

VICINITY MAP
N.T.S.

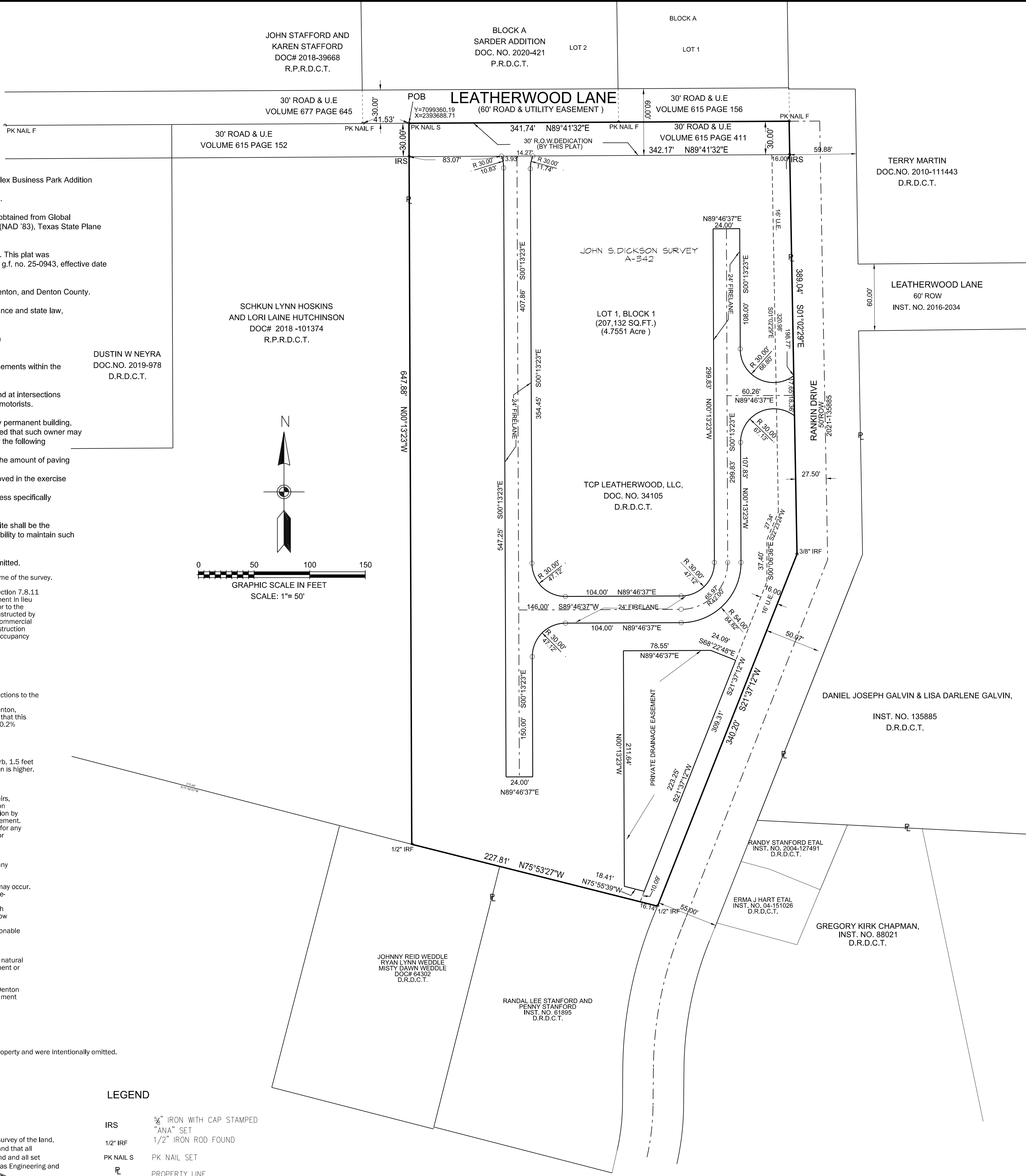
- 1.) The purpose of this plat is to Plat a 4.991 Acre tract of land into Lot 1, Block 1, Flex Business Park Addition
- 2.) Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- 3.) The bearings and grid coordinates shown on this plat are based on True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.
- 4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First American Title guaranty Company, g.f. no. 25-0943, effective date March 12, 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.) There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- 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.) There was no observed evidence of any protected trees on the subject property at the time of the survey.

- 14.) 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 DDO 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.
- 15.) Wastewater utility service will be provided by City of Denton.
- 16.) Water utility service will be provided by City of Denton.
- 17.) For lots that will be served by City of Denton or private water utility:
 - a. Water utility service will be provided by City of Denton.
- 18.) All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- 19.) Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 48121 effective date 6-19-2020 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (50-year)" as shown on Panel 389H of said map.
- 20.) 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.
- 21.) The Minimum Finish Floor (Slab) Elevation shall be 559.7 feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
- 22.) 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 Detention Pond Easement within the limits of this addition shall remain accessible 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 detention Pond 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 Detention Pond Easement, as herein above defined, unless approved by the City. The owners shall keep the Detention Pond 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 Detention Pond 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 detention pond Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitively 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. Stormwater structures within the bounds of the detention pond easements are subject to the conditions of a Stormwater Facilities Maintenance Agreement between the City and the owners of the property. A copy of this agreement is filed with Denton County under the following document recording number _____ insert SWFMA document recording number _____
- 23.) Master Note N/A
- 24.) Master Note N/A
- 25.) Master Note to be determined by City
- 26.) 29.30,31,32,33,34,35,36,37,38,39,40,41,42,43," Master Note N/A"
- 27.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

LEGEND

- IRS 3/8" IRON WITH CAP STAMPED "ANA" SET
- 1/2" IRF 1/2" IRON ROD FOUND
- PK NAIL S PK NAIL SET
- PL PROPERTY LINE
- SSE SANITARY SEWER EASEMENT

Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.



ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
TCP LEATHERWOOD, L.L.C.
4311 W. LOVERS LANE, STE 200
DALLAS, TX. 75209
TEL. (817) 692-2974

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, TCP LEATHERWOOD, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the JOHN S. DICKSON SURVEY, ABSTRACT NO. 342, Denton County, Texas, according to the deed recorded in Document Number 34105, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEING 4.991 ACRE TRACT OF LAND LOCATED IN THE TANDY JOHN S. DICKSON SURVEY, ABSTRACT NO. 342, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS CONVEYED TO TCP LEATHERWOOD, LLC, BY DEEDS RECORDED IN DOCUMENT NUMBER 34105, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL SET (N:7099360.19, E:2393688.71) IN THE MIDDLE OF LEATHERWOOD LANE (60' RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING IN THE SOUTH LINE OF LOT 2, BLOCK A, SADER ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2020-421, PLAT RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A PK NAIL FOUND BEARS SOUTH 89 DEGREES 41 MINUTES 32 SECONDS WEST, 41.53 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, 341.74 FEET WITH THE APPROXIMATE CENTERLINE OF SAID LEATHERWOOD LANE AND THE NORTH LINE OF HEREIN DESCRIBED TRACT OF LAND TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK A;

THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS EAST, 389.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF LEATHERWOOD LANE AND THE WEST RIGHT-OF-WAY LINE OF RANKIN DRIVE (50 FOOT RIGHT-OF-WAY) AS PER DOCUMENT NUMBER 2021-135885, OF SAID DEED RECORDS, TO A 3/8 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21 DEGREES 37 MINUTES 12 SECONDS WEST, 340.20 FEET WITH THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID RANKIN DRIVE TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RANDAL LEE STANFORD AND PENNY STANFORD AS RECORDED IN DOCUMENT NUMBER 61895, OF SAID DEED RECORDS;

THENCE NORTH 75 DEGREES 53 MINUTES 27 SECONDS WEST, 227.81 FEET WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID STANFORD TRACT TO 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO SCHKUN LYNN HOSKINS AND LORI LAINE HUTCHINSON AS RECORDED IN DOCUMENT NUMBER 2018-101374, OF SAID DEED RECORDS, IN THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED TO JOHNNY, RYAN, AND MISTY WEDDLE AS RECORDED IN DOCUMENT NUMBER 64302, OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 13 MINUTES 23 SECONDS WEST, 647.88 FEET WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID HUTCHINSON TRACT TO THE PLACE OF BEGINNING AND CONTAINING 217,391 SQUARE FEET OR 4.9906 ACRES OF LAND, MORE OR LESS INCLUDING 10,259 SQUARE FEET TO BE DEDICATED FOR STREET RIGHT-OF-WAY.

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 **LOT 1, BLOCK 1, FLEX BUSINESS PARK**, an addition to 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 TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared _____ of TCP LEATHERWOOD, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____ , 2026.

Notary Public, State of Texas

My Commission expires:

NOTARY SEAL

Planning and Zoning Commission Approval - Final Replat
This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of _____ 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

FINAL PLAT
LOT 1, BLOCK 1
FLEX BUSINESS PARK ADDITION
BEING 4.991 ACRE OF LAND
SITUATED IN J.S. DICKSON SURVEY,
ABSTRACT NO. 342, IN THE
EXTRATERRITORIAL JURISDICTION
OF CITY OF DENTON, DENTON COUNTY, TEXAS

PREPARED APRIL, 2026

REVISIONS	DATE	BY	DATE
250330		JSW	
		EKK	
			04-20-2026

FINAL PLAT
FLEX BUSINESS PARK ADDITION

5000 Thompson Terrace
Colleville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955



SHEET 1 OF 2