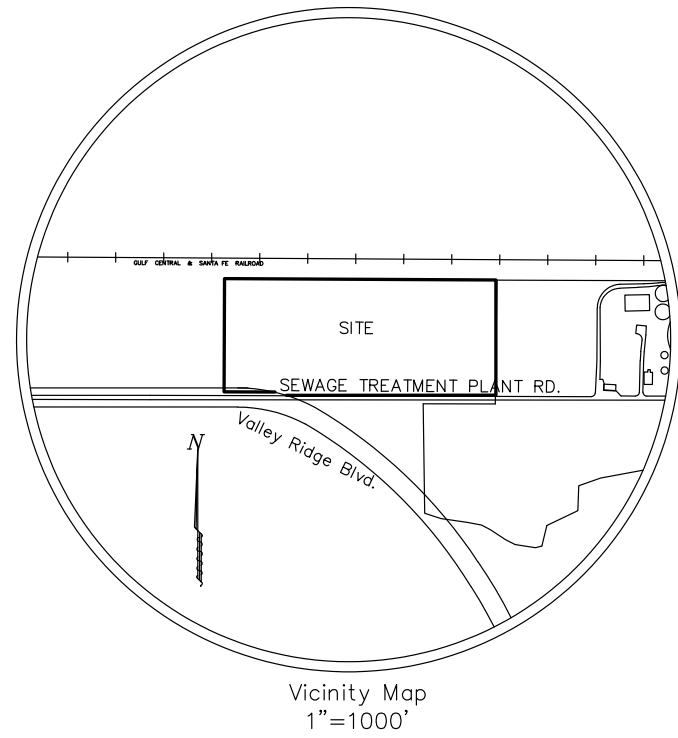


needs to be sized at 22" by 34". For larger filing copy you can increase the border.

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 4821C0565 G revised April 18, 2011. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain.), according to said map.



Gulf, Colorado, and Santa Fe Railway  
(200' ROW)

Zoning Unknown

## AO-Agricultural Open Space

**h**ERBERT S.  
BEASLEY

REGISTERED PROFESSIONAL SURVEYORS

**LAND SURVEYORS L.P.**

- LAND • TOPOGRAPHIC
- CONSTRUCTION SURVEYING

FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
[hsbeasley@msn.com](mailto:hsbeasley@msn.com)

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

The ESP is about done and we can release for construction as we resolve the plat issues. The plat will need to be filed prior to CO.

- remove 80' working Area. Our understanding is this was for construction and that is complete.

granting these easements may require City Council action.

want this either to be established with this plat or by separate instrument and then the recording information put on this plat.

$\Delta = 2'27'16''$   
 $R = 1440.00$   
 $L = 61.69$   
 $LC = N \ 73'06'20'' \ W$   
 $61.68$

Right-of-Way Dec.  
Cab. P. Sld.  
P.R.D.C.T.

Right-of-Way Ded.  
Cob. L. Sld. 1  
P.R.D.C.T.

CM - Control Monument  
IRF - Iron Rod Found  
IRS - Iron Rod Set

CERTIFICATE:  
The plat hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.

Lot 1, Block A  
Upper Trinity Regional Water  
Treatment Plant Addition  
Cab. L, Sld. 198  
P.R.D.C.T.

Zoned PU—Public Use

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)  
Geoid 12A, Texas North Central Zone. Grid bearings  
Grid Scale Factor = 0.99985435687

Lot 5, Block A  
ville Service Center  
Cab. P, Sld. 17  
P.R.D.C.T.

Right-of-Way Dedication  
Doc. No. 2014-125176  
P.R.D.C.T.

Right-of-Way Dedication  
Doc. No. 2014-125176  
P.R.D.C.T.

Lot 2D, Block A  
Stockard Addition  
Cab. O, Sld. 398  
P.R.D.C.T.

SURVEYOR:  
Herbert S. Beasley Land Surveyors L.P.  
P.O. Box 8873  
Fort Worth, Texas, 76124  
PH: 817-429-0194  
hsbeasley@msn.com  
CONTACT: Ken Rogers

OWNER & DEVELOPER:  
City of Lewisville  
151 W. Church Street  
Lewisville, Texas 75057  
PH: 972-219-3400

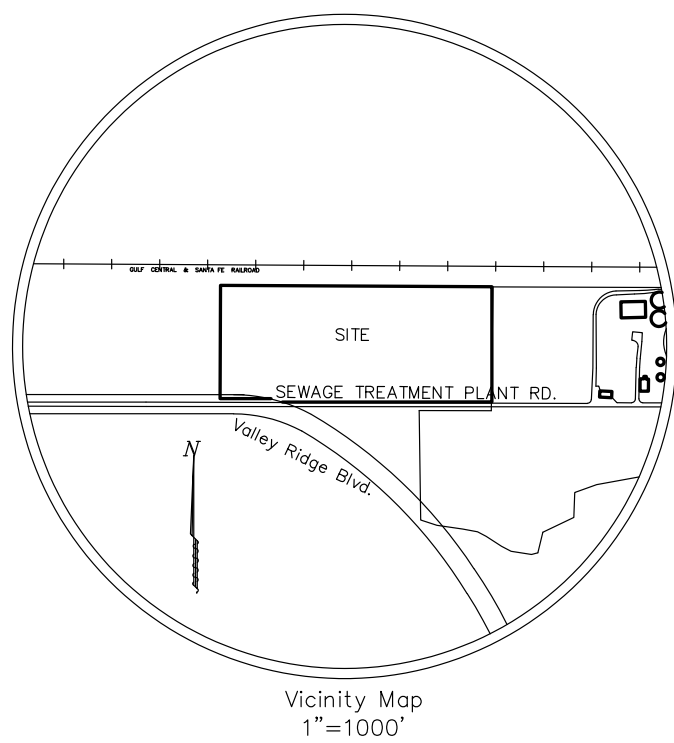
Sheet 1 of 2

Final Plat  
Lewisville Service Center  
Lot 3R1 and 3R2, Block A

19.493 Acres

Zoned PU – Public Use

Being a replat of Lewisville Service Center  
Lot 3, Block A, recorded in Cabinet P, Page 17  
Plat Records, Denton County, Texas.  
James Sutton Survey, Abstract No. 1156  
City of Lewisville, Denton County, Texas



STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, the City of Lewisville, is the sole owners of a tract of land situated in the James Sutton Survey, Abstract No. 1156, Denton County, Texas and being all of Lot 3, Block A, Lewisville Service Center, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Cabinet P, Page, 17, Plat Records, Denton County, Texas.

Owner's Certificate of Dedication

Now therefore know all men by these presents:

That the City of Lewisville, the undersigned authority, does hereby adopt this plat designating the herein above described property as Lewisville Service Center, Lots 3R1 & 3R2, 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 of part of any buildings, fences, trees, shrubs, signs, or other improvements or growth 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 form 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.

Donna Barron  
City Manager  
City of Lewisville

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donna Barron, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_2021.

Notary Public, State of Texas

The undersigned, the City Secretary of Lewisville, Texas, hereby certifies that the foregoing final plat of the Lewisville Service Center 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 \_\_\_\_\_, 2021, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2021

City Secretary  
City of Lewisville, Texas

All Variances (if any) from the general development ordinance approved by City Council

MaryEllen Mikea  
Chairman, Planning & Zoning Commission  
City of Lewisville, Texas

Date

REGISTERED PROFESSIONAL SURVEYORS  
**HERBERT S. BEASLEY**  
**LAND SURVEYORS L.P.**  
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FORT WORTH, TEXAS 76124

Surveyor's Certificate

I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my supervision and that the corner monuments shown hereon are correctly described by the location, size, and material, and that all of the easements and rights-of-way which we discovered in our research or which we were advised by other parties are correctly shown hereon.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

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.

Kenneth R. Rogers  
Registered Professional  
Land Surveyor No. 6066

Final Plat  
Lewisville Service Center  
Lot 3R1 and 3R2, Block A

19.493 Acres

Zoned PU - Public Use

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