

VICINITY MAP
N.T.S.

GENERAL
Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations. A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way. The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.

UTILITIES
Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department. All utility providers' names, addresses and phone numbers or will serve letters.

EASEMENTS
All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

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MAINTENANCE
The maintenance of paving, grading, and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

DRAINAGE
Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

FLOODPLAIN
No construction, without written approval from Denton County, shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit, including engineering plans and studies to show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two-feet above the 100-year flood elevation.

PRIVATE STREETS
Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

ENGINEERING
When engineering plans are provided, the engineer shall execute on the face of the plat the following statement:
"I, Edward K. Khalil, 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."

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 CENTERLINE 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.

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.

By graphic scale the subject property appears to lie in Zone X, not shaded, (area determined to outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Denton County, Texas, Panel No. 48121C0388H, Effective on 6/19/2020.

KNOW ALL MEN BY THESE PRESENTS:

"I, Edward K. Khalil, 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."



_____, R.P.L.S. Date
Texas Registration No. 5951

NOTES:

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
- 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 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; 5.0 U.E.

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 SOUTHEAST 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 SOUTHEAST 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

This is to certify that this plat is a minor/amending plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of Subchapter 8 of the Development Code of the City of Denton. The City of Denton has approved and authorizes the recording of this plat this ____ day of _____, 20__.

Director of Development Services _____ City Secretary _____

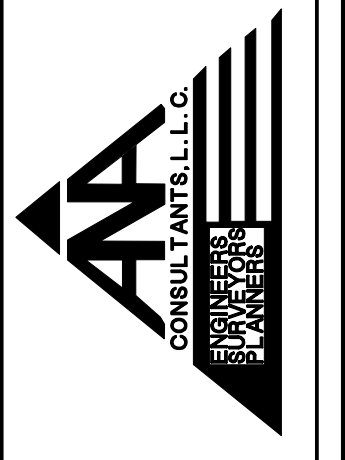
FINAL PLAT
LOT 1, BLOCK 1
FLEX BUSINESS PARK ADDITION
BEING 4.991 ACRE OF LAND
SITUATED IN U.S. DICKSON SURVEY,
ABSTRACT NO. 342, IN THE
EXTRATERRITORIAL JURISDICTION
OF CITY OF DENTON, DENTON COUNTY, TEXAS

PREPARED APRIL, 2026

PROJECT NO.	DATE	REVISIONS
250330		
DRAWN BY	JSW	
APPROVED BY	EKK	
DATE	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