



OWNER'S CERTIFICATE:

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, Amerco Real Estate Company, is the owner of a tract of land, situated in the William Lloyd Survey, Abstract No. 774, in the City of Denton, Denton County, Texas, and being all of Tracts 1 and 2, described by deed to Amerco Real Estate Company, as recorded under Instrument No. 2019-89505, of the Official Records, Collin County, Texas (O.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with an orange plastic found for the southeasterly corner of said Tract 2, said corner also being the southwesterly corner of a tract of land, described by deed to Michael Nack and wife, Regina Nack, as recorded under Instrument No. 2010-23870, of the Official Records, Denton County, Texas (O.R.D.C.T.), said corner also being in the northerly monumented line of East University Drive (U.S. Highway No. 380);

**THENCE** in a southwesterly direction, along the southerly line of said Tract 2 and Tract 1, same being the northerly monumented line of East University Drive, the following courses and distances:

South 79°27'48" West, a distance of 50.45' to a 1/2" iron rod with an orange plastic cap found;

South 86°28'51" West, a distance of 101.21' to a concrete monument found (as referenced in subject deed, Vol. 1188, Pg. 384);

South 80°16'52" West, a distance of 43.13' to a 5/8" iron rod with a pink plastic cap found for corner;

South 87°02'59" West, a distance of 74.16' to a 5/8" iron rod with a pink plastic cap found for corner at the beginning of a curve to the right, having a radius of 6,454.00', a central angle of 00°52'24", and a chord which bears, South 81°38'12" West, a chord distance of 98.36';

Thence along said curve to the right, in a southwesterly direction, an arc length of 98.36' to a 5/8" iron rod with a pink plastic cap found for the southwesterly corner of the herein described property, same being in the westerly line of said Tract 1, same being in the easterly line of Lot 1, Block A, of **TEXAS FARM BUREAU ADDITION**, an addition to the City of Denton, as recorded under Instrument No. 2014-85, O.R.D.C.T.;

**THENCE** North 00°50'46" East, along the common line between said Lot 1 and Tract 1, a distance of 716.27' to a point for corner, being the northeasterly corner of said Lot 1, same being the northwesterly corner of said Tract 1, said corner also being in the southerly line of that tract of land, described by deed to Classic Corrugated, Inc., as recorded under County Clerk's File No. 96-048260, D.R.D.C.T., from which a 1/2" iron pipe found bears, South 25°49'00" West, a distance of 0.50';

**THENCE** North 89°58'53" East, along the southerly line of said Classic Corrugated, Inc tract, same being the northerly line of said Tract 1 and Tract 2, a distance of 374.17' to a 1/2" iron rod found for the northeasterly corner of said Tract 2, same being the northwesterly corner of the aforementioned Nack tract;

**THENCE** South 01°43'00" West, along the common line between said Tract 2 and Nack tract, a distance of 675.77' to the **POINT OF BEGINNING** and containing 256,637 square feet or 5.892 acres of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That We, Amerco Real Estate Company, owner, does hereby adopt this plat designating the hereinbefore described property as **U-HAUL ADDITION – LOT 1, BLOCK A**, an Addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

AMERCO REAL ESTATE COMPANY

Holly Reading

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Holly Reading, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC in and for the State of Texas.

Drainage and Detention Easement:

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 and Detention 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 and Detention 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 and Detention 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. 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 for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention 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.

Common Area Note

The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all time, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.

SURVEYOR'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Arthur, 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 in accordance with the Subdivision Ordinance 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**

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC in and for the State of Texas.

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the Planning and Zoning Commission of the City of Denton, Texas.

Chairperson  
Planning and Zoning Commission

City Secretary

Engineer/Applicant:

Kimley-Horn  
260 East Davis St., Suite 100  
McKinney, Texas 75069  
Ph.: (469) 301-2588  
Contact: Aaron M. Graves

Owner/Developer:

Amerco Real Estate Company  
2727 N. Central Ave., Suite 5N  
Phoenix, Az 85004  
Ph.: (602) 263-6555  
Contact: Holly Reading

Surveyor:

North Texas Surveying, LLC  
1010 West University Drive  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexassurveying.com  
Firm Registration No. 16074200  
Contact: Chad Holcomb, S.L.T.

Project No. FP24-0007

FINAL PLAT  
U-HAUL ADDITION  
LOT 1, BLOCK A

256,637 Sq. Ft. / 5.892 Acres

William Lloyd Survey ~ Abstract No. 774

City of Denton, Denton County, Texas

Scale: 1" = 40' Prepared Date: October 20, 2022

Revised: March 08, 2024

Sheet No. 2 of 2

DATE: 02/20/2024 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2019-0054