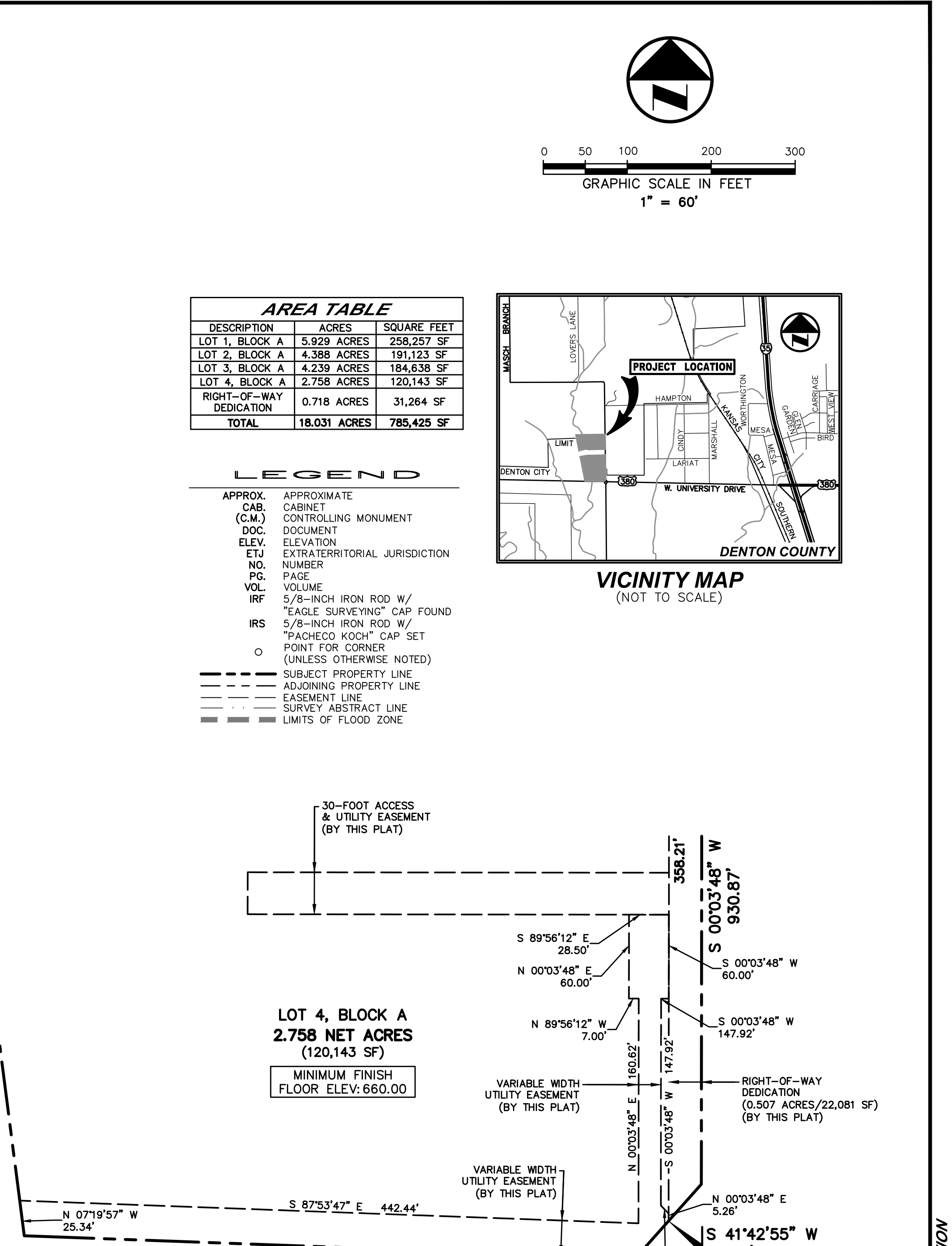
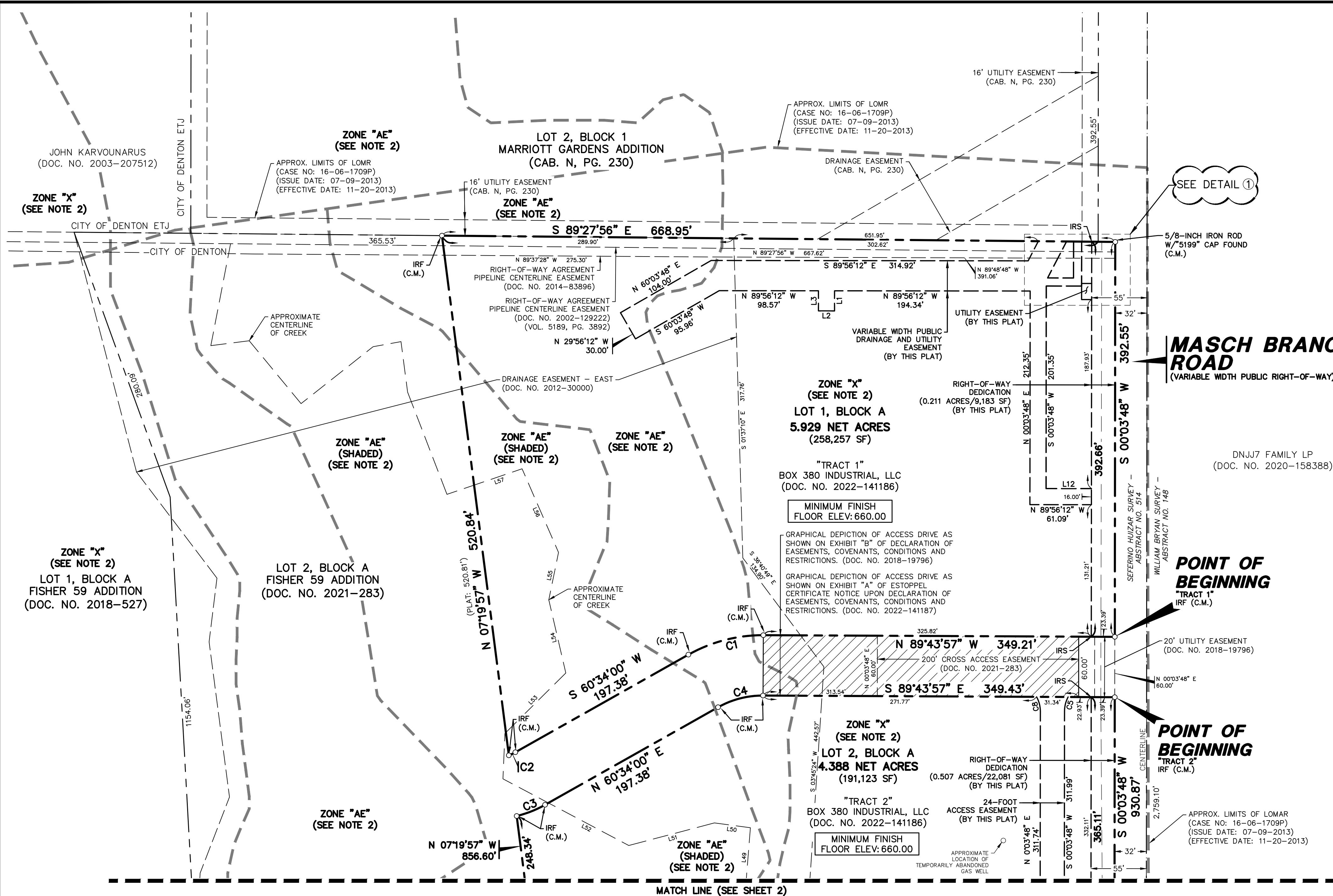


MMWR 10-23-24, PN
M-380-531361-22-342.DWG SURVEY CJD 2018/5/30-22-342.FP



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	29°42'03"	150.00'	77.76'	39.77'	S 75°25'02" W	76.89'
C2	8°13'37"	50.00'	7.18'	3.60'	S 64°40'49" W	7.17'
C3	15°50'37"	110.00'	30.42'	15.31'	N 68°29'19" E	30.32'
C4	29°42'03"	90.00'	46.65'	23.86'	N 75°25'02" E	46.13'
C5	28°14'15"	30.00'	14.79'	7.55'	S 14°10'56" W	14.64'
C6	90°00'00"	24.00'	37.70'	24.00'	S 44°56'12" E	33.94'
C7	90°00'00"	24.00'	37.70'	24.00'	N 45°03'48" E	33.94'
C8	29°01'32"	30.00'	15.20'	7.77'	N 14°26'58" W	15.04'
C9	90°00'00"	24.00'	37.70'	24.00'	S 45°03'48" W	33.94'
C10	90°00'00"	24.00'	37.70'	24.00'	S 44°56'12" E	33.94'
C11	90°00'00"	24.00'	37.70'	24.00'	N 45°03'48" E	33.94'
C12	90°00'00"	24.00'	37.70'	24.00'	N 44°56'12" W	33.94'
C13	90°00'00"	24.00'	37.70'	24.00'	S 45°03'48" W	33.94'
C14	90°00'00"	48.00'	75.40'	48.00'	S 45°03'48" W	67.88'
C15	85°36'25"	24.00'	35.86'	22.23'	S 47°15'36" W	32.62'
C16	18°24'48"	105.00'	33.74'	17.02'	N 12°46'06" E	33.60'
C17	57°35'23"	70.00'	70.36'	38.47'	N 6°49'12" W	67.43'
C18	90°00'00"	24.00'	37.70'	24.00'	S 44°56'12" E	33.94'
C19	90°00'00"	24.00'	37.70'	24.00'	S 45°03'48" W	33.94'
C20	11°54'42"	24.00'	46.88'	35.52'	N 33°58'51" W	39.77'
C21	21°54'42"	100.00'	38.24'	19.36'	N 11°01'09" E	38.01'
C22	90°00'00"	30.00'	47.12'	30.00'	N 45°03'48" E	42.43'

LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 00°03'48" W	20.00'	L20	N 00°03'48" E	20.00'	L39	N 36°08'40" E	59.25'
L2	N 89°56'12" W	16.00'	L21	S 89°56'12" E	15.00'	L40	N 17°01'25" E	65.10'
L3	N 00°03'48" E	20.00'	L22	S 00°03'48" W	20.00'	L41	N 45°09'05" W	124.66'
L4	N 27°24'30" E	21.99'	L23	S 89°56'12" E	10.00'	L42	N 66°56'57" W	63.40'
L5	S 89°27'56" E	28.03'	L24	S 00°03'48" W	16.00'	L43	N 55°52'28" E	24.31'
L6	N 27°24'30" E	40.87'	L25	N 89°56'12" W	10.00'	L44	N 22°04'30" W	71.46'
L7	N 89°56'17" W	25.78'	L26	N 89°56'12" W	10.00'	L45	N 54°51'58" W	4.76'
L8	S 00°03'48" W	36.25'	L27	N 00°03'48" E	16.00'	L46	S 79°35'25" E	17.06'
L9	S 89°27'56" E	8.00'	L28	S 89°56'12" E	10.00'	L47	N 64°41'52" E	131.95'
L10	S 00°03'48" W	44.18'	L29	S 40°19'01" W	49.10'	L48	N 50°48'13" E	87.91'
L11	N 89°56'12" W	35.09'	L30	N 00°03'48" E	22.73'	L49	N 04°35'53" E	59.98'
L12	S 89°56'12" E	45.09'	L31	N 89°56'12" W	4.00'	L50	N 82°23'37" W	36.15'
L13	N 89°56'12" W	10.00'	L32	N 00°03'48" E	20.00'	L51	S 75°13'13" W	87.96'
L14	N 00°03'48" E	16.00'	L33	S 89°56'12" E	16.00'	L52	N 62°04'12" W	90.33'
L15	S 89°56'12" E	10.00'	L34	S 00°03'48" W	20.00'	L53	N 45°11'51" E	83.84'
L16	S 89°27'56" E	23.39'	L35	N 89°56'12" W	4.00'	L54	N 13°03'57" W	74.70'
L17	S 00°03'48" W	20.00'	L36	S 00°03'48" W	23.02'	L55	N 11°35'57" E	48.06'
L18	N 89°56'12" W	16.00'	L37	N 33°59'33" E	25.62'	L56	N 23°31'58" W	90.69'
L19	N 00°03'48" E	20.00'	L38	N 50°00'17" E	55.35'	L57	S 71°12'45" W	50.37'

SURVEYOR/ENGINEER
PACHECO KOCH, LLC A
WESTWOOD COMPANY
7557 RAMBLER ROAD,
SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER/DEVELOPER
BOX 380 INDUSTRIAL, LLC
921 EAST WAGGONMAN
FORT WORTH, TEXAS
76104
PH: (972) 897-2060
CONTACT: TODD MARCHESANI

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

AREA TABLE		
DESCRIPTION	ACRES	SQUARE FEET
LOT 1, BLOCK A	5.929 ACRES	258,257 SF
LOT 2, BLOCK A	4.388 ACRES	191,123 SF
LOT 3, BLOCK A	4.239 ACRES	184,638 SF
LOT 4, BLOCK A	2.758 ACRES	120,143 SF
RIGHT-OF-WAY DEDICATION	0.718 ACRES	31,264 SF
TOTAL	18.031 ACRES	785,425 SF

LEGEND	
APPROX. CAB. (C.M.)	APPROXIMATE CABINET CONTROLLING MONUMENT
DOC.	DOCUMENT
ELEV.	ELEVATION
ETJ	EXTRATERRITORIAL JURISDICTION
NO.	NUMBER
PG.	PAGE
VOL.	VOLUME
IRF	5/8-INCH IRON ROD W/ "EAGLE SURVEYING" CAP FOUND
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
---	SUBJECT PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	SURVEY ABSTRACT LINE
---	LIMITS OF FLOOD ZONE

4
NOT TO SCALE

SEE SHEET 3 FOR NOTES

SHEET 1 OF 3
FINAL PLAT

**LOTS 1, 2, 3 AND 4
BLOCK A
M-380 ADDITION**

PART OF "TRACT 1" AND "TRACT 2"
A & A DENTON PROPERTIES LIMITED PARTNERSHIP
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
SEFERINO A. HUIZAR SURVEY, ABSTRACT NO. 514,
DENTON COUNTY, TEXAS
17.525 ACRES - 763,389 SF

CITY PROJECT NO. FP23-0002

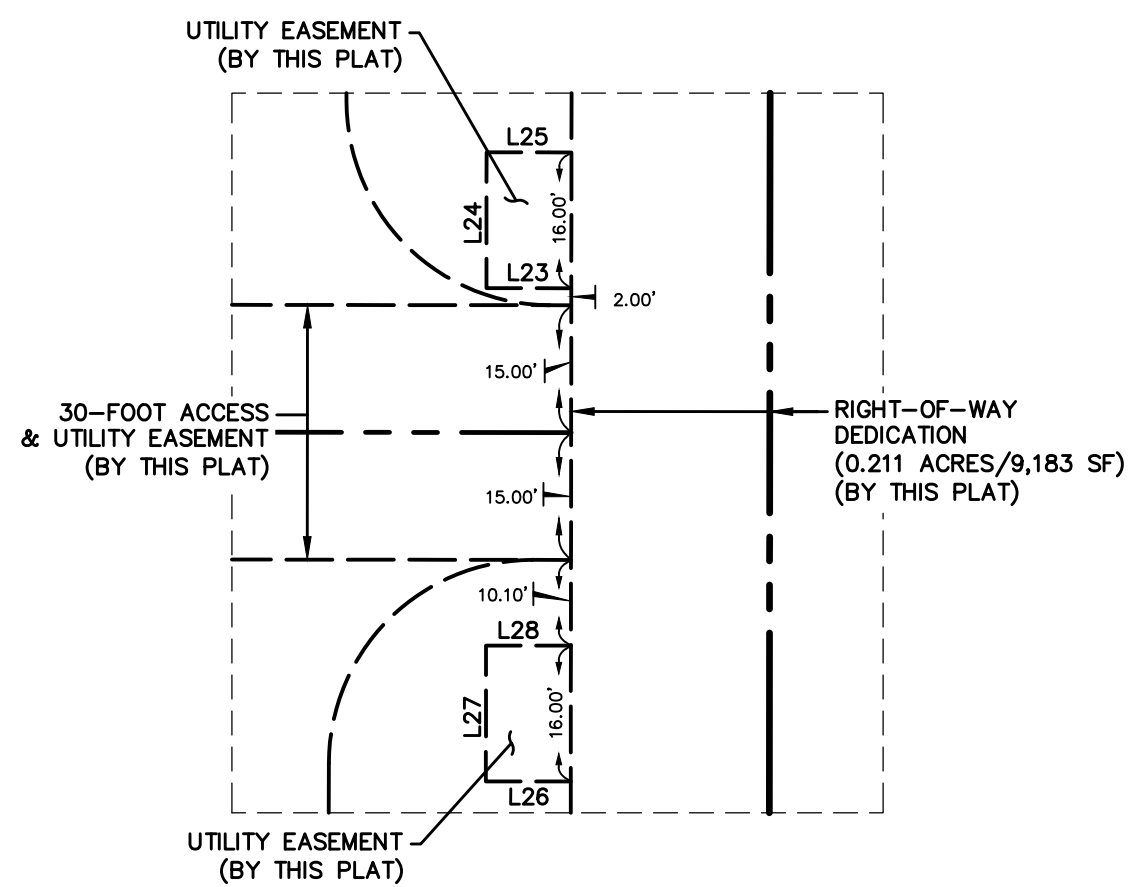
Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY JAN/JMC	CHECKED BY MWW/JEC	SCALE 1"=60'	DATE MARCH 2023	JOB NUMBER 5361-22-342
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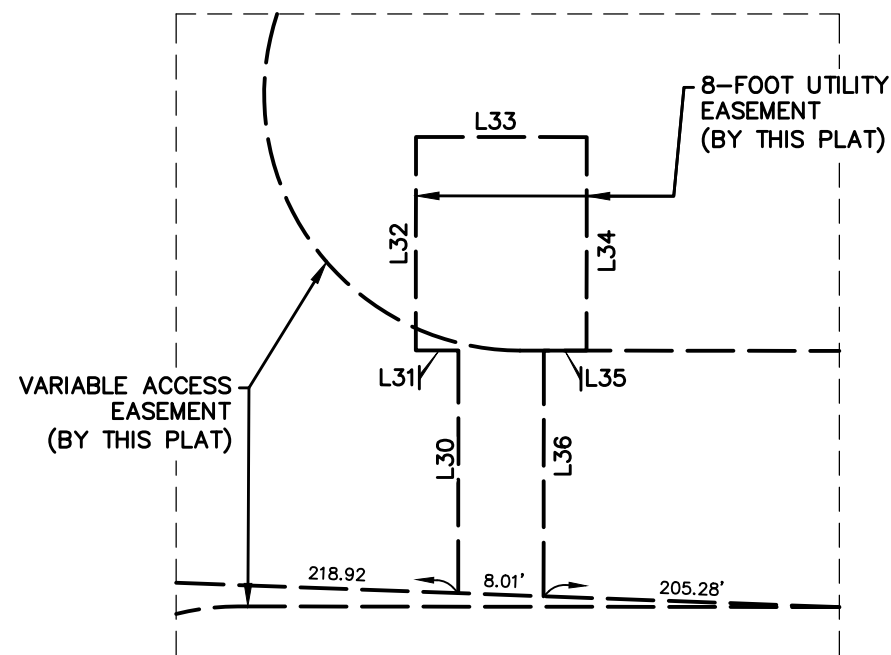
2 DETAIL

NOT TO SCALE



3 DETAIL

NOT TO SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	29°42'03"	150.00'	77.76'	39.77'	S 75°25'02" W	76.89'
C2	81°3'37"	50.00'	7.18'	3.60'	S 64°40'49" W	7.17'
C3	15°50'37"	110.00'	30.42'	15.31'	N 68°29'19" E	30.32'
C4	29°42'03"	90.00'	46.85'	23.86'	N 75°25'02" E	46.13'
C5	28°14'15"	30.00'	14.79'	7.55'	S 14°10'56" W	14.64'
C6	90°00'00"	24.00'	37.70'	24.00'	S 44°56'12" E	33.94'
C7	90°00'00"	24.00'	37.70'	24.00'	N 45°03'48" E	33.94'
C8	29°01'32"	30.00'	15.20'	7.77'	N 14°26'58" W	15.04'
C9	90°00'00"	24.00'	37.70'	24.00'	S 45°03'48" W	33.94'
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C16	18°24'48"	105.00'	33.74'	17.02'	N 12°46'06" E	33.60'
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LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
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L2	N 89°56'12" W	16.00'	L21	S 89°56'12" E	15.00'	L40	N 17°01'25" E	65.10'
L3	N 00°03'48" E	20.00'	L22	S 00°03'48" W	20.00'	L41	N 45°09'05" W	124.66'
L4	N 27°24'30" E	21.99'	L23	S 89°56'12" E	10.00'	L42	N 66°56'57" W	63.40'
L5	S 89°27'56" E	28.03'	L24	S 00°03'48" W	16.00'	L43	N 55°52'28" E	24.31'
L6	N 27°24'30" E	40.87'	L25	N 89°56'12" W	10.00'	L44	N 22°04'30" W	71.46'
L7	N 89°56'17" W	25.78'	L26	N 89°56'12" W	10.00'	L45	N 54°51'58" W	4.76'
L8	S 00°03'48" W	36.25'	L27	N 00°03'48" E	16.00'	L46	S 79°35'25" E	17.06'
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L14	N 00°03'48" E	16.00'	L33	S 89°56'12" E	16.00'	L52	N 62°04'12" W	90.33'
L15	S 89°56'12" E	10.00'	L34	S 00°03'48" W	20.00'	L53	N 45°11'51" E	83.84'
L16	S 89°27'56" E	23.39'	L35	N 89°56'12" W	4.00'	L54	N 13°03'57" W	74.70'
L17	S 00°03'48" W	20.00'	L36	S 00°03'48" W	23.02'	L55	N 11°35'57" E	48.06'
L18	N 89°56'12" W	16.00'	L37	N 33°59'33" E	25.62'	L56	N 23°31'58" W	90.69'
L19	N 00°03'48" E	20.00'	L38	N 50°00'17" E	55.35'	L57	S 71°12'45" W	50.37'

SURVEYOR/ENGINEER
PACHECO KOCH, LLC A
WESTWOOD COMPANY
7557 RAMBLER ROAD,
SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER/DEVELOPER
BOX 380 INDUSTRIAL, LLC
921 EAST WAGGONMAN
FORT WORTH, TEXAS
PH: (972) 897-2060
CONTACT: TODD MARCHESANI

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY JAN/JMC	CHECKED BY MWW/JEC	SCALE 1"=60'	JOB NUMBER 5361-22.342

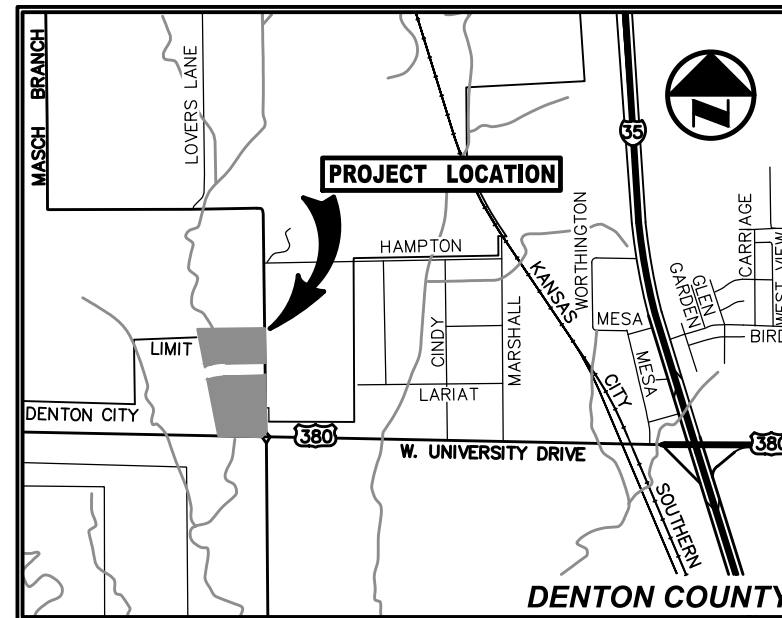
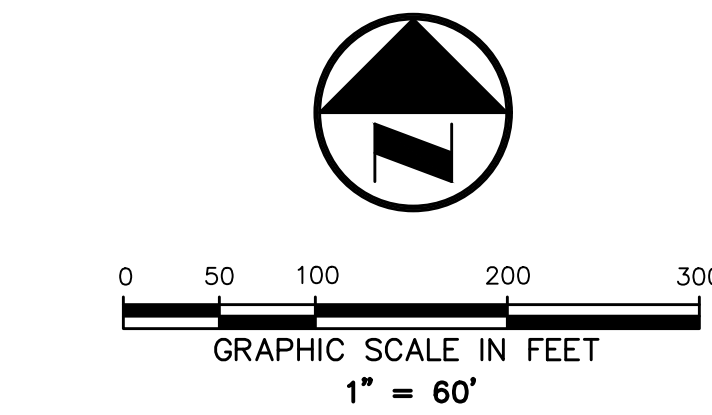
LOTS 1, 2, 3 AND 4 BLOCK A M-380 ADDITION

PART OF "TRACT 1" AND "TRACT 2"
A & A DENTON PROPERTIES LIMITED PARTNERSHIP
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
SEFERINO A. HUIZAR SURVEY, ABSTRACT NO. 514,
DENTON COUNTY, TEXAS
17.525 ACRES - 763,389 SF

CITY PROJECT NO. FP23-0002

SEE SHEET 3 FOR NOTES

SHEET 2 OF 3
FINAL PLAT



VICINITY MAP
(NOT TO SCALE)

LEGEND

APPROX. CAB. (C.M.)	APPROXIMATE CABINET CONTROLLING MONUMENT
DOC.	DOCUMENT
ELEV.	ELEVATION
ETJ NO.	EXTRATERRITORIAL JURISDICTION NUMBER
PG.	PAGE
VOL.	VOLUME
IRF	5/8-INCH IRON ROD W/ "EAGLE SURVEYING" CAP FOUND
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET POINT FOR CORNER (UNLESS OTHERWISE NOTED)
O	
---	SUBJECT PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	SURVEY ABSTRACT LINE
---	LIMITS OF FLOOD ZONE

AREA TABLE

DESCRIPTION	ACRES	SQUARE FEET
LOT 1, BLOCK A	5.929 ACRES	258,257 SF
LOT 2, BLOCK A	4.388 ACRES	191,123 SF
LOT 3, BLOCK A	4.239 ACRES	184,638 SF
LOT 4, BLOCK A	2.758 ACRES	120,143 SF
RIGHT-OF-WAY DEDICATION	0.718 ACRES	31,264 SF
TOTAL	18.031 ACRES	785,425 SF

FINAL PLAT - LOTS 1, 2, 3 AND 4, BLOCK A, M-380 ADDITION

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

TRACT 1

WHEREAS, BOX 380 INDUSTRIAL, LLC is the owner of a 6.140 acre (267,440 square foot) tract of land situated in the Seferino A. Huizar Survey, Abstract No. 514, Denton County, Texas; said tract being part of that certain tract of land described as "TRACT 1" in Warranty Deed to BOX 380 INDUSTRIAL, LLC recorded in Document No. 2022-141186 of the Official Records of Denton County, Texas; said 6.140 acre (267,440 square foot) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner in the west right-of-way line of Masch Branch Road (a variable width public right-of-way), said point being the easternmost northeast corner of Lot 2, Block A, Fisher 59 Addition, an addition to the City of Denton, Texas according to the plat recorded in Document No. 2021-283 of said Official Records (as originally platted), an angle point in the said west line of Masch Branch Road and the southeast corner of said "TRACT 1" tract;

THENCE, departing the said west line of Masch Branch Road,along the southernmost north line of said Lot 2, Block A and the south line of said "TRACT 1" tract the following three (3) calls;

North 89 degrees, 43 minutes, 57 seconds West, a distance of 349.21 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 29 degrees, 42 minutes, 03 seconds, a radius of 150.00 feet, a chord bearing and distance of South 75 degrees, 25 minutes, 02 seconds West, 76.89 feet, an arc distance of 77.76 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner at the end of said curve;

South 60 degrees, 34 minutes, 00 seconds West, a distance of 197.38 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 08 degrees, 13 minutes, 37 seconds, a radius of 50.00 feet, a chord bearing and distance of South 64 degrees, 40 minutes, 49 seconds West, 7.17 feet, an arc distance of 7.18 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) at the end of said curve; said point being an ell corner of said Lot 2, Block A and the southwest corner of said "TRACT 1" tract;

THENCE, North 07 degrees, 19 minutes, 57 seconds West, along the northernmost east line of Lot 2, Block A, and the west line of said "TRACT 1" tract, a distance of 520.84 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner in the south line of Lot 2, Page 230, Marriott Gardens Addition, an addition to the City of Denton, Texas according to the plat recorded in Cabinet N, Block 1 in the Plat Records of Denton County, Texas, said point being the northernmost northeast corner of said Lot 2, Block A and the northwest corner of said "TRACT 1" tract;

THENCE, South 89 degrees, 27 minutes, 56 seconds East, along said south line of Lot 2, Block 1 and the north line of said "TRACT 1" tract, at a distance of 651.95 feet passing the southeast corner of said Lot 2, Block 1 and an angle point in the said west line of Masch Branch Road, continuing along an offset in said west line of Masch Branch Road, in all a total distance of 668.95 feet to a 5/8-inch iron rod with "5199" cap found (controlling monument) for corner; said point being the northeast corner of said "TRACT 1" tract;

THENCE, South 00 degrees, 03 minutes, 48 seconds West, along the said west line of Masch Branch Road and the east line of said "TRACT 1" tract, a distance of 392.55 feet to the POINT OF BEGINNING;

CONTAINING, 267,440 square feet or 6.140 acres of land, more or less.

TRACT 2

WHEREAS, BOX 380 INDUSTRIAL, LLC is the owner of a 11.891 acre (517,985 square foot) tract of land situated in the Seferino A. Huizar Survey, Abstract No. 514, Denton County, Texas; said tract being part of that certain tract of land described as "Tract Two" in Warranty Deed to A & A DENTON PROPERTIES LIMITED PARTNERSHIP, recorded in Document No. 2022-141186 of the Official Records of Denton County, Texas; said 11.891 acre (517,985 square foot) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner in the west right-of-way line of Masch Branch Road (a variable width public right-of-way); said point being the easternmost southeast corner (as originally platted) of Lot 2, Block A, Fisher 59 Addition, an addition to the City of Denton, Texas according to the plat recorded in Document No. 2021-283, in said Official Records, the northeast corner of said "TRACT 2" tract and an angle point in the said west line of Masch Branch Road;

THENCE, South 00 degrees, 03 minutes, 48 seconds West, along said west line of Masch Branch Road and the said east line of "TRACT 2" tract, a distance of 930.87 feet to a 5/8-inch iron rod found (controlling monument) for corner; said point being the northeast end of a right-of-way corner clip at the intersection of said west line of Masch Branch Road and the north right-of-way line of W. University Drive (also known as US Highway 380, a variable width right-of-way) and a southeast corner of said "TRACT 2" tract;

THENCE, South 41 degrees, 42 minutes, 55 seconds West, departing the said west line of Masch Branch Road and along the southeast line of said "TRACT 2" tract and said corner clip, a distance of 70.82 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner in the said north line of W. University Drive; said point being the southernmost southeast corner of said "TRACT 2" tract and at the southwest end of said corner clip;

THENCE, North 87 degrees, 53 minutes, 47 seconds West, departing the said corner clip and along said north line of W. University Drive and the south line of said "TRACT 2" tract, a distance of 437.00 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner; said point being the southernmost southeast corner of said Lot 2, Block A and the southwest corner of said "TRACT 2" tract;

THENCE, North 07 degrees, 19 minutes, 57 seconds West, departing the said north line of W. University Drive, along the southernmost east line of said Lot 2, Block A and the west line of said "TRACT 2" tract, a distance of 856.60 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) corner; said point being the beginning of a non-tangent curve to the left;

THENCE, along the northernmost south line of said Lot 2, Block A and the north line of said "TRACT 2" tract, the following five (5) calls:

In a northeasterly direction, along a southeast line of said Lot 2, Block A and said curve to the left, having a central angle of 15 degrees, 50 minutes, 37 seconds, a radius of 110.00 feet, a chord bearing and distance of North 68 degrees, 29 minutes, 19 seconds East, 30.32 feet, an arc distance of 30.42 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner at the end of said curve;

North 60 degrees, 34 minutes, 00 seconds East, continuing along a southeast line of said Lot 2, Block A, a distance of 197.38 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner; said point being the beginning of a tangent curve to the right;

In a northeasterly direction, continuing along a southeast line of said Lot 2, Block A and along said curve to the right, having a central angle of 29 degrees, 42 minutes, 03 seconds, a radius of 90.00 feet, a chord bearing and distance of North 75 degrees, 25 minutes, 02 seconds East, 46.13 feet, an arc distance of 46.65 feet to a 5/8-inch iron rod with "EAGLE SURVEYING" cap found (controlling monument) for corner at the end of said curve;

South 89 degrees, 43 minutes, 57 seconds East, along a south line of said Lot 2, Block A, at a distance of 313.54 feet passing the northernmost southeast corner of said Lot 2, Block A (post right-of-way dedication) and an angle point in said west line of Masch Branch Road, then continuing along an offset in said west line of Masch Branch Road in all a total distance of 349.43 feet to the POINT OF BEGINNING;

CONTAINING, 517,985 square feet or 11.891 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

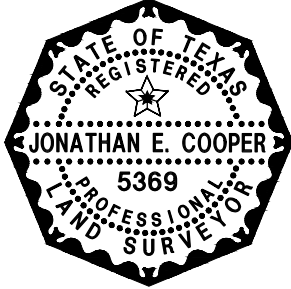
KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Jonathan E. Cooper, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

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. RELEASED 3/23/23.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369



STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BOX 380 Industrial, LLC, does hereby adopt this plat designating the hereon above described property as **M-380 ADDITION, LOTS 1, 2, 3 AND 4, BLOCK A**, an addition to the City of Denton, Texas and does hereby dedicate to the City of Denton in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems 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.

BOX 380 INDUSTRIAL, LLC, a Delaware limited liability company

By: Box 380 Partners, LLC, a Texas limited liability company, its managing member

By: Box IG Partners, LLC, a Texas limited liability company, its manager

By: Todd Marchesani
Title: President

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Indiana, on this day personally appeared Todd Marchesani, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR/ENGINEER
PACHECO KOCH, LLC A WESTWOOD COMPANY
7557 RAMBLER ROAD,SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER/DEVELOPER
BOX 380 INDUSTRIAL, LLC
921 EAST WAGGONMAN
FORT WORTH, TEXAS
PH: (972) 897-2060
CONTACT: TODD MARCHESANI

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TxDOT surface adjustment factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0355G, Community-Panel No. 480194-0355, Effective Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "AE" - (Shaded) - Special Flood Hazard Areas (SFHAs) Regulatory Floodway.

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.

Zone "X" - Other Areas: Area of minimal flood hazard.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Important Notice: The City of Denton (CoD) has adopted the National Electrical Safety Code generally prohibits structures within 17.5 feet of either side of the center line of overhead distribution lines (CoD Development Code 7.13.5) 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 building official with specific questions.
- The purpose of this plat is to create four platted lots from two undeveloped tracts of land.
- 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 Detention 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 Detention 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 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 and detention 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 Detention 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.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offset 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 addition data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- Water and/or sewer will be provided through the City of Denton, Texas.
- There was no observed evidence of any protected trees on the subject property at the time of the survey.

CERTIFICATE OF APPROVAL:

APPROVED THIS ____ DAY OF _____, 2023

BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF DENTON, TEXAS.


CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

SHEET 3 OF 3
FINAL PLAT
**LOTS 1, 2, 3 AND 4
BLOCK A
M-380 ADDITION**

PART OF "TRACT 1" AND "TRACT 2"
A & A DENTON PROPERTIES LIMITED PARTNERSHIP
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
SEFERINO A. HUIZAR SURVEY, ABSTRACT NO. 514,
DENTON COUNTY, TEXAS
17.525 ACRES - 763,389 SF

CITY PROJECT NO. FP23-0002

 Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY JAN/JMC	CHECKED BY MWW/JEC	SCALE 1"=60'	JOB NUMBER 5361-22.342