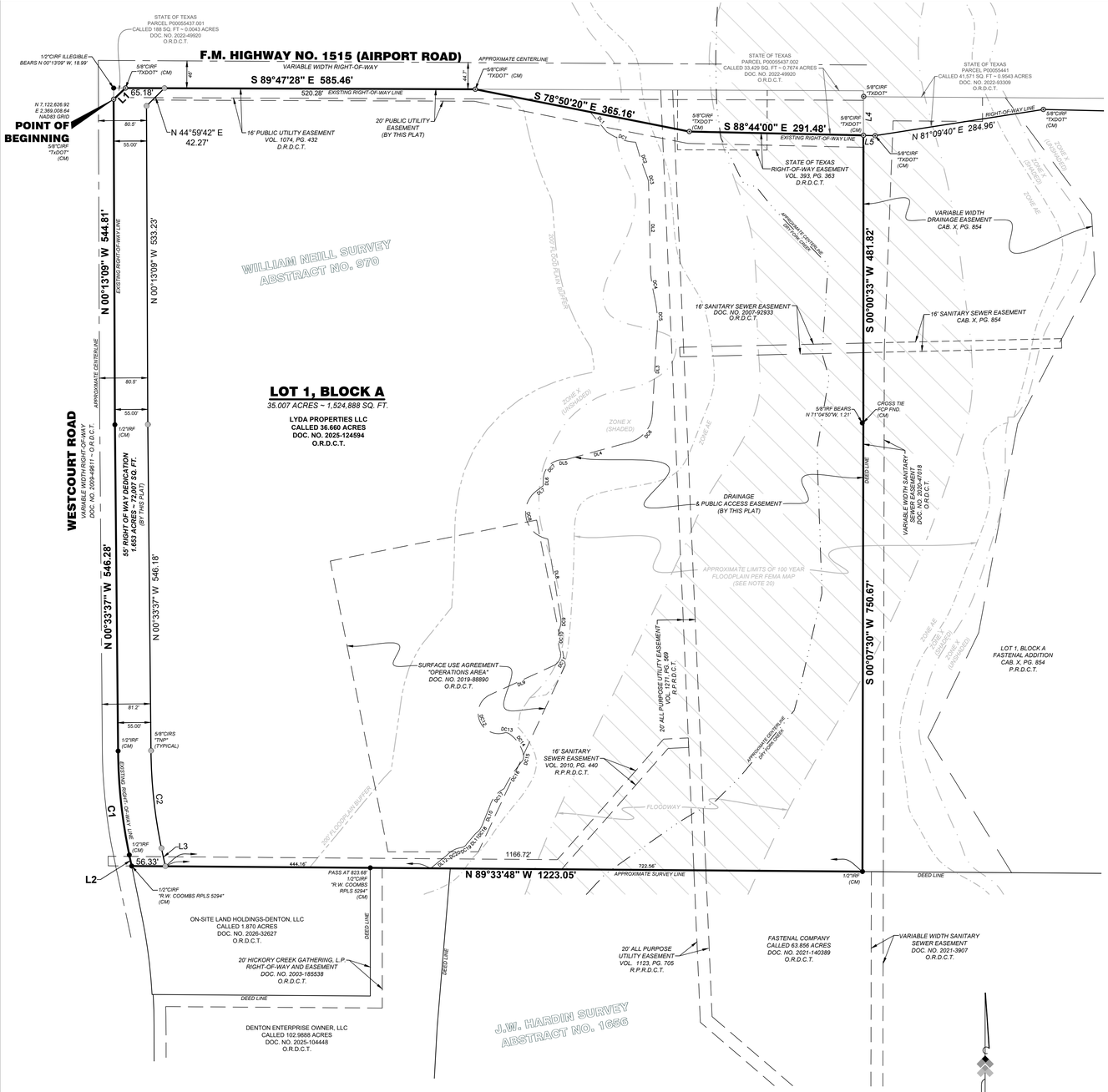

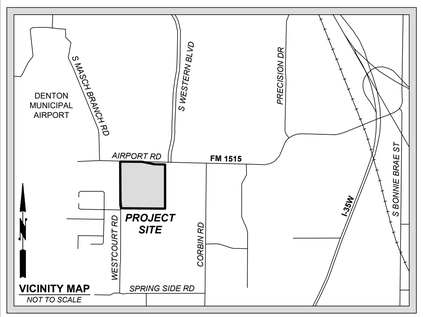

LEGEND	
	5/8" IRON ROD SET WITH CAP STAMPED "TNP"
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	5/8" IRON ROD FOUND WITH CAP STAMPED "TXDOT"
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
"TXDOT"	TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY TEXAS
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	APPROXIMATE SURVEY LINE
	APPROXIMATE FLOODPLAIN LIMITS
	APPROXIMATE CENTERLINE CREEK
	OVERHEAD ELECTRIC LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°13'21" E	27.35'
L2	N 12°02'08" W	18.85'
L3	N 12°02'08" W	30.94'
L4	S 00°00'33" W	64.80'
L5	S 88°44'00" E	19.51'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11°28'01"	876.00'	N 06°09'31" W	175.03'	175.32'
C2	11°28'00"	821.00'	N 06°09'14" W	164.03'	164.31'

SURVEYOR

TEAGUE NALL & PERKINS
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
PH: 940-383-4177
tturner@tnpinc.com
T.B.P.L.S. Firm No. 10011601

OWNER/DEVELOPER

LYDA PROPERTIES LLC
5108 Piper Glen Drive
Charlotte, North Carolina 28277-0389
PH: 7048174059
tlyda@alliancedriveaway.com

PLAT NOTES:

1.) The purpose of this plat is to create one lot from a single unlpatted 36.660 acre tract.
2.) Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3.) The bearings and grid coordinates shown on this plat are based on Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
4.) This plat was prepared to meet City of Denton and County requirements. This plat was prepared from information furnished by Title Resources Guaranty Company, g.f. no. 250735860ND-KB, effective date of July 28, 2025. The surveyor has not abstracted the above property.
5.) This plat lies wholly within the City Limits of Denton (cn) the ETJ of the City of Denton, and Denton County.
6.) 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.
7.) 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.
8.) All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
9.) 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.
10.) 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:
  a. 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
  b. There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
  c. No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11.) 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.
12.) Encroachment of private improvements into public easements shall not be permitted.
13.) A Tree Survey and Preservation Plan will be required to be approved prior 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.
14.) Sidewalks shall be constructed as required by the 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 non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
15.) Wastewater utility service will be provided by City of Denton.
16.) *Master Note N/A*
17.) *Master Note N/A*
18.) Water utility service will be provided by the City of Denton.
19.) All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20.) This property lies within Zone "AE", Zone "AE" Floodway Area, Zone "X" (shaded), Zone "X" (unshaded), as depicted by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0356G, Map Revision Date April 18, 2011 and Community Panel No. 48121C0360G Map Revision Date April 18, 2011. Zone "AE" is defined as areas within a special flood hazard area (SFHAs) subject to inundation by the 1% annual chance flood and base flood elevations determined. Zone "AE" Floodway Area - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights. Zone "X" (shaded) - Other Flood Areas is defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. Zone "X" (unshaded) - Other Areas is defined as areas determined to be outside the 0.2% annual chance flood plain.
21.) Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.
22.) *Master Note N/A*
23.) Flood Elevation Certificate will be required for any structure placed within the 200' Floodplain Buffer.
24.) *Master Note N/A*
25.) 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 & Public Access Easement within the limits of this addition shall remain accessible 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 & Public Access 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 & Public Access Easement, as herein above defined, unless approved by the City. The owners shall keep the Drainage & Public Access 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 & Public Access 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 & Public Access 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.
26.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27.) 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.
28.) *Master Note N/A*
29.) *Master Note N/A*
30.) *Master Note N/A*
31.) *Master Note N/A*
32.) *Master Note N/A*
33.) 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.
34.) *Master Note N/A*
35.) This property is located within the boundaries of the Denton Municipal Airport Overlay District and is subject to the Denton Municipal Airport Overlay District standards in Section 4.5 of the Development Code of the City of Denton.
36.) *Master Note N/A*
37.) *Master Note N/A*
38.) Public trails and park amenities shall be sited on the Public Access Easement pursuant to an agreement between the owner and the City of Denton.
39.) *Master Note N/A*
40.) *Master Note N/A*
41.) *Master Note N/A*
42.) Property owners are responsible for the maintenance of the facilities located within the access easement(s).
43.) *Master Note N/A*
44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45.) All Lot corners, angle points, PC's and PT's are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.

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 **LOT 1, BLOCK A, LYDA ADDITION** 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

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DL1	S 39°59'36" E	43.67'
DL2	S 01°16'47" E	150.61'
DL3	S 03°08'54" W	127.99'
DL4	S 74°40'57" W	108.69'
DL5	S 87°38'53" W	7.77'
DL6	S 01°47'14" W	9.71'
DL7	S 53°21'38" W	13.94'
DL8	S 09°14'56" E	131.54'
DL9	S 65°20'15" W	118.04'
DL10	S 21°57'39" W	33.47'
DL11	S 40°48'42" W	22.99'
DL12	S 51°02'38" W	35.40'

DRAINAGE EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
DC1	33°03'16"	90.00'	S 70°24'31" E	51.21'	51.92'
DC2	5°11'50"	693.15'	S 18°17'50" E	62.85'	62.87'
DC3	19°21'46"	27.37'	S 11°41'44" E	9.37'	9.42'
DC4	6°52'28"	330.20'	S 09°20'07" E	39.59'	39.62'
DC5	20°22'57"	191.43'	S 02°56'41" E	67.74'	68.10'
DC6	76°39'20"	50.62'	S 39°08'20" W	62.78'	67.72'
DC7	87°07'32"	33.03'	S 41°35'30" W	45.53'	50.23'
DC8	133°17'23"	45.05'	S 13°14'24" E	82.73'	104.81'
DC9	33°21'40"	29.54'	S 00°47'06" W	16.96'	17.20'
DC10	36°59'51"	67.81'	S 00°32'02" E	43.03'	43.79'
DC11	82°04'09"	20.39'	S 30°22'01" W	26.77'	29.21'
DC12	165°00'30"	34.29'	S 22°51'16" E	68.00'	98.76'
DC13	57°07'40"	8.69'	S 82°10'05" E	8.31'	8.66'
DC14	44°53'21"	57.17'	S 33°56'47" E	43.65'	44.79'
DC15	49°36'19"	12.16'	S 13°56'42" W	10.20'	10.53'
DC16	13°52'50"	227.36'	S 33°20'53" W	54.95'	55.08'
DC17	46°28'23"	48.44'	S 36°43'48" W	38.22'	39.29'
DC18	33°27'56"	31.31'	S 37°41'32" W	18.03'	18.29'
DC19	58°04'52"	11.94'	S 57°30'12" W	11.59'	12.10'
DC20	37°32'38"	40.58'	S 61°51'08" W	26.12'	26.59'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, LYDA PROPERTIES LLC, is the owner of that certain 36.660 acre (1,596,895 square feet) tract of land situated in the William Neill Survey, Abstract No. 970, City of Denton, Denton County, Texas, and being a part of that certain tract of land described in a Warranty Deed to Lyda Properties LLC, as recorded in Document No. 2025-124594 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the South end of a flare at the intersection of the South line of F.M. Highway No. 1515, a variable width right-of-way known as Airport Road, with the East line of Westcourt Road, a variable width right-of-way per Document No. 2009-49611 of the Official Records of Denton County, Texas, said point being the South corner of that certain 0.0043 acre tract of land described as Parcel P00055437.001 in a Deed to the State of Texas, as recorded in Document No. 2022-49920 of the Official Records of Denton County, Texas, from which a 1/2 inch capped iron rod found for the Northwest corner of the above cited Lyda Properties LLC tract and the Northwest corner of said Parcel P00055437.001 bears North 00°13'09" West a distance of 18.99 feet;

THENCE North 46°13'21" East departing the East line of said Westcourt Road, and along said flare in the South line of F.M. Highway No. 1515, for a distance of 27.35 feet to a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the North corner of said Parcel P00055437.001;

THENCE South 89°47'28" East along the South line of said F.M. Highway No. 1515, for a distance of 585.46 feet to a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the West corner of that certain 0.7674 acre tract of land described as Parcel P00055437.002 in a Deed to the State of Texas, as recorded in Document No. 2022-49920 of the Official Records of Denton County, Texas;

THENCE South 78°50'20" East continuing along the South line of said F.M. Highway No. 1515 and the South line of said Parcel P00055437.002, for a distance of 365.16 feet to a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for an angle point;

THENCE South 88°44'00" East continuing along the South line of said F.M. Highway No. 1515 and the South line of said Parcel P00055437.002, for a distance of 291.48 feet to a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the common South corner of said Parcel P00055437.002 and that certain 0.9543 acre tract of land described as Parcel P00055441 in a Deed to the State of Texas, as recorded in Document No. 2022-93309 of the Official Records of Denton County, Texas, same being in the East line of said US Trinity Holdings tract and the West line of Lot 1, Block A per the Final Plat of Fastenal Addition, as recorded in Cabinet X, Page 854 of the Plat Records of Denton County, Texas, from which a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for the Northwest corner of said Parcel P00055441 bears North 00°00'33" East a distance of 64.80 feet and a 5/8 inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for an angle point in the South line of said Parcel P00055441 bears South 88°44'00" East a distance of 19.51 feet;

THENCE South 00°00'33" West departing the South line of said F.M. Highway No. 1515, and along the common line between said Lot 1 and said Lyda Properties LLC tract, for a distance of 481.82 feet to a cross tie fence post found for an angle point, from which a 5/8 inch iron rod found for reference bears North 71°04'50" West a distance of 1.21 feet;

THENCE South 00°07'30" West continuing along the common line between said Lot 1 and said Lyda Properties LLC tract, for a distance of 750.67 feet to a 1/2 inch iron rod found for the common South corner of same, said point also being in the North line of that certain 63.856 acre tract of land described in a Deed to Fastenal Company, as recorded in Document No. 2021-140389 of the Official Records of Denton County, Texas;

THENCE North 89°33'48" West along the South line of said Lyda Properties LLC tract and the North line of said 63.856 acre tract part way, passing a 1/2 inch iron rod with cap stamped "R.W. Coombs RPLS 5294" found for the common North corner of that certain 102.9888 acre tract of land described in a Deed to Denton Enterprise Owner, LLC, as recorded in Document No. 2025-104448 of the Official Records of Denton County, Texas and that certain 1.870 acre tract of land described in a Deed to On-Site Holdings-Denton, LLC, as recorded in Document No. 2026-32627 of the Official Records of Denton County, Texas, at a distance of 823.68 feet, and continuing along the South line of said Lyda Properties LLC tract and the North line of said 1.870 acre tract, for a total distance of 1223.05 feet to a 1/2 inch iron rod with cap stamped "R.W. Coombs RPLS 5294" found for the Southwest corner of said Lyda Properties LLC tract, said point being in the East line of said Westcourt Road;

THENCE North 12°02'08" West along the East line of said Westcourt Road, for a distance of 18.85 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right;

THENCE in a Northerly direction, along the East line of said Westcourt Road, and along said curve to the right having a central angle of 11°28'01", a radius of 876.00 feet, a chord bearing of North 06°09'31" West, a chord distance of 175.03 feet and an arc length of 175.32 feet to a 1/2 inch iron rod found for the end of said curve;

THENCE North 00°33'37" West continuing along the East line of said Westcourt Road, for a distance of 546.28 feet to a 1/2 inch iron rod found for an angle point;

THENCE North 00°13'09" West continuing along the East line of said Westcourt Road, for a distance of 544.81 feet to the **POINT OF BEGINNING**, and containing 36.660 acres (1,596,895 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LYDA PROPERTIES LLC, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A, LYDA 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 thereon. The streets and alleys are dedicated for street purposes. The easements and public use 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 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 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 right of ingress and egress to or from their respective easements for the purpose of 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 procuring permission from anyone.

BY: _____ Date: _____, _____.
Authorized Representative

_____
Printed Name

STATE OF TEXAS §
COUNTY OF DENTON §

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 acknowledge to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

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

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, 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 Engineers and 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.

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.

_____
Todd B. Turner, R.P.L.S.
Texas Registration No. 4859

PRELIMINARY, THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. TBPELS. RULE §138.33 (e). *RELEASED ON JUNE 1, 2026 BY TODD B. TURNER, RPLS NO. 4859*

STATE OF TEXAS §
COUNTY OF DENTON §

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 acknowledge to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the state of Texas

My commission expires: May 5, 2030.

FINAL PLAT

LYDA ADDITION
LOT 1, BLOCK A

BEING 36.660 ACRES (1,596,895 SQUARE FEET) OF LAND
SITUATED IN THE WILLIAM NEILL SURVEY, ABSTRACT NO. 970
City of Denton, Denton County, Texas
JUNE 2026

CITY OF DENTON PROJECT NO. FP26-_____

T:\Projects\LYD24128\Sur-C3D\cad\survey\Final Plat\LYD24128 Site 2 Final Plat.dwg

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