

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°02'22"W	10.02'	L20	S00°02'22"W	4.00'	L39	S89°57'38"E	20.72'	L58	N45°02'22"E	34.55'
L2	S89°57'38"E	4.00'	L21	S89°57'38"E	62.11'	L40	N00°02'22"E	14.00'	L59	N22°32'22"E	23.33'
L3	S00°02'22"W	16.00'	L22	N00°02'22"E	4.00'	L41	S89°57'38"E	16.00'	L60	S09°31'27"W	38.30'
L4	N89°57'38"W	16.00'	L23	S89°57'38"E	16.00'	L42	S00°02'22"W	14.00'	L61	N80°28'40"W	18.52'
L5	N00°02'22"E	16.00'	L24	S00°02'22"W	16.00'	L43	S89°57'38"E	50.29'	L62	S22°32'22"W	28.34'
L6	S89°57'38"E	4.00'	L25	N89°57'38"W	16.00'	L44	N00°02'22"E	14.00'	L63	S45°02'22"W	31.10'
L7	N00°02'22"E	10.02'	L26	N00°02'22"E	4.00'	L45	S89°57'38"E	16.00'	L64	S00°02'22"W	57.49'
L8	N89°57'38"W	31.00'	L27	N89°57'38"W	62.11'	L46	S00°02'22"W	14.00'	L65	S45°02'22"W	20.77'
L9	S45°02'22"W	14.14'	L28	S00°02'22"W	4.00'	L47	S89°57'38"E	36.00'	L66	N89°57'38"W	60.85'
L10	S89°57'38"E	19.00'	L29	N89°57'38"W	16.00'	L48	S44°57'38"E	14.14'	L67	S47°51'26"W	1.23'
L11	N00°02'22"E	4.00'	L30	N00°02'22"E	4.00'	L49	N45°02'22"E	14.14'	L68	S05°33'33"W	4.56'
L12	S89°57'38"E	16.00'	L31	N89°57'38"W	19.00'	L50	N51°07'39"E	15.56'	L69	S89°52'34"E	16.07'
L13	S00°02'22"W	16.00'	L32	N44°57'38"W	14.14'	L51	N00°02'19"E	58.48'	L70	S89°57'38"E	11.15'
L14	N89°57'38"W	16.00'	L33	S89°57'38"E	78.09'	L52	N89°57'38"W	15.87'	L71	S89°57'38"E	15.71'
L15	N00°02'22"E	4.00'	L34	S00°02'22"W	25.60'	L53	N05°33'33"E	12.28'	L72	S89°57'38"E	8.11'
L16	N89°57'38"W	19.00'	L35	N89°57'38"W	16.00'	L54	N47°51'26"E	13.59'	L73	S89°52'34"E	21.40'
L17	S89°57'38"E	19.00'	L36	N00°02'22"E	17.60'	L55	S89°57'38"E	60.39'			
L18	N00°02'22"E	4.00'	L37	N89°57'38"W	63.44'	L56	N45°02'22"E	7.51'			
L19	S89°57'38"E	16.00'	L38	S40°12'12"E	12.92'	L57	N00°02'22"E	57.49'			

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on February 9, 2022 with an applied combined scale factor of 1.000124055.
- The purpose of this plat is to create one (1) lot.
- According to Map No. 48121C0360G, dated April 18, 2011 and Map No. 48121C0380G, dated April 4, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- All onsite improvements will be removed.

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 CENTER LINE 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.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Lang Sycamore, LLC is the owner of a 9.3388 acre (406,799 square foot) tract of land situated in the Hiram Sisco Survey, Abstract No. 1184, City of Denton, Denton County, Texas, and being a portion of a called 9.3388 acre tract of land described in Special Warranty Deed to Lang Sycamore, LLC (Tract 2) recorded in Instrument No. 2020-19588, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" recovered at the northeast corner of Lot 2, Block A, Denton Rail Station, an addition to the City of Denton, Denton County, Texas, recorded in Instrument No. 2011-54, Plat Records, Denton County, Texas, being common with the northwest corner of the said called 9.3388 acre tract, and being on the south right-of-way line of East Sycamore Street, a 59-foot right-of-way at this point as shown on the plat of said Denton Rail Station;

THENCE South 89°57'38" East, with the said south right-of-way line, at a distance of 23.22 feet passing a 5/8-inch iron rod with cap (illegible) found, and continuing in all a total distance of 746.73 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner at the southwest corner of a stone column located at the northwest corner of the Oakwood Cemetery, and being at the northeast corner of the said called 9.3388 acre tract;

THENCE South 00°16'13" West, with the east line of the said called 9.3388 acre tract, a distance of 507.48 feet to a 1/2-inch iron rod found at the northeast corner of Lot 1, Block 1, Amended Plat of Jasper Addition, an addition to the City of Denton, Denton County, Texas, recorded in Volume 173, Page 515, Deed Records, Denton County, Texas;

THENCE North 89°48'17" West, with the north line of said Block 1, Amended Plat of Jasper Addition, and continuing with the north line of Block 1, Jasper Addition, an addition to the City of Denton, Denton County, Texas, recorded in Volume 75, Page 58, said Deed Records, a distance of 717.24 feet to a 2-inch iron pipe found at the northwest corner of Lot 7, Block 1, said Jasper Addition;

THENCE South 00°20'34" West, with the west line of said Lot 7, a distance of 65.67 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered for corner;

THENCE North 89°52'34" West, a distance of 122.81 feet to a 5/8-inch iron rod with cap stamped "KHA" recovered at the southeast corner of aforementioned Lot 2, Block A, Denton Rail Station;

THENCE North 09°33'15" East, along the east line of said Lot 2, a distance of 578.98 feet to the **POINT OF BEGINNING** and containing 9.3388 acres or 406,799 square feet of land.

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 1**, 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.

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 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 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 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 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.

WITNESS MY HAND, this ____ day of _____, 2022.

BY: **LANG SYCAMORE, LLC**

By: _____

STATE OF TEXAS
COUNTY OF _____

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 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 _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

That I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

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

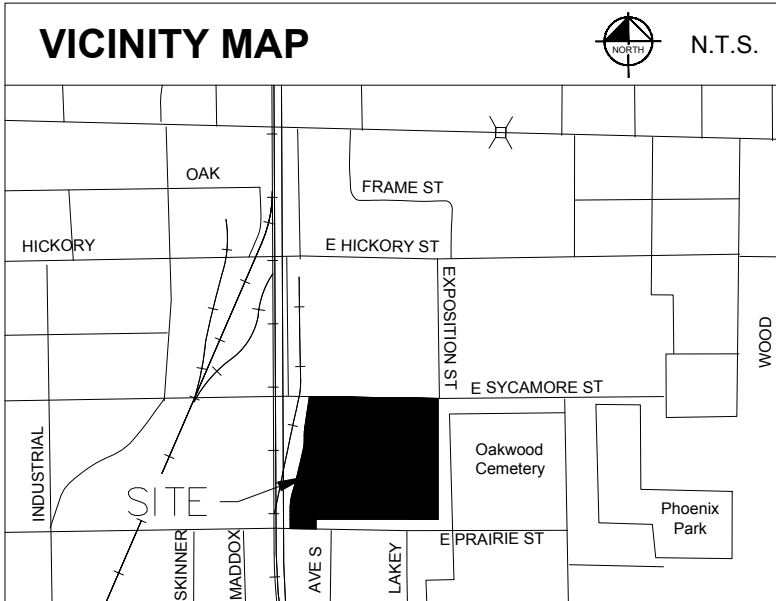
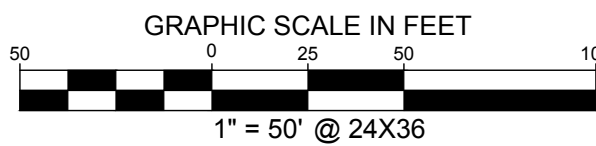
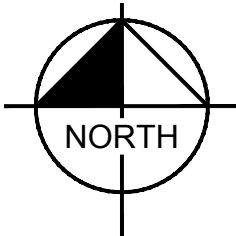
Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
josh.wargo@kimley-horn.com

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 _____, 2022.

Notary Public in and for the State of Texas



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

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	CHIE

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS ____ DAY OF _____, 2022.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
LOT 1, BLOCK 1
RAILYARD PHASE 1
9.3388 ACRES
HIRAM SISCO SURVEY, ABSTRACT NO. 1184
CITY OF DENTON, DENTON COUNTY, TEXAS
FP 22-00XX

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	7/11/2022	064485203	1 OF 1