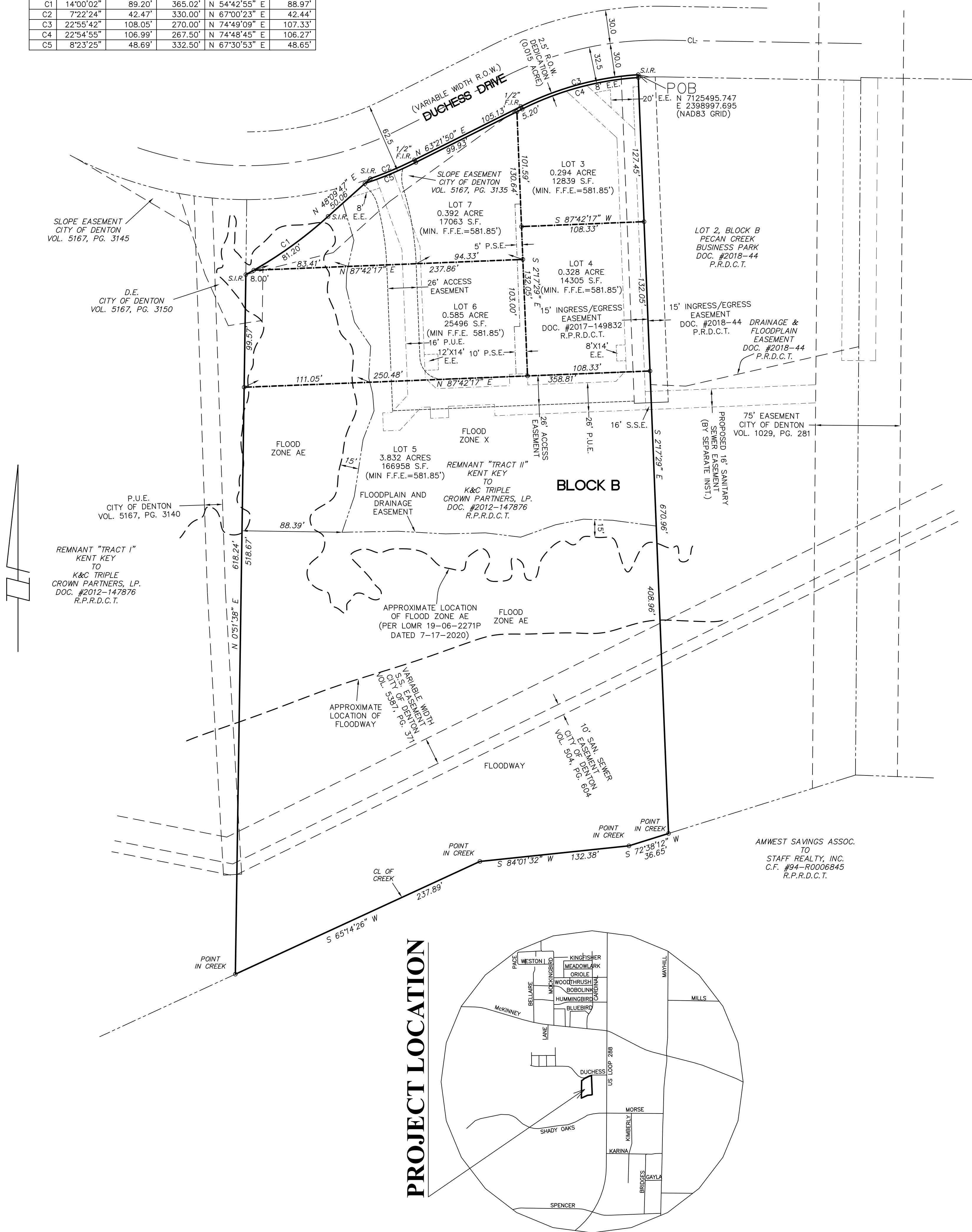


NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	14°00'02"	89.20'	365.02'	N 54°42'55" E	88.97'
C2	7°22'24"	42.47'	330.00'	N 67°00'23" E	42.44'
C3	22°55'42"	108.05'	270.00'	N 74°40'09" E	107.33'
C4	22°54'55"	106.99'	267.50'	N 74°48'45" E	106.27'
C5	8°23'25"	48.69'	332.50'	N 67°30'53" E	48.65'



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, K&C Triple Crown Partners LP are the owners of that certain lot, tract, or parcel of land situated in the Mary Austin Survey Abstract Number 4 in the City of Denton, Denton County, Texas, being a part of the remnant of that certain "Tract II" of land conveyed by deed from Kent Key to K&C Triple Crown Partners, LP recorded under Document Number 2012-147876, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod marked 4561 set for corner in the south line of Duchess Drive, a public roadway having a right-of-way of 60.0 feet, from which the northwest corner of Lot 2, Block B of Pecan Creek Business Park, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded under Document Number 2018-44, Plat Records, Denton County, Texas, bears S 02° 17' 29" E 2.50 feet;

THENCE S 02° 17' 29" E, 670.96 feet with the west line of said Lot 2, Block B of Pecan Creek Business Park to a point in a creek for corner in the north line of that certain tract of land conveyed by deed from AMWEST Savings Association to Staff Realty, Inc. recorded under Clerk's File Number 94-R0006845, Real Property Records, Denton County, Texas;

THENCE S 72° 38' 12" W, 36.65 feet with said north line of said Staff Realty tract to a point in a creek for corner;

THENCE S 84° 01' 32" W, 132.38 feet with said north line of said Staff Realty tract to a point in a creek for corner;

THENCE S 65° 14' 26" W, 237.89 feet with said north line of said Staff Realty tract to a point in a creek for corner, said point being the southeast corner of the remnant of that certain "Tract I" of land conveyed by deed from Kent Key to K&C Triple Crown Partners, LP recorded under Document Number 2012-147876, Real Property Records, Denton County, Texas;

THENCE N 00° 51' 38" E, 618.24 feet with the east line of said "Tract I" of land conveyed by deed from Kent Key to K&C Triple Crown Partners, LP to a capped 1/2" iron rod marked RPLS 4561 set for corner;

THENCE along the arc of a curve to the left having a central angle of 14° 00' 02", a radius of 365.02 feet, an arc length of 89.20 feet, whose chord bears N 54° 42' 55" E, 88.97 feet to a capped 1/2" iron rod marked RPLS 4561 set for corner;

THENCE N 48° 09' 47" E, 50.06 feet to a capped 1/2" iron rod marked RPLS 4561 set for corner in said south line of said Duchess Drive;

THENCE with said south line of said Duchess Drive along the arc of a curve to the left having a central angle of 07° 22' 24", a radius of 330.00 feet, an arc length of 42.47 feet, whose chord bears N 67° 00' 23" E, 42.44 feet to a capped 1/2" iron rod marked RPLS 4561 set for corner in said south line of said Duchess Drive;

THENCE N 63° 21' 50" E, 105.13 feet with said south line of said Duchess Drive to a capped 1/2" iron rod marked RPLS 4561 set for corner in said south line of said Duchess Drive;

THENCE with said south line of said Duchess Drive along the arc of a curve to the right having a central angle of 22° 55' 42", a radius of 270.00 feet, an arc length of 108.05 feet, whose chord bears N 74° 49' 09" E, 107.33 feet to the PLACE OF BEGINNING and containing 5.448 acres or 237305 square feet of land, of which 0.015 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 3 THROUGH 7, BLOCK B, PECAN CREEK BUSINESS PARK, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever, in fee simple, all utility easements, drainage easements, and streets as shown hereon. The City of Denton and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility and drainage easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2022.

Kent Key, K&C Triple Crown Partners, LP

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2022 by Kent Key.

NOTARY PUBLIC
STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, A. D. 2022
By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

City Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. The monuments shown hereon are found as noted or placed with 1/2" capped iron rods marked RPLS 4561 in accordance with the ordinances of the City of Denton, Denton County, Texas.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

- The purpose of this plat is to create five commercial lots.
- The City of Denton has adopted the National Electric Safety Code (The "CODE"). The CODE prohibits structures within 17.5 feet on either side of the centerline 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.
- All property corners, points of intersection and points of curvature/tangency are set capped 1/2" iron rods marked 4561 unless otherwise noted.
- A portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO380G, dated April 18, 2011, as revised PER LOMR 19-06-2271P DATED 7-17-2020. (Subject property lies in Zone AE, Floodway and Zone X approximately as shown).
- Any gas, petroleum, or similar common carrier easements located within the boundary of the property are shown hereon.
- Property Owners are responsible for the maintenance and access improvements located within the Public Access Easement, in accordance with the Shared Parking & Access Agreement on file (Doc # _____) with Denton County.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
- 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 for the lots in this addition. The Drainage and 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 Drainage and 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 Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and 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 drainage and 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 Drainage and 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 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. The Drainage and Floodplain Easement within the limits of this addition authorizes a lien against individual abutting lots in favor of the city to secure the payment to the city for any expenses incurred by the city in the event of default or to secure payment for any expenses incurred if the maintenance entity is not properly maintaining the stream or drainage way.

Tree Preservation Notes:
375.8" of DBH must be preserved per the tree preservation plan presented with Civil Engineering Plans -- CEP21-0068. Lots containing preserved trees include:

Lot 3: No Trees

Lot 4: 10.6" DBH Preserved

Lot 5: 175.8" DBH Preserved

Lot 6: 145.9" DBH Preserved

Lot 7: 43.5" DBH Preserved

Any future unauthorized land disturbing activity or construction activity that would impact and/or damage the preserved trees is prohibited.

OWNER/DEVELOPER
K&C TRIPLE
CROWN PARTNERS
2421 FORT WORTH DR.
DENTON, TX 76205
(940) 565-6700

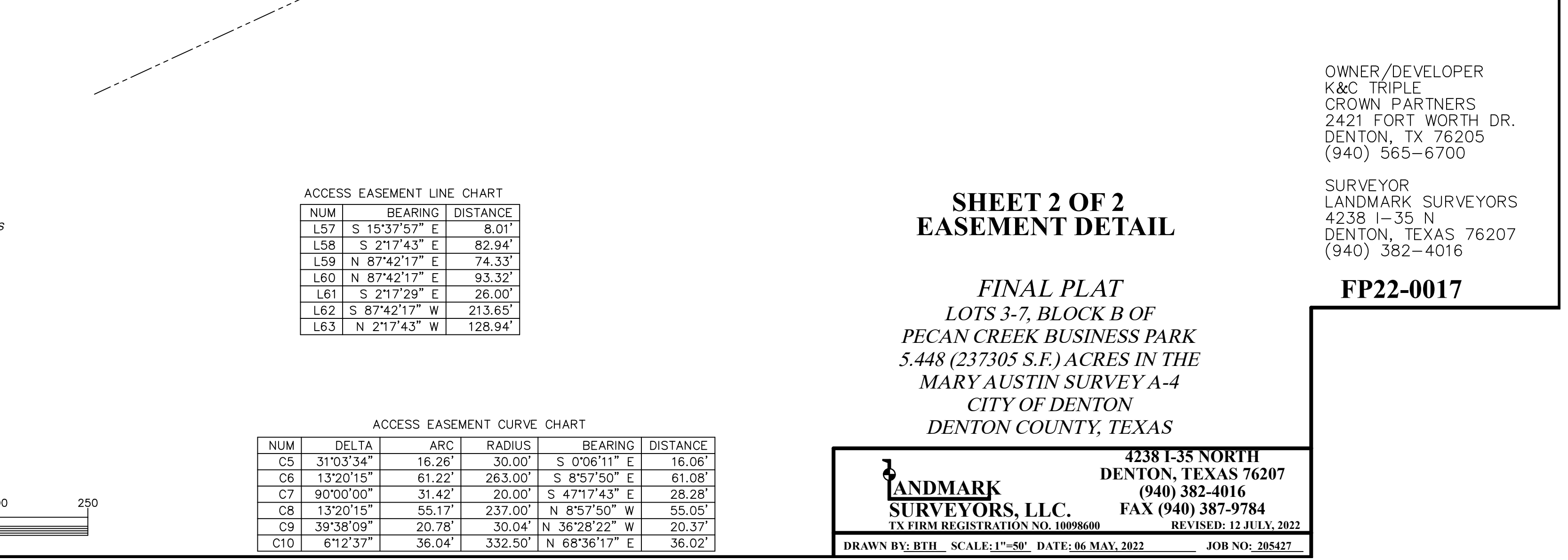
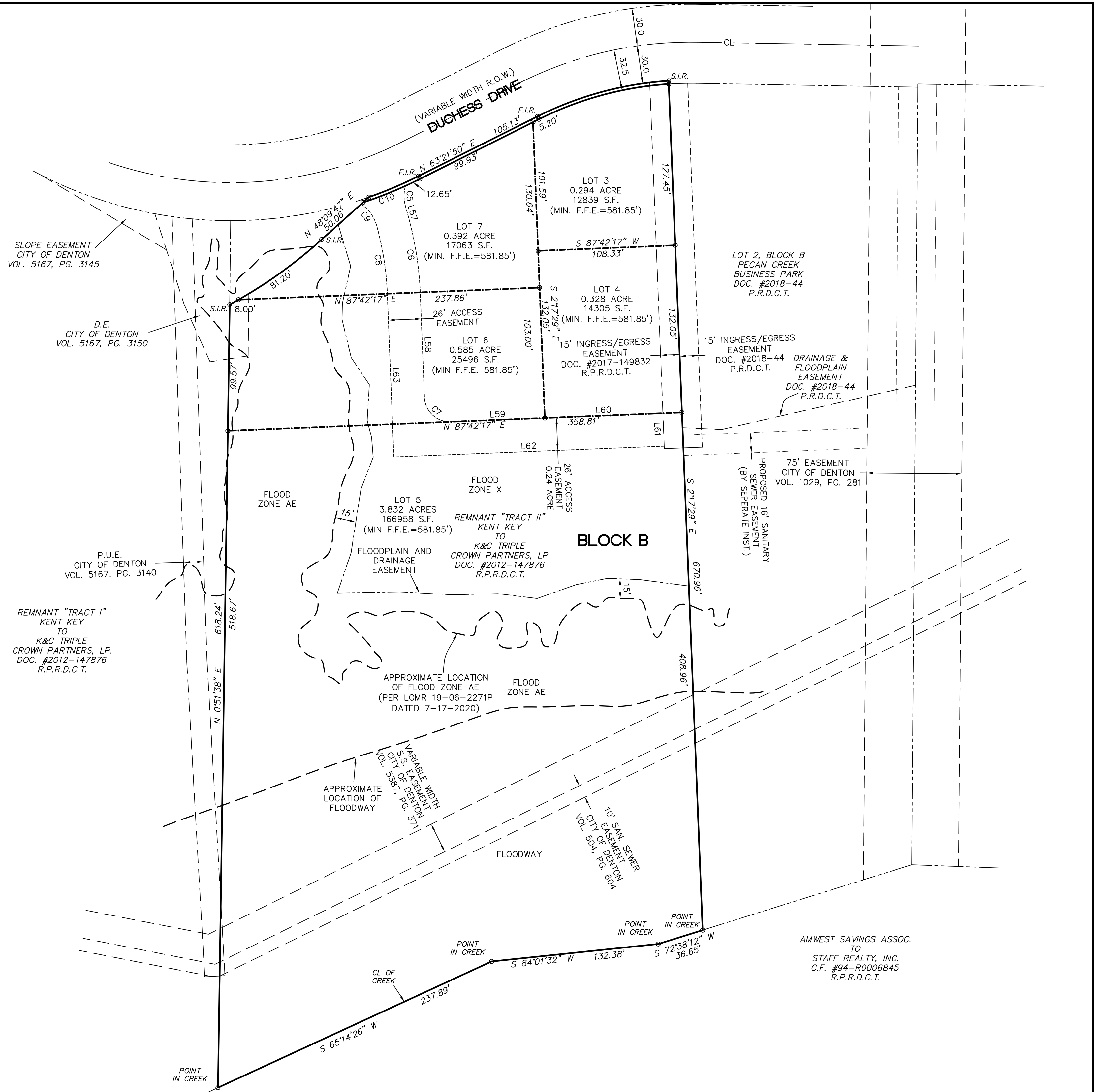
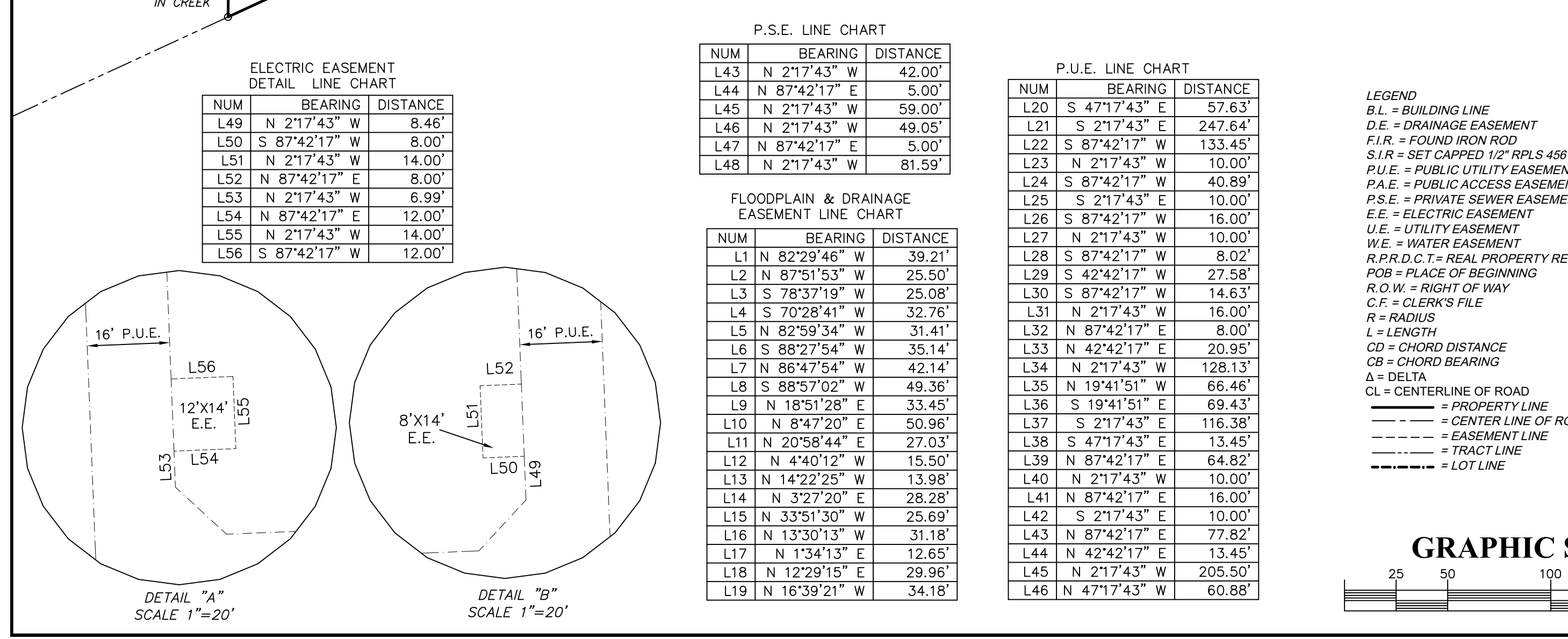
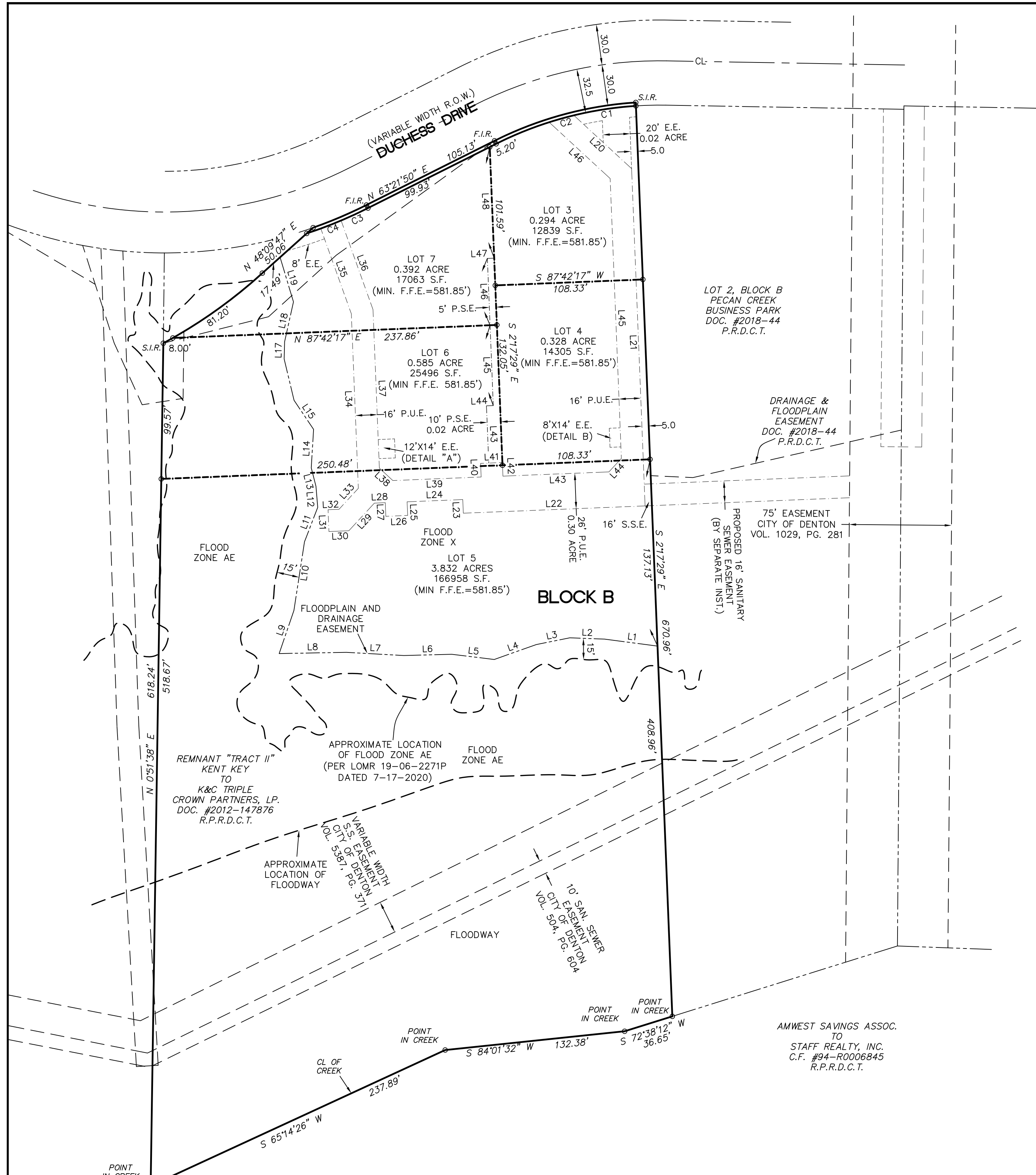
SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

SHEET 1 OF 2
FINAL PLAT
LOTS 3-7, BLOCK B OF
PECAN CREEK BUSINESS PARK
5.448 (237305 S.F.) ACRES IN THE
MARY AUSTIN SURVEY A-4
CITY OF DENTON
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
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DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 12 JULY, 2022

DRAWN BY: BTH SCALE: 1"=50' DATE: 06 MAY, 2022 JOB NO: 205427

FP22-0017



SHEET 2 OF 2 EASEMENT DETAIL

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