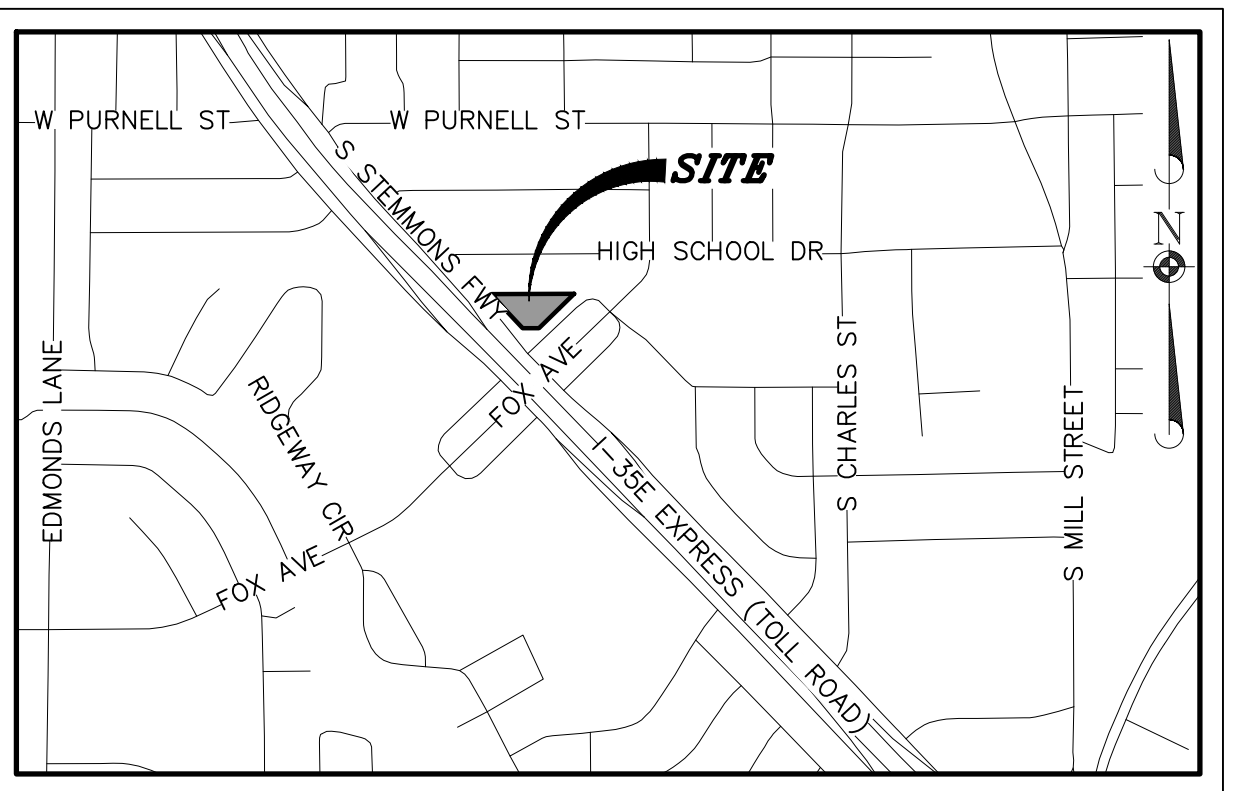
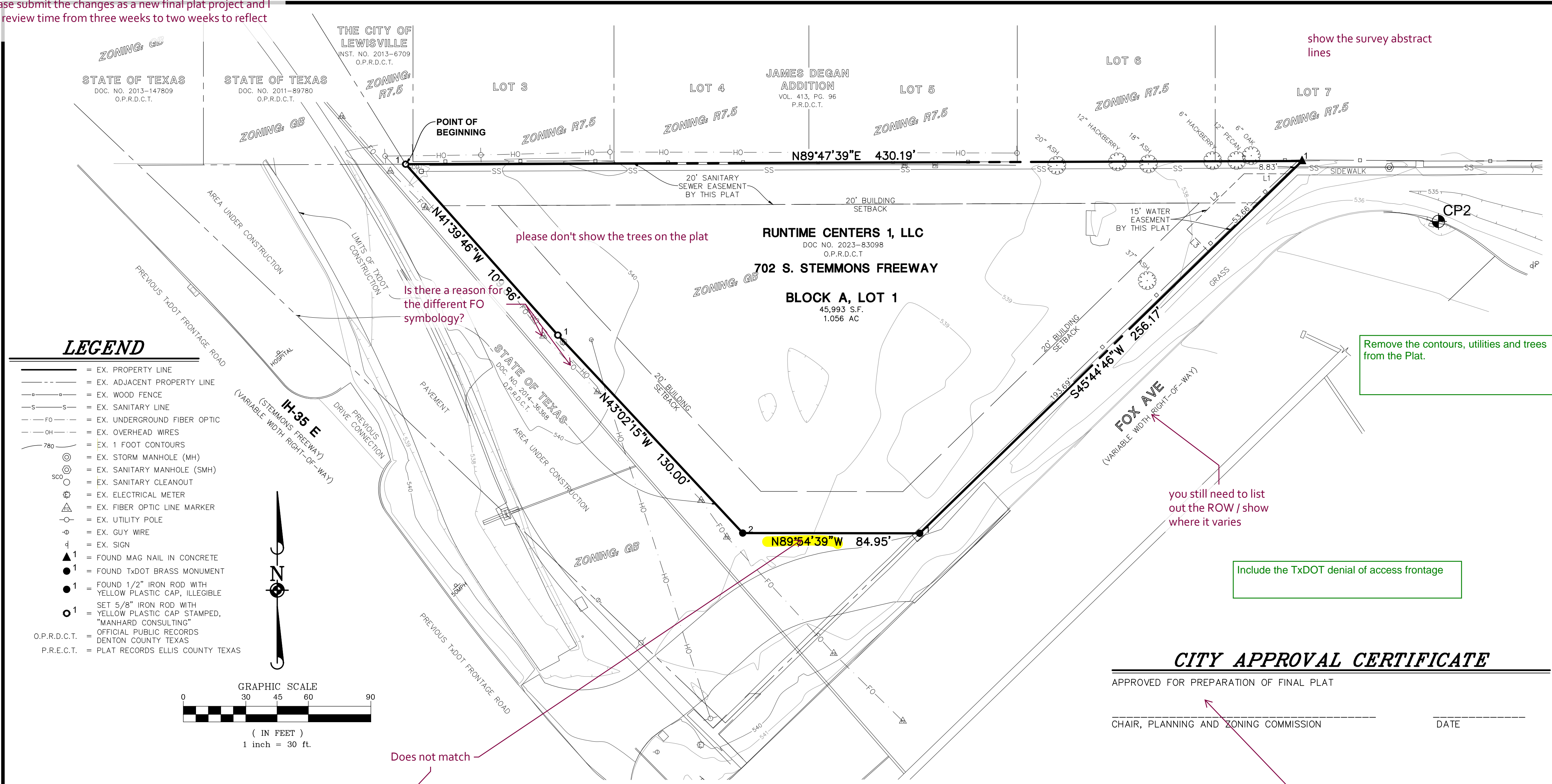


You do not need a preliminary plat for this project. I am reviewing this as a final plat. Please submit the changes as a new final plat project and I will change the review time from three weeks to two weeks to reflect this.



VICINITY MAP
1" = 1000'

BENCHMARKS

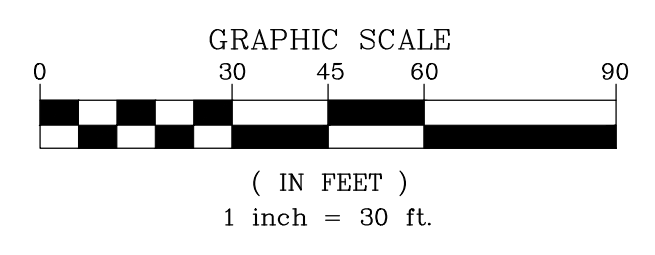
CITY BENCHMARK: MON#14
3-1/4" ALUMINUM DISK MONUMENT STAMPED #14 LOCATED APPROXIMATELY 33' OFF OF THE EAST SIDE OF HEMBRY STREE. BEING 281' SOUTHEAST OF THE HEMBRY STREET & MCKENZIE STREET INTERSECTION. APPROXIMATELY 28.3' EAST OF THE CENTERLINE FOR HEMBRY STREET & 91.9' NORTHEAST OF A POWER POLE.
ELEVATION = 518.58 DATUM=NAVD88-GEOID 18

SITE BENCHMARK: CP1
CUT BOX "X" IN CONCRETE OF STORM SEWER MANHOLE LOCATED APPROXIMATELY 70FT NORTHEAST FROM HIGHWAY OVERHEAD LIGHT POLE AT INTERSECTION OF I-35E NORTHBOUND SERVICE ROAD AND NORTH SIDE ON/OFF RAMP TO FOX AVE
ELEVATION = 541.81 DATUM=NAVD88-GEOID 18

SITE BENCHMARK: CP2
ALUMINUM DISC STAMPED "AGL CONSTRUCTORS GPS 1179R" FOUND IN CURB INLET LOCATED APPROXIMATELY 511FT NORTHEAST FROM HIGHWAY OVERHEAD LIGHT POLE AT INTERSECTION OF I-35E NORTHBOUND SERVICE ROAD AND NORTH SIDE ON/OFF RAMP TO FOX AVE
ELEVATION = 536.31 DATUM=NAVD88-GEOID 18
TOPOGRAPHIC FIELD WORK COMPLETED ON 09/07/2023

LEGEND

- = EX. PROPERTY LINE
 - - - = EX. ADJACENT PROPERTY LINE
 - - - = EX. WOOD FENCE
 - - - = EX. SANITARY LINE
 - - - = EX. UNDERGROUND FIBER OPTIC
 - - - = EX. OVERHEAD WIRES
 - - - = EX. 1 FOOT CONTOURS
 - ⊙ = EX. STORM MANHOLE (MH)
 - ⊙ = EX. SANITARY MANHOLE (SMH)
 - ⊙ = EX. SANITARY CLEANOUT
 - ⊙ = EX. ELECTRICAL METER
 - ⊙ = EX. FIBER OPTIC LINE MARKER
 - ⊙ = EX. UTILITY POLE
 - ⊙ = EX. GUY WIRE
 - ⊙ = EX. SIGN
 - ▲ = FOUND MAG NAIL IN CONCRETE
 - = FOUND TxDOT BRASS MONUMENT
 - = FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE
 - = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS
P.R.E.C.T. = PLAT RECORDS ELLIS COUNTY TEXAS



DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS RUNTIME CENTERS 1, LLC., IS THE OWNER OF A 1.056 ACRE PARCEL LOCATED IN THE JESSE SUTTON SURVEY, ABSTRACT NO. 1155 AND THE ELI PICKETT SURVEY, ABSTRACT NO. 1014, IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, BEING THE SAME PARCEL DESCRIBED IN SPECIAL WARRANTY DEED TO RUNTIME CENTERS1, LLC AS RECORDED IN INSTRUMENT NO. 2023-83098, OFFICIAL RECORDS DENTON COUNTY, TEXAS, SAID 1.056 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING" FOR THE NORTHWESTERLY CORNER OF SAID 1.056 ACRE, THE INTERSECTION OF THE EASTERLY RIGHT OF WAY FOR INTERSTATE HIGHWAY 35-E (VARIABLE WIDTH) AND THE SOUTH LINE OF THE JAMES DEGAN ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE AS RECORDED IN VOLUME 2, PAGE 39, MAP RECORDS DENTON COUNTY TEXAS, SAME BEING THE NORTHEASTERLY CORNER OF THAT RIGHT OF WAY ACQUISITION PARCEL DESCRIBED IN DEED TO THE TEXAS DEPARTMENT OF TRANSPORTATION AS RECORDED IN INSTRUMENT NO. 2014-36368, OFFICIAL RECORDS DENTON COUNTY, TEXAS (ORDCT);

THENCE N89°47'39"E WITH SAID SOUTH LINE, A DISTANCE OF 430.19 FEET TO A FOUND MAG NAIL IN CONCRETE FOR THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED IN VOLUME 400, PAGE 359, DEED RECORDS DENTON COUNTY TEXAS;

THENCE S45°44'46"W, A DISTANCE OF 256.17 FEET TO A FOUND TxDOT BRASS CAP FOR CORNER, THE EASTERLY SOUTHEAST CORNER OF THE AFORESAID RIGHT OF WAY PARCEL DESCRIBED IN INSTRUMENT NO. 2014-36368, ORDCT;

THENCE WITH SAID RIGHT OF WAY AS FOLLOWS:

N89°51'39"W, A DISTANCE 84.95 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE);

N43°02'15"W, A DISTANCE OF 130.00 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING";

N41°39'46"W, A DISTANCE OF 109.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.056 ACRES OF LAND MORE OR LESS.

OWNER'S CERTIFICATE

THAT I/WE, RUNTIME CENTERS 1, LLC., DO HEREBY BIND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "RUNTIME CENTER", AN ADDITION TO THE CITY OF LEWISVILLE, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. 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 THAT IN ANY WAY ENDANGER OR INTERFERE 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 CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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 LEWISVILLE, TEXAS.

RUNTIME MANAGEMENT, INC.
RICHARD VILLAMAR CEO OF MANAGER

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD VALLAMAR, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SIGNATURE: _____ SEAL: _____

CITY APPROVAL CERTIFICATE

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIR, PLANNING AND ZONING COMMISSION

DATE

NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 48121C0545G WITH A MAP REVISED DATE OF OF APRIL 18, 2011

Final Plat
Name of the Addition
Lot(s) & Block(s) & Phases(s)
Total Acreage
Zoning
Survey Abstract Number(s)

PRELIMINARY PLAT
RUNTIME CENTER

BLOCK A, LOT 1
BEING 1.056 ACRES

JESSE SUTTON SURVEY, ABSTRACT NO. 1155
AELI PICKETT SURVEY, ABSTRACT NO. 1014
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SEPTEMBER 17, 2024

REV.	COMMENTS	BY	DATE

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.:	PH	ISSUE DATE:	09/17/24	CODE:		SHEET:	
DRAWN BY:	JLM	SCALE:	1" = 30'	611.136001		1	OF 1

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