







LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°02'33"W	108.48'	L41	S44°57'09"E	114.51'
L2	N49°27'54"W	46.34'	L42	S44°57'27"E	15.56'
L3	N49°27'54"W	27.66'	L43	S89°57'27"E	70.69'
L4	N00°02'33"E	16.13'	L44	N00°02'33"E	14.00'
L5	S58°13'10"E	36.29'	L45	S89°57'27"E	16.00'
L6	N81°07'58"E	84.48'	L46	S00°02'33"W	14.00'
L7	S00°02'33"W	21.70'	L47	S44°57'27"E	23.60'
L8	S42°13'00"W	15.91'	L48	N00°02'33"E	17.91'
L9	S00°02'33"W	10.83'	L49	S89°57'27"E	16.00'
L10	N89°57'27"W	12.00'	L50	S00°02'33"W	17.91'
L11	N00°02'33"E	15.46'	L51	S89°57'27"E	17.18'
L12	N42°13'00"E	20.61'	L52	S44°57'27"E	32.04'
L13	N45°02'33"E	61.82'	L53	S22°27'27"E	14.21'
L14	N45°02'33"E	27.84'	L54	N22°27'27"E	8.92'
L15	S89°57'27"E	18.49'	L55	N44°57'27"W	22.23'
L16	N00°02'33"E	33.75'	L56	N44°57'27"W	10.34'
L17	S89°57'27"E	16.00'	L57	S00°02'33"W	37.00'
L18	S00°02'33"W	33.75'	L58	N89°57'27"W	16.00'
L19	S89°57'27"E	20.34'	L59	N00°02'33"E	37.00'
L20	N45°02'33"E	16.97'	L60	N89°57'27"W	13.81'
L21	S89°57'27"E	11.01'	L61	N44°57'27"W	15.96'
L22	S00°02'33"W	16.00'	L62	N89°57'27"W	99.69'
L23	N89°57'27"W	4.38'	L63	S00°02'33"W	31.00'
L24	S45°02'33"W	11.66'	L64	N89°57'27"W	16.00'
L25	S44°57'27"E	10.53'	L65	N00°02'33"E	31.00'
L26	N45°02'33"E	5.52'	L66	N44°57'09"W	114.51'
L27	S44°57'27"E	16.00'	L67	S00°02'33"W	42.50'
L28	S45°02'33"W	11.10'	L68	N89°57'27"W	16.00'
L29	S44°57'27"E	10.29'	L69	N00°02'33"E	42.50'
L30	N00°02'33"E	26.61'	L70	N89°57'19"W	31.44'
L31	S89°57'27"E	16.00'	L71	S00°02'33"W	22.39'
L32	S00°02'33"W	26.61'	L72	N89°57'27"W	16.00'
L33	S89°57'27"E	154.00'	L73	N00°02'33"E	22.39'
L34	N00°02'33"E	57.26'	L74	N44°57'27"W	14.59'
L35	S89°57'27"E	16.00'	L75	N89°57'27"W	39.72'
L36	S00°02'33"W	57.26'	L76	S45°02'33"W	14.59'
L37	N00°02'33"E	38.11'	L77	N89°57'27"W	2.84'
L38	S89°57'27"E	16.00'	L78	S00°02'33"W	486.41'
L39	S00°02'33"W	38.11'	L79	N00°02'33"E	486.41'
L40	S89°57'16"E	3.06'	L80	S31°35'38"W	38.00'
L101	S89°57'27"E	48.38'	L111	N89°57'27"W	39.89'
L102	S00°02'33"W	2.25'	L121	S89°57'27"E	115.00'
L103	S89°57'27"E	69.14'	L131	S89°57'27"E	112.50'
L104	N00°07'16"W	16.00'	L141	S44°57'27"E	67.41'
L105	N89°57'27"W	69.09'	L151	S00°02'33"W	45.00'
L106	N00°02'33"E	221.52'	L161	N58°45'45"W	83.99'
L107	S89°57'27"E	39.89'	L171	N00°02'33"E	172.49'
L108	N31°10'00"E	49.29'	L181	N89°57'27"W	52.00'
L109	N31°14'15"E	4.42'	L191	N31°10'02"E	12.00'
L110	S31°10'00"W	49.29'	L201	N57°45'52"E	152.03'
L111	N89°57'27"W	39.89'	L211	S86°44'17"W	78.84'
L112	S00°02'33"W	227.27'	L221	S00°02'33"W	100.00'
L113	N89°57'27"W	40.38'	L231	S00°02'33"W	100.00'
L114	N89°57'27"W	364.49'	L241	S31°35'38"W	22.76'
L115	N00°02'33"E	108.51'	L251	N31°35'38"W	25.77'
L116	S00°02'33"W	26.07'	L261	N00°02'33"E	875.01'
L117	S89°57'27"E	208.41'	L271	N89°57'27"W	293.90'
L118	S44°57'27"E	82.42'	L281	S23°42'39"E	111.98'
L119	N44°57'27"W	66.45'	L291	S00°02'33"W	94.29'
L120	S89°58'09"E	61.90'	L301	S00°02'33"W	100.00'
L121	S89°57'27"E	115.00'	L311	N89°57'27"W	52.00'
L122	S00°02'33"W	36.50'	L321	S00°02'33"W	100.00'
L123	S00°02'33"W	37.01'	L331	N00°02'33"E	112.47'
L124	S00°02'33"W	401.42'	L341	N45°02'33"E	58.83'
L125	N89°59'45"E	5.75'	L351	N00°02'33"E	26.25'
L126	N00°02'33"W	71.50'	L361	S00°02'33"W	26.07'
L127	S89°57'22"E	123.75'	L371	S89°57'27"E	208.41'
L128	N16°13'04"W	17.49'	L381	S44°57'27"E	82.42'
L129	N00°02'33"E	56.70'	L391	N89°57'27"W	934.99'
L130	S89°57'27"E	14.50'	L401	N89°57'27"W	50.64'
L131	N89°57'27"E	15.65'	L411	N00°02'33"E	69.01'
L132	S89°57'27"E	112.50'	L421	S45°02'33"W	50.54'
L133	N16°13'04"W	17.49'	L431	S89°57'27"E	61.90'
L134	N00°02'33"E	11.69'	L441	S00°02'33"W	45.00'
L135	S89°57'27"E	403.65'	L451	N44°57'27"W	57.05'
L136	S00°02'33"W	458.50'	L461	N89°57'27"W	5.00'
L137	S89°57'27"E	16.00'	L471	N00°02'33"E	28.65'
L138	N00°02'33"E	458.50'	L481	S00°02'33"W	262.30'
L139	N00°02'33"E	16.00'	L491	S28°16'38"E	102.24'
L140	S00°02'33"W	6.21'	L501	S89°57'27"E	6.53'
L141	S00°02'33"W	85.93'	L511	N31°10'02"E	78.67'
L142	S00°02'33"W	488.95'	L521	S00°02'33"W	100.00'
L143	N75°35'14"E	33.14'	L531	N00°02'33"E	112.47'
L144	S44°57'27"E	67.41'	L541	N45°02'33"E	58.83'
L145	N44°57'27"W	57.05'	L551	N00°02'33"E	26.25'
L146	S75°35'14"E	29.42'	L561	S00°02'33"W	26.07'
L147	N89°57'27"E	46.17'	L571	S89°57'27"E	208.41'
L148	N60°02'33"E	85.93'	L581	S44°57'27"E	82.42'
L149	N00°02'33"E	20.64'	L591	N89°57'27"W	934.99'
L150	S89°57'27"E	222.61'	L601	N89°57'27"W	50.64'
L151	S00°02'33"W	45.00'	L611	N31°10'02"E	78.67'
L152	N89°57'27"E	222.61'	L621	S00°02'33"W	100.00'
L153	N00°02'33"E	102.00'	L631	N00°02'33"E	112.47'
L154	N45°02'33"E	58.83'	L641	N23°42'39"W	98.43'
L155	N00°02'33"E	26.25'	L651	N00°02'33"E	407.73'
L156	S00°02'33"W	26.07'	L661	S89°57'27"E	834.50'
L157	S89°57'27"E	208.41'	L671	S00°02'33"W	378.50'
L158	S44°57'27"E	82.42'	L681	S89°57'27"E	934.99'
L159	N44°57'27"W	66.45'	L691	N89°57'27"W	50.64'
L160	S45°02'33"W	50.54'	L701	S89°58'09"E	61.90'

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°47'47"	30.00'	47.02'	N44°56'27"E	42.35'	C41	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'	C81	58°52'33"	50.00'	51.38'	N60°36'17"E	49.15'
C2	53°59'37"	20.00'	18.85'	N61°55'11"W	18.16'	C42	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'	C82	17°27'04"	30.28'	9.22'	N23°30'59"E	9.19'
C3	87°08'00"	20.00'	30.42'	N43°36'33"E	27.57'	C43	44°02'08"	100.00'	76.86'	N59°01'18"E	74.98'	C83	39°53'16"	30.00'	20.89'	S78°55'24"E	20.47'
C4	8°25'35"	100.00'	14.71'	S85°20'45"W	14.69'	C44	79°18'39"	30.00'	41.53'	S39°41'53"W	38.29'	C84	8°51'14"	40.00'	6.18'	S41°25'51"W	6.17'
C5	35°56'51"	30.00'	18.82'	S17°55'53"E	18.51'	C45	79°10'24"	30.00'	41.46'	N50°27'21"E	38.23'						
C6	16°39'45"	34.00'	9.89'	N08°17'19"W	9.85'	C46	61°39'28"	40.00'	43.05'	N28°03'52"W	41.00'						
C7	44°38'48"	26.00'	20.26'	N22°16'51"W	19.75'	C47	56°51'56"	40.00'	39.70'	N87°19'34"W	38.09'						
C8	90°00'00"	21.00'	32.99'	N45°02'33"E	29.70'	C48	21°27'43"	22.00'	8.24'	S10°57'58"E	8.19'						
C9	90°00'00"	34.00'	53.41'	S45°02'33"W	48.08'	C49	51°28'12"	10.00'	8.98'	N33°01'39"W	8.88'						
C10	90°00'00"	24.00'	37.70'	S45°02'33"W	33.94'	C50	53°46'15"	22.00'	20.65'	N31°52'38"W	19.90'						
C11	90°00'00"	9.00'	14.14'	S45°02'33"W	12.73'	C51	90°00'00"	30.00'	47.12'	S44°57'27"E	42.43'						
C12	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'	C52	58°52'33"	88.00'	90.43'	N60°36'17"E	86.50'						
C13	20°45'51"	26.00'	9.42'	N79°34'31"E	9.37'	C53	90°00'00"	50.00'	78.54'	S45°02'33"W	70.71'						
C14	20°45'51"	34.00'	12.32'	S79°34'31"E	12.25'	C54	23°45'12"	50.00'	20.73'	S11°50'03"E	20.58'						
C15	20°50'57"	34.00'	12.37'	N79°37'04"E	12.30'	C55	23°45'12"	25.00'	10.36'	N11°50'03"W	10.29'						
C16	20°50'57"	26.00'	9.46'	S79°37'04"W	9.41'	C56	90°00'00"	90.00'	141.37'	N45°02'33"E	127.28'						
C17	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'	C57	90°00'00"	55.00'	86.39'	S44°57'27"E	77.78'						
C18	90°00'00"	34.00'	53.41'	N45°02'33"E	48.08'	C58	90°00'00"	30.00'	47.12'	N44°57'27"W	42.43'						
C19	9																

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CATDENTON 35 FIVE, INC., is the rightful owner of a tract of land situated in the Alexander White Survey, Abstract No. 1406 and the Nathan Wade Survey, Abstract No. 1407, City of Denton, Denton County, Texas, and being a portion of a called 78.486-acre tract of land, described in a General Warranty Deed to Catdenton 35 Five, Inc., as recorded in Instrument No. 2013-145670 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the west line of said 78.486-acre tract and intersection of the east right of way line of Interstate Highway 35, a variable width right of way, with the northerly right of way line of State Highway Loop 288, a variable width right of way, described as Parcel 30 (called 10.405-acres), in a deed to the State of Texas, as recorded in Instrument No. 2023-118441 of the Official Public Records of Denton County, Texas, from which, a brass disk TXDOT right of way monument found for the southwest corner of said 78.786-acre tract, bears South 03°19'12" East, a distance of 544.70 feet;

THENCE North 03°19'12" West (called N02°03'17" West), along the west line of said 78.486-acre tract and the east right of way line of said Interstate Highway 35, a distance of 895.56 feet to a point for the westerly, northwest corner of said 78.486-acre tract, from which, a found 1/2-inch iron rod bears South 04°29' West, 1.70 feet;

THENCE South 89°09'07" East (called South 87°53'04" East), departing the east right of way line of said Interstate Highway Highway 35, along a northerly line of said 78.486-acre tract and generally along a barbed wire fence, a distance of 1,023.63 feet (called 1,023.57 feet) to a fence corner post found for a corner, from which, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1, Block A of Denton Travel Center, an addition to the City of Denton, according to the final plat, recorded in Document No. 2009-21 of the Plat Records of Denton County, Texas, bears North 45°45' West, 2.06 feet;

THENCE North 00°01'29" East (called North 01°17'32" East), along a westerly line of said 78.486-acre tract, a distance of 421.82 feet (called 446.24 feet) to a point for the southwest corner of Parcel 4 Part 1, described in a deed to the State of Texas, as recorded in Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas, same being on the southerly right of way line of North Elm Street (U. S. Highway 77), a called 160' wide right of way;

THENCE South 58°45'45" East (called South 55°33'16" East), along the southerly line of said Parcel 4 Part 1 and said North Elm Street (U. S. Highway 77), a distance of 116.02 feet (called 115.73 feet) to an aluminum disk TXDOT right of way marker found on an easterly line of said 78.486-acre tract for the southeast corner of said Parcel 4 Part 1, same being the southwest corner of Parcel 5A, described in a deed to the State of Texas, as recorded in Volume 4903, Page 2743 of the Official Public Records of Denton County, Texas, same also being on the west line of Lot 1R2, Block A of Baruch Addition, an addition to the City of Denton, according to the final plat, recorded in Document No. 2013-320 of the Plat Records of Denton County, Texas;

THENCE South 00°13'06" West (called South 01°23'42" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along an easterly line of said 78.486-acre tract and the westerly line of said Lot 1R2, passing at a distance of 542.17 feet, a 1/2-inch iron rod found at a fence corner post for the southwest corner of said Lot 1R2 and the northwest corner of Lot 1R1, Block A of said Baruch Addition, continuing along the west line of said Lot 1R1, a total distance of 914.51 feet (called 936.41 feet) to a 1/2-inch iron rod found for the southwest corner of Lot 1R1;

THENCE South 89°20'44" East (called South 88°05'15" East), along a northerly line of said 78.486-acre tract, the south line of said Lot 1R1 and generally along a barbed wire fence, passing at a distance of 464.46 feet, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1R1 and the southwest corner of a called 7.511-acre tract of land, described in a deed to Inland Truck Parts Co., as recorded in Instrument No. 2005-137844 of the Official Public Records of Denton County, Texas, continuing along the south line of said 7.511-acre tract, for a total distance of 1,318.21 feet (called 1,316.47 feet) to a 1/2-inch iron rod with a plastic cap, stamped "WIER ASSOC INC" found for the southeast corner of said 7.511-acre tract;

THENCE North 00°38'54" East (called North 03°02'54" East), along a westerly line of said 78.486-acre tract and the east line of said 7.511-acre tract, a distance of 131.32 feet (called 131.77 feet) to an aluminum disk TXDOT right of way marker found on the southerly right of way line of aforesaid North Elm Street (U. S. Highway 77), same being the southwest corner of Parcel 4 Part 2, as described in a deed to the State of Texas, as recorded in aforesaid Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas;

THENCE South 58°45'45" East (called South 57°31'25" East), along a northerly line of said 78.486-acre tract, the southerly line of said Parcel 4 Part 2 and said North Elm Street (U. S. Highway 77), a distance of 446.33 feet (called 446.33 feet) to an aluminum disk TXDOT right of way marker found for the southeast corner of said Parcel 4 Part 2;

THENCE South 00°39'29" West (called South 02°11'49" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along the easterly line of said 78.486-acre tract, the westerly line of a tract of land described in a deed to Debra Johnson Morgan, Trustee of the Hazel K. King Land Trust, as recorded in Volume 3245, Page 809 of the Official Public Records of Denton County, Texas, and generally along a barbed wire fence, a distance of 681.86 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for the northeast corner of aforesaid Parcel 30 (called 10.405-acres), same being on the north right of way line of aforesaid State Highway Loop 288, and being at the beginning of a non-tangent curve to the right with a radius of 3,500.00 feet, a central angle of 04°25'46", and a chord bearing and distance of South 76°07'23" West, 270.51 feet;

THENCE in a westerly direction, along the north right of way line of said State Highway Loop 288 as described in said Parcel 30 (called 10.405-acres), and generally along a barbed wire fence, the following:

With said non-tangent curve to the right, an arc distance of 270.58 feet to a 1/2-inch iron rod with a plastic cap,

stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,422.00 feet, a central angle of 20°58'53", and a chord bearing and distance of South 86°45'02" West, 517.82 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 520.73 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left with a radius of 1,378.00 feet, a central angle of 07°11'56", and a chord bearing and distance of North 86°21'29" West, 173.02 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 173.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for corner;

North 89°57'27" West, a distance of 1,324.84 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,271.00 feet, a central angle of 33°36'37", and a chord bearing and distance of North 41°10'20" West, 734.94 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 745.58 feet to the POINT OF BEGINNING and containing 68.175 acres (2,969,685 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, CATDENTON 35 FIVE, INC., does hereby adopt this plat designating the herein described property as SUMMIT 35 ADDITION, 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. .

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: CATDENTON 35 FIVE, INC.

By: \_\_\_\_\_ Signature

By: \_\_\_\_\_ Printed Name and Title

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

GENERAL NOTES:

- 1. The purpose of this plat is to create 6 commercial lots and to dedicate access, utility and drainage easements.
2. Master Note N/A
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by First American Title Insurance Company, GF. No. 1002-407103-RTT, effective date June 23, 2025. The surveyor has not abstracted the above property.
5. This plat lies wholly within the City Limits of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
7. 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.
8. There are no gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision.
9. 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.
10. 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:
a) The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. 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.
12. Encroachment of private improvements into public easements shall not be permitted.
13. A Tree Survey and Preservation Plan will be required to proceed with the Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met prior to release of any permits..
14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non- residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

- 15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0360G, for Denton County, Texas and incorporated areas, dated April 18th, 2011 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". 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.
21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. The Minimum Finish Floor (Slab) Elevation shall be:
-Lot 1 & 2 = 718.5', 18" above the 100 year water surface elevation of Pond 1 (717.0')
-Lot 3 = 733.7', 18" above the 100 year water surface elevation of Pond 2 (732.2')
-Lot 4, 5 & 6 = 717.3', 18" above the 100 year water surface elevation of Pond 3 (715.8')
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.
23. Master Note N/A
24. Master Note N/A
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage, Detention & Access Easements 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, Detention & Access Easements. 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 Drainage, Detention & Access Easements, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention 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, Detention & Access 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, 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 Drainage, Detention & Access 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 of 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.

- 26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. 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.
28. Master Note N/A
29. Master Note N/A
30. Master Note N/A
31. Master Note N/A
32. Master Note N/A
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.
34. Master Note N/A
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s) and detention areas.
43. Master Note N/A
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. As of the date of this plat, there are no existing wells on the platted property.

- 46. NO BUILD EASEMENT PURPOSE
This Easement is granted for the purpose of satisfying the open space and fire separation distance requirements of the International Building Code (IBC) Section 507, as adopted by City of Denton, to permit the construction and operation of an unlimited area building of Occupancy Group S-1 on the Benefited Parcel, without the requirement for a 3-hour fire-rated exterior wall, by maintaining the required open area and unobstructed yard in accordance with IBC Section 507.
RESTRICTIONS
1. Erect, construct, or permit any building, structure, or improvement of any kind;
2. Place or store any materials, equipment, or objects that would constitute a structure under applicable building codes;
3. Take any action that would reduce the unobstructed open space below the minimum distance required by the IBC for unlimited area building compliance, currently [60] feet from the property line;
4. Grant any other easement, license, or right that would conflict with or impair the open space requirements herein.
PERMITTED USES
1. Surface parking and paving
2. Landscaping, grading, and utilities
3. Fencing (non-structural)
4. Drives and access improvements

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 SUMMIT 35 ADDITION 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 \_\_\_\_\_, 20\_\_\_\_\_.
Chair, Planning & Zoning Commission City Secretary

FINAL PLAT
SUMMIT 35 ADDITION
LOTS 1-6, BLOCK A
6 COMMERCIAL LOTS
68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

Kimley Horn logo and contact information: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034. Tel. No. (972) 335-3580 Fax No. (972) 335-3779. Scale, Drawn by MBM/JCC, Checked by KHA, Date APRIL 2026, Project No. 063411024, SHEET 4 OF 4.

OWNER: Catdenton 35 Five, Inc. 16950 Dallas Pkwy., Suite 120 Dallas, Texas 76248 Ph: 972-732-9000 Contact: Shula Netzer

APPLICANT: Kimley-Horn and Associates, Inc. 100 W. Oak St., Suite 203 Denton, TX 76201 Ph: 940-287-3620 Contact: Mack Mattke, P.E.