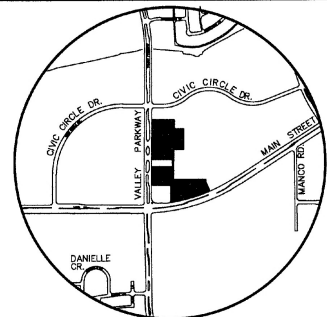
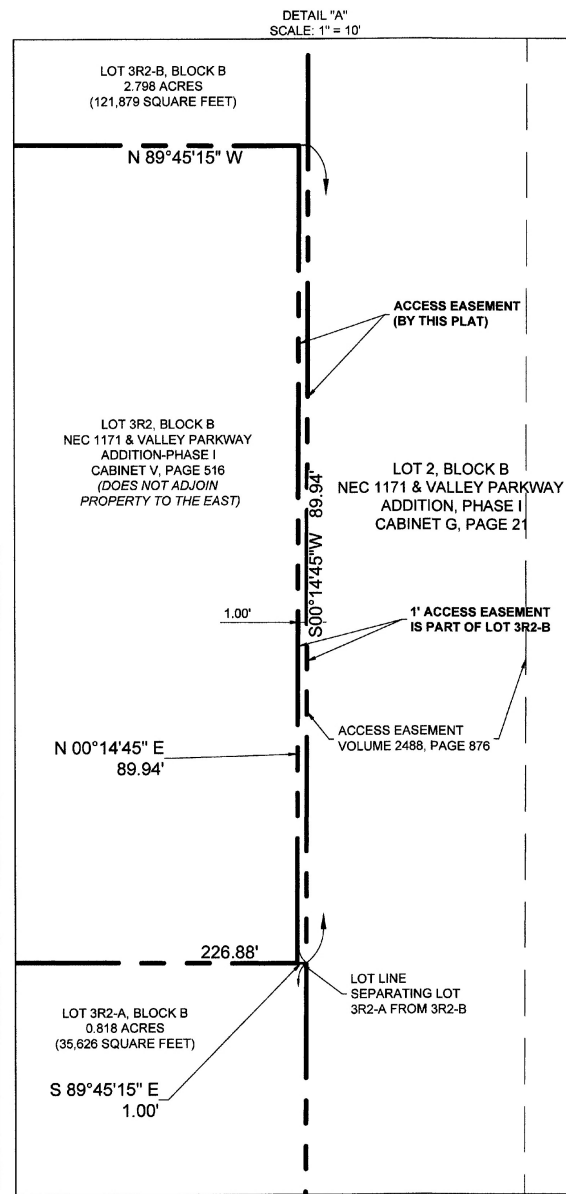




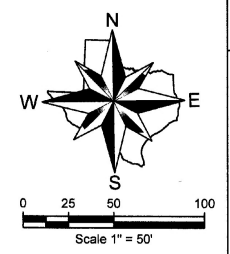
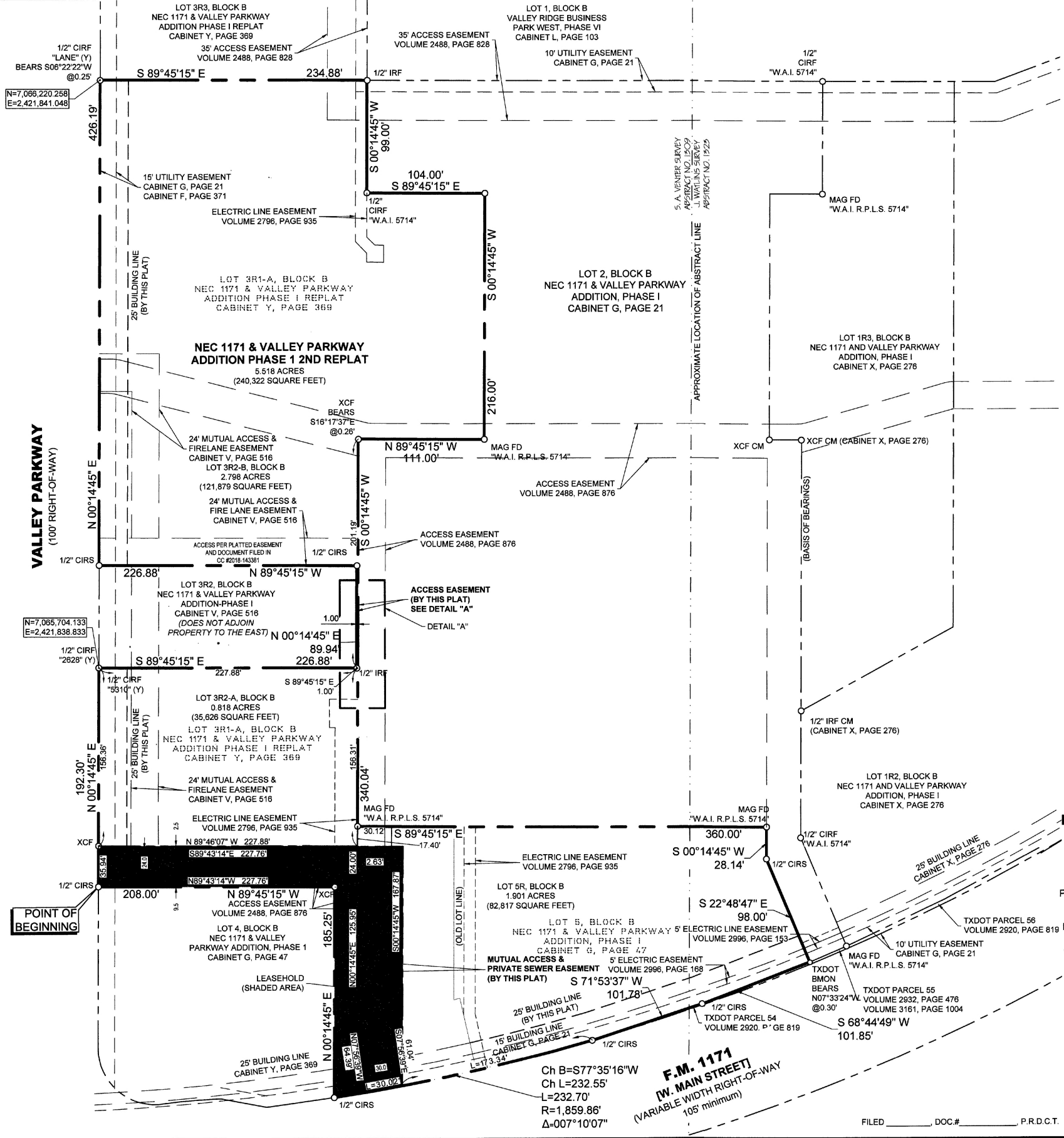
VICINITY MAP
1" = 1,000'

- NOTES:**
- 1) The Subject Property and all adjoining Property is zoned GB-General Business.
 - 2) All lot corners are set with a 1/2" iron rod with red plastic cap stamped "W.A.I. 5714" unless otherwise noted.



SURVEYOR:
Leonard Lueker
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 215 Dallas, TX 75230
(972) 490-7090

OWNER:
Coy Quine
TSCA-224 LTD
301 S. SHERMAN, SUITE 100
RICHARDSON, TEXAS 75081
Phone: 972-669-8440 ext. 223



FINAL PLAT
**NEC 1171 & VALLEY
PARKWAY ADDITION PHASE 1
2ND REPLAT**
LOTS 3R2-A, 3R2-B, 5R, BLOCK B
BEING 5.518 ACRES
ZONED: GENERAL BUSINESS
BEING A REPLAT OF NEC 1171 & VALLEY
PARKWAY ADDITION PHASE 1, LOT 3R1-A, BLOCK
B, CABINET Y, PAGE 369, & NEC 1171 & VALLEY
PARKWAY ADDITION PHASE 1, REPLAT, LOT 5,
BLOCK B, CABINET G, PAGE 47 OUT OF THE S. A.
VENTER SURVEY, ABSTRACT NO. 1309
& THE J. WATLINS SURVEY, ABSTRACT NO. 1323

Filed for Record
in the Official Records Of:
Denton County
On: 1/16/2020 10:45:16 AM
in the PLAT Records
NEC 1171 & VALLEY PARKWAY A
Doc Number: 2020 - 17
Number of Pages: 2
Amount: 100.00
Order#: 20200115000180
By: PA

DATE : 10.03.19 SCALE : 1" = 50' FILE : 58257-0A/PLT PROJECT NO. : 58257-0A		SHEET 1 2		FINAL PLAT		NEC 1171 & VALLEY PARKWAY		ADDITION PHASE 1 2ND REPLAT		DATE : 10.03.19 SCALE : 1" = 50' FILE : 58257-0A/PLT PROJECT NO. : 58257-0A		S. A. VENTER SURVEY, ABSTRACT NO. 1309 AND THE J. WATLINS SURVEY, ABSTRACT NO. 1323 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS		No. DATE REVISION APPROV	
				TSCA-224 LTD		301 S. SHERMAN, SUITE 100 RICHARDSON, TEXAS 75081									
Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 4209 HILBERT ROAD ■ SUITE 100 DALLAS, TEXAS 75240 TEL: 972-496-1989 FAX 972-496-1989 Equal Opportunity Employer M/F/V/H Professional Engineer License No. 1004600 Expires 12/31/2020 COPYRIGHT © 2020, Winkelmann & Associates, Inc.															

OWNERS CERTIFICATE		OWNER'S DEDICATION			
STATE OF TEXAS § COUNTY OF DENTON § WHEREAS, TSCA-224 LTD, is the sole owner of a tract of land situated in the S. A. VENTER SURVEY, ABSTRACT NO. 1309 and the J. WATLINS SURVEY, ABSTRACT NO. 1323, in the City of Lewisville, Denton County, Texas, and being all of Lot 3R1-A, Block B, NEC 1171 & Valley Parkway Addition, Phase 1 Replat, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 369, Official Public Records, Denton County, Texas, and all of Lot 5, Block B, NEC 1171 & Valley Parkway Addition, Phase 1, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 47, Official Public Records, Denton County, Texas, and being more particularly described as follows: BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of Lot 4, Block B, of said NEC 1171 & Valley Parkway Addition, Phase 1 (Cabinet G, Page 47), and a Southwesterly corner of said Lot 3R1-A, said iron rod being situated in the Easterly right-of-way of Valley Parkway, a 100-foot right-of-way; THENCE North 00 deg 14 min 45 sec East, along the Easterly right-of-way of said Valley Parkway, and the Westerly line of said Lot 3R1-A, a distance of 192.30 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "2628", found for a Westerly corner of said Lot 3R1-A, and the Southwesterly corner of Lot 3R2, Block B, NEC 1171 & Valley Parkway Addition-Phase 1, an addition to the City of Lewisville, according to the plat thereof recorded in Cabinet V, Page 516, Official Public Records, Denton County, Texas; THENCE South 89 deg 45 min 15 sec East, departing the Easterly right-of-way of said Valley Parkway, and along the Southerly line of said Lot 3R2 and a Northerly line of said Lot 3R1-A, a distance of 226.88 feet to a 1/2-inch iron rod found for the Southeast corner of said Lot 3R2 and a Westerly corner of said Lot 3R1-A; THENCE North 00 deg 14 min 45 sec East, along a Westerly line of said Lot 3R1-A and the Easterly line of said Lot 3R2, a distance of 89.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeasterly corner of said Lot 3R2; THENCE North 89 deg 45 min 15 sec West, along a Southerly line of said Lot 3R1-A and the Northerly line of said Lot 3R2, a distance of 226.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwesterly corner of said Lot 3R2 and Westerly corner of said Lot 3R1-A, said iron rod being situated in the Easterly right-of-way of said Valley Parkway; THENCE North 00 deg 14 min 45 sec East, along the Easterly right-of-way of said Valley Parkway and the Westerly line of said Lot 3R1-A, a distance of 426.19 feet to a point for the Northwesterly corner of said Lot 3R1-A and the Southwesterly corner of Lot 3R3, Block B, said NEC 1171 & Valley Parkway Addition, Phase 1, Replat, from which a 1/2-iron rod found bears South 06 deg 22 min 22 sec West, at a distance of 0.25 feet; THENCE South 89 deg 45 min 15 sec East, departing the Easterly right-of-way of said Valley Parkway and along the Northerly line of said Lot 3R1-A and the Southerly line of said Lot 3R3, a distance of 234.88 feet to a 1/2-inch iron rod found for the Northeasterly corner of said Lot 3R1-A, the Southeastery corner of said Lot 3R3, the Northwesterly corner of Lot 2, Block B, said NEC 1171 & Valley Parkway Addition, Phase 1, and the Southwesterly corner of Lot 1, Block B, Valley Ridge Business Park West, Phase VI, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 103, Official Public Records, Denton County, Texas; THENCE along the Westerly line of said Lot 2 and the Easterly line of said Lot 3R1-A the following: South 00 deg 14 min 45 sec West, a distance of 99.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner; South 89 deg 45 min 15 sec East, a distance of 104.00 feet to a point for corner; South 00 deg 14 min 45 sec West, a distance of 216.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for corner; North 89 deg 45 min 15 sec West, a distance of 111.00 feet to a point for corner, from which a X-cut in concrete bears South 16 deg 17 min 37 sec East, at a distance of 0.26 feet; South 00 deg 14 min 45 sec West, a distance of 340.04 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southwesterly corner of said Lot 2 and an interior ell corner of said Lot 3R1-A; THENCE South 89 deg 45 min 15 sec East, along the Northerly line of said Lot 3R1-A and said Lot 5, and a Southerly line of said Lot 2, a distance of 360.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Northeast corner of said Lot 5 and an interior ell corner of said Lot 2; THENCE South 00 deg 14 min 45 sec West, along the Easterly line of said Lot 5 and the Westerly line of said Lot 2, a distance of 28.14 feet to a 1/2-iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; THENCE South 22 deg 48 min 47 sec East, continuing along the Easterly line of said Lot 5 and the Westerly line of said Lot 2, a distance of 98.00 feet to a point for the Southeast corner of said Lot 5 and the Southwest corner of said Lot 2, from which a TXDOT monument bears North 07 deg 33 min 24 sec West, at a distance of 0.30 feet, said point being situated in the Northerly right-of-way of F.M. 1171, a variable width right-of-way; THENCE along the Northerly right-of-way of said F.M. 1171 and the Southerly line of said Lot 5 and Lot 3R1-A the following: South 68 deg 44 min 49 sec West, a distance of 101.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; South 71 deg 53 min 37 sec West, a distance of 101.78 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the beginning of a curve to the right, with a radius of 1,859.86 feet, a central angle of 07 deg 10 min 07 sec, a chord bearing of South 77 deg 35 min 16 sec West, and a chord length of 232.55 feet; Along said curve to the right, an arc distance of 232.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwesterly corner of said Lot 3R1-A and the Southeastery corner of Lot 4, Block B, said NEC 1171 & Valley Parkway Addition, Phase 1; THENCE North 00 deg 14 min 45 sec East, along a Westerly line of said Lot 3R1-A and the Easterly line of said Lot 4, a distance of 185.25 feet to a X-cut in concrete found for the Northeasterly corner of said Lot 4 and a Southwesterly interior ell corner of said Lot 3R1-A; THENCE North 89 deg 45 min 15 sec West, along the Northerly line of said Lot 4 and a Southerly line of said Lot 3R1-A, a distance of 208.00 feet to the POINT OF BEGINNING. CONTAINING within these metes and bounds 5.518 acres or 240,322 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.		NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That TSCA-224 LTD, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as NEC 1171 & VALLEY PARKWAY ADDITION PHASE 1 2ND REPLAT, Lots 3R2-A, 3R2-B, 5R, Block B, an addition to the City of Lewisville, Denton, Texas, and does hereby dedicate to the public use forever, the streets, alleys and easements shown hereon; and does hereby dedicate the easements 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 or other improvements shall be constructed or placed upon, over or across the easements strips on said plat. 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, petrolling, 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. STATE OF TEXAS § COUNTY OF <u>Denton</u> § Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Coy Quine, Owner, 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 and considerations therein expressed. Given under my hand and seal of office, this <u>8th</u> day of <u>January</u>, 2020. <u>Adrian Goldberg</u> Notary Public in and for the State of Texas My Commission Expires <u>10-10-23</u> ADRIAN GOLDBERG ID #10270397 My Commission Expires October 10, 2023 KNOW ALL MEN BY THESE PRESENTS: That I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lewisville. Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 (972) 490-7090 l.lueker@winkelmann.com STATE OF TEXAS § COUNTY OF DALLAS § Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, Land Surveyor, 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 and considerations therein expressed. Given under my hand and seal of office, this <u>9th</u> day of <u>Jan</u>, 2020. <u>Jaqueline Nguyen</u> Notary Public in and for the State of Texas My Commission Expires On _____ JACQUELINE NGUYEN Notary Public STATE OF TEXAS ID#131753477 My Comm. Exp. Oct 9, 2022 FINAL PLAT All Variances (if any) from the General Development Ordinance Approved by City Council. <u>James Davis</u> James Davis, Chairman, Planning & Zoning Commission City of Lewisville, Texas <u>1/15/20</u> Date The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the NEC 1171 & VALLEY PARKWAY ADDITION PHASE 1 2ND REPLAT Addition to the City of Lewisville was submitted to the appropriate Planning and Zoning Commissions or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 2020, 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 this <u>15th</u> day of <u>January</u>, 2020. <u>Michelle Wainwright</u> City Secretary, Lewisville FILED _____, DOC.# _____, P.R.D.C.T. SURVEYOR: Leonard Lueker Winkelmann & Associates Inc. 6750 Hillcrest Plaza Drive Suite 215 Dallas, TX 75230 (972) 490-7090 OWNER: Coy Quine TSCA-224 LTD 301 S. SHERMAN, SUITE 100 RICHARDSON, TEXAS 75081 Phone:972-669-8440 ext. 223 FILED FOR RECORD in the Official Records Of: Denton County On: 1/16/2020 10:45:16 AM In the PLAT Records NEC 1171 & VALLEY PARKWAY A Doc Number: 2020 - 17 Number of Pages: 2 Amount: 100.00 Order#:20200116000180 By: PA FINAL PLAT NEC 1171 & VALLEY PARKWAY ADDITION PHASE 1 2ND REPLAT LOTS 3R2-A, 3R2-B, 5R, BLOCK B BEING 5.518 ACRES ZONED: GENERAL BUSINESS BEING A FINAL PLAT OF NEC 1171 & VALLEY PARKWAY ADDITION PHASE 1, LOT 3R1-A, BLOCK B, CABINET Y, PAGE 369, & NEC 1171 & VALLEY PARKWAY ADDITION PHASE 1, REPLAT, LOT 5, BLOCK B, CABINET G, PAGE 47 OUT OF THE S. A. VENTER SURVEY, ABSTRACT NO. 1309 & THE J. WATLINS SURVEY, ABSTRACT NO. 1323		APPROV. _____ REVISION _____ DATE _____ No. _____ Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL: 972-490-7090 FAX: 972-490-7091 WWW.WINKELMANN-ASSOCIATES.COM COPYRIGHT © 2020, Winkelmann & Associates, Inc. S. A. VENTER SURVEY, ABSTRACT NO. 1309 AND THE J. WATLINS SURVEY, ABSTRACT NO. 1323 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS TSCA-224 LTD 301 S. SHERMAN, SUITE 100 RICHARDSON, TEXAS 75081 FINAL PLAT NEC 1171 & VALLEY PARKWAY ADDITION PHASE 1 2ND REPLAT Date: 10.03.19 Scale: N/A File: 68257 0A-FPLT Project No.: 68257 0A SHEET 2 of 2	