

STATE OF TEXAS §
COUNTY OF DENTON §

Being a 14.772 acre tract of land situated in the Francis Batson Survey, Abstract No. 43 in the City of Denton, Denton County, Texas, being a portion of Lot 11, Rayzor Ranch North, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet Y, Page 762, Plat Records of Denton County, Texas, conveyed to Home Depot U.S.A., Inc., as recorded in County Clerk's File No. 2022-143071, Real Property Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped iron rod stamped "LANDPOINT" set (herein after called capped iron rod set) at the Southwest corner of said Lot 11 on the Easterly right of way line of Interstate Highway 35, a variable with right of way, said capped iron rod set being at the Northwest corner of Lot 2R, Block A, of the Final Replat Lot 1R and Lot 2R, Block 1, Alvin and Charlotte Whaley Addition, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet I, Page 148, Plat Records of Denton County, Texas, from which a 1/2-inch capped iron rod stamped "TXDOT ROW MARKER" found bears S16°22'14"E, a distance of 47.72 feet;

THENCE N16°22'14"W, with the West line of said Lot 11 and the Easterly right of way line of said Interstate Highway 35, a distance of 134.84 feet to a 1/2-inch capped iron rod stamped "TXDOT ROW MARKER" found for corner at said common line and the South corner of a called 10,455 square foot tract of land conveyed by Judgement of Court in Absence of Objection as recorded in County Clerk's File No. 2021-73764, Real Property records, Denton County, Texas;

THENCE over and across said Lot 11, with the Easterly line of said called 10,455 square foot tract of land the following three (3) courses and distances:

N09°00'22"E, a distance of 56.67 feet to a 1/2-inch capped iron rod stamped "TXDOT ROW MARKER" found for corner;

N16°23'57"W, a distance of 350.00 feet to a 1/2-inch capped iron rod stamped "TXDOT ROW MARKER" found for corner;

N28°15'32"W, a distance of 98.77 feet to a 1/2-inch capped iron rod stamped "TXDOT ROW MARKER" found for corner in the North line of said Lot 11 and at the Northeast corner of said 10,455 square foot tract of land, said 1/2-inch capped iron rod stamped "TXDOT ROW MARKER" found also being on the South line of Block 14 of Greenway Plaza, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet E, Page 168, Plat Records of Denton County, Texas, from which a 1/2-inch iron rod found bears S16°21'10"W, a distance of 1.40 feet;

THENCE N73°15'05"E, with the North line of said Lot 11 and with the South line of said Block 14, passing the Southeast corner of said Block 14, said Southeast corner being the Southwest corner of the Replat of Greenway Club Estates, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet J, Page 30, Plat Records of Denton County, Texas and the Southwest corner of Colonial Drive, a 50 foot right of way, continuing along the North line of said Lot 11, the South line of said Greenway Club Estates, and South right of way line of Colonial Drive, passing the Southeast corner of Colonial Drive, continuing along the North line of Lot 11 and the South line of Greenway Club Estates, a total distance of 518.79 feet to a capped iron rod set at the beginning of a non-tangent curve to the right having a radius of 345.00 feet, a central angle of 16°59'04", a chord bearing of N81°36'12"E, and a chord distance of 101.90 feet;

THENCE continuing with said common line, along said non-tangent curve to the right, an arc length of 102.27 feet to a 5/8-inch iron rod found for corner at the Southwest corner of Greenway Drive, a 60 foot right of way;

THENCE S89°57'15"E, continuing with the North line of said Lot 11, the South line of Greenway Club Estates, and the South right of way line of Greenway Drive, passing the Southeast corner of said Greenway Drive, continuing along the common line of said Lot 11 and Greenway Club Estates, a total distance of 356.56 feet to a capped iron rod set for corner at the Southeast corner of said Greenway Club Estates and the Southwest corner of a Conveyance of Lot 1, Block A, Rayzor Ranch Marketplace, an addition to the City of Denton, Denton County, Texas, as recorded in County Clerk's File No. 2017-296, Plat Records, Denton County, Texas;

THENCE S89°03'00"E, along the North line of said Lot 11 and the South line of said Rayzor Ranch Marketplace, a distance of 30.26 feet to a 5/8-inch iron rod found for corner at the Northeast corner of Lot 11 the Northwest corner of Lot 12 of said Rayzor Ranch North;

THENCE S00°59'56"W, departing the South line of said Rayzor Ranch Marketplace, continuing with the East line of said Lot 11 and the West line of said Lot 12, a distance of 760.21 feet to a capped iron rod set for corner at the Southeast corner of said Lot 11 and the Westernmost Southwest corner of said Lot 12, said capped iron rod set being on the North line of Lot 2, Block A, Porter/Andrus Addition, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet V, Page 856, Plat Records of Denton County, Texas;

THENCE N88°55'48"W, along the South line of said Lot 11 and the North line of said Lot 2, Block A, a distance of 395.52 feet to a 1/2-inch iron rod found for corner at the Northwest corner of said Lot 2, Block A;

THENCE S01°16'13"W, continuing along the South line of said Lot 11 and with the West line of said Lot 2, Block A, a distance of 27.68 feet to a 1/2-inch capped iron rod found for corner at the Northeast corner of said Lot 2R, Block 1, Alvin and Charlotte Whaley Addition;

THENCE N88°45'23"W, continuing along the South line of said Lot 11 and with the North line of said Lot 2R, Block 1, a distance of 400.45 feet to the POINT OF BEGINNING and containing 14.772 acres or 643,476 square feet of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Home Depot U.S.A., Inc., owner, does hereby adopt this plat designating the hereinbefore described property as Lots 11R, 11R1, & 11R2, Replat of Lot 11, Rayzor Ranch North, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever all streets, right-of-ways, 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 those 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.

Home Depot U.S.A., Inc.
John Chescavage
Senior Corporate Counsel

STATE OF GEORGIA §
COUNTY OF COBB §

BEFORE ME, the undersigned authority, on this day personally appeared *John Chescavage*, authorized agent of Home Depot U.S.A., Inc., on behalf of said Home Depot U.S.A., Inc., known to me to be the person whose name is subscribed to the foregoing instrument given my hand and seal of office this *13th* day of *September*, 2023.

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

SURVEYOR'S CERTIFICATE

I, Ted Allen Gossett, am registered in the State of Texas to practice the profession of Land Surveying, and do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.

Ted A. Gossett
09-27-2023
Registered Professional Land Surveyor
Texas Registration No. 5991

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared *Ted A. Gossett*, authorized agent of Home Depot U.S.A., Inc., on behalf of said Home Depot U.S.A., Inc., known to me to be the person whose name is subscribed to the foregoing instrument given my hand and seal of office this *13th* day of *September*, 2023.

Kaitlyn Danielle Arendt
Notary Public
In and for the State of Texas
My Notary ID # 129889182
Expires August 2, 2027

REPLAT OF LOT 11
RAYZOR RANCH NORTH
CABINET Y, PAGE 762
PLAT RECORDS, DENTON COUNTY, TEXAS
LOTS 11R, 11R1, & 11R2
14.772 ACRES OR 643,476 SQUARE FEET OF LAND
SITUATED IN THE FRANCIS BATSON SURVEY, ABSTRACT NO. 43,
CITY OF DENTON, DENTON COUNTY, TEXAS
3 COMMERCIAL LOTS

SURVEYOR:

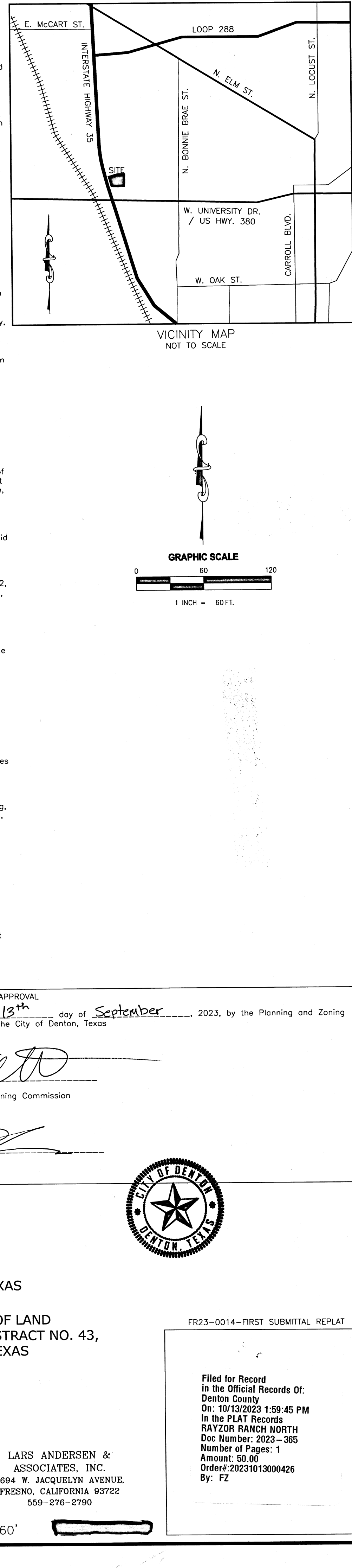
LANDPOINT

OWNER:

HOME DEPOT U.S.A., INC.
2455 PACES FERRY RD SE
ATLANTA, GEORGIA 30339
800-430-3376
www.landpoint.net
TBPLS REG. NO. 10194220

LARS ANDERSEN & ASSOCIATES, INC.
4894 W. JACQUELYN AVENUE
FRESNO, CALIFORNIA 93722
559-276-2790

DATE: JULY 25, 2023 SCALE: 1"=60'



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