

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lewisville, 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. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

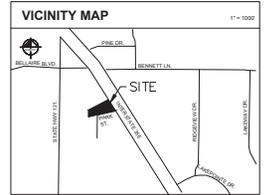
STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the ____ day of _____, 2025.

Notary Public in and for The State of Texas

Printed Name



LEGEND

O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
XF	"X" CUT FOUND
RFIC	IRON ROD FOUND WITH CAP
RFIS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum).
- According to Flood Insurance Rate Map (FIRM) Map No. 48121C0565G, Dated April 18, 2011 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas, this property is within Zone X (unshaded).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PS TEXAS HOLDINGS, LTD., the undersigned authority, does hereby adopt this plat designating the herein above described property as Public Storage Lewisville, Lot 1, Block A, 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 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 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 purposes 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 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.

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.

PS TEXAS HOLDINGS, LTD., a Texas limited partnership

By: _____
Name: _____
Title: _____

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the ____ day of _____, 2025.

Notary Public in And For The State of _____

Printed Name

Certificate of Approval by the City of Lewisville

Approved

Date: _____

Karen Locke, Chairman
Planning and Zoning Commission
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of Public Storage Lewisville, Lot 1, Block A, an 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 _____, 20____, and including acceptance of 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 on this the ____ day of _____, 20____.

Jennifer Malone
Acting City Secretary
City of Lewisville, Texas

FINAL PLAT
PUBLIC STORAGE LEWISVILLE
Lot 1, Block A
2,125 TOTAL ACRES
LI-LIGHT INDUSTRIAL
WILLIAM KING SURVEY,
ABSTRACT NO. 697
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	11/13/2023	069319846	1 OF 1

OWNER:
PS Texas Holdings, Ltd.
P.O. Box 25025
Glendale, California 91221
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-287-3620
Contact: Troy Braswell, P.E.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, PS TEXAS HOLDINGS, LTD., is the owner of a tract of land situated in the William King Survey, Abstract No 697, City of Lewisville, Denton County, Texas, and being all of a called 2.125-acre tract of land described in a Warranty Deed to PS Texas Holdings, LTD., as recorded in by deed recorded in County Clerk's File No. 97-R0009877 of the Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", set for the southeast corner of said 2.125-acre tract and the northeast corner of a called 1.431-acre tract of land described in a General Warranty Deed to Baum Auto Sales, LLC, as recorded in Instrument No. 2015-135409 of the Official Records, Denton County, Texas, same also being at the intersection of the north right-of-way line of Park Street, a 50' wide Street and Utility Easement as recorded in Volume 698, Page 65 of the Deed Records, Denton County, Texas, with the westerly right-of-way line of Interstate Highway No. 35, a variable width right of way;

THENCE South 79°02'20" West (called South 80°16'48" West), departing the west right-of-way line of Interstate Highway No. 35, along the southerly line of said 2.125-acre tract, a distance of 614.10 feet (called 614.10 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said 2.125-acre tract;

THENCE North 00°03'57" West (called North 01°13'36" East), along the westerly line of said 2.125-acre tract, departing the southerly line of said 2.125-acre tract a distance of 99.15 feet (called 99.20 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said 2.125-acre tract, same being the southwest corner of Lot 1, Block A of Royal Addition, an addition to the City of Lewisville according to the Final Plat, recorded in Cabinet M, Page 225 of the Plat Records, Denton County, Texas;

THENCE North 64°46'34" East (called North 65°01'02" East), along the southerly line of said Lot 1, Block A and the northerly line of said 2.125-acre tract, passing the southwest corner of a called "Parcel 7" as described in a Deed to the State of Texas as recorded in Instrument No. 2011-67991 of the Official Records, Denton County, Texas, continuing for a distance of 519.95 feet (called 519.95 feet) to a 5/8-inch iron rod found for the northwest corner of said 2.125-acre tract, same being the southeast corner of said "Parcel 7", same also being on the westerly right-of-way line of aforesaid Interstate Highway No. 35;

THENCE South 33°02'09" East (called South 31°47'00" East), along the easterly line of said 2.125-acre tract and the westerly right-of-way line of said Interstate Highway No. 35, a distance of 243.30 feet (called 243.32 feet) to the POINT OF BEGINNING and containing 2.125 acres or 92,661 square feet of land, more or less.