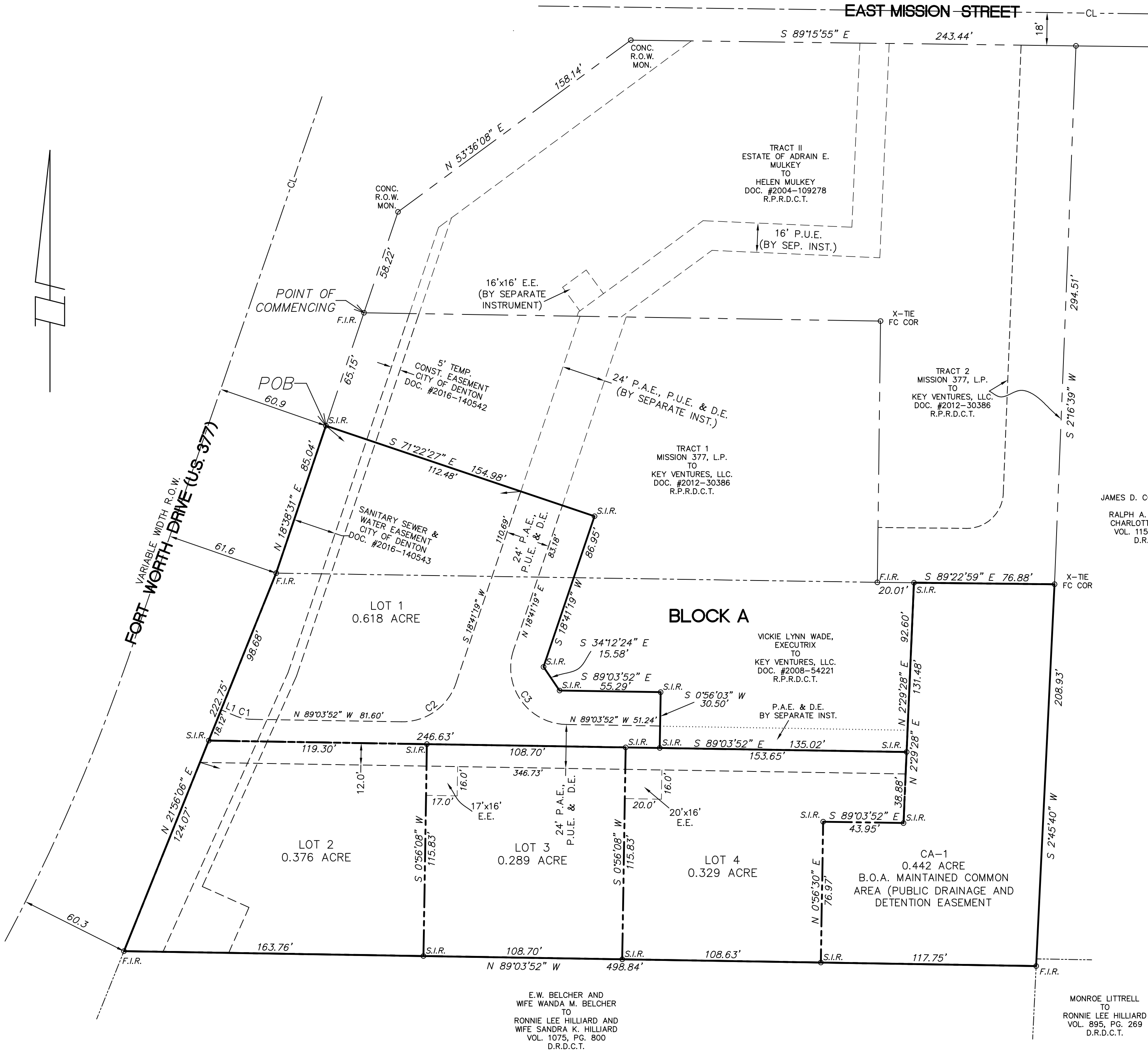


VICINITY MAP
SCALE 1" = 2000'



NUM	BEARING	DISTANCE
L1	N 67°02'29" W	8.25'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°01'23"	9.61'	25.00'	N 78°03'11" W	9.55'
C2	72°14'49"	39.09'	31.00'	S 54°48'43" W	36.55'
C3	107°45'11"	58.30'	31.00'	N 35°11'17" W	50.08'

NOTES:

- The purpose of this plat is create 4 new commercial lots.
- The City of Denton has adopted the National Electric Safety Code (The "CODE"). The CODE generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 30 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.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
- 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. And, 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 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.
- Any gas, petroleum, or similar common carrier easements located within the boundary of the property are shown hereon.
- Property owner is responsible for the maintenance of the Public Access Easement.
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Key Ventures LLC, are the owners of that certain lot, tract or parcel of land situated in the William Daniel Survey Abstract Number 378 in the City of Denton, Denton County, Texas, being a part of that certain "Tract 1" of land conveyed by deed from Mission 377 L.P. to Key Ventures LLC recorded under Document Number 2012-30386, Real Property Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Vickie Lynn Wade, Executrix to Key Ventures LLC recorded under Document Number 2008-54221, Real Property Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod found for corner in the east line of United States Highway Number 377 (also known as Fort Worth Drive), a public roadway, said point being the most westerly southwest corner of that certain "Tract II" of land conveyed by deed from the Estate of Adrian E. Mulkey to Helen Mulkey recorded under Document Number 2004-109278, Real Property Records, Denton County, Texas;

THENCE S 18° 38' 31" W, 65.15 feet with said east line of said U. S. Highway to a capped iron rod marked RPLS 4561 set for PLACE OF BEGINNING;

THENCE S 71° 22' 27" E, 154.98 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 18° 41' 19" W, 86.95 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 34° 12' 24" E, 15.58 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 89° 03' 52" E, 55.29 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 00° 56' 03" W, 30.50 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 89° 03' 52" E, 135.02 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 02° 29' 28" E, 92.60 feet to a capped iron rod marked RPLS 4561 set for corner in the south line of said Mulkey "Tract II";

THENCE S 89° 22' 59" E, 76.88 feet with said south line of said Mulkey "Tract II" to a cross-tie fence corner for corner in the west line of that certain tract of land conveyed by deed from James D. Coulter et al to Ralph A. Ragle, Jr. and wife, Charlotte F. Ragle recorded in Volume 1151, Page 354, Deed Records, Denton County, Texas;

THENCE S 02° 45' 40" W, 208.93 feet with said west line of said Ragle tract and with the west line of that certain tract of land conveyed by deed from Monroe Littrell to Ronnie Lee Hilliard recorded in Volume 895, Page 289, Deed Records, Denton County, Texas to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed from E. W. Belcher and wife, Wanda M. Belcher to Ronnie Lee Hilliard and wife, Sandra Kay Hilliard recorded in Volume 1075, Page 800, Deed Records, Denton County, Texas;

THENCE N 89° 53' 02" W, 498.84 feet with the north line of said Belcher to Hilliard tract to an iron rod found for corner in said east line of said U.S. Highway;

THENCE N 21° 56' 06" E, 222.75 feet with said east line of said U. S. Highway to an iron rod found for corner,

THENCE N 18° 38' 31" E, 85.04 feet with said east line of said U. S. Highway to the PLACE OF BEGINNING and containing 2.054 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 1, 2, 3, 4 and CA-1, BLOCK A, MISSION STREET OFFICES ADDITION, an addition to the City of Denton, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All 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 easement 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 anytime of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2017

Kent Key, Manager, Key Ventures LLC

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2017 by Kent Key.

NOTARY PUBLIC
STATE OF TEXAS
My commission expires _____

CERTIFICATE OF APPROVAL
Approved this ____ day of _____ A. D. 2017
By the Planning and Zoning Commission, City of Denton

Chairperson, Planning and Zoning Commission

ATTESTED

Jennifer Walters, 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.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" IRON ROD MARKED 4561

OWNER/DEVELOPER
KEY VENTURES, LLC.
2925 COUNTRY CLUB
ROAD, SUITE 106
DENTON, TX 76205
(940) 566-3239

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

FP17-0016

FINAL PLAT
LOTS 1-4 AND CA-1, BLOCK A OF
MISSION STREET OFFICES ADDITION
BEING 2.054 ACRES IN THE
WM. DANIEL SURVEY A-378
CITY OF DENTON, DENTON COUNTY, TEXAS

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600
REVISED: 29 AUGUST, 2017
DRAWN BY: BTH SCALE: 1"=40' DATE: 08 MAY, 2017 JOB NO: 163568