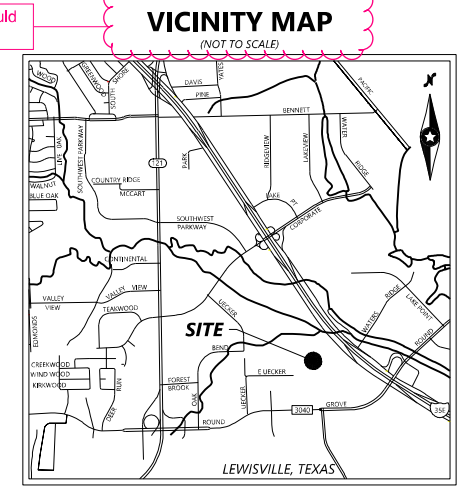
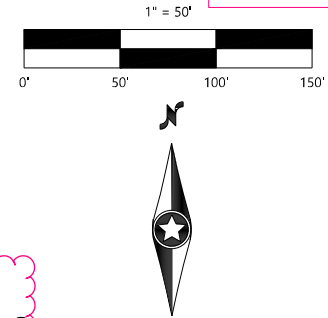


Line Table

Line #	Length	Direction
L1	30.08	S85°18'24"E
L2	30.00	S89°55'21"W
L3	14.37	N29°43'39"W
L4	13.75	N87°37'48"W
L5	17.50	N02°22'12"E
L6	13.75	S87°37'48"E
L7	17.50	S02°22'12"W
L8	11.26	N00°04'39"W
L9	9.99	N36°10'36"W
L10	13.75	S89°55'07"W
L11	17.50	N00°04'53"W
L12	13.75	N89°55'07"E
L13	17.50	S00°04'53"E

Area Table

Lot	Acreage	Square ft
1A1	4.308	187,661
1B1	2.488	108,385
R.O.W.	0.048	2,070
GROSS	6.796	296,046



LEGAL DESCRIPTION

STATE OF TEXAS
 COUNTY OF DENTON
 KNOWN ALL MEN BY THESE PRESENTS:
 BEING, that Oakbend Logistics, LLC is the owner of a 6.796 acre (296,046 square foot) tract of land situated in the Juan Armendaris Survey, Abstract No. 28, Denton County, Texas; said tract being all of Lot 1A, Block B, Vista Ridge Village Addition, an addition to the City of Lewisville according to the plat recorded in Cabinet 1, Page 345 of the Plat Records of Denton County, Texas; said tract being all of that tract of land described in Special Warranty Deed with Vendor's Lien recorded in Document No. 2022-96759 of the Official Public Records of Denton County, Texas; said 6.796 acre (296,046 square foot) tract being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Lot 1A and the Southeast corner of Lot 1, Block D, Highpoint at Timber Creek, an addition to the City of Lewisville according to the plat recorded in Cabinet M, Page 173 of said Plat Records; said point being in the north right-of-way line of Oak Bend Drive (a 60-foot wide right-of-way);
THENCE, North 00 degrees, 32 minutes, 21 seconds West, along the west line of said Lot 1A and the east line of said Lot 1, a distance of 405.00 feet to a 5/8-inch iron rod with "ADAMS SURVEYING COMPANY, LLC" cap found for the northwest corner of said Lot 1A and the southwest corner of Lot 2 of said Block B;
THENCE, South 85 degrees, 18 minutes, 24 seconds East, along the north line of said Lot 1A and the south line of said Lot 2, a distance of 1,014.15 feet to a 5/8-inch iron rod with "ADAMS SURVEYING COMPANY, LLC" cap found for the most northerly northeast corner of said Lot 1A and the southeast corner of said Lot 2; said point being in the west right-of-way line of Interstate Highway No. 35 (a variable width right-of-way);
THENCE, South 40 degrees, 06 minutes, 45 seconds East, along said west right-of-way line of Interstate Highway No. 35 and an east line of said Lot 1A, a distance of 16.92 feet to a 5/8-inch iron rod found for the most easterly northeast corner of said Lot 1A and the most northerly northeast corner of Lot 1B of said Block B;
THENCE, departing said west line of Interstate Highway No. 35 and along the east line of said Lot 1A, the following four (4) calls:
 North 85 degrees, 18 minutes, 24 seconds West, along the north line of said Lot 1B, a distance of 98.66 feet to a 5/8-inch iron rod with "TXHS" cap found for corner.
 North 04 degrees, 41 minutes, 36 seconds East, continuing along said north line of Lot 1B, a distance of 9.00 feet to a 5/8-inch iron rod with "TXHS" cap found for corner.
 North 85 degrees, 18 minutes, 24 seconds East, continuing along said north line of Lot 1B, a distance of 130.80 feet to a 5/8-inch iron rod found for the northwest corner of said Lot 1B;
 South 00 degrees, 04 minutes, 24 seconds East, along the west line of said Lot 1B, a distance of 272.75 feet to a 5/8-inch iron rod with "TXHS" cap found for an angle point;
 South 02 degrees, 41 minutes, 27 seconds East, continuing along said west line of Lot 1B, a distance of 62.50 feet to a 5/8-inch iron rod with "TXHS" cap found for the southeast corner of said Lot 1A and the southwest corner of said Lot 1B; said point being in said north line of Oakbend Drive and being the beginning of a non-tangent curve to the right;
THENCE, in a westerly direction along the south line of said Lot 1A and said north line of Oakbend Drive and said curve, having a central angle of 02 degrees, 35 minutes, 10 seconds, a radius of 540.00 feet, a chord bearing and distance of South 89 degrees, 37 minutes, 15 seconds West, 24.37 feet, an arc distance of 24.37 feet to a point at the end of said curve;
THENCE, South 89 degrees, 55 minutes, 21 seconds West, continuing along said south line of Lot 1A and said north line of Oakbend Drive, a distance of 768.81 feet to the **POINT OF BEGINNING**;
CONTAINING 296,046 square feet or 6.796 acres of land, more or less.
OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF DENTON
 KNOWN ALL MEN BY THESE PRESENTS:
 THAT CH REALTY X-GAP I DFW OAKBEND, L.P. does hereby adopt this plat designating the herein described property as VISTA RIDGE VILLAGE ADDITION, LOT 1A1 & LOT 1A2, BLOCK B, 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 the 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 or 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.
R.O.W. dedication square footage and acreage must be listed on the plan.
 CH REALTY X-GAP I DFW OAKBEND, L.P.,
 By: GAP GP OAKBEND, LLC, General Partner,

 Brice Hafner, President
 STATE OF TEXAS
 COUNTY OF DENTON
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Robert B. Payne Jr. 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 purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.
 Notary Public in and for the State of Texas
 GAP GP OAKBEND, LLC, General Partner,
 By: _____
 Brice Hafner, President
**FINAL PLAT
 VISTA RIDGE VILLAGE ADDITION
 LOT 1A, BLOCK A
 6.796 ACRES
 ZONED AS LIGHT INDUSTRIAL
 BEING A REPLAT OF
 VISTA RIDGE VILLAGE ADDITION
 LOT 1A, BLOCK B, OF PHASE THREE
 CABINET I, PAGE 345
 JUAN ARMENDARIS SURVEY, ABSTRACT NO. 28,
 DENTON COUNTY TEXAS**

GENERAL NOTES
 1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 31, 2023 with a combined scale factor of 1.000150630.
 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0866S, Community-Panel No. 480195 0565G, Revised Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No base flood elevations determined.
Zone AE not A
Add: It shall be the property owner's responsibility to maintain the floodway and drainage easement

Owner's Certification
 Now therefore, know all persons by these presents:
 That GreyArch Properties, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as Vista Ridge Village Addition, Lot 1A1 & Lot 1A2, Block B, and 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 easements 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 easements on said plat. The City of Lewisville and any public utility shall have the right to remove and keep the 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 easements, 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 purposes 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 (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.
 Brice Hafner (Founder)
 Grey Arch Properties
 The undersigned, the City Secretary of Lewisville, Texas, hereby verifies that the foregoing final plat of the Vista Ridge Village 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 _____, 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 by my hand this ___ day of _____, 2024
 Thomas Harris III, City Secretary
 City of Lewisville, Texas

SURVEYOR'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT
 KNOWN ALL MEN BY THESE PRESENTS:
 THAT, I, Dustin C. Pustejovsky, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of City of Lewisville, Texas.
 Dustin C. Pustejovsky
 Registered Professional Land Surveyor
 No. 6690
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Dustin C. Pustejovsky 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 purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.
 Notary Public in and for the State of Texas
 Approved
 Mary Ellen Miksa, Chair, Planning & Zoning Commission Date
Use approval block for alternative standards that can be approved by staff (see example to the right). This is for the requested alternative standards for driveway and deceleration lane.
New Chairperson, name should be Karen Locke

Variances Requested:
 a. List all administrative modifications or alternative standards requested
 Approved
 Insert Name, Chair, Planning & Zoning Commission Date

DRAWN BY: JNR
 CHECKED BY: DCP
 INITIAL ISSUE: September 16, 2024
 REVISIONS:

ADDRESS:
Lewisville Industrial
 420 Oakbend Drive,
 Lewisville, Denton County, Texas

PREPARED FOR:
OAKBEND LOGISTICS, LLC
 2200 Ross Avenue, Sute 2800
 Dallas, Texas 75201

Westwood
 Phone (817) 562-3350 9800 HILLWOOD PKWY., STE 250
 FORT WORTH, TX 78759
 westwoodps.com
 Westwood Professional Services, Inc.
 TPBLS SURVEYING FIRM REGISTRATION NO. 11756
 TPBLS SURVEYING FIRM REGISTRATION NO. 10074301