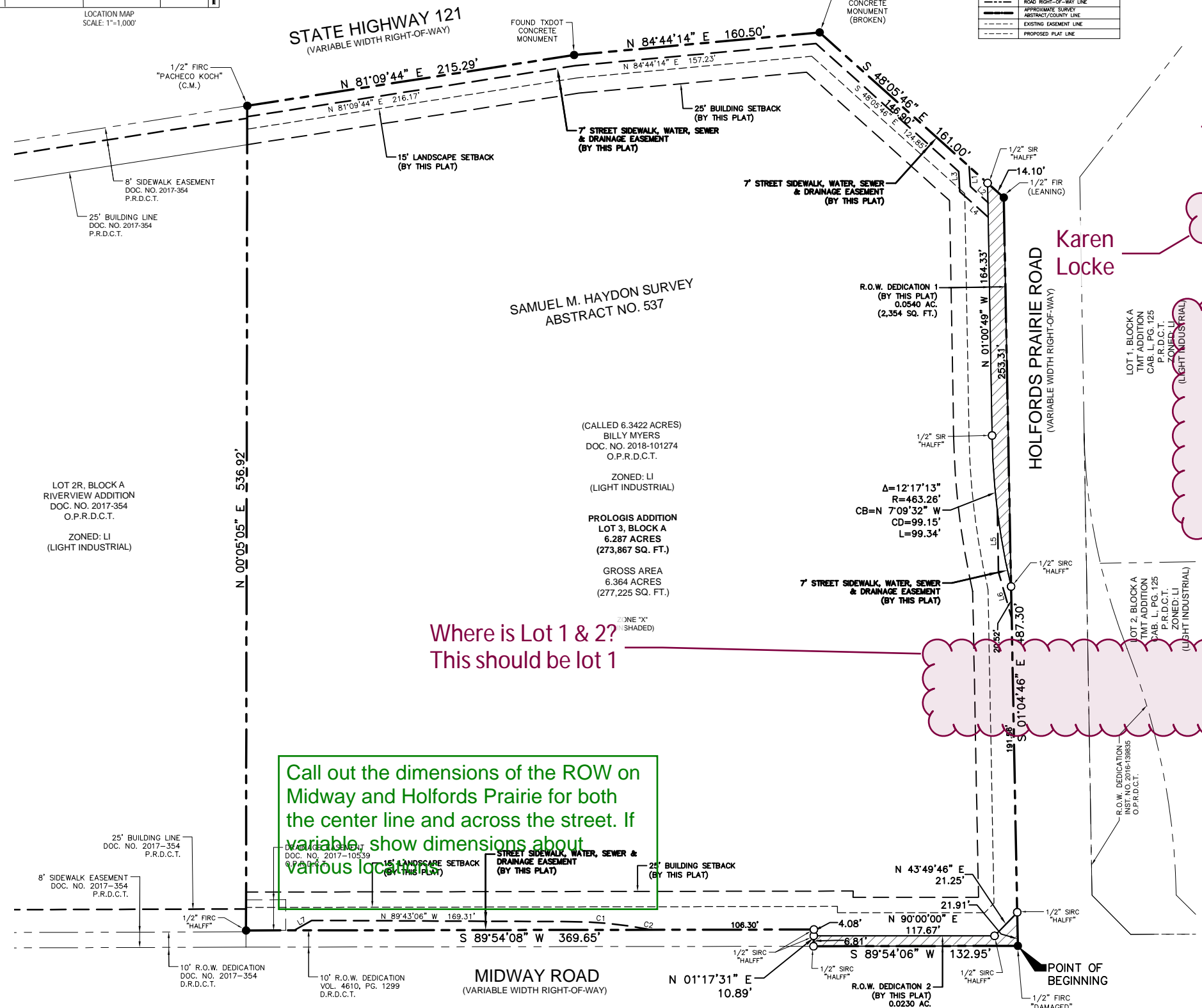


LINE #	BEARING	DISTANCE
L1	S 03°05'46" E	13.05'
L2	S 48°05'46" E	15.45'
L3	S 03°05'46" E	13.05'
L4	S 48°05'46" E	24.86'
L5	S 01°04'46" E	40.47'
L6	S 15°59'06" E	31.10'
L7	S 60°16'54" W	13.15'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	010°31'03"	260.50'	N 84°27'34" W	47.75'	47.82'
C2	000°50'01"	258.50'	N 79°37'03" W	3.76'	3.76'

LEGEND	DESCRIPTION
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD W/CAP-AS NOTED
SIR	SET IRON ROD
SIRC	SET IRON ROD W/CAP-AS NOTED
VOL	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
○	FOUND MONUMENTS
●	POINT FOR CORNER (UNLESS NOTED)
---	PROPERTY LINE
---	ROAD RIGHT-OF-WAY LINE
---	APPROXIMATE SURVEY ABSTRACT QUARTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED PLAT LINE



LOT #	SQ. FT.	ACRES
LOT 3	273,867	6.287
ROW DEDICATION 1	2,354	0.054
ROW DEDICATION 2	1,004	0.023
TOTAL	277,225	6.364

LEGAL DESCRIPTION

BEING a 6.364 acre (277,225 square foot) tract of land situated in the Samuel M. Haydon Survey, Abstract Number 537, City of Lewisville, Denton County, Texas, and being all of a called 6.3422 acre tract of land described in Special Warranty Deed to Billy Myers, as recorded in Document Number 2018-101274 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 6.364 acre (277,225 square foot) tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "damaged" cap found at the intersection of the west right-of-way line of Holfords Prairie Road (a variable width right-of-way) and the north right-of-way line of Midway Road (a variable width right-of-way);

THENCE along the said north right-of-way line of Midway Road the following bearings and distances:

South 89 degrees 54 minutes 06 seconds West, a distance of 132.95 feet to a point for corner (unable to set monument);

North 01 degree 17 minutes 31 seconds East, a distance of 10.89 feet to a point for corner (unable to set monument);

South 89 degrees 54 minutes 08 seconds West, a distance of 369.65 feet to a 1/2-inch iron rod with cap stamped "HALFF" set for corner, said corner being on the east line of Lot 2R, Block A, Riverview Addition, an addition to the City of Lewisville, Denton County, Texas, as recorded in Document Number 2017-354, O.P.R.D.C.T.;

THENCE North 00 degrees 05 minutes 05 seconds East, departing the said north right-of-way line of Midway Road and along the east line of said Lot 2R, Block A, a distance of 536.92 feet to a 1/2-inch iron rod with cap stamped "PACHECO KOCH" found for corner at the intersection of the south right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE along the said south right-of-way line of State Highway 121 the following bearings and distances:

North 01 degrees 09 minutes 44 seconds East, a distance of 215.29 feet to a concrete "TXDOT" monument found;

North 84 degrees 44 minutes 14 seconds East, a distance of 160.50 feet to a concrete "TXDOT" monument ("broken") found for corner at the north end of a right-of-way corner clip at the intersection of said south right-of-way line of State Highway 121 and the said west right-of-way line of Holfords Prairie Road;

THENCE South 48 degrees 05 minutes 46 seconds East, along said right-of-way corner clip, a distance of 161.00 feet to a 1/2-inch iron rod ("leaning") found for corner at the south end of said right-of-way corner clip;

THENCE South 01 degree 04 minutes 46 seconds East, along the said west right-of-way line of Holfords Prairie Road, a distance of 487.30 feet to the **POINT OF BEGINNING** and containing 6.364 acres (277,225 square foot) of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, Luis M. Gonzalez, a registered professional land surveyor of the State of Texas, have plotted 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.

Luis M. Gonzalez
Registered Professional Land Surveyor
Texas Registration Number 6793
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 Luis M. Gonzalez, 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 ___, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Denton County Surface Adjustment Scale Factor: 1.00015063.
- By graphical plotting, the subject tract described hereon lie within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Denton County, Texas and Incorporated Areas, Map Number 48121C0570G and 48121C0565G, dated April 18, 2011 as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Billy Myers, the undersigned authority, does hereby adopt this plat designating the herein above described property as **PROLOGIS ADDITION, LOT 3, 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 this plat to the City of Lewisville, Texas, for use as streets, fences, trees, shrubs, signs or other improvements. The City of Lewisville and any public utility shall have the right to remove any 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 hereinabove, 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.

Billy Myers
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 Billy Myers, 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 ___, 2024.

Notary Public in and for the State of Texas

CITY SECRETARY SIGNATURE BLOCK

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the 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 ___, and such body, by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness by my hand this ___ day of ___, 2024.

Thomas H. Harris III, City Secretary
City of Lewisville, Texas

All variances (if any) from the ___ approved by City Council.

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

Approved _____ Date _____

TJ Gilmore
Mayor
City of Lewisville, Texas

Should read "Approved"

Where is Lot 1 & 2? This should be lot 1

Call out the dimensions of the ROW on Midway and Holfords Prairie for both the center line and across the street. If variable, show dimensions about various locations

Please Remove

FINAL PLAT
PROLOGIS ADDITION
LOT 3, BLOCK A
6.364 ACRES (277,225 SQ. FT.)
ZONED: LIGHT INDUSTRIAL
104 HOLFORDS PRAIRIE ROAD
SITUATED IN THE
SAMUEL M. HAYDON SURVEY, ABSTRACT NO. 537,
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DEVELOPER: PROLOGIS, 2021 MCKINNEY AVE., SUITE 1050, DALLAS, TX 75039, CONTACT: TUNDE OGUNWOLE, EMAIL: togunwole@prologs.com, TEL: (310) 338-3267

SURVEYOR: HALFF, 1201 N. BOWSER RD., RICHARDSON, TX 75081, CONTACT: LUIS GONZALEZ, EMAIL: lgonzalez@halff.com, TEL: (214) 346-6200

TBPELS FIRM NO. 10029600
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
SCALE: 1"=40' AVO. 57273 SEPTEMBER, 2024

