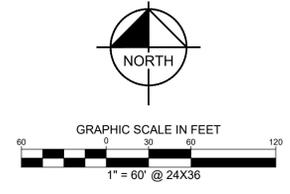
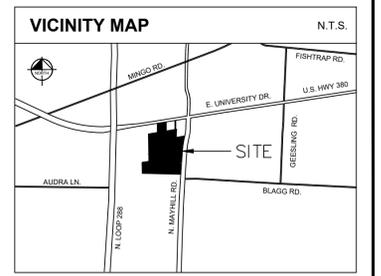


**EAST UNIVERSITY DRIVE
(U. S. HWY. 380 & U. S. HWY. 377)**
(VARIABLE WIDTH R.O.W.)

IMPORTANT NOTICE:
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 CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD 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 OFFICE WITH SPECIFIC QUESTIONS.



- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9994939269.
 - All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - NOTICE: 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 withholding of utilities and building permits.
 - Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
 - Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Criteria and Comprehensive Master Drainage Plan.
 - Property owner is responsible for the maintenance and improvements located within the Drainage Access Easement.
 - 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.
 - Based upon the preliminary tree preservation plan under review with ZCP22-0010, a minimum of 1,354.94 dbh (inches) of heritage and quality trees must be preserved in order to meet the minimum 20% preservation requirement in Lot 1, Block A Mayhill 380 Business Park Addition. Final preservation and mitigation amounts will be finalized with the civil engineering plans for this development and noted on the final plat.
 - On site sewer facilities shall not be located inside publicly dedicated easements.
 - Per DSA22-0009, the highest cross section WSEL #5236 = 578.96. Per the City of Denton Development Code, the minimum FFE is 18" higher than the fully-developed floodplain = 580.46.
 - Approval of this Preliminary Plat may be contingent upon either a subsequent or contemporaneous approval of an Alternative Environmentally Sensitive Area (AES) Plan that is consistent with the environmentally sensitive areas and mitigation measures identified on this Preliminary Plat. Such approval of an AESA must be obtained before an application for the final plat is filed with the City. The final plat must substantially conform to this preliminary plat and meet all necessary requirements, or a new preliminary plat must be filed. Denial of the AESA Plan will result in the need to file a new Preliminary Plat that conforms with the technical requirements of the City of Denton.

FLOOD STATEMENT:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0380G, for Denton County, Texas, and incorporated areas, dated April 18, 2011, this property is located within:
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater 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.

**PRELIMINARY PLAT
MAYHILL 380 BUSINESS PARK
ADDITION
LOT 1, BLOCK A**

18.661 ACRES SITUATED IN THE
WILLIAM LOYD SURVEY, ABSTRACT NO. 774 AND
M. E. P. & P. RR. CO. SURVEY, ABSTRACT NO. 1469
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP22-0015

SURVEYOR: **Kimley»Horn**
6160 Warren Parkway, Suite 210 | Firm # 10193822 | Tel. No. (972) 335-3580
Frisco, Texas 75034 | FIRM # 10193822 | Fax No. (972) 335-3779

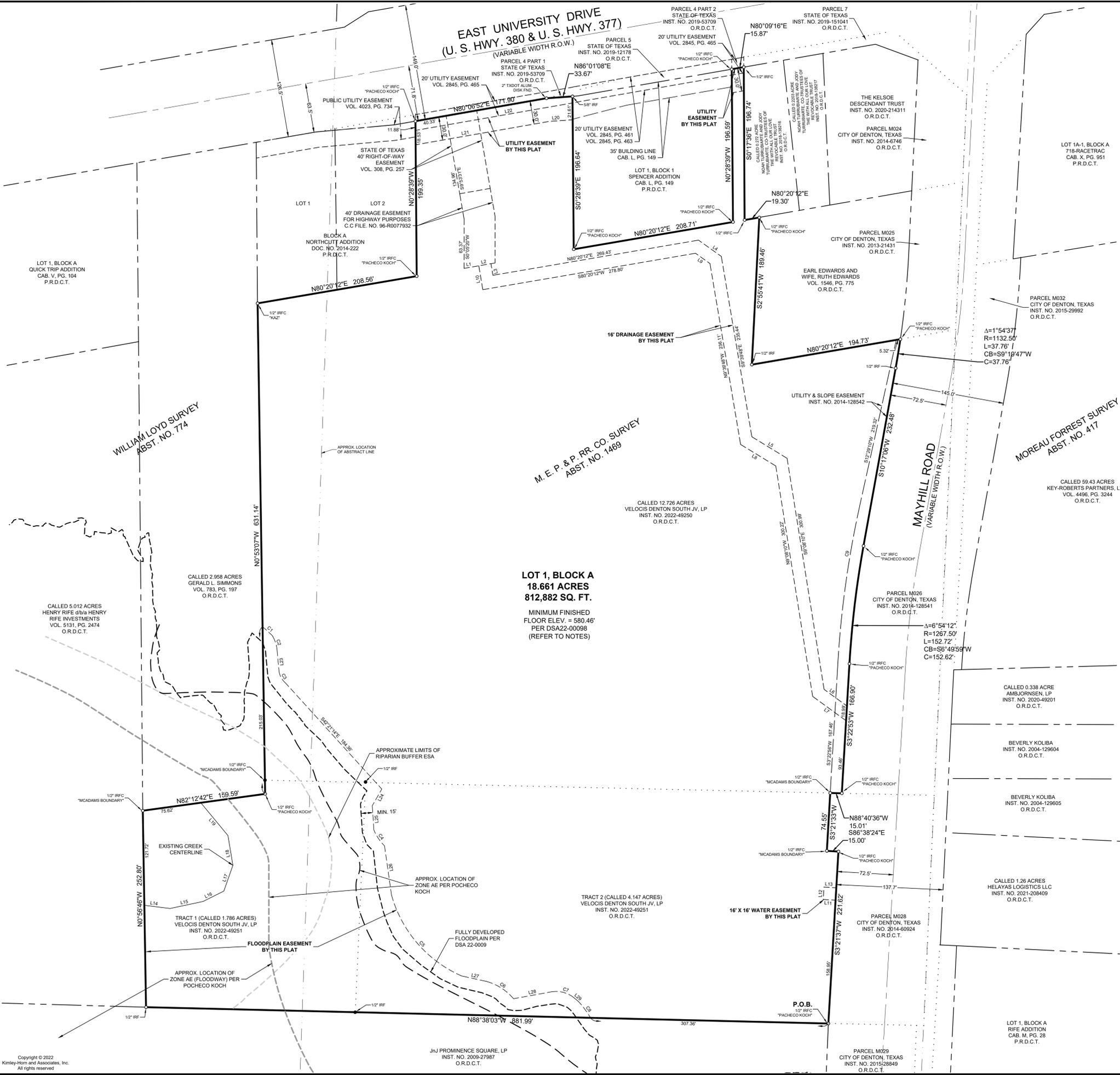
Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 60'	MBM	KHA	JUNE, 2022	067786841	1 OF 2

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- . - . -	EASEMENT LINE
- . . . -	BUILDING LINE
- - - - -	CENTERLINE
- - - - -	ES&L LIMIT
- - - - -	FLOODWAY LINE
- - - - -	ZONE "AE" LIMIT
- - - - -	FULLY DEVELOPED DSA 22-0009

LEGEND

IRSC	SIP IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
ADP	ALUMINUM DISK FOUND
MON	MONUMENT FOUND
FCP	FENCE CORNER POST FOUND
P.O.B.	POINT OF BEGINNING
BL	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
CAB	CABINET
VOL	VOLUME
PG	PAGE
INST	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS



OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS VELOCIS DENTON SOUTH JV, LP, is the rightful owner of a tract of land situated in the William Loyd Survey, Abstract No. 774 and the M. E. P. & P. RR. Company Survey, Abstract No. 1469, City of Denton, Denton County, Texas, and being all of a called 12.726-acre (554,328 square feet) tract of land, described in a General Warranty Deed to Velocis Denton South JV, LP, as recorded in Instrument No. 2022-49250, all of a called Tract 1 (1.786-acres) and all of a called Tract 2 (4.147-acres), described in a General Warranty Deed to Velocis Denton South JV, LP, as recorded in Instrument No. 2022-49251, both of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the southeast corner of said Tract 2 (4.147-acres), same being on the northerly line of that tract of land, described in a deed to JNJ Prominence Square, LP, as recorded in Instrument No. 2009-27987 of the Official Records of Denton County, Texas, same also being on the westerly right of way line of Mayhill Road, a variable width right of way;

THENCE North 88°38'03" West, departing the westerly right of way line of said Mayhill Road, along the northerly line of said JNJ Prominence Square, LP tract, the southerly line of said Tract 2 (4.147-acres), passing a 1/2-inch iron rod found for the south common corner of said Tract 2 (4.147-acres) and aforesaid Tract 1 (1.786-acres), continuing along the southerly line of said Tract 1 (1.786-acres), a total distance of 881.99 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 1 (1.786-acres);

THENCE North 00°56'46" West, along an easterly line of said JNJ Prominence Square, LP tract and the westerly line of said Tract 1 (1.786-acres), a distance of 252.80 feet to a 1/2-inch iron rod with a plastic cap, stamped "MCADAMS BOUNDARY" found for the westerly, northwest corner of said, Tract 1 (1.786-acres), same being the southwest corner of a called 2.958-acre tract of land, described in a deed to Gerald L. Simons, as recorded in Volume 783, Page 197 of the Official Records of Denton County, Texas;

THENCE North 82°12'42" East, along a northerly line of said Tract 1 (1.786-acres) and the southerly line of said 2.958-acre tract, a distance of 159.59 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the southeast corner of said 2.958-acre tract;

THENCE North 00°53'07" West, along the easterly line of said 2.958-acre tract, the westerly line of said Tract 1 (1.786-acres), passing a 1/2-inch iron rod with a plastic cap, stamped "MCADAMS BOUNDARY" found for the northerly, northwest corner of said, Tract 1 (1.786-acres) and the southwest corner of aforesaid 12.726-acre tract, continuing along the westerly line of said 12.726-acre tract, for a total distance of 631.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "KAZ" found for the westerly, northwest corner of said 12.726-acre tract, same being the southwest corner of Lot 1, Block A of Northcutt Addition, an addition to the City of Denton, according to the Final Plat, recorded in Document No. 2014-222 of the Plat Records of Denton County, Texas;

THENCE North 80°20'12" East, along a northerly line of said 12.726-acre tract, the southerly line of said Lot 1, Block A and the southerly line of Lot 2, Block A of said Northcutt Addition, a distance of 208.56 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the southeast corner of said Lot 2;

THENCE North 00°28'39" West, along the easterly line of said Lot 2 and a westerly line of said 12.726-acre tract, a distance of 199.35 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the northerly, northwest corner of said 12.726-acre tract, same being on the southerly right of way line of East University Drive (U. S. Highway 380 and U. S. Highway 377), a variable width right of way;

THENCE North 80°06'52" East, along the northerly line of said 12.726-acre tract and the southerly right of way line of said East University Drive (U. S. Highway 380 and U. S. Highway 377), a distance of 171.90 feet to a 2-inch TXDoT aluminum right of way disk found for an angle point;

THENCE North 86°01'08" East, continuing along the northerly line of said 12.726-acre tract and the southerly right of way line of said East University Drive (U. S. Highway 380 and U. S. Highway 377), a distance of 33.67 feet to a 5/8-inch iron rod found for a northeast corner of said 12.726-acre tract, same being on the westerly line of Lot 1, Block 1 of Spencer Addition, an addition to the City of Denton, according to the Final Plat, recorded in Cabinet L, Page 149 of the Plat Records of Denton County, Texas;

THENCE South 00°28'39" East, departing the southerly right of way line of said East University Drive (U. S. Highway 380 and U. S. Highway 377), along the common line of said 12.726-acre tract and said Lot 1, Block 1, a distance of 196.64 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the southwest corner of said Lot 1;

THENCE North 80°20'12" East, along the common line of said 12.726-acre tract and said Lot 1, Block 1, a distance of 208.71 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the southeast corner of said Lot 1;

THENCE North 00°28'39" West, along the common line of said 12.726-acre tract and said Lot 1, Block 1, a distance of 196.59 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for a northwesterly corner of said 12.726-acre tract, same being the southerly right of way line of said East University Drive (U. S. Highway 380 and U. S. Highway 377);

THENCE North 80°09'16" East, along the northerly line of said 12.726-acre tract and the southerly right of way line of said East University Drive (U. S. Highway 380 and U. S. Highway 377), a distance of 15.87 feet to a 1/2-inch iron rod found for the northerly, northeast corner of said 12.726-acre tract, same being on the westerly line of a called 0.272-acre tract of land, described in a deed to The With All Our Love Revocable Trust, as recorded in Instrument No. 2016-138216 of the Official Records of Denton County, Texas;

THENCE South 00°17'36" East, departing the southerly right of way line of said East University Drive (U. S. Highway 380 and U. S. Highway 377), along the common line of said 12.726-acre tract and said 0.272-acre tract, a distance of 196.74 feet to a 1/2-inch iron rod with a plastic cap found for the southwest corner of said 0.272-acre tract;

THENCE North 80°20'12" East, along the common line of said 12.726-acre tract and said 0.272-acre tract, a distance of 19.30 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for a northeast corner of said 12.726-acre tract, same being the northwest corner of that tract of land, described in a deed to Earl Edwards and wife, Ruth Edwards, as recorded in Volume 1546, Page 775 of the Official Records of Denton County, Texas;

THENCE South 02°55'41" West, along the common line of said 12.726-acre tract and said Edwards tract, a distance of 189.46 feet to a 1/2-inch iron rod found for the southwest corner of said 12.726-acre tract;

THENCE North 80°20'12" East, continuing along the common line of said 12.726-acre tract and said Edwards tract, a distance of 194.73 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the easterly, northeast corner of said 12.726-acre tract, same being on the westerly right of way line of aforesaid Mayhill Road, and being the beginning of a non-tangent curve to the right with a radius of 1,132.50 feet, a central angle of 01°54'37", and a chord bearing and distance of South 09°19'47" West, 37.76 feet;

THENCE in a southerly direction, along the easterly line of said 12.726-acre tract and the westerly right of way line of said Mayhill Road, with said non-tangent curve to the right, an arc distance of 37.76 feet to a 1/2-inch iron rod found for the end of said curve;

THENCE South 10°17'06" West, continuing along the easterly line of said 12.726-acre tract and the westerly right of way line of said Mayhill Road, a distance of 232.48 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the beginning of a tangent curve to the left with a radius of 1,267.50 feet, a central angle of 06°54'12", and a chord bearing and distance of South 06°49'59" West, 152.62 feet;

THENCE in a southerly direction, continuing along the easterly line of said 12.726-acre tract and the westerly right of way line of said Mayhill Road, with said tangent curve to the left, an arc distance of 152.72 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the end of said curve;

THENCE South 03°22'53" West, continuing along the easterly line of said 12.726-acre tract and the westerly right of way line of said Mayhill Road, a distance of 166.90 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for the southeast corner of said 12.726-acre tract;

THENCE North 88°40'36" West, along the southerly line of said 12.726-acre tract and the westerly right of way line of said Mayhill Road, a distance of 15.01 feet to a 1/2-inch iron rod with a plastic cap, stamped "MCADAMS BOUNDARY" found for the northeast corner of aforesaid Tract 2 (4.147-acres);

THENCE South 03°21'33" West, along the easterly line of said Tract 2 (4.147-acres) and the westerly right of way line of said Mayhill Road, a distance of 74.55 feet to a 1/2-inch iron rod with a plastic cap, stamped "MCADAMS BOUNDARY" found for corner;

THENCE South 86°38'24" East, continuing along the easterly line of said Tract 2 (4.147-acres) and the westerly right of way line of said Mayhill Road, a distance of 15.00 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for corner;

THENCE South 03°21'37" West, continuing along the easterly line of said Tract 2 (4.147-acres) and the westerly right of way line of said Mayhill Road, a distance of 221.62 feet to the **POINT OF BEGINNING** and containing 18.661 acres (812,882 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **VELOCIS DENTON SOUTH JV, LP** does hereby adopt this plat designating the herein described property as **MAYHILL 380 BUSINESS PARK ADDITION**, an addition to Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

BY: VELOCIS DENTON SOUTH JV, LP, a Delaware limited partnership

By: Velocis Industrial Denton North JV GP, LLC, a Delaware limited liability company

By: _____
Signature

By: _____
Title

STATE OF TEXAS §

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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public, State of Texas

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N80°05'58"E	19.32	L21	N80°06'52"E	175.32
L2	N80°05'58"E	16.00	L22	N80°08'14"E	205.96
L3	S09°39'48"E	15.18	L23	S05°19'46"E	25.26
L4	S54°39'48"E	36.12	L24	S29°56'10"W	24.67
L5	S58°39'48"E	53.26	L25	S03°45'31"E	31.25
L6	S54°02'27"E	36.56	L26	S08°07'28"E	64.14
L7	N54°02'27"W	53.39	L27	S77°38'46"E	33.13
L8	N58°39'48"W	53.17	L28	N79°41'59"E	50.92
L9	N54°39'48"W	22.87	L29	S50°13'31"E	9.52
L10	N09°39'48"W	31.11			
L11	N86°38'24"W	16.00			
L12	N03°21'36"E	16.00			
L13	S86°38'24"E	16.00			
L14	S83°02'00"E	33.50			
L15	N78°03'16"E	43.60			
L16	N63°32'03"E	29.91			
L17	N19°27'34"E	35.18			
L18	N09°26'11"W	38.83			
L19	N39°46'40"W	54.89			
L20	N86°01'08"E	30.29			

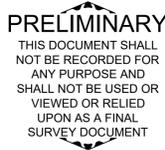
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°14'34"	159.52'	17.38'	N47°31'14"W	17.37'
C2	27°32'20"	45.17'	21.71'	N16°36'17"W	21.50'
C3	40°26'51"	25.06'	17.69'	S29°32'16"E	17.33'
C4	23°37'07"	60.18'	24.81'	S33°59'14"E	24.63'
C5	50°43'14"	161.10'	142.61'	S41°06'05"E	138.00'
C6	34°02'27"	70.22'	41.72'	N57°23'29"W	41.11'
C7	43°18'42"	37.56'	28.39'	N75°29'46"W	27.72'
C8	10°59'14"	134.04'	25.70'	N36°27'43"W	25.66'
C9	9°06'14"	1282.50'	203.78'	S07°56'03"W	203.56'

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 _____ day of _____, 20____.

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 2022

PLANNING AND ZONING CHAIRPERSON

CITY SECRETARY

**PRELIMINARY PLAT
MAYHILL 380 BUSINESS PARK
ADDITION**

LOT 1, BLOCK A

18.661 ACRES SITUATED IN THE
WILLIAM LOYD SURVEY, ABSTRACT NO. 774 AND
M. E. P. & P. RR. CO. SURVEY, ABSTRACT NO. 1469
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP22-0015

SURVEYOR:	Kimley»Horn	
	6160 Warren Parkway, Suite 210 Frisco, Texas 75034	
Scale	Drawn by	Checked by
N/A	MBM	KHA
	Date	Project No.
	JUNE, 2022	067786841
	SHEET	
	2 OF 2	

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
Ph: 940-536-0175
Contact: Trey Braswell, P. E.

OWNER:
Velocis KBS Denton South JV, LP
300 Crescent Court, Suite 850
Dallas, Texas 75201
Ph: 972-974-6178
Contact: Huntley Lewis, P.E.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE