

OWNERS	CERTIFICATE	

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 Wes 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 No 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

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 Southeasterly corner of said Lot 3R3, the Northwesterly corne 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.

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 stance 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

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

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 Southeasterly 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,

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

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 2MD REPLAT, Lots 3R2-A, 3R2-B, 5R, Block B, an addition to the City of Lewsiville, 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 shown hereon; and does hereby declicate 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 limes have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, particuling, 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 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

All lots in the subdivision shall be sold and developed subject to the building lines shown on the pla

TSCA-224 LTD

STATE OF TEXAS COUNTY OF DALLS

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

Notary Public in and for the State of Texa

10-10-23



KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lucker, 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

Texas Registration No. 5714 6750 Hillcrest Plaza Drive, Suite 215

Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS 8 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 Lucker, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this day of

Notary Public in State of Texas

FINAL PLAT

All Variances (if any) from the General Development Ordinance Approved by City Council

James Davis, Chairman, Planning & Zoning Commi

_day of <u>Janua</u>, 2020.

deliboiste City Secretary, Lewisville FILED

1/15/20

SURVEYOR: Leonard Lueker Winkelmann & Ass

Dallas, TX 75230

(972) 490-7090

Suite 215

6750 Hillcrest Plaza Drive

TSCA-224 LTD

301 S. SHERMAN, SUITE 100

RICHARDSON, TEXAS 75081

Phone:972-669-8440 ext. 223

SL0463A - G01, S09, C12 146316 - NEC 1171 & VALLEY PARKWAY ADDN PH 1 BLK B LOT 5-ALL 583733 - NEC 1171 & VALLEY PARKWAY ADDN PH BLK B LOT 3R1-A-ALL

FINAL PLAT
& VALLEY PARKWAY
PHASE 1 2ND REPLAT NEC 1171 A

in the Official Records Of: Denton County Den: 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: 100,000 Order#:20200116000180 By: PA

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

SHEET 2 OF 2