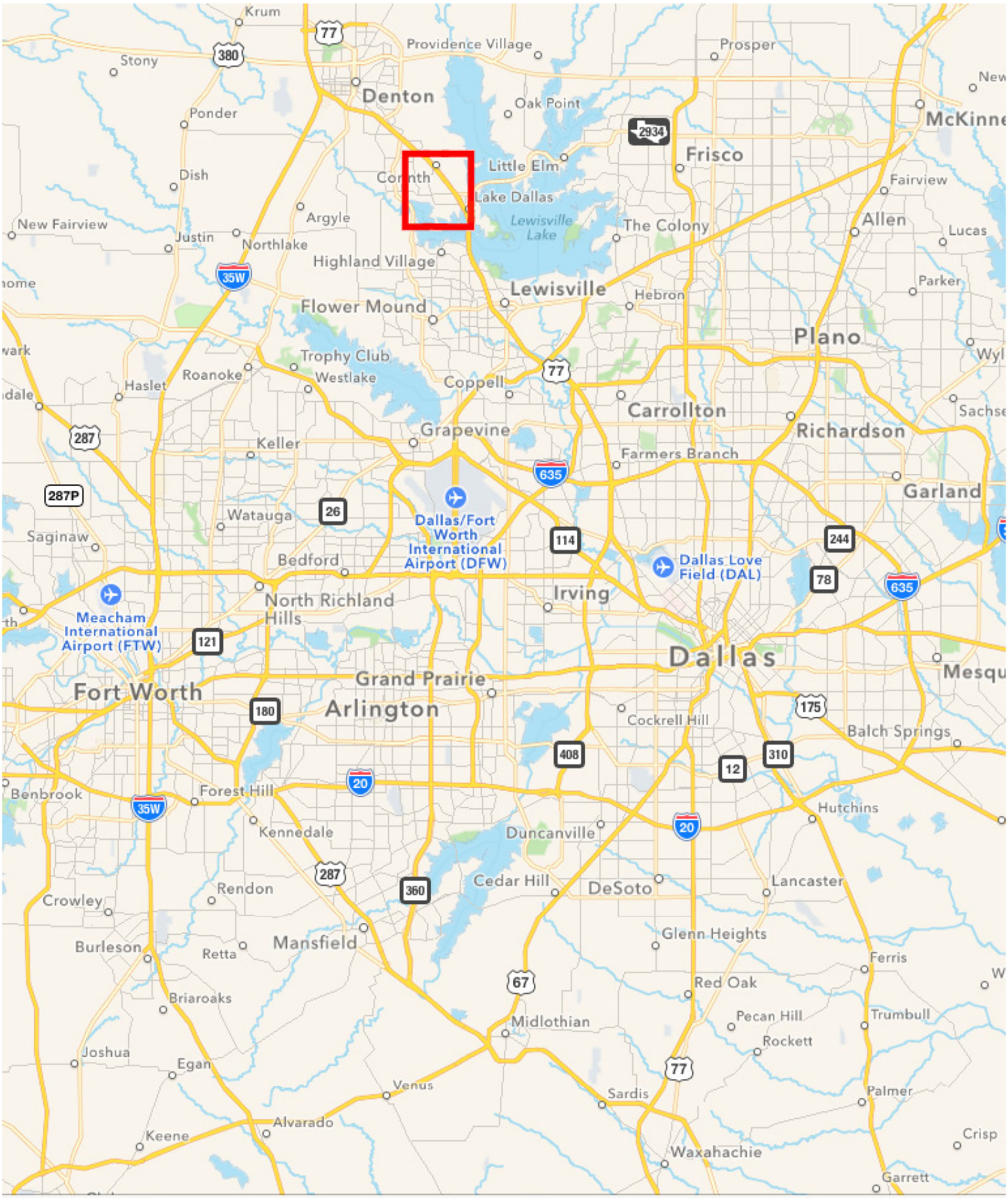
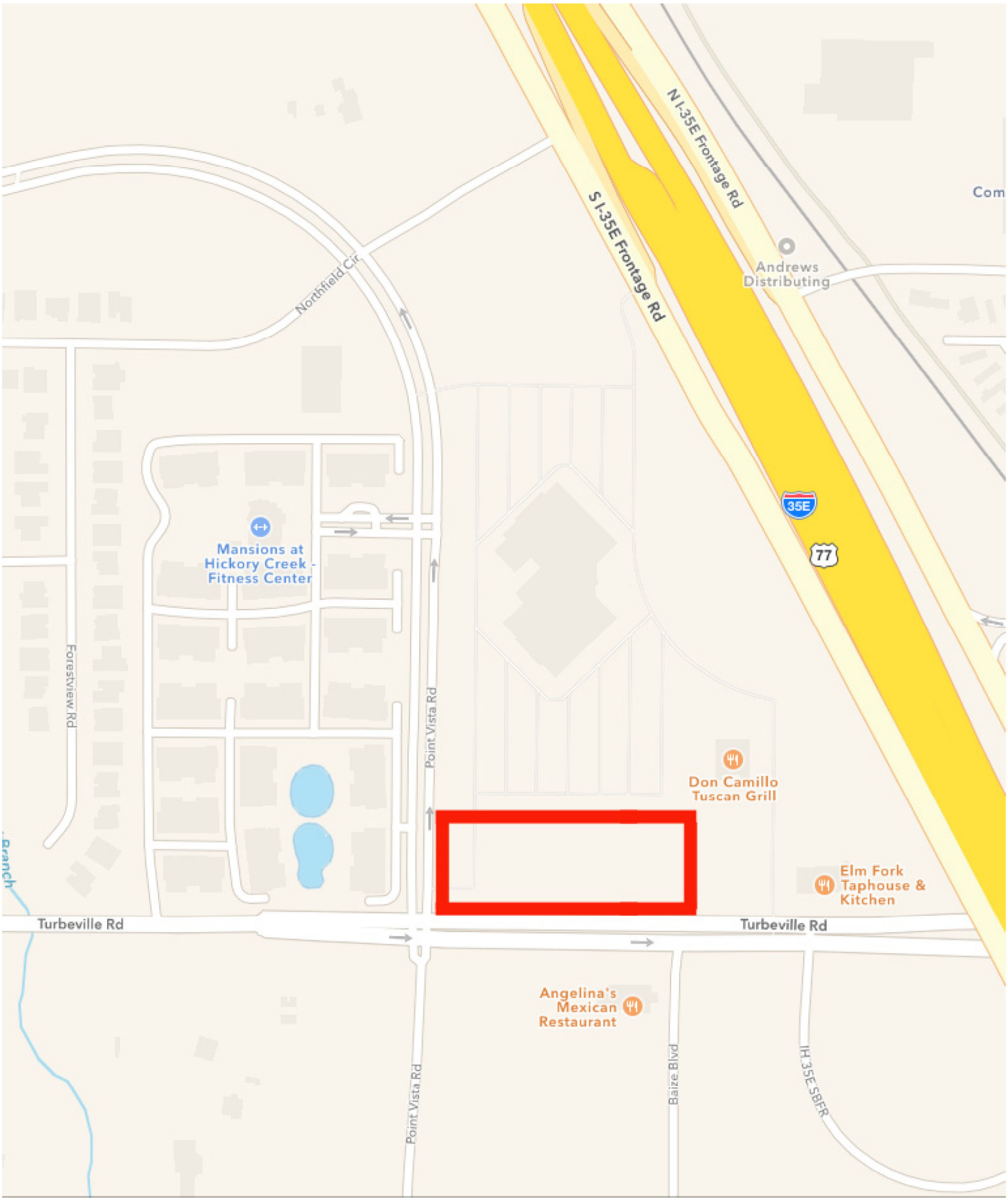
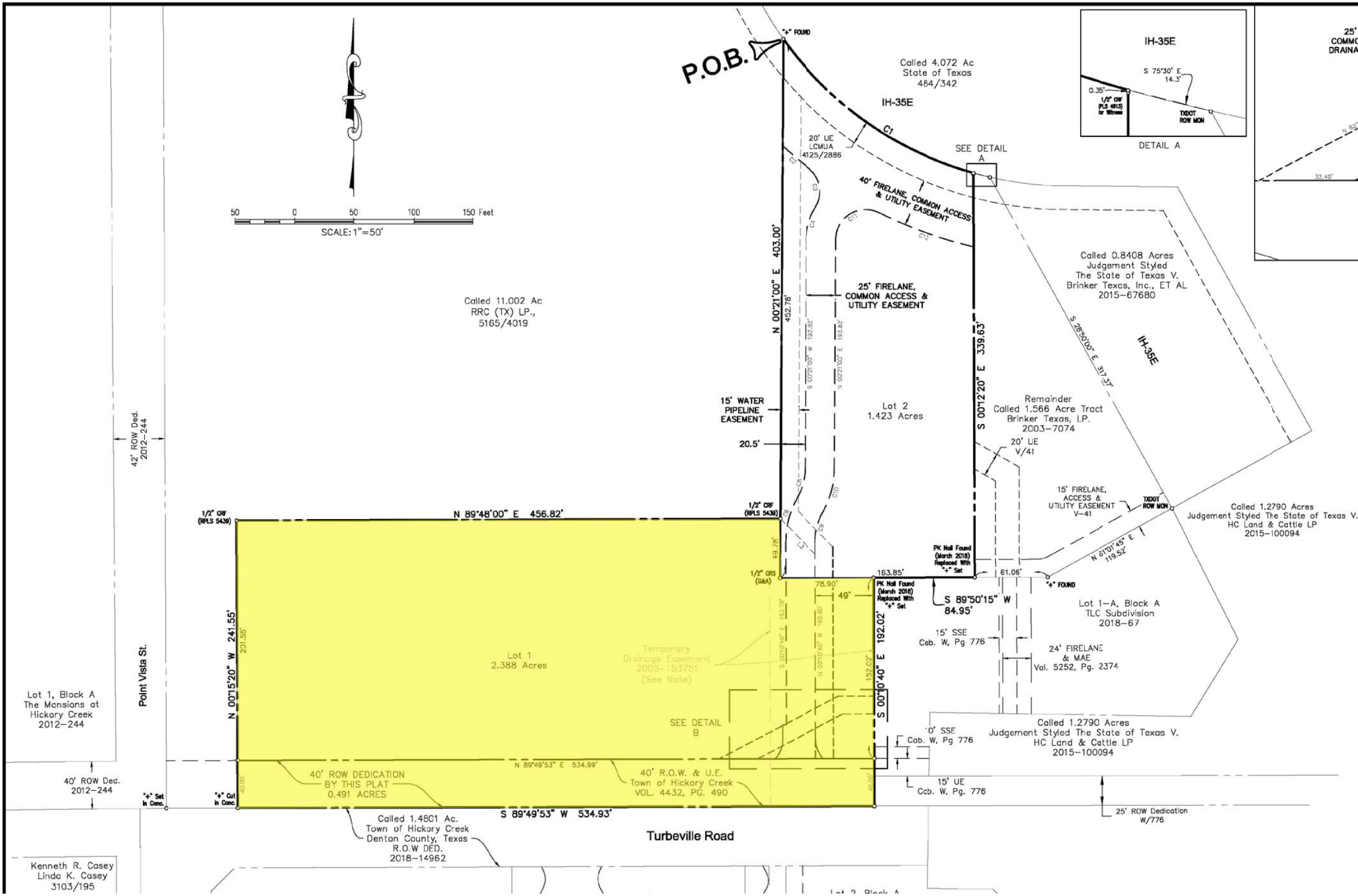
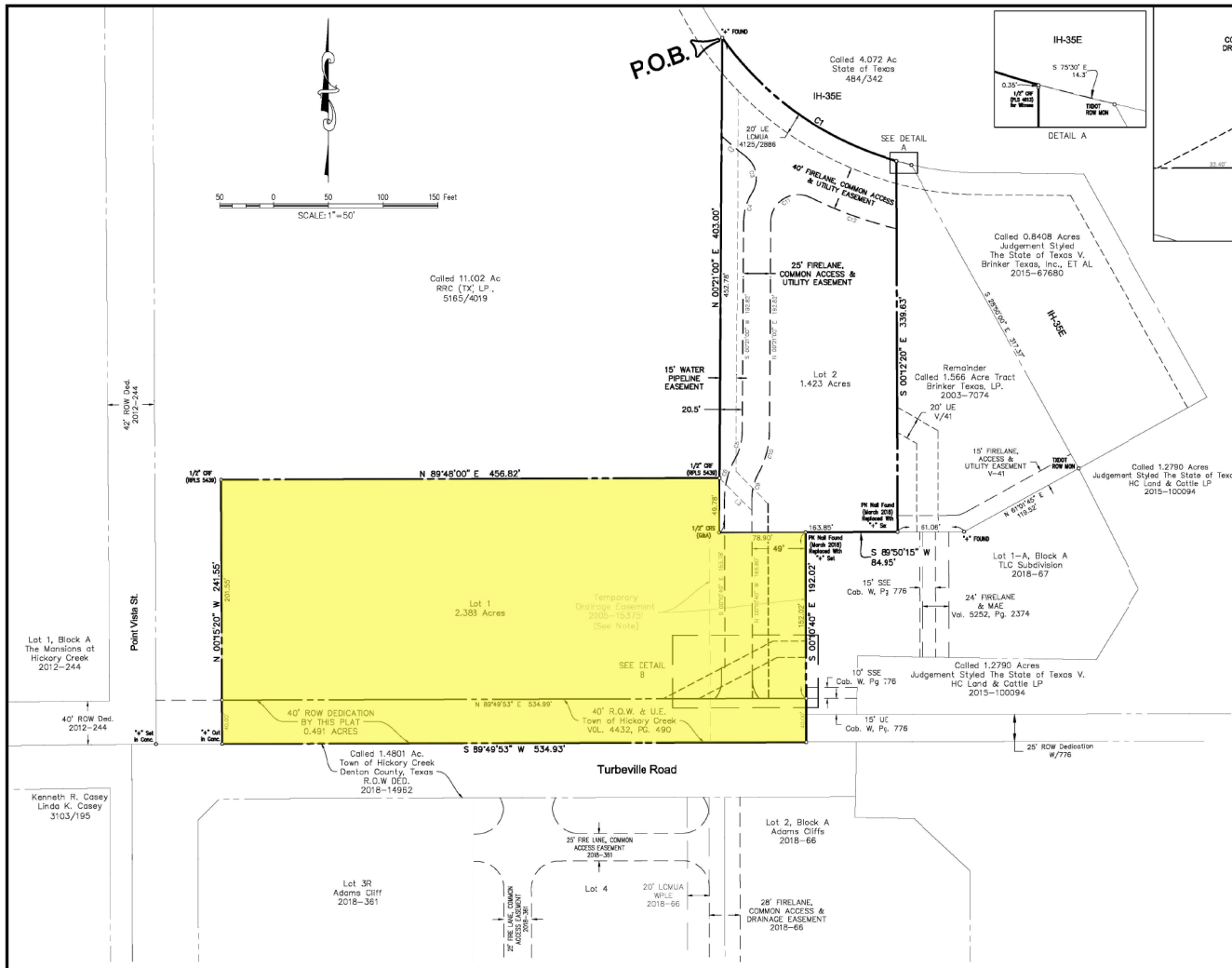
2.38 Acres
Zoned Commercial
All utilities available
534.93 feet of frontage on the north side of Turbeville Road
Asking $1,560,000.00

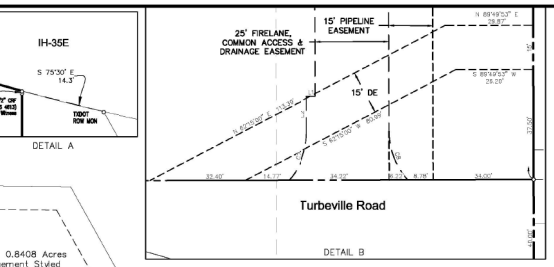
Owner is Lyons American Securities, Inc., Trustee
Timothy Lyons, Broker
tim@lyonsamerican.com
972-938-2600 Office
972-839-2496 Cell


Krum
Stony
Providence Village
Prosper
Denton
Oak Point
Ponder
Frisco
Little Elm
Corinth
Lake Dallas
Lewisville Lake
Dish
Argyle
New Fairview
Justin
Northlake
Highland Village
The Colony
Allen
Fairview
Lucas
Parker
Lewisville
Hebron
Flower Mound
Plano
Trophy Club
Westlake
Roanoke
Haslet
Coppell
Carrollton
Richardson
Grapevine
Keller
Farmers Branch
Garland
Watauga
Dallas/Fort Worth International Airport (DFW)
Saginaw
Bedford
Dallas Love Field (DAL)
Irving
North Richland Hills
Meacham International Airport (FTW)
Dallas
Grand Prairie
Fort Worth
Arlington
Cockrell Hill
Balch Springs
Benbrook
Forest Hill
Hutchins
Kennedale
Duncanville
Cedar Hill
DeSoto
Lancaster
Rendon
Crowley
Mansfield
Glenn Heights
Burleson
Retta
Ferris
Red Oak
Briaroaks
Midlothian
Pecan Hill
Trumbull
Rockett
Joshua
Egan
Venus
Sardis
Palmer
Alvarado
Keene
Waxahachie
Crisp
Garrett


N I-35E Frontage Rd
S I-35E Frontage Rd
Com
Andrews Distributing
Northfield Cir
35E
77
Mansions at Hickory Creek - Fitness Center
Forestview Rd
Point Vista Rd
Don Camillo Tuscan Grill
Elm Fork Taphouse & Kitchen
Turbeville Rd
Turbeville Rd
Angelina's Mexican Restaurant
Point Vista Rd
Baize Blvd
IH 35E SBFR


P.O.B.
"+" FOUND
Called 4.072 Ac
State of Texas
484/342
IH-35E
C1
20' UE
LCMUA
4125/2886
SEE DETAIL
A
40' FIRELANE, COMMON ACCESS
& UTILITY EASEMENT
25' FIRELANE,
COMMON ACCESS &
UTILITY EASEMENT
Called 11.002 Ac
RRC (TX) LP.,
5165/4019
N 00°21'00" E 403.00'
452.78'
S 00°12'20" E 339.63'
Called 0.8408 Acres
Judgement Styled
The State of Texas V.
Brinker Texas, Inc., ET AL
2015-67680
S 28°50'00" E 317.37'
IH-35E
15' WATER
PIPELINE
EASEMENT
20.5'
Lot 2
1.423 Acres
Remainder
Called 1.566 Acre Tract
Brinker Texas, LP.
2003-7074
20' UE
V/41
15' FIRELANE,
ACCESS &
UTILITY EASEMENT
V-41
TXDOT
ROW MON
Called 1.2790 Acres
Judgement Styled The State of Texas V.
HC Land & Cattle LP
2015-100094
N 61°01'45" E
119.52'
42' ROW Ded.
2012-244
1/2" CRF
(RPLS 5439)
N 89°48'00" E 456.82'
1/2" CRS
(G&A)
163.85'
61.06'
PK Nail Found
(March 2018)
Replaced With
"+" Set
"+" FOUND
S 89°50'15" W
84.95'
Lot 1-A, Block A
TLC Subdivision
2018-67
78.90'
49'
15' SSE
Cab. W, Pg 776
24' FIRELANE
& MAE
Vol. 5252, Pg. 2374
N 00°15'20" W 241.55'
Lot 1
2.388 Acres
Temporary
Drainage Easement
2005-153751
(See Note)
S 00°10'40" E 192.02'
Lot 1, Block A
The Mansions at
Hickory Creek
2012-244
Point Vista St.
SEE DETAIL
B
Called 1.2790 Acres
Judgement Styled The State of Texas V.
HC Land & Cattle LP
2015-100094
40' ROW Ded.
2012-244
"+" Set
in Conc.
"+" Cut
in Conc.
40' ROW DEDICATION
BY THIS PLAT
0.491 ACRES
N 89°49'53" E 534.99'
40' R.O.W. & U.E.
Town of Hickory Creek
VOL. 4432, PG. 490
15' UE
Ccb. W, Pg. 776
25' ROW Dedication
W/776
S 89°49'53" W 534.93'
Called 1.4601 Ac.
Town of Hickory Creek
Denton County, Texas
R.O.W DED.
2018-14962
Turbeville Road
Kenneth R. Casey
Linda K. Casey
3103/195
IH-35E
S 75°30' E
14.3'
0.35'
1/2" CRF
(PLS 4813)
for Witness
TXDOT
ROW MON
DETAIL A
SCALE: 1"=50'
50 0 50 100 150 Feet





Vicinity Map 1"=1000'

LEGAL DESCRIPTION

STATE OF TEXAS :

COUNTY OF DENTON :

WHEREAS We, Lyons American Securities, Inc. are the owners of the following described tract of land:

Being all that certain lot, tract or parcel of land situated in the J. W. Simmons Survey, Abstract Number 1183, Town of Hickory Creek, Denton County, Texas, and being part of that certain called 8.273 acre tract of land described as Tract I in favor of Lyons American Securities, Inc., Trustee, recorder in Volume 4986, Page 465 (Document Number 2001-123299) of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a "+" found in concrete at the most northerly northwest corner of said 8.273 acre tract, being the most easterly northeast corner of that certain called 11.002 acre tract of land described in deed in favor of RRC (TX) LP, recorded in Volume 5165, Page 4019 (Document Number 2002-114537) of the Real Property Records of Denton County, Texas, and being on the westerly right-of-way line of Interstate Highway 35E (IH35E) as evidenced by that certain called 4.072 acre tract of land described in Judgement No. 5131, styled The State of Texas v. James H. Collins, et al recorded in Volume 484, Page 342 of the Deed Records of Denton County, Texas;

THENCE with the north line of said 8.273 acre tract and the westerly right-of-way line of IH 35E with the arc of a curve to the left having a central angle of 38°59'12", a radius of 29.06 feet (called 286.6 feet in said Judgement No. 5131) and an arc length of 198.41 feet whose chord bears S 54°49'26" E, 195.59 feet to the northwest corner of that certain called 1.566 acre tract of land described in favor of Brinker Texas, L.P., recorded in Volume 5252, Page 2362 (Document Number 2003-7074) of the Real Property Records of Denton County, Texas, from which a Texas Department of Transportation (TXDOT) right-of-way monument found at the northwest corner of that certain called 0.8408 acre tract of land described as Parcel 53 in Judgement No. PR-2015-00100 styled The State of Texas v. Brinker Texas, Inc., recorded in Document Number 2015-67680 of the Real Property Records of Denton County, Texas, bears S 75°30' E, 14.3 feet (chord bearing and distance);

THENCE S 00°12'20" E, with the west line of said 1.566 acre tract, passing a 0.35 feet a 1/2" capped rebar found (PLS 4913) for witness, continuing a total distance of 339.63 feet to a "+" found in concrete at the southwest corner of said 1.566 acre tract, being on the north line of Lot 1-A, Block A of TLC Subdivision, an addition to the Town of Hickory Creek, Denton County, Texas, according to the amending plat thereof recorded in Document Number 2018-67 of the Plat Records of Denton County, Texas;

THENCE S 89°50'15" W, 84.95 feet with the north line of said Lot 1-A to a PK nail found in March of 2018, replaced with "+" set in concrete, at the northwest corner of said Lot 1-A;

THENCE S 00°16'40" E, with the west line of said Lot 1-A, passing at 152.02 a 1/2" capped rebar set (G&A) for witness on the north line of Turbeville Road as evidenced by that certain called 0.903 acre tract of land described in Right-of-way and Utility Easement in favor of the Town of Hickory Creek recorded in Volume 4432, Page 490 (Document Number 1998-88243) of the Real Property Records of Denton County, Texas, continuing with the west line of said Lot 1-A, passing at 167.02 feet the southwest corner of said Lot 1-A, continuing a total distance of 192.02 feet to the south line of said 8.273 acre tract in said Turbeville Road, being on the north line of Adams Cliffs, an addition the Town of Hickory Creek, according to the plat thereof recorded in Document 2018-66 of the Plat Records of Denton County, Texas, and being on the north line of that certain called 1.4801 acre tract of land described in Right-of-way Dedication in favor of the Town of Hickory Creek recorded in Document Number 2018-14962 of the Real Property Records of Denton County, Texas;

THENCE S 89°49'53" W, 534.93 feet in Turbeville Road with the north line of said Adams Cliffs, the north line of said 1.4801 acre tract and the south line of said 8.273 acre tract to the southwest corner of said 8.273 acre tract, being the most southerly southwest corner of the aforementioned 11.002 acre tract;

THENCE with the west line of said 8.273 acre tract and the east line of said 11.002 acre tract the following:

N 00°15'20" W, 241.55 feet (called 242.00 feet) to a 1/2" capped rebar found (RPLS 5439) at the most westerly northwest corner of said 8.273 acre tract;

N 89°48'00" E, 456.82 feet to a 1/2" capped rebar found (RPLS 5439) at the most easterly southeast corner of said 11.002 acre tract;

N 00°21'00" E, 403.00 feet to the POINT OF BEGINNING and containing approximately 4.302 acres of land.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS

COUNTY OF DENTON : NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Lyons American Securities, Inc., Trustee, the undersigned authority, do hereby adopt this plat designating the herein above described property as Lyons American Securities Addition, an addition to the Town of Hickory Creek, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the Town of Hickory Creek and all other 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 easements strips on said plat. The Town of Hickory Creek 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 the easements strips, and the Town of Hickory Creek 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 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 Town of Hickory Creek 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.

Timothy Lyons, President

STATE OF TEXAS :

COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Timothy Lyons, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission — Date
Town of Hickory Creek, Texas

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, Town of Hickory Creek, Texas — Date

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of _____ subdivision or addition to the Town of Hickory Creek was submitted to the town council on _____ of _____, 2019, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public spaces, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, 2019

Town Secretary — Date
Town of Hickory Creek

FINAL PLAT
LYONS AMERICAN SECURITIES ADDITION
4.302 Acres
in the
J. W. SIMMONS SURVEY, ABSTRACT NO. 1162
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°49'20" W	3.00'
L2	S 00°0'40" E	12.00'
L3	S 44°39'00" E	42.02'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	293.06'	38°59'12"	199.41'	S 54°49'26" E, 195.59'
C2	353.06'	4°42'12"	28.98'	S 49°36'24" E, 28.97'
C3	25.00'	84°18'27"	36.79'	S 09°48'16" E, 33.56'
C4	50.00'	31°59'58"	27.92'	S 16°20'58" W, 27.56'
C5	50.00'	29°13'02"	25.48'	S 14°57'00" W, 25.21'
C6	75.00'	29°43'42"	38.91'	S 14°41'11" W, 38.48
C7	25.00'	41°16'33"	18.02'	S 20°28'36" W, 17.64'
C8	25.00'	41°17'26"	18.02'	N 20°49'23" W, 17.63'
C9	50.00'	29°43'42"	25.94'	S 14°41'11" W, 25.65
C10	75.00'	29°13'02"	38.22'	N 14°57'00" E, 37.81'
C11	25.00'	116°18'24"	50.75'	N 58°30'12" E, 42.47'
C12	353.06'	13°43'39"	84.59'	S 70°12'26" E, 84.39'

L E G E N D

MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
UE	=	UTILITY EASEMENT
RF	=	REBAR FOUND
CRF	=	CAPPED REBAR FOUND
CRS	=	CAPPED REBAR SET
P.O.B.	=	POINT OF BEGINNING
R.O.W.	=	RIGHT OF WAY

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by G&A | MCADAMS, on the subject property.
4. All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A Consultants, Inc., and the Surveyor shall not be liable for any unauthorized use hereof.
6. Temporary Drainage Easement to be abandoned upon completion of alternate drainage improvements and grant of permanent drainage easement.
7. Field work preformed during the month of July 2019.

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 8/8/19

Mark Paine, RPLS
Texas Registration No. 5078

FILED _____ DOC # _____ P.R.D.C.T.

The John R. McAdams Company, Inc.
(DEA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacor.com
www.mcadamsco.com

DRAWN BY: SP DATE: 7/24/2019 SCALE: 1"=50' JOB. No. **SPEC-19166**

OWNER/DEVELOPER
LYONS AMERICAN SECURITIES, INC.
450 N. OAKS BRANCH ROAD
WAXAHACHIE, TEXAS 75167
Ph. 972-839-2498
Contact: TIM LYONS

FILE: J:\19SPEC19\SPEC-19166\DWG\SPEC-19166 LYONS FINAL.DWG
Plotted: 8/8/2019 8:54 AM, by Sammy Perez Saved: 8/8/2019 8:36 AM, by sammy