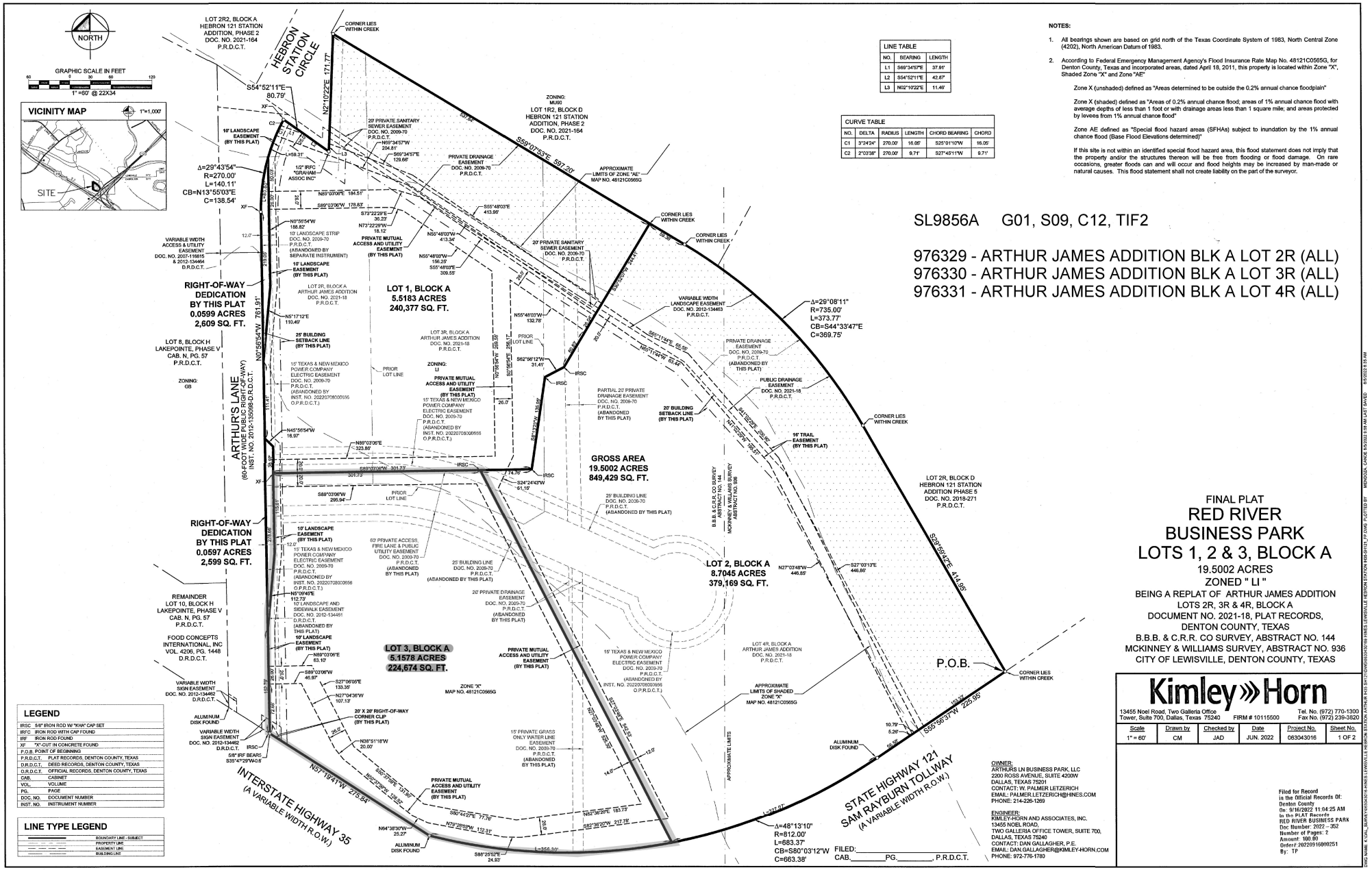
Attachment to
Ordinance No. _____
Exhibit "A"
Page 1 of 1



LINE TABLE		
NO.	BEARING	LENGTH
L1	S69°34'57"E	37.91'
L2	S54°52'11"E	42.67'
L3	N02°10'22"E	11.46'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°24'24"	270.00'	16.06'	S25°01'10"W	16.05'
C2	2°03'38"	270.00'	9.71'	S27°45'11"W	9.71'

NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. 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.

SL9856A G01, S09, C12, TIF2

976329 - ARTHUR JAMES ADDITION BLK A LOT 2R (ALL)
976330 - ARTHUR JAMES ADDITION BLK A LOT 3R (ALL)
976331 - ARTHUR JAMES ADDITION BLK A LOT 4R (ALL)

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:
ARTHURS LN BUSINESS PARK, LLC
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
CONTACT: W. PALMER LETZERICH
EMAIL: PALMER.LETZERICH@HINES.COM
PHONE: 214-220-1269

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: _____
CAB._____PG._____, P.R.D.C.T.

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
Tel. No. (972) 770-1300
FIRM # 10115500
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

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

DWG NAME: K:\DAL_SURVEY\063043016-HINES LEWISVILLE HEBRON STATION ARTHUR JAMES\SHEETS\063043016-HINES LEWISVILLE HEBRON STATION ARTHUR JAMES_FP.DWG PLOTTED BY: MENDOZA, CANCE 8/5/2022 8:59 AM LAST SAVED: 8/5/2022 8:59 AM