

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

OWNERS DEDICATION	Ι.	GENER
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:		THE REVI
THAT LUXURY STORAGE CONDOMINIUMS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS		2016-156
HICKORY CREEK CENTER ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN	2.	COORDI COORDI
THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE		NORTH ((NAD 83)
AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR		APPLYIN
ACROSS THE EASEMENTS AS SHOWN. THE CITY OF DENTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS	3.	ALL DIST
WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DENTON SHALL AT ALL TIMES HAVE THE FULL	4.	THE SQU
RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF		REFLECT
CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF		ACCURA
PROCURING PERMISSION FROM ANYONE.	5.	THIS PLA
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE	6.	APPROV
CITY OF DENTON, TEXAS.	0.	APPROV
WITNESS MY HAND AT DENTON COUNTY, TEXAS, THIS DAY OF		THE COL
OWNER/DEVELOPER: LUXURY STORAGE CONDOMINIUMS, LLC	7.	THIS PLA REGULA1
ΡY.		TEXAS.
BY:	8.	
BY:		SAFETY C STRUCTI
		OF OVER
STATE OF TEXAS § COUNTY OF DENTON §		EITHER S LINES.
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS	9.	PROPERT THE FAC
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.		FLOOD
		ACCORE 2020 OF
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF		FLOOD I ZONE "A
		IS NOT V FLOOD S
		STRUCTU
		OCCUR /
		THE PAR
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		
		SEGMEN
		L1 L2
SURVEYOR'S CERTIFICATE		L3
KNOW ALL MEN BY THESE PRESENTS:		L4 L5
THAT, I, MUZAFFAR M. DOLAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND		L6 L7
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 DENTON, TEXAS.		L7 L8
		L9 L10
		L11
		L12 L13
		L14
MUZAFFAR M. DOLAN		L15 L16
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7100		L17
STATE OF TEXAS §		L18 L19
COUNTY OF HARRIS §		L20
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY		
PERSONALLY APPEARED MUZAFFAR M. DOLAN, 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		SEGMEN
CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.		L41 L42
		L43
		L44 L45
		L46
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		L47 L48
		L49
		L50 L51
		L52 L53
		L53 L54

LEGAL DESCRIPTION

RAL NOTES

BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF ISED CONVEYANCE PLAT OF LOTS CV4 & CV8, BLOCK A OF Y CREEK CENTER ADDITION RECORDED IN DOC. NO. 6 OF THE O.P.R.D.C.TX.

DINATES LISTED HEREIN ARE EXPRESSED AS GRID DINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4202), NORTH AMERICA DATUM OF 1983), AND CAN BE CONVERTED TO SURFACE COORDINATES BY NG A COMBINED SCALE FACTOR (CSF) OF 0.9998540964765.

TANCES SHOWN ARE GROUND SURFACE DISTANCE.

JARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON THEMATICAL CLOSURE OF THE COURSES AND DISTANCES TED ON THIS SURVEY. IT DOES NOT INCLUDE THE NCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACY OF THE BOUNDARY MONUMENTATION.

AT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.

AL OF THIS PLAT WILL EXPIRE TWO YEARS FROM CITY /AL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF UNTY OF DENTON.

AT IS SUBJECT TO ALL PLATTING ORDINANCES, RULES, TIONS, AND RESOLUTIONS OF THE CITY OF DENTON,

Y OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS URES WITH 17.5 FEET ON EITHER SIDE OF THE CENTER LINE RHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION

TY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF CILITIES LOCATED WITHIN THE PUBLIC ACCESS EASEMENTS.

STATEMENT

DING TO COMMUNITY PANEL NO. 48121C0388H, DATED JUNE 19, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD A", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE URES THEREON WILL BE FREE FROM FLOODING OR FLOOD . ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR AL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON RT OF THE SURVEYOR

	LINE DATA		
NT	DIRECTION	LENGTH	SEGME
	S 0° 08' 30" E	83.52'	L21
	N 89°51'30"E	102.97'	L22
	S 42°07'50"E	23.02'	L23
	S 0° 08' 30" E	22.70 '	L24
	S 47° 40' 36" W	50.66'	L25
	S 89°51'30" W	219.96'	L26
	N 19°55'13" W	129.59'	L27
	N 0°08'30"W	157.73 '	L28
	N 89° 51' 30" E	77.31'	L29
	S 0° 08' 30" E	32.58 '	L30
	S 0° 08' 30" E	89.01'	L31
	N 89° 51' 30" E	12.79'	L32
	S 0° 08' 30" E	15.00'	L33
	S 89°51'30" W	12.30'	L34
	S 0° 08' 30" E	7.29 '	L35
	N 89° 51' 30" E	15.00 '	L36
	N 0°08'30"W	6.97'	L37
	N 89°51'30"E	102.97'	L38
	S 0° 08' 30" E	7.08'	L39
	N 89°51'30"E	24.00'	L40

LINE DATA

	LINE DAIA	
SEGMENT	DIRECTION	LENGTH
L41	S 0° 08' 30" E	9.60'
L42	S 89°51'30"W	15.00 '
L43	N 0°08'30"W	9.60'
L44	N 89°51'30"E	15.00'
L45	N 19°55'13" W	129.59'
L46	N 0°08'30"W	157.73 '
L47	N 89°51'30"E	140.31'
L48	S 0° 08' 30" E	5.57 '
L49	S 89° 51' 30" W	15.00'
L50	N 0°08'30"W	6.78'
L51	N 89°51'30"E	6.59'
L52	S 61° 44' 10" E	84.95'
L53	S 0° 08' 30" E	19.14'
L54	S 89° 51' 30" W	40.81'
L55	N 61° 46' 43" W	72.05'
L56	N 49°11'31"E	38.87'

LINE DATA NT DIRECTION LENGTH N 0° 08' 30" W 11.26' N 89° 51' 32" E 3.19' N 35° 33' 13" E 13.83**'** S 54° 26' 47" E 15.00**'** S 35° 33' 13" W 13.40' S 42° 07' 50" E 23.02' N 89°51'30"E 41.65' S 89° 51' 50" W 8.07' N 0° 08' 30" W 16.00' N 89° 51' 38" E 8.07**'** N 0°08'30"W 16.00**'** N 0°08'30"W 4.03**'** N 89° 59' 43" E 83.97**'** S 0° 08' 30" E 3.83' S 89° 51' 22" W 31.24' N 42° 17' 15" W 14.32' S 47° 42' 45" W 15.00**'** S 42° 17' 15" E 10.29' S 47° 40' 36" W 50.66' S 89° 51' 30" W 219.96'

LOT I, BLOCK B 9.405 ACRES (409,682 SQ. FT.)

DESCRIPTION OF A CERTAIN 9.405 ACRES TRACT OF LAND SITUATED IN THE S.A. VENTERS SURVEY, ABSTRACT NO. 1315, BEING OUT OF A CALLED LOT CV4, BLOCK A OF T HICKORY CREEK CENTER ADDITION, A SUBDIVISION PLAT AS RECORDED UNDER DOCUMENT NO. 2016-156 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.) SAME BEING OUT OF AND PART OF A CALLED 10.435 ACRES TRACT, CONVEYED TO LUXURY STORAGE CONDOMINIUMS, LLC, AS RECORDED IN DOCUMENT NO. 126319 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.TX), SAID 9.405 ACRES PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET ON THE SOUTH LINE OF HICKORY CREEK ROAD (F.M. 2181, VARIABLE WIDTH R.O.W.), BEING THE NORTHWEST CORNER OF SAID 9.405 ACRES TRACT AND LOT I, BLOCK A MERDITH ADDITION, HAVING A GRID COORDINATES OF NORTHING 7,103,014.88, EASTING 2,394,423.91;

- HEREIN DESCRIBED TRACT;
- SET;
- 2016-91801;
- THENCE: THROUGH AND ACROSS THE ABOVE REFERENCED SAID 9.405 ACRES TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 89°52'51" EAST, A DISTANCE OF 150.00 FEET TO AN "X" CUT IN CONCRETE FOUND; NORTH 89°53'01" EAST, A DISTANCE OF 63.00 FEET TO AN "X" CUT IN CONCRETE FOUND; SOUTH 00°06'59" EAST, A DISTANCE OF 50.20 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET; NORTH 89°53'01" EAST, A DISTANCE OF 256.57 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET; SOUTH 01°25'05" EAST, A DISTANCE OF 72.17 FEET TO A 5/8 INCH IRON ROD FOUND; SOUTH 88°34'55" WEST, A DISTANCE OF 230.60 FEET TO A MAGNAIL WITH SHINER FOUND; SOUTH 01°25'05" EAST, A DISTANCE OF 219.98 FEET TO A MAGNAIL WITH SHINER FOUND; SOUTH 88°34'55" WEST, A DISTANCE OF 36.77 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: SOUTH 01°12'25" EAST, A DISTANCE OF 245.17 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED BLOCK A OF WINDHAVEN SUBDIVISION, AS RECORDED UNDER DOC. NO. 2014-155 OF THE P.R.D.C.TX. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 89°55'15" WEST, WITH THE NORTH LINE OF SAID BLOCK A OF WINDHAVEN SUBDIVISION, A DISTANCE OF 359.46 FEET TO A POINT FOR THE EAST CORNER OF A CALLED LOT J, BLOCK A OF MEREDITH ADDITION, AS RECORDED UNDER CAB. T, PAGE 50 OF THE P.R.D.C.TX. AND THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR A REFERENCE, BEARS: S 89°55'15" W, A DISTANCE OF **5.22 FEET**;

THENCE: NORTH 00°04'23" WEST, WITH THE EAST LINE OF LOT I, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH BL CAP STAMPED "COLLIERS PROP CORNER" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 46°48'04" WEST, WITH THE EASTERLY LINE OF LOT I, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF 392.83 FEET TO A IRON ROD IN CONCRET FOUND ON THE EASTERLY LINE OF SAID LOT I, BLOCK A OF MEREDITH ADDITION AND THE NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 03°10'22" EAST, WITH THE EASTERLY LINE OF LOT I, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF 514.12 FEET TO THE POINT OF BEGINNING CONTAINING 9.405 ACRES (409,682 SQ. FT.) OF LAND.

		CUR	VE DATA				CUR	VE DATA	
SEGMENT	RADIUS	LENGTH	DELTA	CHORD	SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	30.00'	47.12'	90°00'00"	S 45°08'30" E 42.43'	C22	54.00'	10.02'	10° 37' 38"	S 36° 49' 01" E 10.0
C2	54.00 '	22.84'	24° 13' 57"	S 11° 58' 28" W 22.67'	C23	30.00'	30.70'	58° 38' 17"	S 60* 49' 21" E 29.
С3	54.00 '	128.20'	136•01'39"	S 43° 55' 23" E 100.15'	C24	30.00'	14.36'	27° 25' 57"	N 76°08'32" E 14
C4	30.00'	11.41'	21° 47' 42"	N 78°57'39"E 11.34'	C25	30.00'	47.12'	90° 00' 00"	N 44°51'30"E 42
C5	30.00'	25.14'	48°00'40"	S 66°08'10" E 24.41'	C26	30.00'	47.08'	89° 54' 44"	N 45°05'52"W 42
C6	30.00'	25.04'	47* 49' 06"	S 23° 46' 03" W 24.32'	C27	30.00'	47.14'	90* 02' 21"	S 44° 52' 40" W 42
C7	30.00'	22.09'	42°10'54"	S 68° 46' 03" W 21.59'	C28	54.00'	84.82'	90° 00' 00"	S 44° 51' 30" W 76
C8	30.00'	36.77'	70° 13' 17"	N 55°01'52"W 34.51'	C29	30.00'	40.80'	77* 55' 01"	S 50° 53' 59" W 3
C9	30.00'	10.36'	19°46'43"	N 10°01'52" W 10.30'	C30	54.00'	11.73'	12* 26' 42"	S 18°09'50" W 11
C10	30.00'	47.12 '	90°00'00"	N 44°51'30"E 42.43'	C31	54.00'	33.68'	35° 44' 07"	S 29° 48' 32" W 3
C11	30.00'	23.86'	45° 34' 23"	S 22° 38' 41" W 23.24'	C32	54.00'	15.59'	16° 32' 19"	S 32° 39' 20" W 15
C12	54.00 '	25.95 '	27* 32' 13"	S 13° 37' 36" W 25.70'	C33	54.00'	39.76'	42° 10' 54"	S 68° 46' 03" W 30
C13	30.00 '	7.82'	14° 56' 34"	S 19°55'26" W 7.80'	C34	54.00'	66.18'	70° 13' 17"	N 55°01'52"W 62
C14	30.00'	15.17'	28° 58' 16"	S 2º 01' 59" E 15.01'	C35	54.00'	18.64'	19°46′43"	N 10°01'52" W 18
C15	30.00'	72.95 '	139° 19' 55"	S 42° 16' 14" E 56.26'	C36	54.00'	84.82'	90° 00' 00"	N 44°51'30"E 76
C16	30.00'	31.61'	60°21′43″	S 46° 41' 59" E 30.16'	C37	15.00 '	16.13'	61° 35' 40"	S 30° 56' 20" E 15
C18	54.00 '	20.54'	21° 47' 42"	N 78° 57' 39" E 20.42'	C38	15.00'	23.56'	90° 00' 00"	S 44° 51' 30" W 21
C19	54.00 '	21.36'	22°40′04″	S 78°48'28"E 21.22'	C39	15.00'	7.43'	28° 21' 47"	N 75°57'36"W 7.
C20	54.00 '	3.22'	3° 25' 12"	S 65° 45' 50" E 3.22'	C40	15.00'	29.05'	110° 58' 14"	N 6°17'36"W 24.
C21	54.00'	15.05'	15° 58' 25"	N 56°04'02" W 15.01'	C41	15.00'	18.08'	69°04'19"	N 83° 43' 40" E 17

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR/AMENDING PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF SUBCHAPTER 8 OF THE DEVELOPMENT CODE OF THE CITY OF DENTON. THE CITY OF DENTON HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2025 .

DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

THENCE SOUTH 03°10'22" WEST, ALONG THE EASTERLY LINE OF LOT I, BLOCK A MERDITH ADDITION, A DISTANCE OF 17.53 FEET TO THE POINT OF BEGINNING

THENCE: NORTH 89°51'30" EAST, ALONG THE SOUTHERLY R.O.W. LINE OF HICKORY CREEK ROAD, A DISTANCE OF 234.66 FEET TO A 5/8 INCH IRON ROD WITH BLU CAP STAMPED "COLLIERS PROP CORNER" SET MARKING THE NORTHWEST CORNER OF THE LOT 2, BLOCK B OF SAID HICKORY CREEK CENTER ADDITION;

THENCE: SOUTH 00°08'30" EAST, WITH THE COMMON LINE, A DISTANCE OF 238.82 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORN

THENCE: NORTH 89°51'30" EAST, WITH THE COMMON LINE, A DISTANCE OF 167.44 FEET TO A MAGNAIL WITH WASHER STAMPED "COLLIERS PROP CORNER" SET;

THENCE: NORTH 00°06'59" WEST, WITH THE COMMON LINE OF SAID LOT J, BLOCK J, A DISTANCE OF 11.53 FEET TO A MAGNAIL WITH WASHER STAMPED "COLLIER PROP CORNER" SET ON THE NORTH CORNER OF A CALLED FIRE LANE, PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT AS RECORDED UNDER DOC. NO.

				C	0	[]i	er	S				
НЕ ГХ), :	Engineering & Design											
5	Copyris	www.colliersengineering.com Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing										
	and all whom	and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.										
OF	Doi	Doing Business as										
E		PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE										
IER"	FC	FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM										
S												
2												
	DESCRIPTION											
	DRAWN BY											
ρF	DATE											
JE	REV											
Ē												
,												
			F	IN	[A]		PL	.Α'	Г			
	 ц			OT)RY	1,		,00			ጥፑ	R	
				A	DD	ЭIТ	IO	N				
		S 5.A	SIT . VI	O.Z UA EN'	TE TE	D I RS	N ' SU	ΓH RV	E 'EY			
		(CIT	TR Y (DF :	DE	NT	'ON	J,			
					ΓE	XA	S					
				CT	' N(CV2 FOR	TWO	ORTH	-		
		ngir	llie neer esig	ing	со	SO Pł		uite 1 AKE, 214.	120 TX 7 613. ⁻ design	6092 1 204 1, INC. D		
	PROJE	= 40'	MBER:	OATE: 05/13	DRAV	NING N	RAWN I EJ NAME: T- 24(ecked AH, M		
	\geq	TITLE				DT					Ĭ	
					ING	J 1	ĿЗ					

2 of