

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS VELOCIS DENTON SOUTH JV, is the rightful owners 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 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), 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, and all of a called 0.8464-acre tract of land, described in a General Warranty Deed to Velocis Denton South JV, LP, as recorded in Instrument No. 2023-58587, all 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, 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, LPtract, 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. 2018-138216 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 said

THENCE North 80°06'35" East, along the northerly line of said 0.8464-acre tract, the southerly line of said 0.272-acre tract, the southerly line of a called 0.2203-acre tract of land, described in a deed to Noah Turrubiarte and Jody Turrubiarte, Co-Trustees of The With All Our Love Revocable Trust, as recorded in Instrument No. 2018-138217 of the Official Records of Denton County, Texas, and along the southerly line of a tract of land described in a deed to The Kelsoe Descendant Trust, recorded in Instrument No. 2000-2143 of the Official Records of Denton County, Texas, a distance of 199.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 0.8464-acre tract, same being on the southerly line of said Kelsoe tract, same also being on the westerly right-of-way line of said Mayhill Road;

THENCE South 02°46'43" West, along the westerly right of way line of said Mayhill Road and along the easterly line of said 0.8464-acre, a distance of 80.72 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 1,132.50 feet, a central angle of 07°30'59", and a chord bearing and distance of South 06°32'08" West, 148.46 feet;

THENCE in a southerly direction, continuing along the westerly right of way line of said Mayhill Road and along the easterly line of said 12.726-acre, with said non-tangent curve to the right, an arc distance of 148.57 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

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 19.508 acres (849,750 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 do hereby dedicate to the public use forever the streets and alleys shown thereon, and do 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 2/st day of June, 2023.

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

By: VIF GP, LLC, a Delaware limited liability company. its General Partner

VICE PRESIDENT

Title

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared PAUL SMITH 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 Zしが day of ゴンルE , 2023.

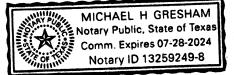
LINE TABLE

L18 | N09°26'11"W | 38.83' | L40 | N09°39'48"W | 46.40' L19 N39°46'40"W 54.89' L41 S86°20'35"E 67.92'

L20 N86°01'08"E 30.29' L42 N79°42'18"W 5.00'

L21 N80°06'52"E 175.32'

L22 N80°08'14"E 205.96'



NO. BEARING LENGTH NO. BEARING LENGTH NO. DELTA RADIUS LENGTH CHORD BEARING CHORD 6°14'34" | 159.52' | 17.38' L1 | S80°05'58"W | 40.62' | L23 | S05°19'46"E | 25.26' C2 | 27°32'20" | 45.17' | 21.71' | L2 | N80°06'30"E | 40.00' | L24 | S29°56'10"W | 24.67' C3 40°26'51" 25.06' 17.69' L3 | S09°39'48"E | 13.18' | L25 | S03°45'31"E | 31.25' L4 | S69°39'48"E | 18.49' | L26 | S08°07'28"E | 64.14' | C4 | 23°37'07" | 60.18' | 24.81' L5 | S20°20'12"W | 40.00' | L27 | S77°38'46"E | 33.13' | C5 | 50°43'14" | 161.10' | 142.61' | L6 | S41°49'45"E | 34.73' | L28 | N79°41'59"E | 50.92' | C6 | 34°02'27" | 70.22' | 41.72' C7 | 43°18'42" | 37.56' | 28.39' L7 N41°49'45"W 60.35' L29 S50°13'31"E 9.52' C8 | 10°59'14" | 134.04' | 25.70' L8 | N20°20'12"E | 40.00' | L30 | S39°39'48"E | 14.90' S86°59'48"W L9 | N69°39'48"W | 7.78' | L31 | S39°39'48"E | 25.62' C9 | 13°19'13" | 25.00' C10 | 90°00'00" | 25.00' | 39.27' L10 | N09°39'48"W | 33.10' | L32 | N25°11'29"E | 22.96' C11 | 90°00'00" | 49.00' | 76.97' | L11 N86°37'54"W | 16.00' L33 N25°11'29"E 7.54' C12 | 13°19'13" | 49.00' | 11.39' | S86°59'48"W | 11.37' L12 | N03°26'58"E | 16.00' | L34 | N79°42'54"W | 16.00' L13 | S86°37'54"E | 16.00' | L35 | N10°17'06"E | L14 | S83°02'00"E | 33.50' | L36 | S79°42'54"E | 16.00' L15 N78°03'16"E 43.60' L37 N83°10'01"W 5.00' L16 | N63°32'03"E | 29.91' | L38 | N86°20'35"W | 68.04' L17 N19°27'34"E 35.18' L39 S09°39'48"E 51.08'

CURVE TABLE

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.

Registered Professional Land Survevor No. 518 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034

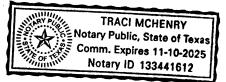


STATE OF TEXAS COUNTY OF COLLIN §

Phone 972-335-3580

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



APPROVED BY THE PLANNING AND ZONING COMMISSION

FINAL PLAT **MAYHILL 380 BUSINESS PARK ADDITION**

LOT 1, BLOCK A

19.508 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. FP23-0009

IUNE 2023

Filed for Record

in the Official Records Of:

SHEET

2 OF 2

067786841

Fax No. (972) 335-3779 FIRM # 10193822 Frisco, Texas 75034

APPLICANT: Kimley-Horn and Associates, Inc 100 W. Oak Street, Suite 203

JCC

Denton, TX 76201 Ph: 940-536-0175 Contact: Trev Braswell. P. E. Velocis KBS Denton South JV, LF 300 Crescent Court, Suite 850 Dallas, Texas 75201

Denton County
On: 7/14/2023 11:02:31 AM
In the PLAT Records
MAYHILL 380 BUSINESS PARK
Doc Number: 2023 – 247
Number of Pages 6 Number of Pages: 2 Amount: 100.00 Order#:20230714000227 Ph: 972-974-6178 Contact: Huntley Lewis, P.E.

Copyright © 2023 imlev-Horn and Associates. Inc All rights reserved