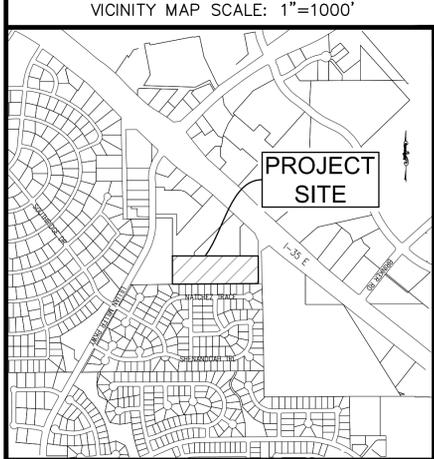
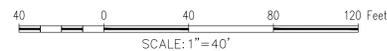


LEGEND
 RF = REBAR FOUND
 CRF = CAPPED REBAR FOUND
 P.O.B. = POINT OF BEGINNING
 W.L.E. = WATER LINE EASEMENT
 E.E. = ELECTRIC EASEMENT
 U.E. = UTILITY EASEMENT



PROPERTY DESCRIPTION

STATE OF TEXAS, COUNTY OF DENTON:

BEING all that certain lot, tract, or parcel of land, situated in the J. McGowan Survey, Abstract Number 797, City of Denton, Denton County, Texas, and being all that certain tract of land described by deed to Tyche Income Fund LLC, recorded in Document Number 2020-136358, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said Tyche tract, same being the southeast corner of Lot 1, Block A, Oakmont Village Addition, on addition to the City of Denton, according to the plat thereof, recorded in Document 1996-36282, Plat Records, Denton County, Texas, and being in the north line of Lot 15, Block 1, Southridge Estates, an addition to the City of Denton, according to the plat thereof, recorded in Cabinet K, Page 398, Plat Records, Denton County, Texas, from which a 1/2" rebar found at the northwest corner thereof, bears S 89°29'31" W, 46.73 feet;

THENCE N 01°11'22" W, with the west line of Tyche tract, and the east line of said Oakmont Village Addition, a distance of 313.59 feet to a "4" found in concrete at the northwest corner of said Tyche tract, same being the southwest corner of Lot 2R, Southridge Village Shopping Center, an addition to the City of Denton, according to the plat thereof, recorded in Cabinet E, Page 392, Plat Records, Denton County, Texas, and being in the east line of said Oakmont Village Addition;

THENCE N 89°25'07" E, with the north line of said Tyche tract, and the south line of said Lot 2R, passing the southeast corner thereof, same being the southwest corner of Lot 3A, of said Southridge Village Shopping Center, passing the southeast corner thereof, same being the southwest corner of Lot 3B, of said Southridge Village Shopping Center, passing at 1003.23 feet a 1/2" rebar found at the southeast corner thereof, same being the southwest corner of a 50-foot right-of-way dedication to Denton County, recorded in Volume 333, Page 19, Official Public Records, Denton County, Texas, continuing a total distance of 1056.14 feet to a 1/2" rebar found at the southeast corner thereof, same being the northeast corner of said Tyche tract, and being in the west line of Lot 2, Block A, Buc-ees #39 Subdivision Addition, an addition to the City of Denton, according to the plat thereof, recorded in Document Number 2016-2074, Plat Records, Denton County, Texas;

THENCE S 00°36'11" E, with the east line of said Tyche tract, and the west line of said Lot 2, Block A, passing the southwest corner thereof, same being the northwest corner of Lot 1, Block A, of said Buc-ees #39 Subdivision Addition, continuing a total distance of 314.89 feet to a 1/2" rebar found at the southeast corner of said Tyche tract, same being the northeast corner of Lot 27, Block 1, Southridge Estates, an addition to the City of Denton, according to the plat thereof, recorded in Cabinet M, Page 97, Plat Records, Denton County, Texas, and being in the west line of said Lot 1, Block A;

THENCE S 89°29'26" W, with the south line of said Tyche tract, and the north line of said Southridge Estates (Cab. M. P. 97), passing at a distance of 978.88 feet a 5/8" capped rebar found, stamped "CNB", at the northwest corner of Lot 16, Block 1, of said Southridge Estates (Cab. M. P. 97), same being the northeast corner of said Lot 15, Block 1, Southridge Estates (Cab. K, P. 398), continuing a total distance of 1052.93 feet to the POINT OF BEGINNING, containing approximately 7.607 Acres (331,369 Sq. Feet) of land.

CITY OF DENTON, CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2022 by the Planning and Zoning Commission of the City of Denton, Texas.

Chairman, Planning and Zoning Commission _____ Date _____

City Secretary _____ Date _____

ENGINEER'S STATEMENT

I, JOSH BARTON, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown, I further declare that I will accept full responsibility and hold harmless Denton County from any claim or litigation arising out of any claim or litigation arising out of any errors, omissions or other acts of negligence in the preparation of same.

Josh Barton, PE _____ Date _____

OWNER'S CERTIFICATION AND DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Millennium Crest, the undersigned authority, do hereby adopt this plat designating the herein above described property as Millennium Crest, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the City of Denton and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Denton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and the City of Denton and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone.

WITNESS our hand this _____ day of _____, 2022.

BY: Millennium Crest

William Tsao
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas _____

My commission expires the _____ day of _____, 2022.

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 JAMES STOWELL, RPLS 6619 7/11/22
 James Stowell, RPLS
 Texas Registration No. 6513

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- According to Community/Panel No. 4812100386 H, effective June 19, 2020, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas of Minimal Flooding). 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.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- The Park Dedication Ordinance (98-039) applies to this development. Park Fees will be imposed during the final plat stage of the project.
- 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, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- The Drainage and 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 Drainage and Floodplain Easement. The City will not be responsible for the maintenance and operations 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 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 Drainage and 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 for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and 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 liable for any damages on 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.
- 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 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 official with specific questions.
- **There are protected trees on the subject property. A total DIB of 2665 inches are proposed to be preserved on Lot 1, Block A. Any future unauthorized land disturbing activity or construction activity that would impact and/or damage the preserved trees is prohibited.

PRELIMINARY PLAT
Lot 1, Block A
MILLENNIUM CREST
7.607 Acres
City Project #PP22-0008
in the
J. MCGOWAN SURVEY, ABSTRACT NO. 797
CITY OF DENTON
DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 840.240.1012
 TBP#: 19762 TBP/LS: 1019440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: BC DATE: 3/9/2022 SCALE: 1"=40' JOB. No. PFE-20010

OWNER/DEVELOPER
MILLENNIUM CREST
16333 PRESTON ROAD,
SUITE 248
DALLAS, TEXAS 75262
Ph. 469.399.6683
Contact: WILLIAM TSAO