

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SY3M, LLC**, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **DENTON LIVING ADDITION No. 2**, an addition to the City of Denton, 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.

SY3M, LLC

Ali Mortazavi
Owner Representative

Date:

STATE OF TEXAS)
COUNTY OF DENTON)

Before me, the undersigned authority, on this day personally appeared **Ali Mortazavi**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

NOTARY PUBLIC in and for the State of _____

My commission expires: _____

Detail A
Scale: 1"=30'

LEGAL DESCRIPTION

STATE OF TEXAS)
COUNTY OF DENTON)

BEING a 104,543 square foot (2.400 acre) tract of land situated in the THOMAS TOBY SURVEY, ABSTRACT NO. 1288 and the B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 186, City of Denton, Denton County, Texas, same being all of Lot 1, Block 1, of DENTON LIVING ADDITION, an Addition to the City of Denton, Denton County, Texas, by Conveyance Plat recorded in Instrument Number 2019-318, Official Public Records, Denton County, Texas, further being all of that certain tract of land conveyed to SY3M, LLC, by General Warranty Deed recorded in Instrument Number 202100135224, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Brass Monument found for the northwest corner of said Lot 1, same being on the southwest right-of-way line of US-77 (North Elm Street), (Variable Width R.O.W.), same being the northeast corner of that certain tract of land conveyed to Herbert Thomas Nelson, Jr. & Teresa Nelson, by General Warranty Deed recorded in Instrument Number 200900012057, Official Public Records, Denton County, Texas;

THENCE South 58 degrees 12 minutes 05 seconds East, along said southwest right-of-way line, with the northeast line of said Lot 1, for a distance of 216.07 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "PLS INC" found;

THENCE South 59 degrees 08 minutes 47 seconds East, continuing along said southwest right-of-way line with the northeast line of said Lot 1, for a distance of 363.50 feet, to a 1/2" iron rod found for the northeast corner of said Lot 1, same being the northwest corner of that certain tract of land conveyed to CITY OF DENTON, TEXAS, by Special Warranty Deed recorded in Instrument Number 201000083899, Official Public Records, Denton County, Texas;

THENCE South 00 degrees 20 minutes 25 seconds West, departing said southwest right-of-way line, along the east line of said Lot 1 and along the west line of said CITY OF DENTON, TEXAS tract, for a distance of 62.58 feet, to a 1/2" iron rod found for the southeast corner of said Lot 1, same being the southwest corner of said CITY OF DENTON, TEXAS tract, further being on the north line of Lot 2, Block 1, of Lot 1R and Lot 2, Block 1, Lake Cities Addition, an Addition to the City of Denton, Denton County, Texas, by Plat recorded in Instrument Number 2010-145, Official Public Records, Denton County, Texas;

THENCE North 89 degrees 38 minutes 33 seconds West, along the south line of said Lot 1 and along the north line of said Lot 2, for a distance of 498.64 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "PLS INC" found for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2, further being on the east line of that certain tract of land conveyed to HERBERT THOMAS NELSON, JR. & TERESA JO NELSON, by Warranty Deed with Vendor's Lien recorded in Instrument Number 99-47871, Deed Records, Denton County, Texas;

THENCE North 00 degrees 57 minutes 14 seconds East, along the west line of said Lot 1 and along the east line of said HERBERT THOMAS NELSON, JR. & TERESA JO NELSON tract, for a distance of 51.76 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the westerly line of said Lot 1, same being the northeast corner of said HERBERT THOMAS NELSON, JR. & TERESA JO NELSON tract, further being the southeast corner of the aforementioned Herbert Thomas Nelson, Jr. & Teresa Nelson tract, recorded in Instrument Number 200900012057, Official Public Records, Denton County, Texas;

THENCE North 00 degrees 27 minutes 18 seconds East, continuing along the west line of said Lot 1 and along the east line of said Herbert Thomas Nelson, Jr. & Teresa Nelson tract, for a distance of 308.00 feet to the POINT OF BEGINNING and containing 104,543 square feet or 2.400 acres of land, more or less.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF DALLAS)

I, Dustin D. Davison, 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."



PRELIMINARY
RELEASED 08/07/25 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Dustin D. Davison, R.P.L.S.
Registration No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

Planning and Zoning Commission Approval

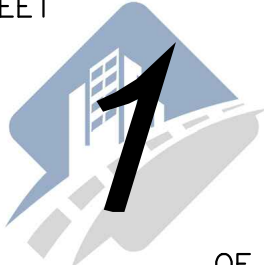
This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of DENTON LIVING ADDITION No. 2, in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this ____ day of _____, 2025.

Chair, Planning & Zoning Commission City Secretary

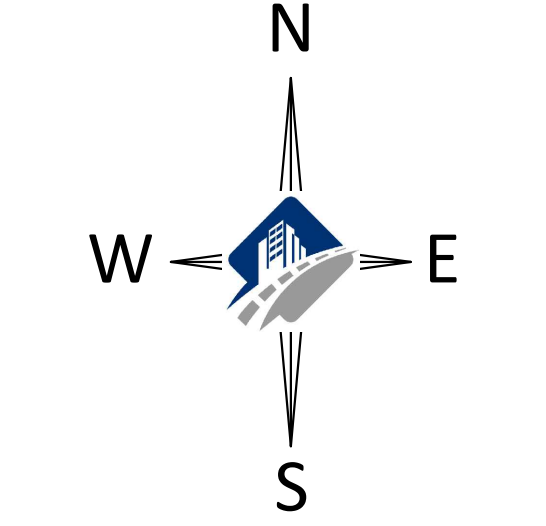
FINAL PLAT
LOT 1, BLOCK 1
DENTON LIVING ADDITION No. 2

Being a total of 2.400 Acres out of the THOMAS TOBY Survey, Abstract No. 1288, B.B.B. & C. R.R. CO. Survey, Abstract No. 915, City of Denton, Denton County, Texas Same being LOT 1, BLOCK 1 DENTON LIVING ADDITION Instr. No. 2019-318 P.R.D.C.T. P25-0024 August 2025

SHEET



OF 1

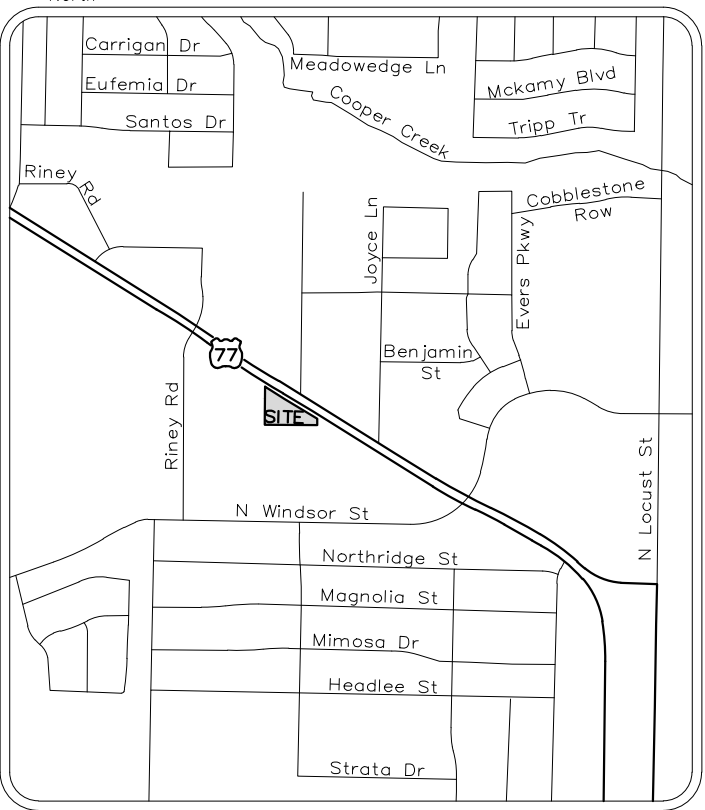


0 20 40 feet
SCALE: 1" = 20'

LEGEND:

- = Property Corner
- P.O.B. = Point of Beginning
- MONB = TxDOT Brass Monument Found
- IRF = Iron Rod Found
- CIRS = 1/2" Iron Rod with Yellow Plastic Cap Stamped, "PLS INC." Found
- CRS = 5/8" Iron Rod with Purple Plastic Cap Stamped, "RPLS 6451" Set
- Vol., Pg. = Volume, Page
- D.R.D.C.T. = Deed Records, Denton County, Texas
- Instr. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Denton County, Texas
- Sq. Ft. = Square Feet
- R.O.W. = Right-of-Way
- FFE = Finished Floor Elevation
- B.L. = Building Line
- N: = Northing
- E: = Easting
- = Property Line
- = Centerline
- = Easement Line
- = Lot Line
- = Overhead Electric Line

VICINITY MAP



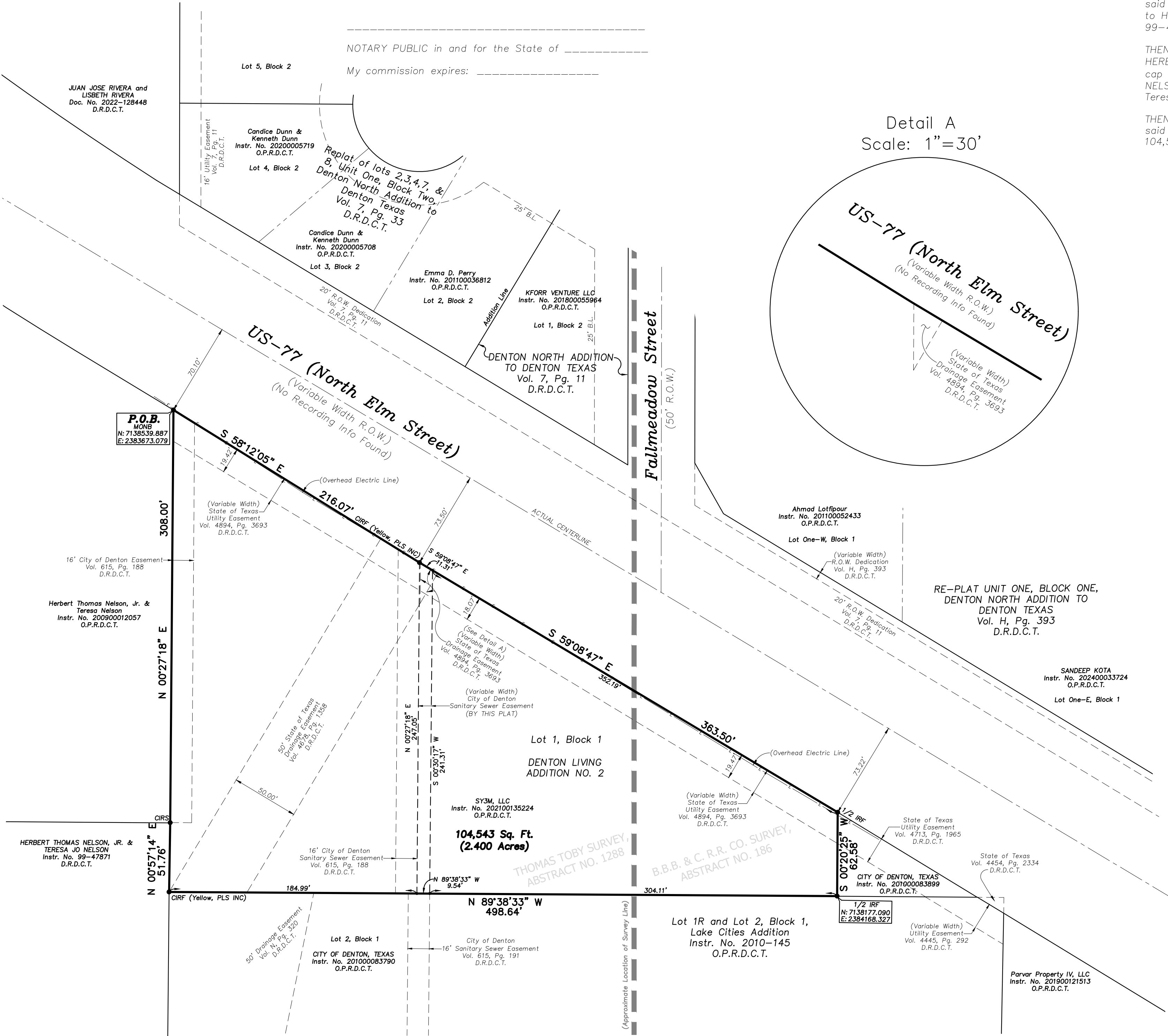
GENERAL PLAT NOTES:

- The purpose of this plat is to create one (1) Lot from an existing Lot.
- Elevations used for delineating contour lines are based upon NAVD 1988 Datum.
- The bearings and grid coordinates shown on this plat are based on STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- This plat was prepared to meet City of Denton and Denton County requirements. The surveyor has not abstracted the above property.
- This plat lies wholly within the City Limits of Denton.
- 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.
- 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.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- 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.
- 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:
 - 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
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
- No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 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.
- Encroachment of private improvements into public easements shall not be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4, must be met within the city limits prior to the release of any permits.
- Wastewater utility service will be provided by City of Denton.
- Water utility service will be provided by City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property isn't within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 0360 of said map.
- The Minimum Finish Floor (Slab) Elevation shall be 686.50 & 686.28 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.
- This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.

33. 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 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.

44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

45. 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.



OWNER

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SURVEYOR

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