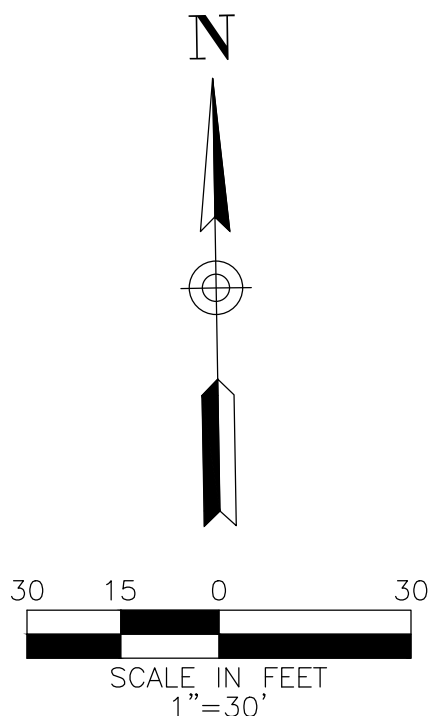


VICINITY MAP
SCALE: 1"=2000'

LEGEND

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - C.M. CONTROLLING MONUMENT
 - CAB. SLIDE CABINET AND SLIDE
 - DOC. NO. DOCUMENT NUMBER
 - VOL., PG. VOLUME AND PAGE
- SUBJECT PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - EASEMENT LINE
 - - - CENTERLINE

● FOUND/SET MONUMENT (SEE LABEL)



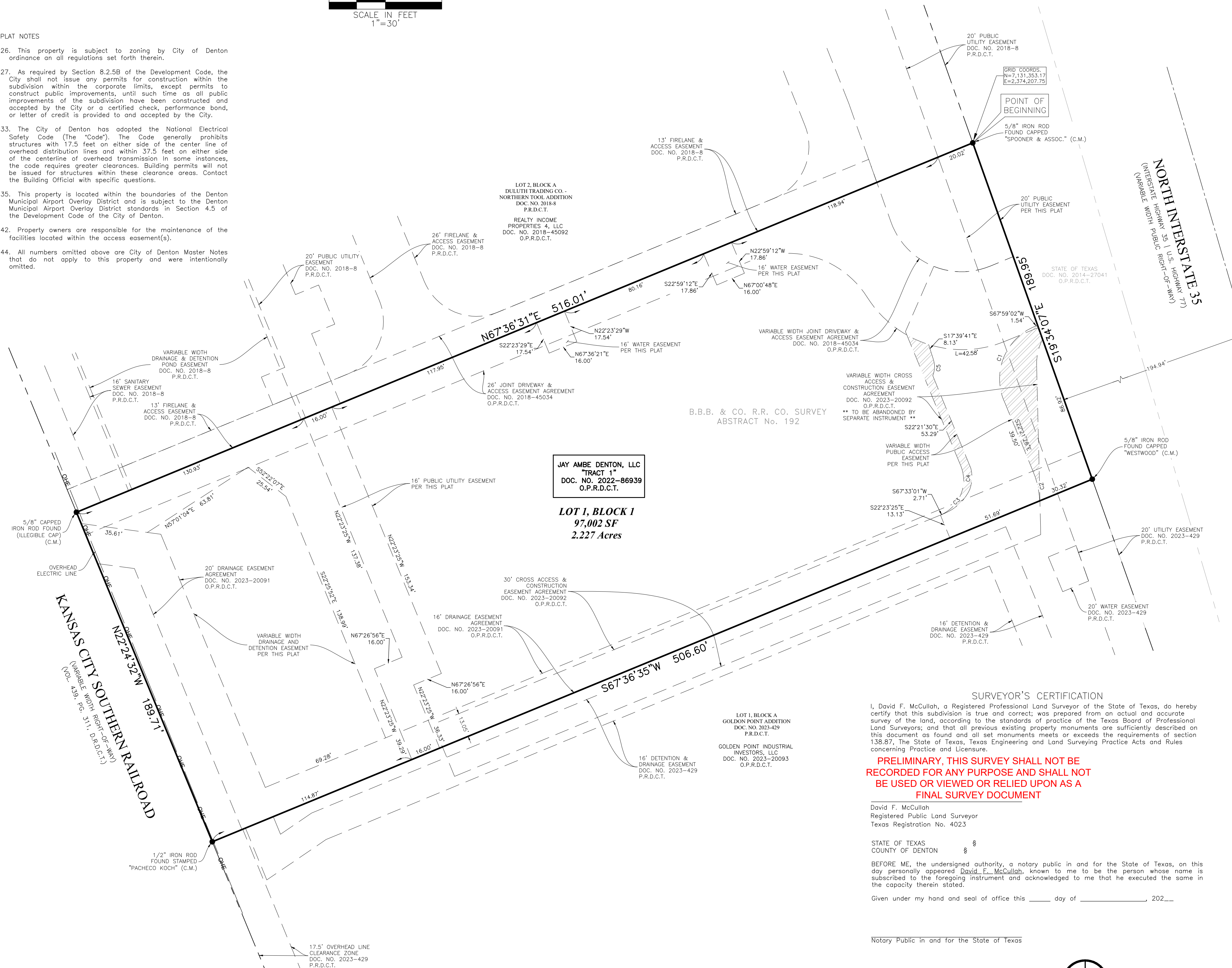
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	49.20'	30.10'	09°3'38"27"	S21°10'43"W	43.90'
C2	15.85'	45.00'	02°11'07"	S12°15'54"E	15.77'
C3	18.59'	25.55'	04°41'07"	S46°06'32"W	18.18'
C4	11.48'	19.10'	03°26'44"	S02°53'40"W	11.31'
C5	9.03'	12.26'	04°2'01"	S01°45'43"W	8.82'

PLAT NOTES

- The purpose of this Final Plat is to create 1 commercial lot.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface volumes using a surface adjustment factor of 1.000150630 to scale from grid to surface.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Freedom Title, pl. no. 2103666ND-S, effective date June 7, 2021. The surveyor has not abstracted the above property.
- This plat lies wholly within the City Limits of Denton and Denton County.
- 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.
- Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- 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 joined 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 paving 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.
- Encroachment of private improvements into public easements shall not be permitted.
- There was no observed evidence of any protected trees on the subject property at the time of this survey. 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.
- 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 DOC 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 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.
- Wastewater utility service will be provided by City of Denton.
- Water utility service will be provided by City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 04-18-2011 and that map indicates as noted, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210360G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base floor elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-Year base floor elevations.
- This Addition lies within unshaded zone map X, map number 481210360G, dated 04/18/2011.
- 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 variable width 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 variable width 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 variable width 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 variable width 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.

PLAT NOTES

- This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- 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.
- The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 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 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.
- This property is located within the boundaries of the Denton Municipal Airport Overlay District and is subject to the Denton Municipal Airport Overlay District standards in Section 4.5 of the Development Code of the City of Denton.
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.



JAY AMBE DENTON, LLC
"TRACT 1"
DOC. NO. 2022-86939
O.P.R.D.C.T.

LOT 1, BLOCK 1
97,002 SF
2.227 Acres

SURVEYOR'S CERTIFICATION
I, David F. McCullah, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previous existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.
PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.
Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2026.03.24 Project No.: TR-49-25
POINT OF CONTACT: GRAYSON CEBALLOS

OWNER/DEVELOPER
Jay Ambe Denton, LLC
800 Six Flags Drive,
Arlington, Texas 76011
T: 817-649-1168
mratans951@aol.com

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Jay Ambe Denton LLC are the owners of a 2.227 acre tract of land situated in the BBB&CO RR Co. Survey, Abstract No. 192, in Denton County, Texas, being that same tract of land conveyed to Jay Ambe Denton, LLC by deed recorded in Document No. 2022-86939 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a cap stamped "Spooner & Associates" for corner, said point being the East corner of Lot 2, Duluth Trading Co. Northern Tool Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-8, Plat Records of Denton County, Texas (P.R.D.C.T.), same being the North corner of said Jay Ambe Denton, LLC tract and lying on the Southwest right-of-way line of Interstate Highway 35 (Service Road) (variable width right-of-way);

THENCE South 19 Degrees 34 Minutes 07 Seconds East, with the Southwest right-of-way line of said Interstate Highway 35, a distance of 189.95 feet to a 5/8 inch iron rod found with a cap stamped "Westwood" for corner, said point being the North corner of Lot 1, Block A of Golden Point Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2023-429, P.R.D.C.T., same being the East corner of said Jay Ambe Denton, LLC tract;

THENCE South 67 Degrees 36 Minutes 35 Seconds West, departing the Southwest right-of-way line of said Interstate Highway No. 35, with the North line of said Golden Point Addition, a distance of 506.60 feet to a 1/2 inch iron rod found with a cap stamped "Pacheco Koch" for corner, said point being the West corner of said Golden Point Addition, same being the South corner of said Jay Ambe Denton, LLC tract and lying on the Northeast right-of-way line of the Kansas City Southern Railroad (variable width right-of-way);

THENCE North 22 Degrees 24 Minutes 32 Seconds West, with the Northeast right-of-way line of said railroad, a distance of 189.71 feet to a 5/8 inch iron rod found with an illegible cap for corner, said point being the West corner of said Jay Ambe Denton, LLC tract, same being the South corner of said Lot 2;

THENCE North 67 Degrees 36 Minutes 31 Seconds East, departing the Northeast right-of-way line of said railroad, with the South line of said Lot 2, a distance of 516.01 feet to the POINT OF BEGINNING and containing 97,002 square feet or 2.227 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Jay Ambe Denton LLC acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **AMBE ADDITION, LOT 1, BLOCK 1**, 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: JAY AMBE DENTON LLC

BY: _____
Signature — Authorized Representative Date

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas

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 AMBE ADDITION, LOT 1, BLOCK 1 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

SPACE RESERVED FOR RECORDING PURPOSES

FINAL PLAT
LOT 1, BLOCK 1
AMBE ADDITION
FP26-0005
BEING 2.227 ACRES
OUT OF THE B.B.B. & CO. R.R. CO. SURVEY
ABSTRACT NO. 192
CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 2026