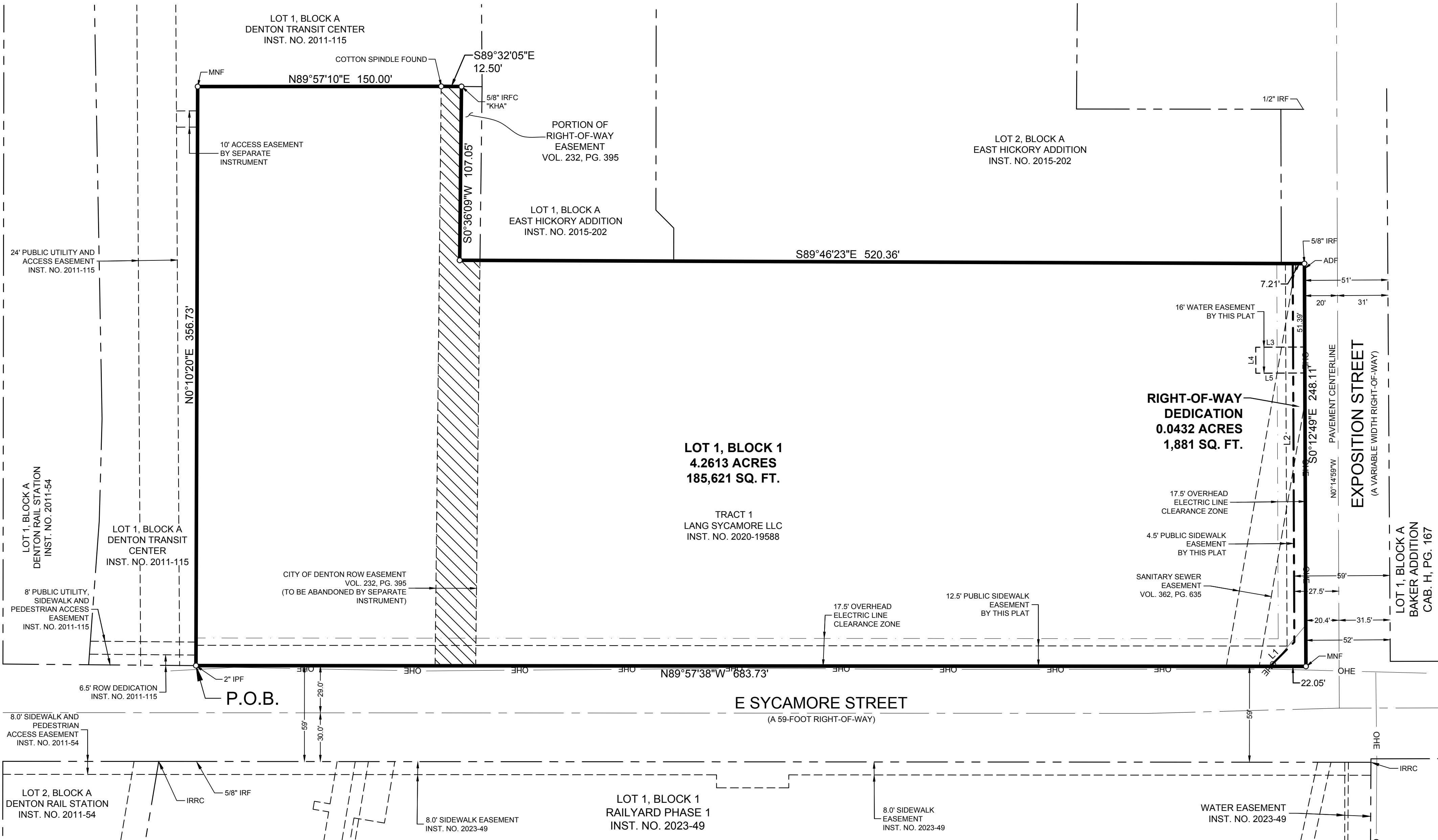


DALLAS AREA RAPID TRANSIT



NOTES:

- The purpose of this plat is to create one (1) lot and dedicate easements.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on April 1, 2025. Coordinates have been scaled to surface using a surface adjustment factor of 1.000124055.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Commonwealth Land Title Insurance Company, GF. No. 2200281900270, effective date November 13, 2019. The surveyor has not abstracted the above property.
- This plat lies wholly within the City Limits of Denton, and Denton County.
- 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/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- Encroachment of private improvements into public easements shall not be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met within the city limits prior to the release of any permits.
- Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed

- by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finalized.
- Wastewater utility service will be provided by the City of Denton.
 - Master Note N/A
 - Master Note N/A
 - Water utility service will be provided by the City of Denton.
 - Master Note N/A
 - Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 48121C0360G effective date 4-18-2011 and that map indicates as scaled, that this property isn't within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 360 of said map.
 - Master Note N/A
 - Master Note N/A
 - Master Note N/A
 - Master Note N/A
 - Master Note N/A
 - This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
 - As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
 - Master Note N/A
 - Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
 - Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
 - Master Note N/A
 - Master Note N/A
 - Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 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.
 - All lake/detention tracts, easements, open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners' association, or other perpetual private entity. Homeowners' associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
 - Master Note N/A
 - Master Note N/A
 - Master Note N/A
 - Master Note N/A

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
josh.wargo@kimley-horn.com

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

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Joshua D. Wargo, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Lang Sycamore, LLC is the owner of a 4.3045 acre (187,502 square foot) tract of land situated in the Hiram Sisco Survey, Abstract No. 1184, City of Denton, Denton County, Texas, and being all of Tract 1 described in the Warranty Deed to Lang Sycamore, LLC recorded in Instrument No. 2020-19588, Official Public Records, and being more particularly described as follows:

BEGINNING at a 2-inch iron pipe found at the southeast corner of Lot 1, Block A, Denton Transit Center, an addition to the City of Denton according to the plat recorded in Instrument No. 2011-115, said Official Public Records, and being in the north right-of-way line of East Sycamore Street, a 59-foot right-of-way, and being at the southwest corner of said Tract 1;

THENCE North 00°10'20" East, along an east line of said Lot 1, and along the west line of said Tract 1, a distance of 356.73 feet to a mag nail set for corner at the northwest corner of said Tract 1, and being an interior corner of said Lot 1;

THENCE North 89°57'10" East, along the westernmost north line of said Tract 1, and along the easternmost south line of said Lot 1, a distance of 150.00 feet to a cotton spindle for corner;

THENCE South 89°32'05" East, continuing along the said north line, and along the said south line, a distance of 12.50 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner at the northernmost northeast corner of said Tract 1;

THENCE South 00°36'09" West, departing the said south line of Lot 1, along the northernmost east line of said Tract 1, a distance of 107.05 feet to a point for corner, being an interior corner of said Tract 1;

THENCE South 89°46'23" East, along the easternmost north line, a distance of 520.36 feet to a 5/8-inch iron rod found for corner in the west right-of-way line of Exposition Street, a variable width right-of-way, and being at the easternmost northeast corner of Tract 1;

THENCE South 00°14'59" East, along the said west right-of-way line, and along the east line of said Tract 1, a distance of 248.11 feet to a mag nail found for corner at the intersection of the said west right-of-way line and the aforementioned north right-of-way line of East Sycamore Street, and being at the southeast corner of said Tract 1;

THENCE North 89°57'38" West, along the said north right-of-way line, and along the south line of said Tract 1, a distance of 683.73 feet to the POINT OF BEGINNING and containing 187,502 square feet or 4.3045 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LANG SYCAMORE, LLC, does hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, RAILYARD PHASE 2, an addition to the City of Denton, 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____.

LANG SYCAMORE, LLC, a Texas limited liability company

By: LANG PARTNERS, LLC, a Texas liability company, its Sole Manager

By: Dirk Outdt, Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Dirk Outdt, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

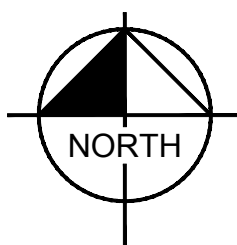
Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

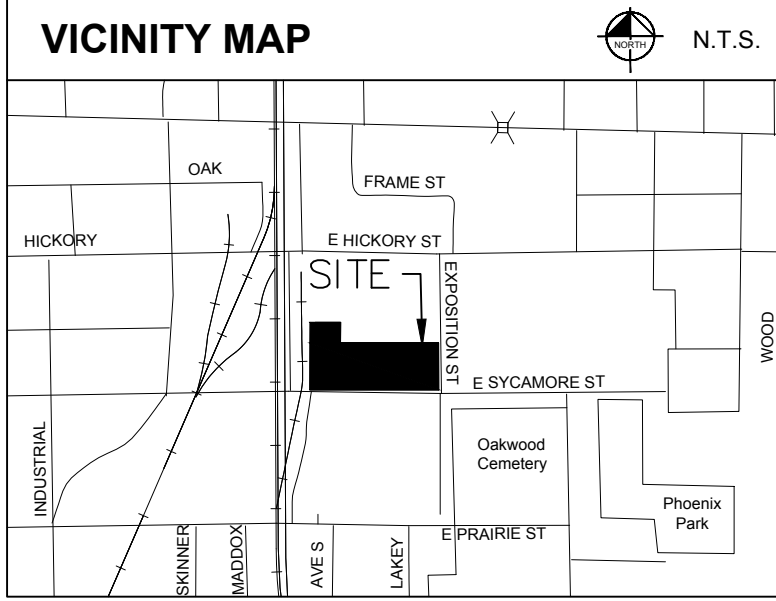
This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of Railyard Phase 2 in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.

Chair, Planning & Zoning Commission

City Secretary



GRAPHIC SCALE IN FEET
1" = 40' @ 24X36



LEGEND

P.O.B. = POINT OF BEGINNING
IRRC = 5/8" IRON ROD W/ "KHA" CAP RECOVERED
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
MNF = MAG NAIL FOUND

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	ADJACENT PROPERTY LINE

LINE TABLE

NO.	BEARING	LENGTH
L1	N44°53'45"E	21.16'
L2	N00°14'59"W	233.14'

FINAL PLAT
LOT 1, BLOCK 1
RAILYARD PHASE 2
4.3045 ACRES
HIRAM SISCO SURVEY, ABSTRACT NO. 1184
CITY OF DENTON, DENTON COUNTY, TEXAS
FP 25-0031

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	12/2/2025	064485203	1 OF 1