



**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DENTON §

**WHERE AS PISCES DENTON LOGISTICS CENTER, LP,** is the rightful owner of a tract of land situated in the B.B.B. & C. RR. Co. Survey, Abstract No. 141, City of Denton, Denton County, Texas and the Robert Whitlock Survey, Abstract No. 1403, City of Denton, Denton County, Texas, and being part all of a called 22.452 acre (978,024 square feet) tract of land described in deed to Pisces Denton Logistics Center, LP, as recorded in Instrument No. 2022-127908, of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "TXDOT" found for the southwest corner of said 22.452 acre tract, same being on the easterly right of way line of the Gulf, Colorado and Santa Fe Railroad Company Railroad, a 126.5-foot wide right-of-way;

**THENCE** North 23°17'53" West, along the westerly line of said 22.452 acre tract and the easterly right of way line of said Gulf, Colorado and Santa Fe Railroad Company Railroad, a distance of 1,303.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 22.452 acre tract, same being at the intersection of said east right of way line of Gulf, Colorado and Santa Fe Railroad Company Railroad and the southerly right of way line of Farm to Market Highway 1173, a variable width right of way;

**THENCE** South 88°06'32" East, departing the easterly right of way line of said Gulf, Colorado and Santa Fe Railroad Company Railroad and along the northerly line of said 22.452 acre tract and the southerly right of way line of said Farm to Market Highway 1173, a distance of 1,097.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 22.452 acre tract, common to the northeast corner of Lot 3, Block A, as recorded in Denton ICC 35 Addition, according to the plat thereof recorded in Instrument No. 2022-283, of the Plat Records of Denton County, Texas;

**THENCE** South 00°20'32" West, departing the southerly right of way line of said Farm to Market Hight 1173, and along the easterly line of said 22.452 acre tract and the westerly line of said Lot 3 Block A, a distance of 1,149.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 22.452 acre tract, common to the southwest corner of said Lot 3, Block A;

**THENCE** departing the easterly line of said 22.452 acre tract and the westerly line of said lot 3, Block A, and along the southerly line of said 22.452 acre tract, the following:

North 82°28'37" West, a distance of 80.63 feet to a 5/8 inch iron rod with plastic cap stamped "TXDOT" found for corner;

South 80°44'54" West, a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap stamped "TXDOT" found for corner;

North 89°39'28" West, a distance of 346.35 feet to the **POINT OF BEGINNING** and containing 22.452 acres (978.024 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, **PISCES DENTON LOGISTICS CENTER, LP,** does hereby adopt this plat designating the herein described property as **DENTON LOGISTICS CENTER ADDITION**, an addition to Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BY: PISCES DENTON LOGISTICS CENTER, LP,** a Texas limited partnership

By: Westglen Management, LLC, a Texas limited liability company  
 its General Partner

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

By: \_\_\_\_\_  
 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Notary Public, State of Texas

**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.
- 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.
- Water and/or sewer service will be provided through the City of Denton
- Property owner is responsible for the maintenance and improvements located within the Drainage Access Easement.
- Based upon the preliminary tree preservation plan under review with ZCP22-0050, a minimum of 39.7 dbh (inches) of heritage and quality trees must be preserved in order to meet the minimum 30% preservation requirement in Lot 1, Block A DENTON LOGISTICS CENTER ADDITION. Final preservation and mitigation amounts will be finalized with the civil engineering plans for this development and noted on the final plat.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Drainage Criteria and Comprehensive Master Drainage Plan.
- Denton Logistics Center Addition Block A, Lot 1 will be served by proposed lift station. Easements, access and right-of-way dedication (as necessary) will be finalized during Civil Engineering Plans and Final Plat.
- Conditional approval of Water Utilities is based on easement for a lift station, its access, and any other water utility infrastructure to be determined and finalized during the Civil Engineering Plan process and reflected on the Final Plat.

**FLOOD STATEMENT:**

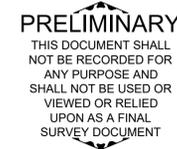
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0215G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this 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.

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



STATE OF TEXAS §  
 COUNTY OF DENTON §

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
 CHAIRPERSON, PLANNING AND ZONING COMMISSION,  
 CITY OF DENTON, TEXAS

ATTESTED

\_\_\_\_\_  
 CITY SECRETARY,  
 CITY OF DENTON, TEXAS

SEE NOTES ON SHEET 2

**PRELIMINARY PLAT  
 DENTON LOGISTICS  
 CENTER ADDITION  
 LOT 1, BLOCK A**

22.452 ACRES SITUATED IN THE  
 B.B.B. & C. RR. CO. SURVEY, ABSTRACT NO. 114  
 ROBERT WHITLOCK SURVEY, ABSTRACT NO. 1403  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 CITY OF DENTON PROJECT NO. PP23-0004

<b>SURVEYOR:</b>	<b>Kimley»Horn</b>				
	6160 Warren Parkway, Suite 210 Frisco, Texas 75034				
Scale	Drawn by	Checked by	Date	Project No.	SHEET
N/A	CDS	KHA	MAR. 2023	067806220	2 OF 2

**APPLICANT:**  
 Kimley-Horn and Associates, Inc.  
 100 W. Oak Street, Suite 203  
 Denton, TX 76201  
 Ph: 940-536-0175  
 Contact: Mack Mattke, P. E.

**OWNER:**  
 Pisces Denton Logistics Center, LP  
 1180 Peachtree St, Suite 3380  
 Atlanta, Ga 30309  
 Ph: 214-393-5069  
 Contact: Jason Bengert

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE  
 RECORDED FOR ANY PURPOSE

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
<b>Warehousing (Brookfield FM 1173)</b>	270	1,000 SF	150	461	35	11	46	14	35	49
Internal Capture Trips:				0	0	0	0	0	0	0
External Trips:				461	35	11	46	14	35	49
Warehousing (Brookfield FM 1173) Pass-By Trips:				0	0	0	0	0	0	0
<b>Warehousing (Brookfield FM 1173) Net New External Trips:</b>				<b>461</b>	<b>35</b>	<b>11</b>	<b>46</b>	<b>14</b>	<b>35</b>	<b>49</b>