

- General Notes:**
- According to the Flood Insurance Rate Map of Denton County, Texas, Map No(s). 48121C0355G and 48121C0360G, Map Revised April 18, 2011, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain"; in Shaded Zone "AE", described by said map to be, "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood, base flood elevations determined and in Shaded Zone "X", described by said map to be, "Other flood areas, areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". This flood statement does not imply that the property and/or the structure 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 in any way.
 - The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
 - 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. Such clearance provisions shall be included in the design and construction when real property is developed or altered. Such clearance areas shall be recorded by the property developer or by the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded, in the Public Records of Denton County, Texas. Unobstructed and adequate space shall be provided for all clearance areas in such way that will allow the ingress and egress for utility-related personnel and equipment to perform operations, maintenance and replacement of electrical supply and communication lines. Maintenance of clearance areas and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of some for maintenance purposes by the City of Denton. Denton Municipal Electric staff is meeting with the developer regarding electric service to the property.
 - Approval of this Final Plat is contingent upon either a subsequent or contemporaneous approval of an Alternative Environmentally Sensitive Area (AESA) Plan that is consistent with the environmentally sensitive areas and mitigation measures identified on this Final Plat. Denial of the AESA Plan will result in the need to file a new Final Plat that conforms with the technical requirements of the City of Denton.
 - The final plat must substantially conform to the preliminary plat and meet all necessary requirements, or a new preliminary plat must be filed.
 - Any future authorized land disturbing activity or construction activity that would impact and/or damage the preserved trees is prohibited.
 - Final design of Jim Christal Rd. or any other needed off-site access, capacity, and circulation improvements will be addressed with the Civil Engineering Plan application and shall be consistent with the approved Traffic Impact Analysis and shall be roughly proportional to the impact of the proposed development. This analysis will address turn lane, deceleration lane, and travel lane capacity needs, as well as any needed intersection improvements.
 - Vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish the 100-year base flood elevations. Vertical datum used for this plat is the North American Vertical Datum of 1988 (NAVD88).
 - Bearings and distances for off-site easements are required by City of Denton staff and are located for those purposes only. Actual location of said easements should be verified by using existing plat and easement documents.
 - There is a total of 726 inches dbh of protected trees to be preserved on the site. Future land disturbing activity shall not impact and/or damage trees marked for Preservation on the approved 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 (726 inches dbh).
 - Private improvements cannot encroach onto existing public or private easements.
 - The purpose of this plat is to create a platted lot to facilitate the development of a Warehouse and Wholesale Facility.

DRAINAGE AND FLOODPLAIN EASEMENT:

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 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 Floodplain 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.

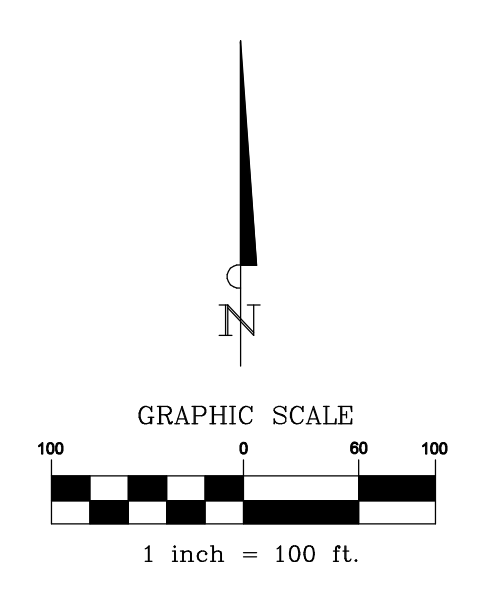
Minimum Finished Floor Note:

For lots abutting the one hundred (100) year base flood or within two hundred (200) feet of the one hundred (100) year base flood:

- Lots shall have a minimum elevation for the buildable area (including parking areas) of the lot of one (1) foot above the one hundred (100) year base flood elevation, or as directed by the City Engineer.
- Any livable structure, including the garage shall have a finished floor elevation no less than 18 inches plus allowable rise in floodway (refer to FEMA Flood Insurance Study) above the one hundred (100) year base flood elevation. This applies to all rivers, creeks, or streams regardless of whether the one hundred (100) year floodplain is shown on the FEMA map.

SYMBOLS AND ABBREVIATIONS

I.R.F.	= Iron Rod Found
(C.M.)	= Controlling Monument
C.I.R.F.	= Capped Iron Rod Found
C.I.R.S.	= 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.D.C.T.	= Map Records, Denton County, Texas
D.R.D.C.T.	= Deed Records, Denton County, Texas
O.R.D.C.T.	= Official Records, Denton County, Texas
---	Property Boundary Line
- - - -	Easement Line
---	Floodplain Line

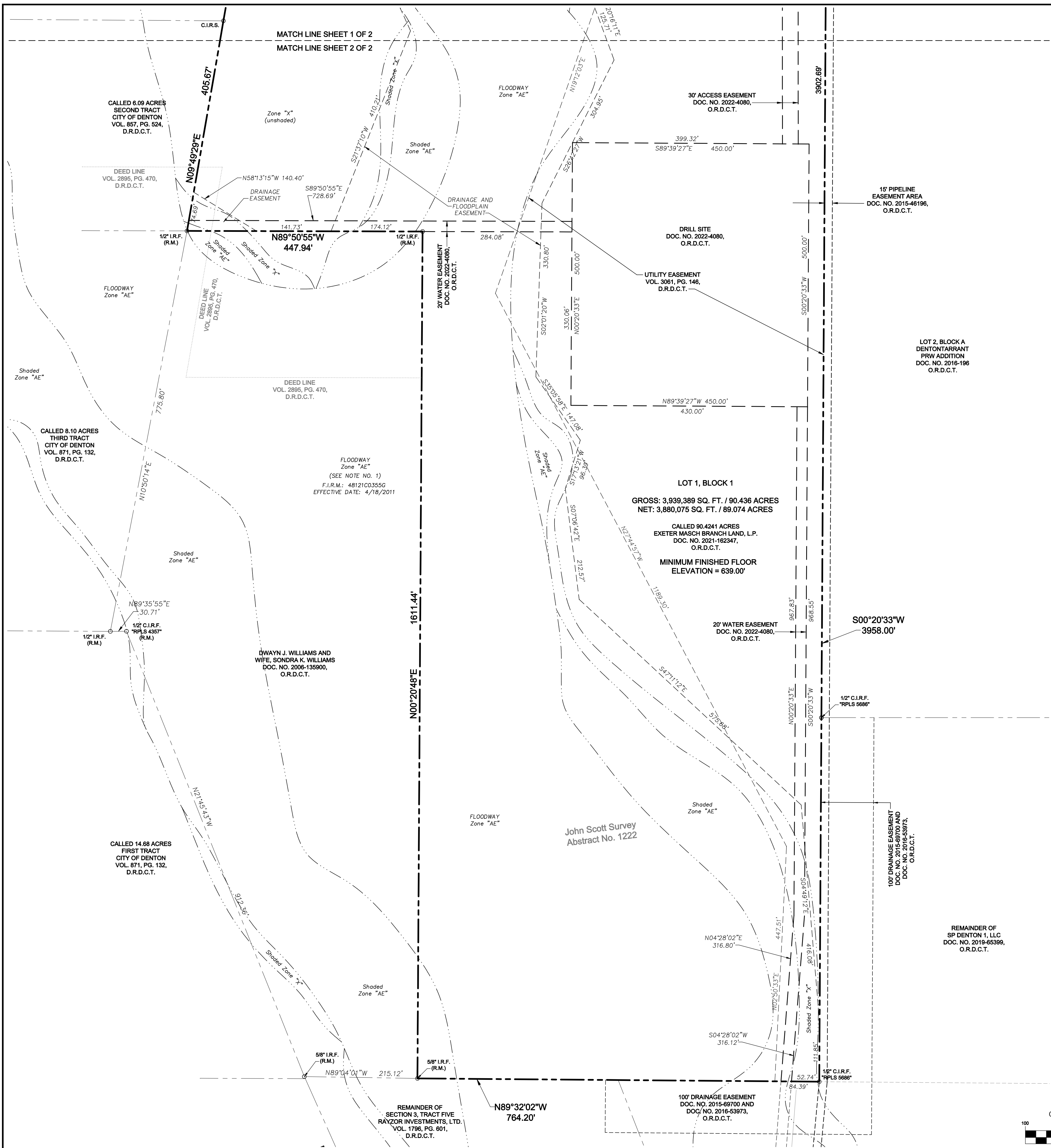


Owner:
 EQT Exeter Five
 Radnor Corporate Center
 100 Matsonford Road, Suite 250
 Radnor, PA 19087
 Contact: J. Peter Lloyd
 (610) 234-3211

Engineer/Applicant:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road,
 Two Galleria Tower, Suite 700
 Dallas, Texas 75240
 Ph. (972) 770-1304
 Contact:
 Nathan Forney, P.E.

Surveyor:
 North Texas Surveying, LLC
 1515 South McDonald St, Suite 110
 McKinney, Texas 75069
 (469) 424-2074
 www.northtexasurveying.com
 Firm Registration No. 10074200
 Contact: Chad Holcomb

Project No. FP22-0020
FINAL PLAT
DENTON EXETER
ADDITION NO. 3
LOT 1, BLOCK A
 Being 90.436 Acres in the
 John Scott Survey ~ Abstract No. 1222
 City of Denton, Denton County, Texas
 Scale: 1" = 100' Date: June, 2022



Mets and Bounds Description: (90.436 Acres)

WHEREAS, EXETER MASCH BRANCH LAND, L.P. is the owner of a tract of land, situated in the John Scott Survey, Abstract No. 1222, in the City of Denton, Denton County, Texas, and being a part of that called 125.6898 acre tract of land, described by deed to Ed Wolski, Trustee and Virginia Fryman, as recorded in Volume 2895, Page 470, of the Deed Records, Denton County, Texas, (D.R.D.C.T.) and also being all of that called 90.4241 acre tract of land, described in deed to Exeter Masch Branch Land, L.P., as recorded under Document No. 2021-162347, of the Official Records, Denton County, Texas (O.P.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a mag nail set, for the northwesterly corner of the herein described subject tract, some being in the northerly line of said 125.6898 acre tract, being in Jim Christal Road, and also being the northeasterly corner of a called 11.441 acre tract of land, described by deed to the City of Denton, as recorded under Doc. Number 2005-30268, of the Official Records, Denton County, Texas (O.R.D.C.T.);

THENCE South 89°59'56" East, along the northerly line of said 125.6898 acre tract, same being along Jim Christal Road, a distance of 1133.45' to a mag nail set for the northeasterly corner of said 125.6898 acre tract, same being the northwesterly corner of the remainder of Section 1, Tract Seven, as described by deed to Rayzor Investments, Ltd., as recorded in Volume 1796, Page 601, D.R.D.C.T.;

THENCE South 00°20'33" West, along the easterly line of said 125.6898 acre tract, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" at a distance of 455.20' and at a distance of 1571.87' and also at a distance of 3265.32', and continuing a total distance of 3958.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said 125.6898 acre tract, same being an "el" corner of a tract of land, described by deed to SP DENTON 1, LLC, as recorded under Doc. Number 2019-65399, O.R.D.C.T.;

THENCE North 89°32'02" West, along the southerly line of said 125.6898 acre tract, a distance of 764.20' to a 5/8" iron rod found for the most southerly southwest corner of said 125.6898 acre tract, same being the southeasterly corner of a tract of land, described by deed to Dwayn J. Williams and wife, Sondra K. Williams, as recorded under Doc. Number 2006-135900, O.R.D.C.T.;

THENCE North 00°20'48" East, along the easterly line of said Williams tract, a distance of 1611.44' to a 1/2" iron rod found for the northeasterly corner of said Williams tract;

THENCE North 89°50'55" West, along the northerly line of said Williams tract, a distance of 447.94' to a 1/2" iron rod found for the northwesterly corner of said Williams tract, same being the southeasterly corner of a called 6.09 acre tract, described as Second Tract, by deed to the City of Denton, as recorded in Volume 857, Page 524, of the D.R.D.C.T., same being the northeasterly corner of a called 8.10 acre tract, described as Third Tract, to the City of Denton, as recorded in Volume 871, Page 132, D.R.D.C.T.;

THENCE North 09°49'29" East, along the easterly line of said 6.09 acres, a distance of 405.67' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), for the northeasterly corner of said 6.09 acre tract, same being the southeasterly corner of a called 16.174 acre tract, described by deed to the City of Denton, as recorded under County Clerk's File No. 94-R0071011, D.R.D.C.T., same being an "el" corner of said 125.6898 acre tract;

THENCE North 09°49'17" East, along the easterly line of said 16.174 acre tract, a distance of 874.43' to a capped iron rod set for the northeasterly corner of said 16.174 acre tract;

THENCE North 89°38'03" West, along the northerly line of said 16.174 acre tract, a distance of 294.00' to a capped iron rod set for the southeasterly corner of the aforementioned 11.441 acre tract;

THENCE North 08°53'05" East, along the easterly line of said 11.441 acre tract, a distance of 1089.00' to the to the **POINT OF BEGINNING** and containing 3,939,389 square feet or 90.436 acres of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That We, EXETER MASCH BRANCH LAND, L.P., owner, does hereby adopt this plat designating the herein before described property as **LOT 1, BLOCK A - DENTON EXETER ADDITION**, an Addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The easements, rights-of-way shown herein are hereby dedicated and reserved for the purposes indicated. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

EXETER MASCH BRANCH LAND, L.P., a Texas limited partnership

- By: Exeter Masch Branch Land GP, LLC, a Delaware limited liability company
- By: Exeter Operating Partnership V, L.P., a Delaware limited partnership, its sole member
- By: Exeter Operating Partnership V GP LLC, a Delaware limited liability company, its sole general partner
- By: Exeter Industrial REIT V LLC, a Delaware limited liability company, its sole member

By: _____
Name: J. Peter Lloyd
Title: Vice President

**STATE OF PENNSYLVANIA §
COUNTY OF DELAWARE §**

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. Peter Lloyd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2022.

Notary Public in and for the State of Pennsylvania

My commission expires _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Denton, Texas.

Chairperson
Planning and Zoning Commission

City Secretary

SURVEYOR'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Denton.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

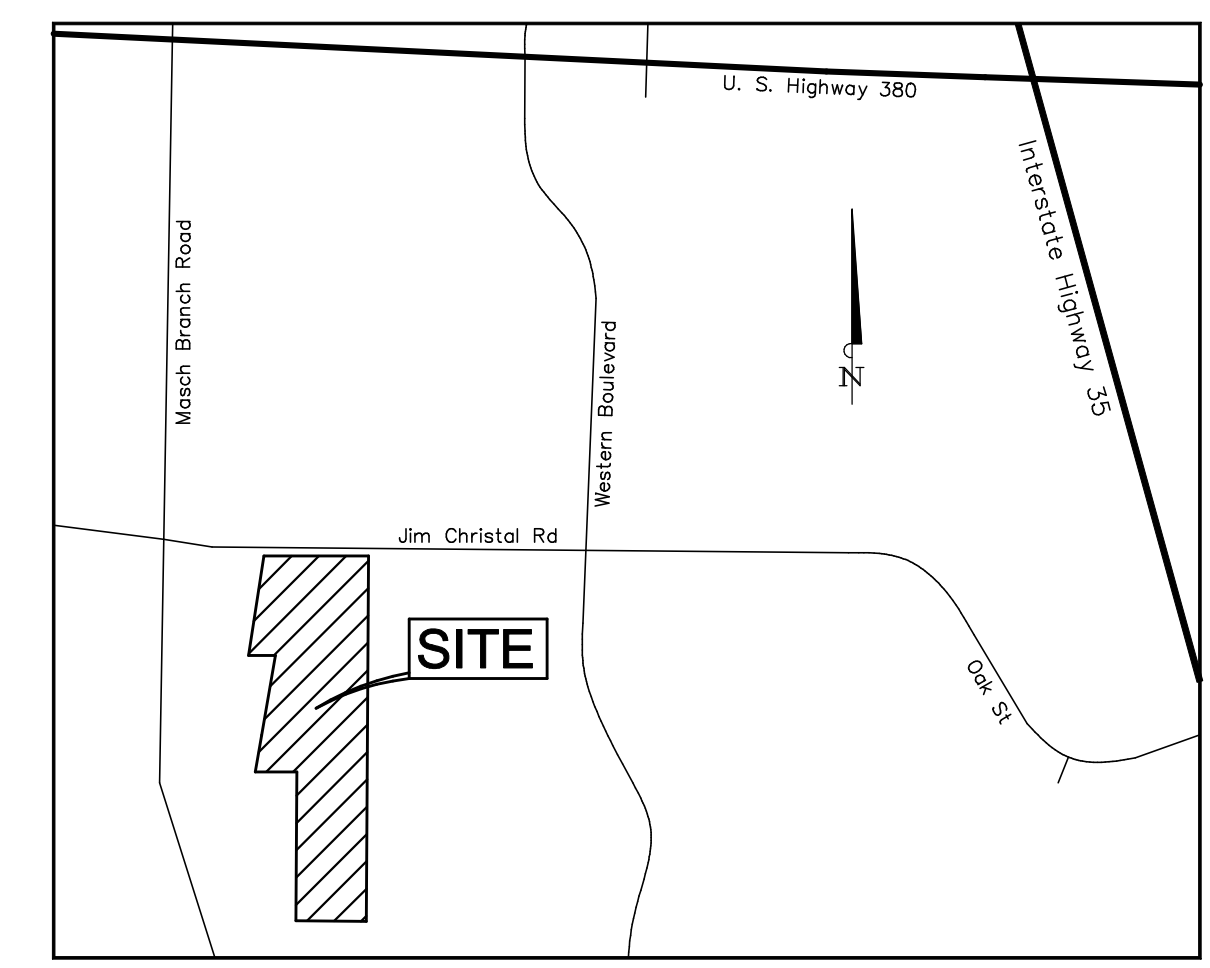
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

**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. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas.

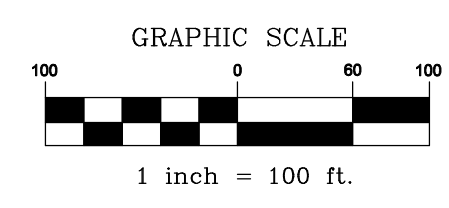


Vicinity Map (not to scale)

Owner:
EQT Exeter Five
Radnor Corporate Center
100 Matsonford Road, Suite 250
Radnor, PA 19087
Contact: J. Peter Lloyd
(610) 294-3211

Engineer/Applicant:
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1304
Contact:
Nathan Forney, P.E.

Surveyor:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Helcomb



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