CK, effective date January 15, 2026. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the City Limits of Denton (or) the ETJ of the City of Denton, and Denton County.

6.) 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.

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 County of Denton.

8.) All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

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 parking lot 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; and

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 permitted.

13.) A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject ite 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.) Master Note N/A

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.) I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which is within the "Floodway" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments"

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions 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 83 and is the same as the datum used to establish 100-year base flood elevations.

22.) Master Note N/A

23.) Lots within 200 feet of the FEMA Floodplain require minimum finished floor elevations as shown on plat. All buildings within the 200 foot Floodplain Buffer Floodplain or Floodway shall have elevation certificates.

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 Floodplain/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 Floodplain/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 Floodplain/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 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 Floodplain/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

36.) Master Note N/A

37.) Lot 2, Block A is dedicated to the City of Denton as a Park Land Dedication Lot.

38.) Master Note N/A

39.) Master Note N/A

40.) Master Note N/A

41.) Master Note N/A

42.) Master Note N/A

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.

**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 Olivo Apartments 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

**STATE OF TEXAS:**

**COUNTY OF DENTON:**

**Owner's Dedication Block**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT \_\_\_\_\_, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as Olivo Apartments, 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: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**STATE OF TEXAS**

**COUNTY OF DENTON**

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ of \_\_\_\_\_ on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose and in consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires : \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: \_\_\_\_\_  
**PRELIMINARY FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 \_\_\_\_th day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

OWNER:  
**TG DUCHESS DENTON LLC**  
14241 DALLAS PARKWAY  
SUITE 1090  
DALLAS, TX 75254  
PHONE: (214) 416-7034  
CONTACT: FLOYD LEE

DEVELOPER:  
**ROERS COMPANIES**  
TWO CARLSON PARKWAY N  
SUITE 400  
PLYMOUTH, MINNESOTA 55447  
PHONE: 763-285-8808  
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:  
**QUIDDITY ENGINEERING**  
4500 MERCANTILE PLAZA DRIVE  
SUITE 228  
FORT WORTH, TX 76137  
PHONE: 972-265-6943  
CONTACT: JOSHUA F. SCHULIK, PE