

LINE TABLE		
NO.	BEARING	LENGTH
L1	S69°34'57"E	37.91'
L2	S54°52'11"E	42.87'
L3	N02°10'22"E	11.46'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	3°24'24"	270.00'	16.05'	S25°01'10"W
C2	2°03'38"	270.00'	9.71'	S27°45'11"W

- NOTES:
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0565G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone "X", Shaded Zone "X" and Zone "AE"

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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.

FINAL PLAT
RED RIVER
BUSINESS PARK
LOTS 1, 2 & 3, BLOCK A
19.5002 ACRES
ZONED " LI "

BEING A REPLAT OF ARTHUR JAMES ADDITION
LOTS 2R, 3R & 4R, BLOCK A
DOCUMENT NO. 2021-18, PLAT RECORDS,
DENTON COUNTY, TEXAS
B.B.B. & C.R.R. CO SURVEY, ABSTRACT NO. 144
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 936
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	JAD	JUN. 2022	063043016	1 OF 2

OWNER:
ARTHURS LN BUSINESS PARK, LLC
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
CONTACT: W. PALMER LETZERICH@HINES.COM
PHONE: 214-226-1269

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P.E.
EMAIL: DAN.GALLAGHER@KIMLEY-HORN.COM
PHONE: 972-776-1780

Filed for Record
in the Official Records Of:
Denton County
On: 9/16/2022 11:04:25 AM
in the PLAT Records
RED RIVER BUSINESS PARK
Doc Number: 2022-352
Number of Pages: 2
Amount: 100.00
Order #: 20220916000251
By: TP

STATE HIGHWAY 121
SAM RAYBURN TOLLWAY
(A VARIABLE WIDTH R.O.W.)

FILED:
CAB. _____ PG. _____, P.R.D.C.T.

LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER

LINE TYPE LEGEND	
---	BOUNDARY LINE - SUBJECT
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

OWNER'S CERTIFICATION & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS ARTHURS LN BUSINESS PARK, LLC is the owner of a tract of land situated in the B.B.B. & C.R.R. CO Survey, Abstract No. 144 and the McKinney & Williams Survey, Abstract No. 936, City of Lewisville, Denton County, Texas and being all of Lots 2R, 3R and 4R, Block A of Arthur James Addition, an addition to the City of Lewisville, Texas according to the plat recorded in Document No. 2021-18 of the Plat Records of Denton County, Texas, also being all of a tract of land described in Special Warranty Deed to Arthurs Ln Business Park, LLC recorded in Document No. 232042 of the Official Records of Denton County, Texas and all of a tract of land described in Special Warranty Deed to Arthurs Ln Business Park, LLC recorded in Document No. 231850 of said Official Records, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of State Highway 121 (Sam Rayburn Tollway)(a variable width right-of-way), said point also being the southwest corner of Lot 2R, Block D of Hebron 121 Station Addition Phase 5, an addition to the City of Lewisville, Texas according to the plat recorded in Document No. 2018-271 of said Plat Records and the southeast corner of said Lot 4R, Block A;

THENCE with the said northerly right-of-way line of State Highway 121 and the northerly right-of-way line of Interstate Highway 35 (a variable width right-of-way) the following courses and distances:

South 55°56'37" West, a distance of 225.95 feet to an aluminum disk found for the beginning of a curve to the right having a central angle of 48°13'10", a radius of 812.00 feet and a chord bearing and distance of South 80°03'12" West, 663.38 feet;
Westerly with said curve to the right, an arc distance of 683.37 feet to an aluminum disk found;
North 57°19'41" West, a distance of 275.84 feet to a 5/8" iron rod with plastic "KHA" cap set for corner on the east right-of-way line of Arthur's Lane (a 60-foot wide public right-of-way);

THENCE with the said east right-of-way line of Arthur's Lane, the following courses and distances:

North 00°56'54" West, a distance of 761.91 feet to an "X"-cut in concrete found for the beginning of a curve to the right, having a central angle of 29°43'54", a radius of 270.00 feet and a chord bearing and distance of North 13°55'03" East, 138.54 feet;
Northerly with said curve to the right, an arc distance of 140.11 feet to an "X"-cut in concrete found for corner;
South 54°52'11" East, a distance of 80.79 feet to a 1/2" iron rod with "GRAHAM ASSOC INC" cap found for corner;
North 02°10'22" East, a distance of 171.77 feet to a point for corner in the south line of Lot 1R2, Block D of Hebron 121 Station Addition, Phase 2, an addition to the City of Lewisville, Texas according to the plat recorded in Document No. 2021-164 of said Plat Records;


THENCE with the said south line of Lot 1R2, Block D and the south line of said Lot 2R, Block D, the following courses and distances:

South 59°07'53" East, a distance of 597.20 feet to a point for the beginning of a curve to the right, having a central angle of 29°08'11", a radius of 735.00 feet and an chord bearing and distance of South 44°33'47" East, 369.75 feet;
Southeasterly with said curve to the right, an arc distance of 373.77 feet to a point for corner;
South 29°59'42" East, a distance of 414.95 feet to the POINT OF BEGINNING and containing 19.5002 acres or 849,429 square feet of land.

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision in accordance with the Platting Rules and Regulation of the City Plan Commission of the City of Lewisville, Texas.



J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Andy Dobbs, 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.

Given under my hand and seal of office this the 5 day of August, 2022.


NOTARY PUBLIC in and for the STATE OF Texas



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ARTHURS LN BUSINESS PARK, LLC, the undersigned authority, do hereby adopt this plat designating the herein above described property as RED RIVER BUSINESS PARK, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips 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 public easement strips 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 efficiency of its respective system on any of these easement strips, 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 easement strips for the purpose of constructing, reconstructing, 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 a 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 constructing, reconstructing, inspecting and maintaining the above named appurtenances.

I 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.

ARTHURS LN BUSINESS PARK LLC,
a Delaware limited liability company

By: Hines Arthurs Ln Business Park MM LLC,
a Delaware limited liability company,
its managing member

By: Hines Arthurs Ln Business Park Associates LP,
a Delaware limited partnership,
its sole member

By: Hines Interests Limited Partnership,
a Delaware limited partnership,
its general partner

By: 
Name: Ben Braver
Title: Senior Managing Director

STATE OF Texas §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ben Braver, 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.

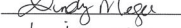
Given under my hand and seal of office this the 8th day of August, 2022.


NOTARY PUBLIC in and for the STATE OF Texas



LENDER:

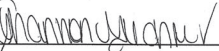
ZIONS BANCORPORATION, N.A. DBA AMEGY BANK, as Agent

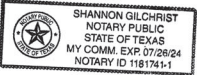
By: 
Name: Lindsay Megie
Title: Senior Vice President

STATE OF Texas §
COUNTY OF Dallas §


BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Lindsay Megie, 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.

Given under my hand and seal of office this the 8th day of August, 2022.


NOTARY PUBLIC in and for the STATE OF Texas



All variances (if any) from the General Development Ordinance Approved by City Council.


Mary Elgin Miksa, Chairman
Planning & Zoning Commission
City of Lewisville, Texas

The undersigned, City Secretary of Lewisville, Texas, hereby certifies that the foregoing final plat of RED RIVER BUSINESS PARK, an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission of City Council as required by the ordinances of the City of Lewisville on the 15 day of March, 2022 and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this 30th day of August, 2022.


Julie Worster, City Secretary
City of Lewisville, Texas



FINAL PLAT
RED RIVER
BUSINESS PARK
LOTS 1, 2 & 3, BLOCK A
19.5002 ACRES
ZONED " LI "

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N/A	CM	JAD	FEB. 2022	063043016	2 OF 2

OWNER:
ARTHURS LN BUSINESS PARK, LLC
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CAB. _____ PG. _____, P.R.D.C.T.