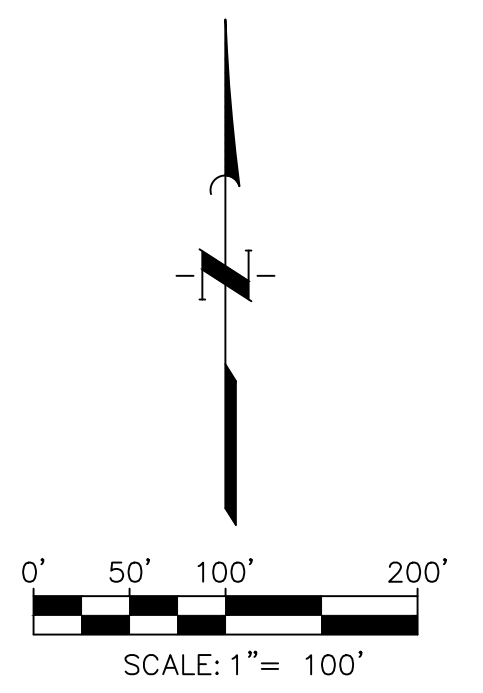
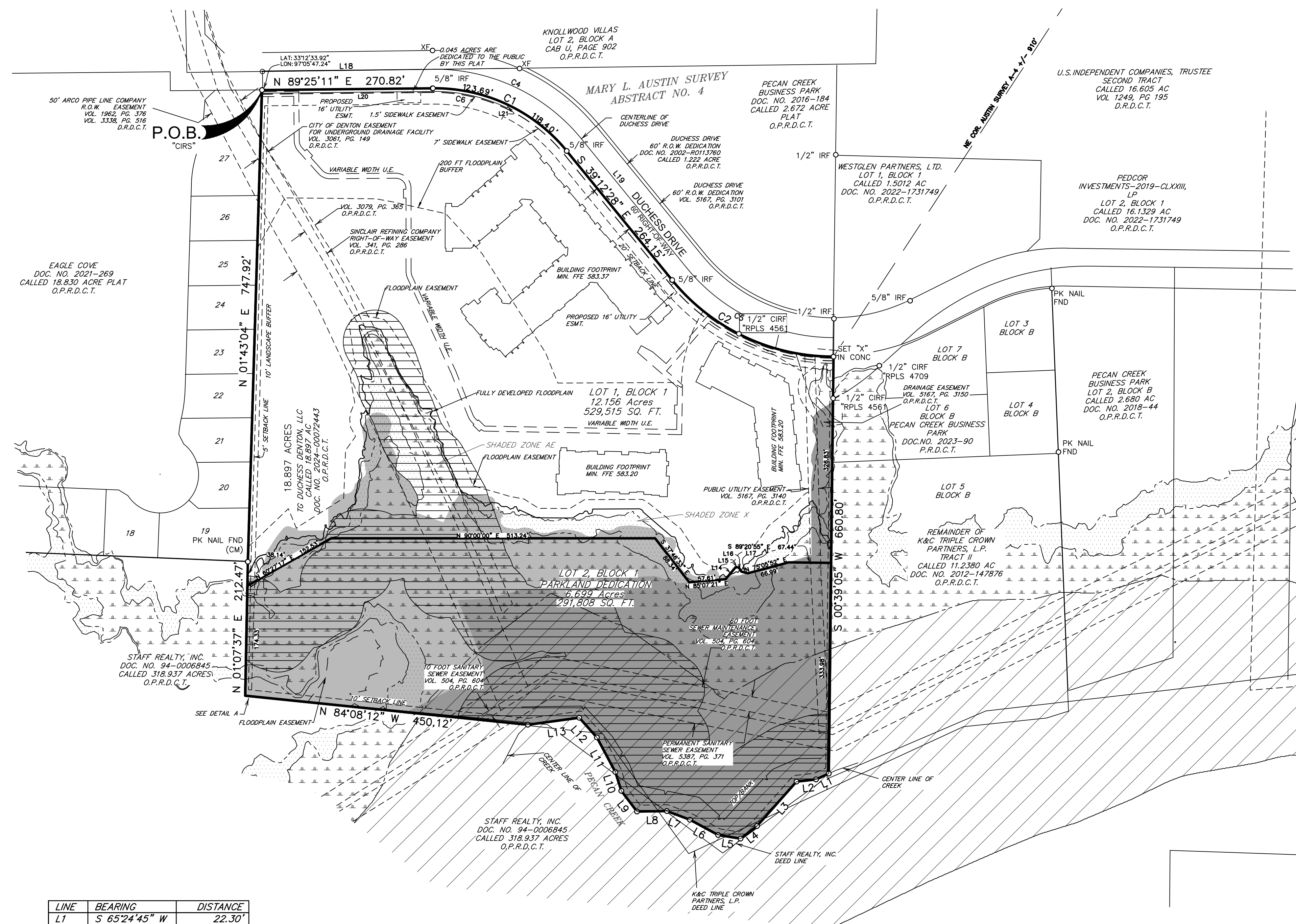


VICINITY MAP
N.T.S.

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 83.
- According to Map No. 48121C0380G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Denton dated April 18, 2011 and that map indicates as 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.
- The gross land area is 18.897 acres.
- Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- This survey was prepared for the sole purpose of the transaction described in the Title Commitment mentioned hereon and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- The surveyor did not observe any physical address during the process of conducting this field work.
- The surveyor did not observe visible evidence of recent earth moving work, building construction, or building additions during the process of conducting the field work.
- Except as shown on the survey, there are no visible encroachments upon the subject property by improvements on adjacent property. Visible improvements/utilities were located with the survey; no subsurface probing, excavation or exploration was performed for this survey.
- 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.

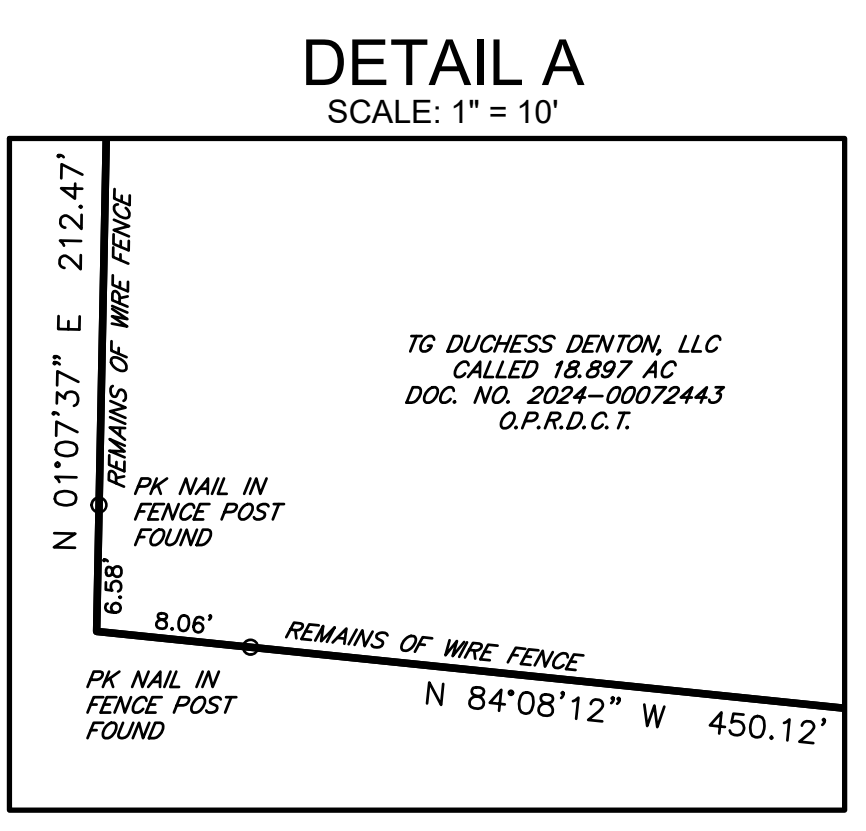


LINE	BEARING	DISTANCE
L1	S 65°24'45" W	22.30'
L2	S 83°36'34" W	31.09'
L3	S 41°38'09" W	94.16'
L4	S 52°34'20" W	32.76'
L5	N 80°54'34" W	36.06'
L6	N 61°33'29" W	50.72'
L7	N 69°24'28" W	39.15'
L8	S 89°06'44" W	47.25'
L9	N 37°03'55" W	41.09'
L10	N 17°33'06" W	31.36'
L11	N 28°05'22" W	62.15'
L12	N 41°55'43" W	41.87'
L13	S 82°14'19" W	82.11'
L14	N 39°52'28" E	24.37'
L15	S 88°57'34" E	5.00'
L16	S 32°49'18" E	8.08'
L17	S 75°19'13" 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'

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"

LEGEND:

- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- XF X CUT FOUND
- "CIRS" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
- "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
- RIPARIAN BUFFER
- WETLAND HABITAT
- CROSS TIMBERS
- UPLAND HABITAT
- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LIMITS



DETAIL A
SCALE: 1" = 10'

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
 MARCH 2026

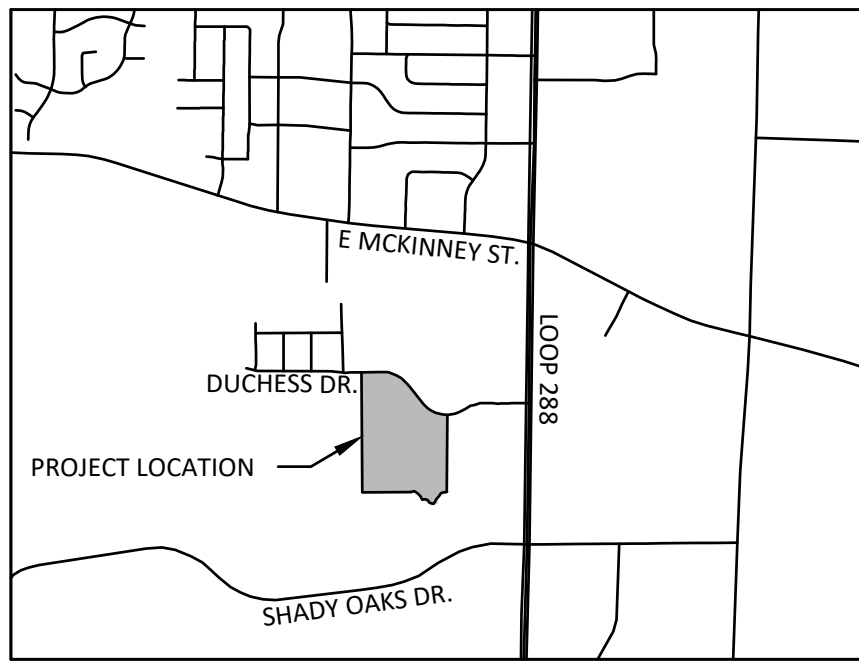
FP 26-0009



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



VICINITY MAP
N.T.S.

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, NAD 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. 2021-2169, 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. 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 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 upkept 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.

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHING THESE CLEARANCES. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

STATE OF TEXAS :
COUNTY OF DALLAS :

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT _____, does hereby adopt this plat designating the hereon-above described property as DENTON DUCHESS an addition to the City of Denton, Texas and does hereby dedicate to the City of Denton in fee simple forever the streets, alleys and storm water conveyance as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the easements, and all public utilities shall at all time have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily preformed by that utility

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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 of and 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 : _____

APPROVED BY THE PLANNING AND ZONING COMMISSION
ON THIS THE _____ DAY OF _____, 2026

PLANNING AND ZONING CHAIRPERSON

CITY SECRETARY

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.
Date: _____

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____.

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

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 228
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
REGISTRATION NOS. F-23230 & 10046100
CONTACT: JOSHUA F. SCHULIK, PE

Notary Public in and for the State of Texas

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
MARCH 2026
FP 26-0009

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23230 & 10046100
2805 Dallas Parkway, Suite 600 | Plano, TX 75093 | 972-488-3880