

- ### GENERAL NOTES
- The purpose of this plat is to create one (1) lot of record from three (3) platted lots.
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480195 as shown on Map Number 48121C0565G. The Flood Zone location is approximate. For exact Flood Zone designation, contact 1-(877) FEMA MAP.
 - The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - This property is zoned "LI - Light Industrial" according to the City of Lewisville zoning map.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lewisville, Denton County, 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.
Matthew Raabe, R.P.L.S., # 6402

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

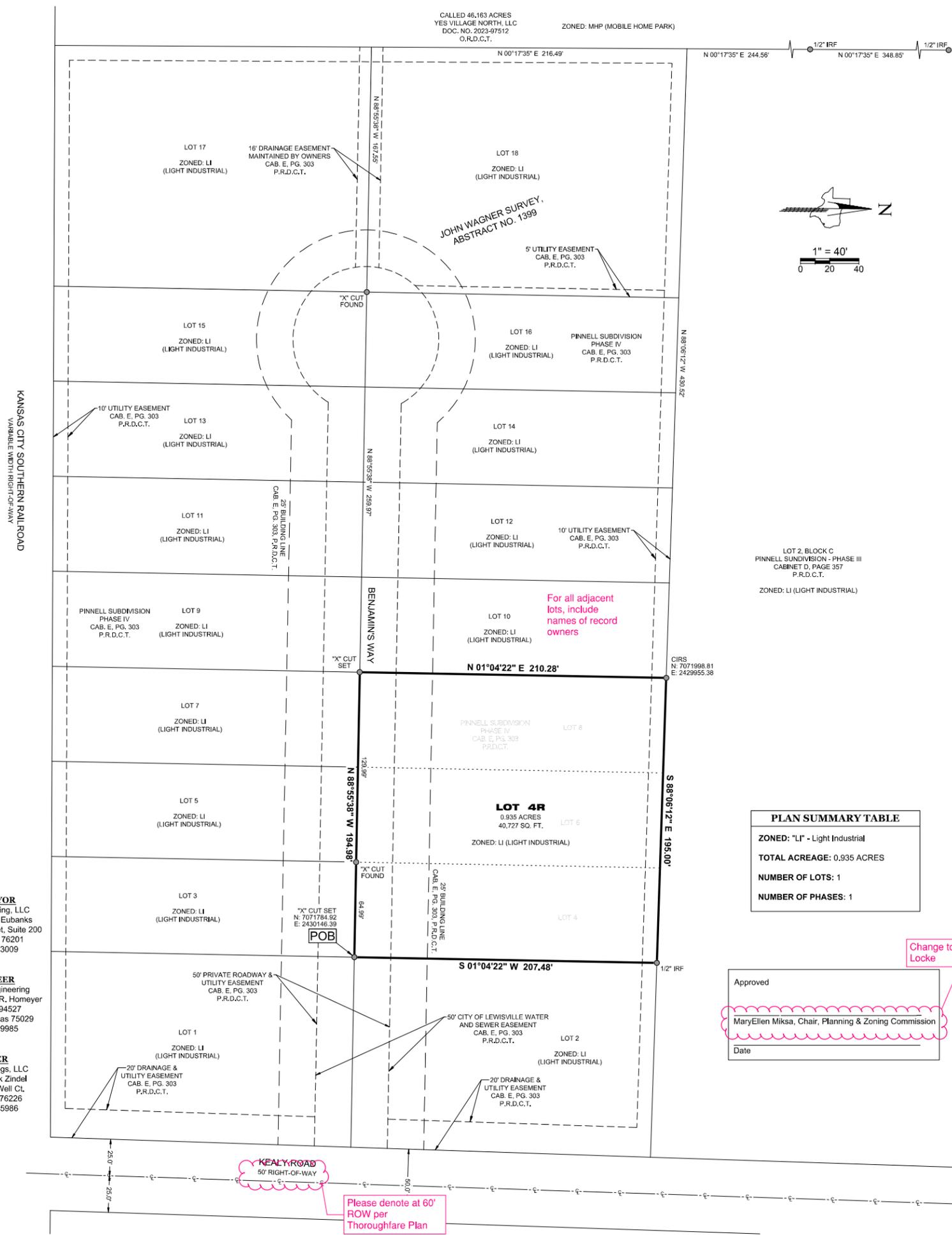
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

LEGEND

DOC. NO. = DOCUMENT NUMBER	CIRF = CAPPED IRON ROD FOUND
CAB. = CABINET	IRF = IRON ROD FOUND
VOL. = VOLUME	O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
PG. = PAGE	P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
POB = POINT OF BEGINNING	DEED RECORDS, DENTON COUNTY, TEXAS
1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	D.R.D.C.T. = DENTON COUNTY, TEXAS

Project 2404.050-02	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 12/12/2024	
Drafter DJJ	



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS; **ZINDEL HOLDINGS, LLC**, is the owner of a 0.935 acre tract of land situated out of the John Wagner Survey, Abstract Number 1399, situated in the City of Lewisville, Denton County, Texas, and being all of Lots 4, 6 and 8 of Pinnell Subdivision Phase IV, a subdivision of record in Cabinet E, Page 303 of the Plat Records of Denton County, Texas, and conveyed to Zindel Holdings, LLC by special warranty deed with vendor's lien of record in Document Number 2020-204812 of the Official Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at an X-cut set in Benjamin's Way, a 50 foot wide private roadway and utility easement and 50 foot City of Lewisville water and sewer easement dedicated under Cabinet E, Page 303 of said Plat Records, for the Southeast corner of said Lot 4, being the Southwest corner of Lot 2 of said Pinnell Subdivision Phase IV, the Northwest corner of Lot 1 of said Pinnell Subdivision Phase IV, and the Northeast corner of Lot 3 of said Pinnell Subdivision Phase IV;

THENCE, N88°55'38"W, along the South lines of said Lots 4, 6 and 8, being the common North line of said Lot 3, and Lots 5 and 7 of said Pinnell Subdivision Phase IV, passing an X-cut found at a distance of 64.99 feet, and continuing along said course for a total distance of 194.98 feet to an X-cut set for the Southwest corner of said Lot 8, being the Northwest corner of said Lot 7, also being the Northeast corner of Lot 9 of said Pinnell Subdivision Phase IV and the Southeast corner of Lot 10 of said Pinnell Subdivision Phase IV, from which an X-cut found bears N88°55'38"W, a distance of 259.97 feet;

THENCE, N01°04'22"E, departing Benjamin's Way, along the West line of said Lot 8, being the common East line of said Lot 10, a distance of 210.28 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 2, Block C of Pinnell Subdivision - Phase III, a subdivision of record in Cabinet D, Page 357 of said Plat Records, for the Northwest corner of said Lot 8, being the Northeast corner of said Lot 10;

THENCE, S88°06'12"E, along the North lines of said Lots 8, 6 and 4, being the common South line of said Lot 2, Block C, a distance of 195.00 feet to a 1/2-inch iron rod found for the Northeast corner of said Lot 4, being the Northwest corner of said Lot 2;

THENCE, S01°04'22"W, departing the South line of said Lot 2, Block C, along the East line of said Lot 4, being the common West line of said Lot 2, a distance of 207.48 feet to the **POINT OF BEGINNING**, containing an area of 0.935 acres (40,727 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ZINDEL HOLDINGS, LLC**, the undersigned authority, does hereby adopt this plat, designating herein described property as **PINNELL SUBDIVISION PHASE IV, LOT 4R**, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiencies of its respective system on any of these easements, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements 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 of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of construction, reconstruction, inspecting and maintaining the above name appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

OWNER: **ZINDEL HOLDINGS, LLC**

BY: _____
Nick Zindel, Owner Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **NICK ZINDEL**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

CITY SECRETARY APPROVAL

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of **PINNELL SUBDIVISION PHASE IV, LOT 4R** addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ____ day of _____, 2024, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat.

WITNESS MY HAND this ____ day of _____, 2024.

Thomas Harris III, City Secretary
City of Lewisville, Texas

PLAN SUMMARY TABLE

ZONED: "LI" - Light Industrial
TOTAL ACREAGE: 0.935 ACRES
NUMBER OF LOTS: 1
NUMBER OF PHASES: 1

Approved _____
MaryEllen Miksa, Chair, Planning & Zoning Commission
Date _____

FINAL PLAT

PINNELL SUBDIVISION PHASE IV

LOT 4R

0.935 ACRES
ZONED: LI - LIGHT INDUSTRIAL

BEING A REPLAT OF PINNELL SUBDIVISION PHASE IV, LOTS 4, 6 AND 8, AN ADDITION TO THE CITY OF LEWISVILLE RECORDED IN CABINET E, PAGE 303, P.R.D.C.T.

SITUATED IN THE JOHN WAGNER SURVEY, ABSTRACT No. 1399 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

FILED: _____ DOC# _____ P.R.D.C.T.

Change to put Jennifer Malone, Acting City Secretary

Change to Karen Locke

Please denote at 60' ROW per Thoroughfare Plan