

LINE TABLE		
Line No.	Direction	Length
L1	S31°47'49"E	82.00'
L2	N58°12'11"E	12.00'
L3	S36°21'38"E	3.72'
L4	S21°46'42"E	90.83'
L5	N58°12'11"E	12.04'
L6	N58°12'11"E	14.34'

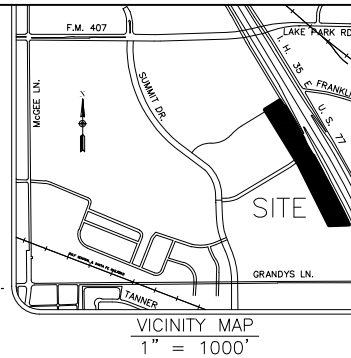
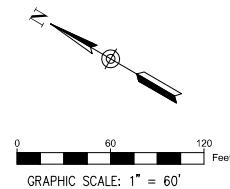
$\Delta=1^{\circ}14'12''$
 $R=18321.00'$
 $CHB=S30^{\circ} 07' 28"E$
 $CHD=395.40'$
 $L=395.41'$

$\Delta=0^{\circ}23'42''$
 $R=18005.10'$
 $CHB=S29^{\circ} 00' 55"E$
 $CHD=124.17'$
 $L=124.17'$

$\Delta=2^{\circ}07'17''$
 $R=18321.00'$
 $CHB=S27^{\circ} 46' 37"E$
 $CHD=678.33'$
 $L=678.37'$

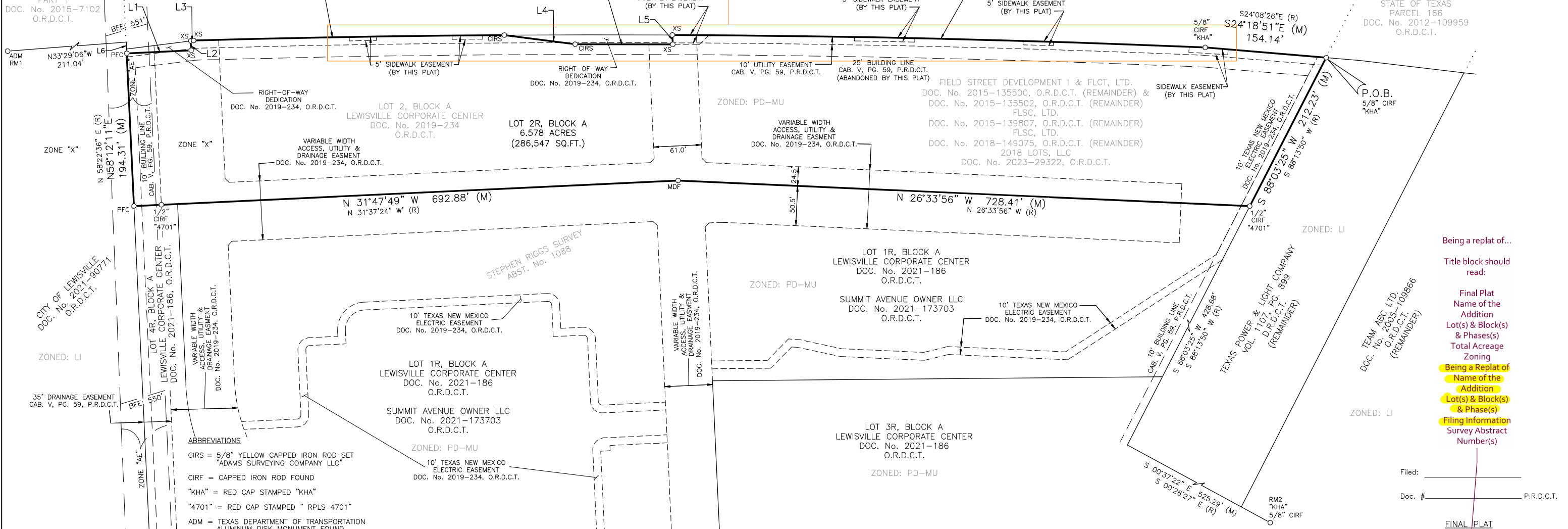
INTERSTATE HIGHWAY 35E (VARIABLE WIDTH RIGHT-OF-WAY)

Why there is a sidewalk easement in segments rather than as one continuous easement? This pertains to the Legacy Lewisville Phase II plat.



STATE OF TEXAS
PARCEL 272
PART 1
DOC. No. 2015-7102
O.R.D.C.T.

STATE OF TEXAS
PARCEL 166
DOC. No. 2012-109959
O.R.D.C.T.



ABBREVIATIONS

CIRS = 5/8" YELLOW CAPPED IRON ROD SET
"ADAMS SURVEYING COMPANY LLC"
CIRF = CAPPED IRON ROD FOUND
"KHA" = RED CAP STAMPED "KHA"
"4701" = RED CAP STAMPED "RPLS 4701"
ADM = TEXAS DEPARTMENT OF TRANSPORTATION
ALUMINUM DISK MONUMENT FOUND
MDF = MAG NAIL FOUND WITH SHINER STAMPED:
"RINGLEY & ASSOC. RPLS 4701"

XS = "X" CUT SET IN CONCRETE

P.O.B. = POINT OF BEGINNING

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY,
TEXAS

O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY,
TEXAS

SQ.FT. = SQUARE FEET

VOL. = VOLUME

PG. = PAGE

DOC. No. = DOCUMENT NUMBER

ABST. No. = ABSTRACT NUMBER

LI = LIGHT INDUSTRIAL

PD-MU = PLANNED DEVELOPMENT
MIXED USE

(R) = RECORD CALL PER PLAT

(M) = MEASURED BEARING & DISTANCE PER
BEARING BASIS TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL ZONE
4202, NAD 83 (2011), EPOCH 2010.00,
GIVING THE SOUTH LINE OF THIS PARCEL A
BEARING OF SOUTH 89°23'48" WEST.

GENERAL NOTES

- All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00.
- The purpose of this replat is to abandon various easements and dedicate new easements.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The property owner will be responsible for maintaining the below grade detention system.
- The property is zoned PD-MU. Ordinance Number: 0562-23-ZON

FLOOD STATEMENT

According to Map No. 48121C0535G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "AE" and Zone "X". Zone "AE" is defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. 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.

RECORD MONUMENTS

- RM 1: Texas Department of Transportation monument found in the southwest right-of-way line of Interstate Highway 35E and bearing North 33 degrees 29 minutes 06 seconds West, a distance of 211.04 feet from the north corner of Lot 2, Block A of Lewisville Corporate Addition, Phase 2, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2019-234, Official Records, Denton County, Texas.
- RM 2: 5/8-inch red capped iron rod found stamped "KHA" found in the north right-of-way line of Grandy Lane (a variable width right-of-way) and for the southernmost southeast corner of Lot 1R, Block A of Lewisville Corporate Center, Phase 1, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2021-186, Official Records, Denton County, Texas.

APPLICANT
CC HWY 121 LEWISVILLE LLC
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Contact: Spence Miller
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Email: spence@chaparralpartners.com

ENGINEER
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Phone: (214) 675-1960
Email: mclark@mlclarkconsulting.com

SURVEYOR
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Richardson, Texas 75080
Contact: JT Truong
Phone: (469) 317-0250
Email: surveytx@txasc.com

Filed: _____
Doc. # _____ P.R.D.C.T.

FINAL PLAT

LEWISVILLE CORPORATE
CENTER
LOT 2R, BLOCK A

6.578 ACRES / 286,547 SQ.FT.
(ZONING DESIGNATION: PD-MU)
STEPHEN RIGGS SURVEY, ABSTRACT No. 1088
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PAGE 1 OF 2
DECEMBER 02, 2024

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.

LEGEND
○ MONUMENT (IRON ROD,
NAIL, X FOUND/SET)



Adams
Surveying
Company, LLC

TBPELS Firm Registration No. 10177500

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS FIELD STREET DEVELOPEMENT I, FLCT, LTD., FLSC, LTD., FLSC, LTD., & 2018 LOTS, LLC are the owners of a 6.578-acre tract of land in the Stephen Riggs Survey, Abstract Number 1088, City of Lewisville, Denton County Texas, being a portion of those certain tracts of land as described in a Special Warranty Deed to Field Street Development and FLCT Ltd., as recorded under Document Number 2015-135500 and 2015-135502, Official Records, Denton County, Texas (O.R.D.C.T.), being a portion of that certain tract of land described in a Deed without Warranties to FLSC, Ltd., as recorded under Document Number 2015-139807, O.R.D.C.T., being a portion of that certain tract of land described in a Warranty Deed to FLSC, Ltd., as recorded under Document Number 2018-149075, O.R.D.C.T., and being that certain tract of land described in a Special Warranty Deed to 2018 Lots, LLC, as recorded under Document Number 2023-29322, O.R.D.C.T., same being Lot 2, Block A of Lewisville Corporate Center, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2019-234, O.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch red capped iron rod found stamped "KHA" in the southwest line of Interstate Highway 35E (a variable width right-of-way), being the southeast corner of the herein described tract, being the southwest corner of Parcel 161 as described in a Special Warranty Deed to the State of Texas, as recorded under Document Number 2011-124467, O.R.D.C.T. and being the northwest corner of Parcel 163 as described in a Special Warranty Deed to the State of Texas, as recorded under Document Number 2012-109959, O.R.D.C.T., said point being in the north line of that certain tract of land described in a Warranty Deed to Texas Power & Light Company, as recorded in Volume 1107, Page 899, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE South 88 degrees 03 minutes 25 seconds West (Record: South 88 degrees 13 minutes 50 seconds West), departing the southwest right-of-way line of said Interstate Highway 35E, with the south line of the herein described tract and the north line of said Texas Power & Light Company tract, a distance of 212.23 feet to a 1/2-inch red capped iron rod found stamped "RPLS 4701" for the southwest corner of the herein described tract, being the southeast corner of Lot 1R, Block A of Lewisville Corporate Center, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2021-186, O.R.D.C.T.;

THENCE North 26 degrees 33 minutes 56 seconds West (Record: North 26 degrees 33 minutes 56 seconds West), departing the north line of said Texas Power & Light Company tract, with the common line of said Lot 1R and said Lot 2, a distance of 728.41 feet to a mag nail found with a washer stamped "Ringley & Assoc. RPLS 4701", being an angle point in the western line;

THENCE North 31 degrees 47 minutes 49 seconds West (Record: North 31 degrees 37 minutes 24 seconds West), continuing with the common line of said Lot 1R and said Lot 2 and passing a 1/2-inch red capped iron rod found stamped "RPLS 4701" for a distance of 662.88 feet and continuing, in all, for a total distance of 692.88 feet to a point for corner in a drainage channel, being the northwest corner of the herein described tract and the northeast corner of Lot 4R of said Block A (Document Number 2021-186), and being in the southern line of that certain tract of land described in a Special Warranty Deed to the City of Lewisville, Texas, a home-rule municipality, as recorded under Document Number 2021-90771, O.R.D.C.T.;

THENCE North 58 degrees 12 minutes 11 seconds East (Record: North 58 degrees 22 minutes 36 seconds East), being within a drainage channel and with the common line of said Lot 2 and said City of Lewisville tract, a distance of 194.31 feet to the northeast corner of the herein described tract, same being the northeast corner of said Lot 2 and lying in the southwest right-of-way line of said Interstate Highway 35E;

THENCE departing the southern line of said City of Lewisville tract, in a southeastern direction with the southwest right-of-way line of said Interstate Highway 35E the following nine (9) calls:

South 31 degrees 47 minutes 49 seconds East, a distance of 82.00 feet to an "X" cut set in concrete;

North 58 degrees 12 minutes 11 seconds East, a distance of 12.00 feet to an "X" cut set in concrete;

South 36 degrees 21 minutes 38 seconds East, a distance of 3.72 feet to an "X" cut set in concrete, said point being at the beginning of a non-tangent curve to the right having a radius of 18,321.00 feet, with a central angle of 01 degree 14 minutes 12 seconds, whose long chord bears South 30 degrees 07 minutes 28 seconds East, a distance of 395.41 feet;

Continuing with said curve to the right, an arc length of 395.41 feet to a 5/8-inch yellow capped iron rod set stamped "Adams Surveying Company LLC" (CIRS) for corner;

South 21 degrees 46 minutes 42 seconds East, a distance of 90.83 feet to a CIRS for corner, being at the beginning of a non-tangent curve to the right having a radius of 18,005.10 feet, with a central angle of 00 degrees 23 minutes 42 seconds, whose long chord bears South 29 degrees 00 minutes 55 seconds East, a distance of 124.17 feet;

Continuing with said curve to the right, an arc length of 124.17 feet to an "X" cut set in concrete for corner;

North 58 degrees 12 minutes 11 seconds East, a distance of 12.04 feet to a point for corner, being at the beginning of a non-tangent curve to the right having a radius of 18,321.00 feet, with a central angle of 02 degrees 07 minutes 17 seconds, whose long chord bears South 27 degrees 46 minutes 37 seconds East, a distance of 678.33 feet;

Continuing with said curve to the right, an arc length of 678.37 feet to a 5/8-inch red capped iron rod found stamped "KHA" for corner;

South 24 degrees 18 minutes 51 seconds East (Record: South 24 degrees 08 minutes 26 seconds East), a distance of 154.14 feet to the POINT OF BEGINNING and CONTAINING 6.578-acres (or 286,547 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That FIELD STREET DEVELOPEMENT I, FLCT, LTD., FLSC, LTD., FLSC, LTD., & 2018 LOTS, LLC, the undersigned authority, Owners, do hereby adopt this plat designating the herein above described property as "LEWISVILLE CORPORATE CENTER, LOT 2R, BLOCK A", an Addition to the City of Lewisville, Denton/Dallas 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 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 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.

Owners

FIELD STREET DEVELOPMENT I

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

FLCT, LTD.

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

FLSC, LTD.

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

2018 LOTS, LLC

By: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared T. Spence Miller, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires: _____ Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, John Truong, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Lewisville Development Code.

Dated this the _____ day of _____, 2024.

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.

John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, 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 SEAL OF OFFICE this the _____ of _____, 2024.

My commission expires:

Notary Public, State of Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the LEWISVILLE CORPORATE CENTER, LOT 2R, BLOCK A 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 _____, 2024, 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 my hand this _____ day of _____, 2024.

Thomas Harris III, City Secretary
City of Lewisville, Texas

APPROVED

Mary Ellen Miksa, Chairwoman
Planning & Zoning Commission

Date

Filed: _____

Doc. # _____ P.R.D.C.T.

FINAL PLAT

LEWISVILLE CORPORATE
CENTER
LOT 2R, BLOCK A

6.578 ACRES / 286,547 SQ.FT.
(ZONING DESIGNATION: PD-MU)
STEPHEN RIGGS SURVEY, ABSTRACT No. 1088

CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PAGE 2 OF 2
DECEMBER 02, 2024

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.



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