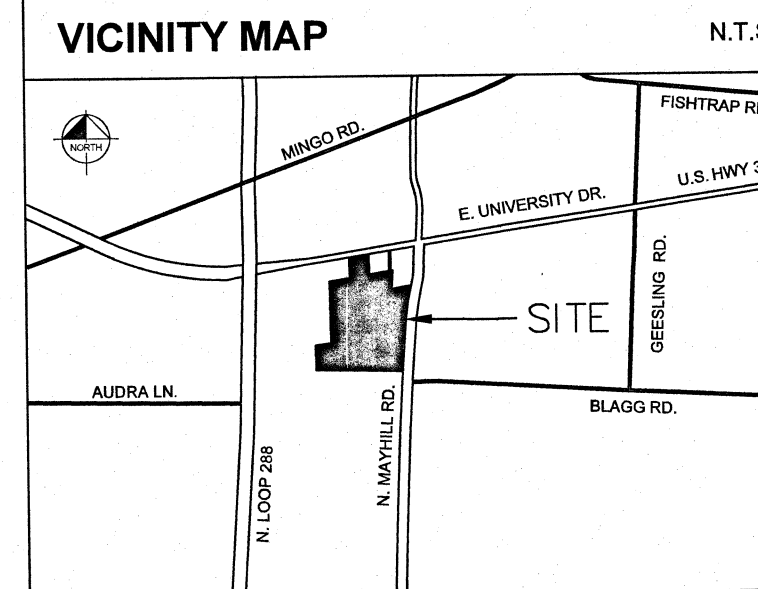
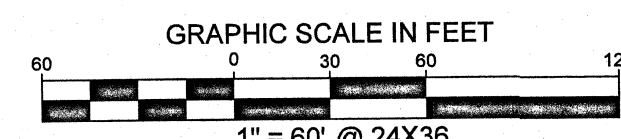
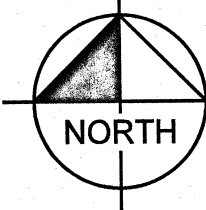


EAST UNIVERSITY DRIVE
(U. S. HWY. 380 & U. S. HWY. 377)
(VARIABLE WIDTH R.O.W.)



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 0.99984939269. Vertical Datum - NAVD 88.
 - 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.
 - Property owner is responsible for the maintenance and improvements located within the Drainage Easement and 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.
 - 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.
 - Per CEP22-0056, there is a total of 1,474.4 inches dbh of heritage and quality trees are to be preserved on the site. Future land disturbing activity shall not impact and/or damage trees marked for Preservation on the accompanying Preservation Plan. No permits for construction activity shall be issued for this property until required tree protection measures per Section 7.7.4.D of the Development Code of the City of Denton are in place. Preserved trees are located on - Lot 1, Block A - 1,474.4 inches dbh.
 - 1,474.4 inches dbh Heritage 7 Quality Trees
 - 812.9 inches dbh Heritage Trees
 - 661.5 inches dbh Quality Trees
 - 329.4 inches dbh Secondary Trees
 - Water and wastewater will be provided by the City of Denton.
 - Line and curve table on sheet 2.
 - The purpose of this plat is to create one lot (Lot 1, Block A).
 - Private improvements or encroachments cannot encroach onto existing public or private easements.

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.

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

Kimley»Horn

6180 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 60'	JCC	KHA	JUNE 2023	067786841	1 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.

Filed for Record
in the Official Records Of:
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: 2
Amount: 100.00
Order#: 20230714000227
By: FZ

LINE TYPE LEGEND

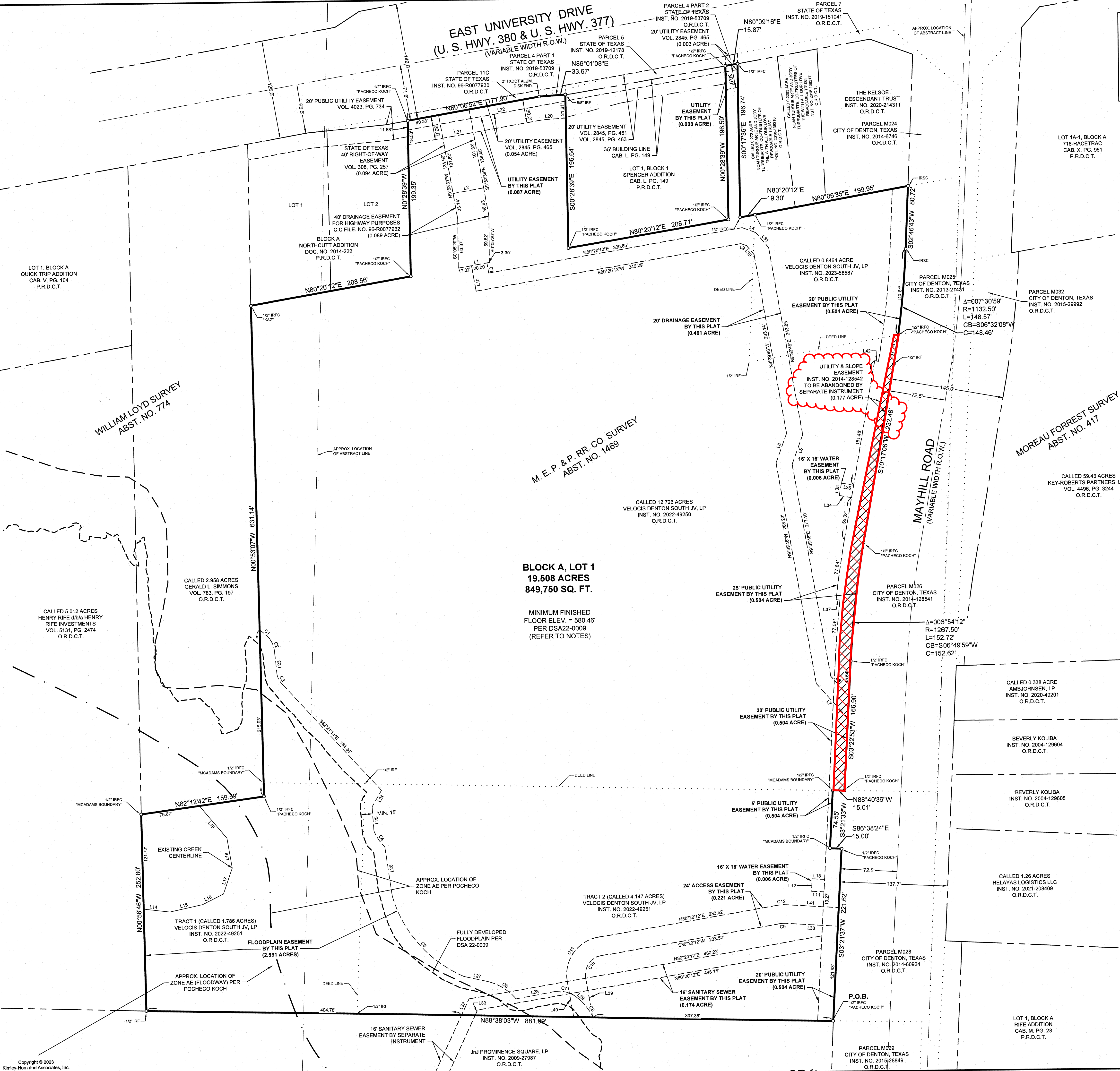
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE
---	FLOODWAY LINE
---	ZONE "AE" LIMIT
---	FULLY DEVELOPED DSA 22-0009
---	ABSTRACT LINE
---	DEED LINE

LEGEND

IRSC	5/8" 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
B.L.	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.C.T.	DEED RECORDS, TEXAS
P.R.C.T.	PLAT RECORDS, TEXAS
D.C.T.	DENTON COUNTY, TEXAS
O.R.C.T.	OFFICIAL RECORDS, TEXAS
---	PORTION TO BE ABANDONED

BLOCK A, LOT 1
19.508 ACRES
849,750 SQ. FT.

MINIMUM FINISHED
FLOOR ELEV. = 580.46'
PER DSA22-0009
(REFER TO NOTES)



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. 2023-55587, 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, 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 2.858-acre tract of land, described in a deed to Gerald L. Simons, as recorded in Volume 763, 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 2.858-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 2.858-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 198.64 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°17'38" 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 198.74 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 0.8464-acre tract;

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 Turnubiarte and Jody Turnubiarte, 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 Kelsee 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 Kelsee tract, same also being on the westerly right-of-way line of said Mayhill Road;

THENCE South 02°48'43" 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 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 166.80 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 21st 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

By: Paul Smith
Signature

By: PAUL SMITH
Printed Name

By: VICE PRESIDENT
Title

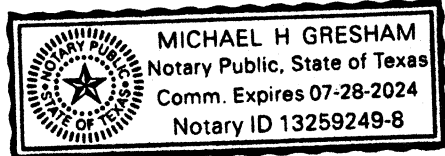
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared PAUL SMITH, 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 21st day of JUNE, 2023.

Michael H. Gresham
Notary Public, State of Texas



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



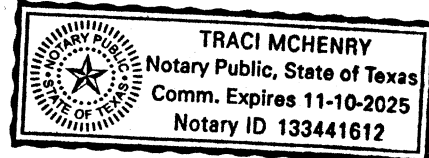
STATE OF TEXAS §

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 21st day of June, 2023.

Traci Mchenry
Notary Public, State of Texas



APPROVED BY THE PLANNING AND ZONING COMMISSION

ON THIS THE 14th DAY OF June, 2023

Michael H. Gresham
PLANNING AND ZONING CHAIRPERSON

Michael H. Gresham
CITY SECRETARY



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

SURVEYOR:	Kimley»Horn					
	6160 Warren Parkway, Suite 210 Frisco, Texas 75034	FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779			
Scale	Drawn by	Checked by	Date	Project No.	SHEET	
N/A	JCC	KHA	JUNE 2023	067786841	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.

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