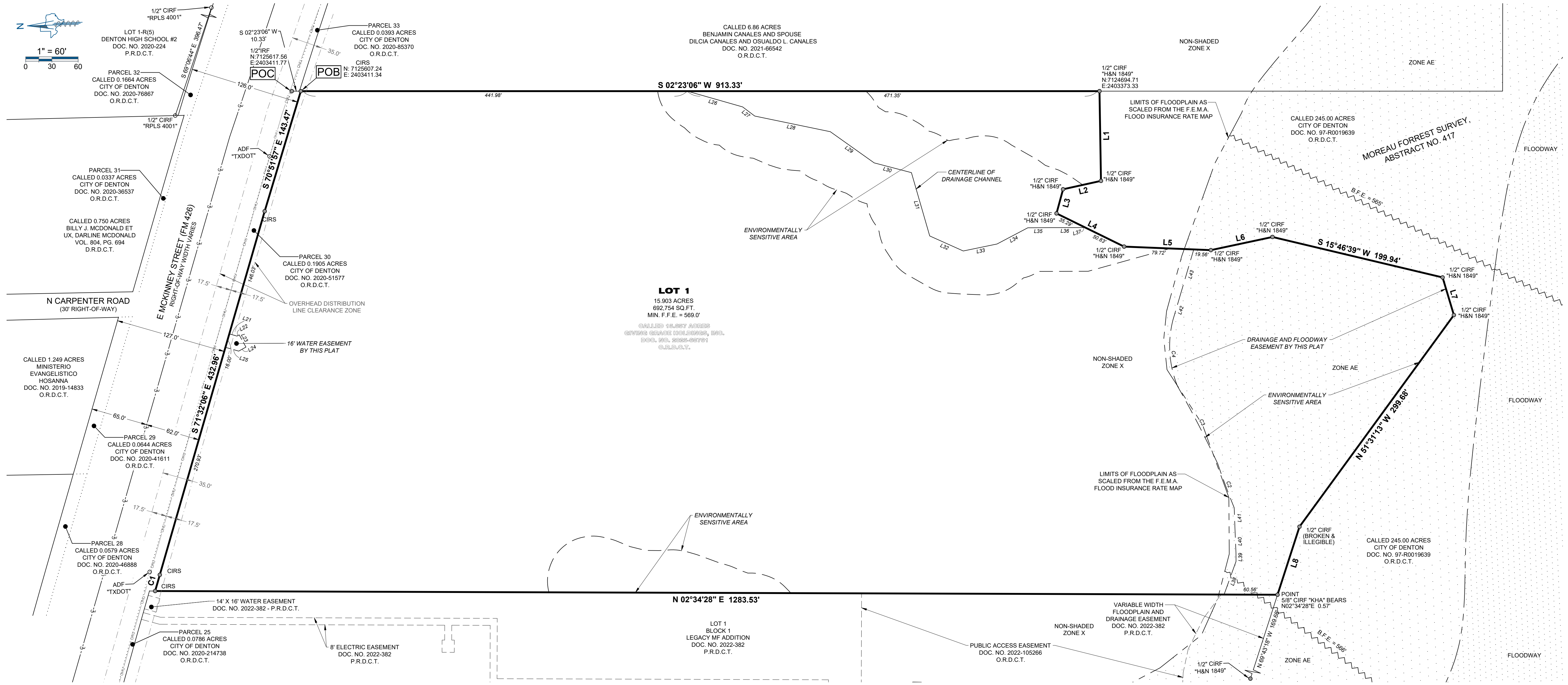


GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record, and to dedicate easements for site development.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- This plat was prepared to meet City of Denton and Denton County requirements.
- This plat lies wholly within the City Limits of Denton.
- 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 if not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipeline easements provided to the surveyor within the limits of the subdivision.
- 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.
- 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 corner 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.
- Encroachment of private improvements into public or private easements shall not be permitted.
- 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 DDC 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 side. 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 a private grinder pump and connecting to the City of Denton manhole.
- 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.
- 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 scaled, that this property is within "Non-Shaded Zone X", "Zone AE" and "Floodway" as shown on panel 48121C0380G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.



GENERAL NOTES (CONTINUED)

- 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 Floodway 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 Floodway 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 Floodway 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 Floodway 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.
- 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 Electric 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 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.
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- A 30-foot Future Public Trail and Floodplain Easement is hereby dedicated to the City of Denton for the purpose of providing public access and accommodating future hike-and-bike trail improvements. The City of Denton, its agents, and contractors shall have the unrestricted right of access for construction, reconstruction, inspection, and maintenance. No buildings, fences, fill, or improvements shall be placed within this easement without prior written approval from the City of Denton.
- Any structure that falls within the 200-foot floodplain buffer, floodplain or flood way shall have an elevation certificate.
- Property may not be subdivided or made part of the public water system before reconstructing 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.
- A portion of this property lies within the 100-year floodplain as defined by FEMA Flood Insurance Rate Map (FIRM) Panel No. 48121C0380G, effective April 18, 2011. The area delineated as "Trail Reservation Area" is hereby reserved for future public trail development and shall remain free of permanent structures or obstructions. This area shall be maintained in a natural or landscaped condition compatible with recreational use. A portion or all of this Trail Reservation Area may be dedicated to the City of Denton at a future date upon mutual agreement by separate instrument

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11399.16'	19.26'	0°05'49"	S 71°35'00" E	19.26'
C2	951.04'	53.68'	3°14'02"	N 71°53'19" E	53.67'
C3	1230.36'	100.02'	4°39'29"	N 64°59'34" E	100.00'
C4	121.01'	77.33'	36°36'46"	N 88°25'33" E	76.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°33'41" W	102.68'
L2	N 10°05'43" W	44.40'
L3	N 72°27'24" W	28.64'
L4	S 28°32'42" W	86.13'
L5	S 04°42'22" W	99.28'
L6	S 09°39'48" E	72.12'
L7	S 75°42'13" W	44.92'
L8	N 69°43'18" W	81.78'
L21	S 18°25'51" W	9.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S 26°34'59" E	2.89'
L23	S 63°25'51" W	16.00'
L24	N 26°34'09" W	9.52'
L25	N 18°25'51" E	15.78'
L26	S 18°18'28" W	65.81'
L27	S 39°24'20" W	17.35'
L28	S 14°05'41" W	88.23'
L29	S 37°46'48" W	61.55'
L30	S 17°04'00" W	44.00'
L31	S 76°16'08" W	75.43'
L32	S 26°31'25" W	42.04'
L33	S 09°17'04" E	39.39'
L34	S 25°24'38" E	39.80'
L35	S 01°56'05" W	24.29'
L36	S 02°19'18" W	37.91'
L37	S 13°09'46" E	2.42'
L38	S 67°47'36" E	40.33'
L39	S 87°54'58" E	9.12'
L40	S 89°57'49" E	29.07'
L41	S 89°43'20" E	23.19'
L42	S 71°11'29" E	29.01'
L43	S 71°10'15" E	55.11'

LEGEND			
●	= BOUNDARY MONUMENT	O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
PG	= PAGE	R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
CAB	= CABINET	D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
VOL	= VOLUME	---	= CENTER LINE OF ROAD
POB	= POINT OF BEGINNING	---	= PLAT BOUNDARY
POC	= POINT OF COMMENCING	---	= LOT LINE
ADF	= ALUMINUM DISK FOUND	---	= EASEMENTS
IRF	= IRON ROD FOUND	---	= ADJOINING PROPERTY LINE
CIRF	= CAPPED IRON ROD FOUND	---	= OLD LOT/DEED LINE
1/2" IRON ROD WITH GREEN		---	= FLOOD LINE
CIRS	= PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	---	= BASE FLOOD ELEVATION LINE
B.F.E.	= BASE FLOOD ELEVATION	---	= OVERHEAD UTILITIES
DOC. NO.	= DOCUMENT NUMBER	---	= OVERHEAD DISTRIBUTION LINE CLEARANCE ZONE
P.R.D.C.T.	= PLAT RECORDS		
D.O.C.T.	= DENTON COUNTY, TEXAS		
MIN. F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION		

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Giving Grace Holdings, Inc.
Contact: Dawn Shapley, CEO
1302 Teasley Lane
Denton, TX 76201
(214) 492-9533

DEVELOPER
McAdams Company
Contact: Aimee Bissett
4400 State Highway 121, Suite 800
Lewisville, TX 75056
(972) 436-9712

JOB NUMBER	2005.020-11
DATE	12/01/2025
REVISION	
DRAWN BY	DJJ/MMF



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TX Firm # 10194177

**FINAL PLAT
GIVING GRACE ADDITION
LOT 1, BLOCK A**

15.903 ACRES
BEING ALL OF A CALLED 15.657 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 2025-68761 - O.R.D.C.T.
OUT OF THE MOREAU FORREST SURVEY, ABSTRACT NO. 417
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT NO. FP25-0036
PREPARED ON: NOVEMBER 18, 2025

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, GIVING GRACE HOLDINGS, INC. is the owner of a 15.903 acre tract of land situated in the Moreau Forrest Survey, Abstract Number 417 in the City of Denton, Denton County, Texas and being the remainder portion of a called 15.657 acre tract conveyed to Giving Grace Holdings, Inc. by Gift Deed of record in Document Number 2025-68761 of the Official Records of Denton County and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the Northeast corner of a tract of land described as Parcel 30 in the deed to the City of Denton, recorded in Document Number 2020-51577 of the Official Records of Denton County, Texas;

THENCE S 02°23'06" W, with the East line of said Parcel 30, a distance of 10.33 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set in the South right-of-way line of E. McKinney Street (variable width right-of-way) for the POINT OF BEGINNING, being the Southeast corner of said Parcel 30 and in the west line of a called 6.86 acre tract of land conveyed to Benjamin Canales and spouse Dilcia Canales and Osualdo L. Canales by Warranty Deed of record in Document Number 2021-66542 of the Official Records of Denton County, Texas;

THENCE S 02°23'06" W, along the West line of said 6.86 acre tract, being the common East line of said 15.657 acre tract, a distance of 913.33 feet to a 1/2" iron rod with cap stamped "H&N 1849" found, being a North corner of a called 245.00 acre tract of land conveyed to the City of Denton by Cash Warranty Deed of record in Document Number 97-R0019639 of the Official Records of Denton County, Texas and the southeast corner of said 15.657 acre tract;

THENCE, along the North line of said City of Denton tract, being the common South line of said 15.657 acre tract, the following ten (10) courses and distances;

- 1. N 88°33'41" W, a distance of 102.68 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
2. N 10°05'43" W, a distance of 44.40 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
3. N 72°27'24" W, a distance of 28.64 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
4. S 28°32'42" W, a distance of 86.13 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
5. S 04°42'22" W, a distance of 99.28 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
6. S 09°39'48" E, a distance of 72.12 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
7. S 15°46'39" W, a distance of 199.94 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
8. S 75°42'13" W, a distance of 44.92 feet to a 1/2" iron rod with cap stamped "H&N 1849" found;
9. N 51°31'13" W, a distance of 299.68 feet to a 1/2" iron rod with cap (illegible) found;
10. N 69°43'18" W, a distance of 81.78 feet to a point, being the Southwest corner of said 15.657 acre tract, from which a 1/2" iron rod with cap stamped "H&N 1849" found at an angle point in the North line of said City of Denton tract bears N 69°43'18" W, a distance of 168.68 feet;

THENCE, N 02°34'28" E, along the West line of said 15.657 acre tract, passing at a distance of 0.57 feet a 5/8" iron rod with red plastic cap stamped "KHA" found, being the Southeast corner of Lot 1, Block 1 of Legacy MF Addition, a subdivision of record in Document Number 2022-382 of the Plat Records of Denton County, Texas, and continuing a total distance of 1283.53 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set in the South line of said Parcel 30 same being the South right-of-way line of said E. McKinney Street and the East line of said Legacy MF Addition;

THENCE with the South line of said Parcel 30 same being the South right-of-way line of said E. McKinney Street the following three (3) courses and distances:

- 11. With a curve to the right having a radius of 11,399.16 feet, a delta angle of 00°05'49", a chord bearing of S 71°35'00" E, a chord length of 19.26 feet and an arc length of 19.26 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
12. S 71°32'06" E, a distance of 432.96 feet to 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;
13. S 70°51'57" E, a distance of 143.47 feet to the POINT OF BEGINNING and containing 15.903 acres or 692,754 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GIVING GRACE HOLDINGS, INC., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as GIVING GRACE 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.

OWNER: GIVING GRACE HOLDINGS, INC.

BY: Signature Date

Printed Name and Title

STATE OF 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 she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

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

Notary Public in and for the State of Texas

My Commission Expires:

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, 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 previously 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 document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. #6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires:

PLANNING & 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 GIVING GRACE 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, 2025.

Chair, Planning and Zoning Commission City Secretary

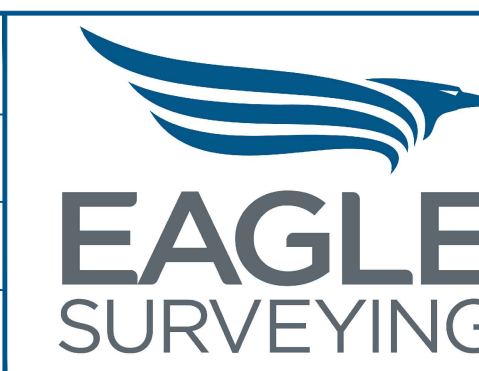
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Table with 2 columns: Field Name, Value. Fields include JOB NUMBER, DATE, REVISION, DRAWN BY.



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