

INST. NO. 2024-94106  
O.P.R.D.C.T.

NO 00°00'50"E 740.02'

NO 00°02'06"E 818.73'

N

KRUM BOAT AND RV  
STORAGE, LLC  
INST. NO.  
2022-105152  
O.P.R.D.C.T.

100 50 0 100  
SCALE IN FEET  
1"=100'

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Alterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one recorded lot out of a tract of land.
- Water to be provided by private water well for which a permit through the Denton County will be required.
- The proposed lots meet the land use standards of the City of Denton for On-Site Sewer Facility. Final approval of an On-Site Sewer Facility is subject to review and approval by Denton County.
- On Site Sewage Facilities shall not be located inside a publicly dedicated easement.
- The Finished Floor Elevation shall be a minimum of two (2) feet above an established flood elevation on any lot adjacent to and within 200 feet of a floodplain.
- Private improvements cannot encroach onto existing public or private easements.

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 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.

COUNTY IMPROVEMENT STATEMENTS

Sanitary Sewer to be handled by facilities approved by the Denton County Public Health Department.

The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.

Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.

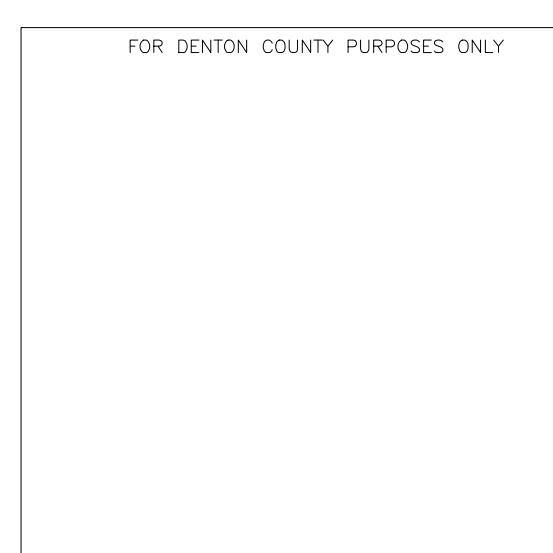
A driveway culvert must be obtained from Road and Bridge Departments by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.

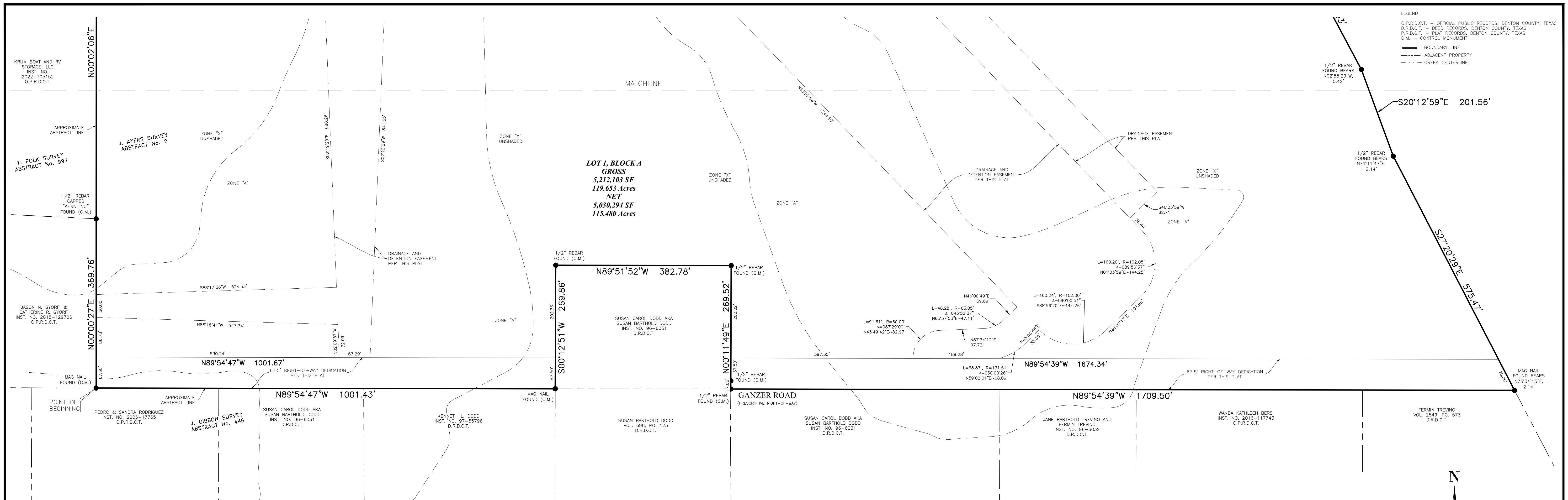
No construction, without written approval from Denton County, shall be allowed within an identified "TRIM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of three foot above the 100 year flood elevation.

OWNER/DEVELOPER  
Denton & North Texas Railroad, LLC  
10752 Deerwood Park Boulevard, Suite 300  
Jacksonville, FL 32256

TRAVERSE  
LAND SURVEYING LLC  
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631  
Surveying | Construction Staking | Platting  
Date: 2025.10.22 Project No.: TR-590-25  
Date of Preparation: October 22, 2025  
Resubmittal: \_\_\_\_\_

FINAL PLAT  
LOT 1, BLOCK 1  
GANZER RAILROAD  
ADDITION  
BEING 119.653 ACRES  
OUT OF THE JOHN AYRES SURVEY,  
ABSTRACT NUMBER 2  
DENTON COUNTY, TEXAS  
OCTOBER 2025





General Owners Certificate  
STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS Denton & North Texas Railroad, LLC are the owners of a 119.653 acre tract of land within the John Ayers Survey, Abstract Number 2, Denton County, Texas, being all of a tract of land described to Denton & North Texas Railroad, LLC by deed recorded in Instrument Number 2024-104780, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for the southeast corner of a tract of land described to Jason N. Gyorfi & Catherine R. Gyorfi by deed recorded in Instrument Number 2018-129706, Official Public Records, Denton County, Texas, same being a point on the north line of a tract of land described to Pedro & Sandra Rodriguez by deed recorded in Instrument Number 2006-17765, Official Public Records, Denton County, Texas and lying in the approximate centerline of GANZER Road;

THENCE North 00 degrees 00 minutes 27 seconds East, departing the approximate centerline of said GANZER Road, departing the north line of said Rodriguez tract, with the east line of said Gyorfi tract, a distance of 369.76 feet to a 1/2 inch rebar capped "KERN INC" found for the northeast corner of said Gyorfi tract, same being the southeast corner of a tract of land described to Krum Boat and RV Storage, LLC by deed recorded in Instrument Number 2022-105152, Official Public Records, Denton County, Texas;

THENCE North 00 degrees 02 minutes 06 seconds East, with the east line of said Krum Boat and RV tract, a distance of 818.73 feet to a 1/2 inch rebar capped "COLEMAN RPLS4001" found for the northeast corner of said Krum Boat and RV tract, same being the southeast corner of a tract of land described to ZE-KRUM, LLC by deed recorded in Instrument Number 2023-94106, Official Public Records, Denton County, Texas;

THENCE North 00 degrees 00 minutes 50 seconds East, with the east line of said ZE-KRUM tract, a distance of 740.02 feet to a point for the northeast corner of said ZE-KRUM tract, same being a point on the south right-of-way line of Atchison, Topeka and Santa Fe Railway Company tract from which a 1/2 inch rebar with a busted cap found bears North 00 degrees 20 minutes 47 seconds West, a distance of 1.18 feet and being the beginning of a curve to the right with a radius of 1681.18 feet, a central angle of 91 degrees 51 minutes 30 seconds and a chord bearing and distance of South 77 degrees 18 minutes 44 seconds East, a distance of 2695.32 feet;

THENCE with said curve to the right, with the south right-of-way line of said Atchison, Topeka and Santa Fe Railway Company, an arc length of 2695.32 feet to a 1/2 inch rebar with a busted cap found bears North 56 degrees 33 minutes 32 seconds East, a distance of 1.87 feet;

THENCE South 31 degrees 35 minutes 06 seconds East, a distance of 399.85 feet to a point for corner from which a 1/2 inch rebar found bears North 02 degrees 55 minutes 29 seconds West, a distance of 0.42 feet;

THENCE South 28 degrees 03 minutes 59 seconds East, a distance of 409.93 feet to a point for corner from which a 1/2 inch rebar found bears North 02 degrees 55 minutes 29 seconds West, a distance of 0.42 feet;

THENCE South 20 degrees 12 minutes 59 seconds East, a distance of 201.56 feet to a point for corner from which a 1/2 inch rebar found bears North 71 degrees 11 minutes 47 seconds East, a distance of 2.14 feet;

THENCE South 27 degrees 20 minutes 29 seconds East, a distance of 575.47 feet to a point for corner in the approximate centerline of said Conzer Road, same being the northeast corner of a tract of land described to Fermin Trevino by deed recorded in Volume 2549, Page 573, Deed Records, Denton County, Texas from which a mag nail found bears North 75 degrees 34 minutes 15 seconds East, a distance of 2.14 feet;

THENCE North 89 degrees 54 minutes 39 seconds West, with the north line of said Trevino tract, continuing with the north line of a tract of land described to Wanda Kathleen Bersi by deed recorded in Instrument Number 2016-117743, Official Public Records, Denton County, Texas and continuing with the north line of a tract of land described to Jane Barthold Trevino and Fermin Trevino by deed recorded in Instrument Number 96-6032, Deed Records, Denton County, Texas, and continuing with the north line of a tract of land described to Susan Carol Dodd AKA Susan Barthold Dodd by deed recorded in Instrument Number 96-6031, Deed Records, Denton County, Texas, a total distance of 1709.50 feet to a 1/2 inch rebar found for the northwest corner of said Susan Dodd tract, same being the southeast corner of another Susan Dodd tract.

THENCE North 00 degrees 11 minutes 49 seconds East, with the east line of said Susan Dodd tract, passing a 1/2 inch rebar found for corner at a distance of 17.85 feet and continuing a total distance of 269.52 feet to a 1/2 inch rebar found for the northeast corner of said Susan Dodd tract;

THENCE North 89 degrees 51 minutes 52 seconds West, with the west line of said Susan Dodd tract, a distance of 382.78 feet to a 1/2 inch rebar found for the northwest corner of said Susan Dodd tract;

THENCE North 89 degrees 54 minutes 47 seconds West, with the north line of said Kenneth Dodd tract, continuing with the north line of said Susan Dodd tract, and continuing with the north line of said Rodriguez tract, a total distance of 1001.43 feet to THE POINT OF BEGINNING and containing 119.653 acres or 5,212,103 square feet of land, more or less.

Dedication Language  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS  
THAT we, the aforesaid do hereby adopt this plat designating the herein above tract as GANZER Railroad Addition, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown herein. All and any public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 of any time of procuring the permission of the owner.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness, my hand at \_\_\_\_\_, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature Block

Signature - Denton & North Texas Railroad LLC Representative

Printed Name

Title / Date

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

**PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

David F. McCullah  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4023

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS §

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Notary Public in and for the State of Texas



THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RECORDED LOT OUT OF A TRACT OF LAND

**CERTIFICATE OF APPROVAL:**  
Received and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Director of Development Services

City Secretary

**FINAL PLAT  
LOT 1, BLOCK 1  
GANZER RAILROAD  
ADDITION**

BEING 119.653 ACRES  
OUT OF THE JOHN AYRES SURVEY,  
ABSTRACT NUMBER 2  
DENTON COUNTY, TEXAS  
OCTOBER 2025

**2 of 2**



OWNER/DEVELOPER  
Denton & North Texas Railroad, LLC  
10752 Deerwood Park Boulevard, Suite 300  
Jacksonville, FL 32256  
Surveying | Construction Staking | Platting  
Date: 2025.10.22 Project No.: TR-590-25

FOR DENTON COUNTY PURPOSES ONLY