



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS AR Industrial No. 1, LTD., is the owner of a 21.577 acre tract of land situated in the Thomas A. West Survey, Abstract Number 1344 in the City of Lewisville, Denton County, Texas, and being all of Lots 1R, 2, and 3, Block A of Austin Ranch West, Lots 1R, 2 & 3, Block A, Lots 1R & 2R, Block B, an addition to the City of Lewisville, Denton County, Texas, as recorded in Cabinet U, Page 690 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and being all of a tract of land described in Special Warranty Deeds to AR Industrial No. 1, LTD., as recorded in Volume 5215, Page 844, and Volume 5357, Page 844 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the east end of a corner clip of said Lot 1R, said corner being at the intersection of the south right-of-way line of Plano Parkway (a 100-foot wide right-of-way) with the east right-of-way line of Title Drive (a 80-foot wide right-of-way);

THENCE with the north line of said Lot 1R and the south right-of-way line of said Plano Parkway, the following bearings and distances:

North 89 degrees 38 minutes 34 seconds East, a distance of 460.07 feet to a 1/2-inch set iron rod with HALFF cap for an "ell" corner of said Lot 1R;

North 00 degrees 37 minutes 04 seconds West, a distance of 1.25 feet to a 1/2-inch set iron rod with HALFF cap for an "ell" corner of said Lot 1R;

North 89 degrees 42 minutes 08 seconds East, a distance of 47.46 feet to a 1/2-inch set iron rod with HALFF cap for the northeast corner of said Lot 1R;

THENCE South 00 degrees 19 minutes 23 seconds East, with the east line of said Lot 1R, passing at a distance of 850.78 feet, the common southeast corner of said Lot 1R and the northeast corner of aforementioned Lot 2, and continuing the east line of said Lot 2, passing at a distance of 1,149.18 feet the common southeast corner of said Lot 2 and the northeast corner of aforementioned Lot 3, and continuing the east line of said Lot 3, in all a total distance of 1,441.82 feet to a 1/2-inch set iron rod with HALFF cap for the southeast corner of said Lot 3, said corner being on the north right-of-way line of Travis Street (a 80-foot wide right-of-way);

THENCE South 89 degrees 40 minutes 37 seconds West, with the common south line of said Lot 3 and the north right-of-way line of said Travis Street, a distance of 718.00 feet to a 1/2-inch set iron rod with HALFF cap for the east end of a corner clip of said Lot 3, said corner being at the intersection of said north right-of-way line and the east right-of-way line of aforementioned Title Drive;

THENCE North 45 degrees 19 minutes 23 seconds West, along said corner clip, a distance of 16.97 feet to a 1/2-inch set iron rod with HALFF cap for the north end of said corner clip, said corner being on the east right-of-way line of Title Drive;

THENCE with the common west line of said Lot 3 and the east right-of-way line of said Title Drive, the following bearings and distances:

North 00 degrees 19 minutes 23 seconds West, passing at a distance of 284.64 feet the common northwest corner of said Lot 3 and the southwest corner of said Lot 2, and continuing, in all a total distance of 389.14 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 05 degrees 54 minutes 10 seconds East, a distance of 110.65 feet to a 1/2-inch found iron rod with cap stamped "UTR" for corner;

North 00 degrees 19 minutes 23 seconds West, a distance of 28.60 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 773.00 feet, whose chord bears North 03 degrees 58 minutes 38 seconds East, a distance of 115.92 feet;

Northerly, with said curve, through a central angle of 08 degrees 36 minutes 00 seconds, passing at an arc distance of 51.34 feet a 1/2-inch found iron rod for the common northwest corner of said Lot 2 and the southwest corner of said Lot 1R, and continuing, in all a total distance of 116.03 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 33 degrees 26 minutes 37 seconds West, a distance of 8.02 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 15 degrees 53 minutes 16 seconds East, a distance of 63.66 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 773.00 feet, whose chord bears North 18 degrees 18 minutes 37 seconds East, a distance of 132.21 feet;

Northerly, with said curve, through a central angle of 09 degrees 48 minutes 42 seconds, an arc distance of 132.37 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 17 degrees 54 minutes 10 seconds West, a distance of 18.07 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 785.00 feet, whose chord bears North 26 degrees 38 minutes 41 seconds East, a distance of 66.70 feet;

Northerly, with said curve, through a central angle of 04 degrees 52 minutes 12 seconds, an arc distance of 66.72 feet to a 1/2-inch set iron rod with HALFF cap for the point of reverse curvature of a non-tangent circular curve to the right, having a radius of 865.00 feet, whose chord bears North 14 degrees 21 minutes 40 seconds East, a distance of 439.54 feet;

Northerly, with said curve, through a central angle of 29 degrees 26 minutes 13 seconds, an arc distance of 444.41 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 00 degrees 21 minutes 26 seconds West, a distance of 80.01 feet to a 1/2-inch set iron rod with HALFF cap for the south end of a corner clip;

North 44 degrees 38 minutes 34 seconds East, along said corner clip, a distance of 14.13 feet to the **POINT OF BEGINNING AND CONTAINING** 21.577 acres (939,889 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AR INDUSTRIAL NO. 1, LTD., the undersigned authority, does hereby adopt this plat designating the hereinabove described property as **AUSTIN RANCH WEST, LOT 1R-1 & 2R, BLOCK A**, 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 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 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 construction, 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.

AR Industrial No. 1, Ltd., a Texas limited partnership

By: 29BCO, Inc., a Texas corporation, its general partner

George H. Billingsley, President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, Getsy J. Suthan, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Getsy J. Suthan
Registered Professional Land Surveyor
Texas Registration Number 6449
TBPELS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of _____, 2021.

Notary Public in and for the State of Texas

GENERAL NOTES

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.00015063.
2. By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Denton County, Texas and Incorporated Areas, Map Number 48121C0580G, dated April 18, 2011, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside 0.2% annual chance floodplain. The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

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

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

Date

Approved and Accepted

Rudy Durham
Mayor, City of Lewisville

Date

CITY SECRETARY SIGNATURE BLOCK

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of **AUSTIN RANCH WEST**, Addition to the City of Lewisville, was submitted to the Community Development review process and approved as a Replat, meeting all the requirements of the General Development Ordinances, as set forth by the ordinance of the City of Lewisville on the ____ day of _____, 2021, 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 further authorized the acceptance thereof by City staff, signing as hereinabove subscribed in the capacity stated in accordance with City ordinances.

Witness my hand this ____day of _____, 2021.

Julie Worster, City Secretary
City of Lewisville, Texas

REPLAT
AUSTIN RANCH WEST
LOTS 1R-1 & 2R, BLOCK A
21.577 ACRES
LIGHT INDUSTRIAL ZONING

BEING A REPLAT OF
AUSTIN RANCH WEST
LOTS 1R, 2 & 3, BLOCK A, LOTS 1R & 2R, BLOCK B
CABINET U, PAGE 690

SITUATED IN THE
THOMAS A. WEST SURVEY, ABSTRACT NO. 1344
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

BY



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=60' (214)346-6200 AVO. 43050 JANUARY, 2021

If no new variances are request with plat remove mayor signature. If new variances are requested, list above per title blocks in appendix of Chapter 6.