MATCHLINE (SEE SHEET 2)

LOT 1, BLOCK A
VALLEY PARKWAY DISTRIBUTION CENTER
DOC. NO. 2012-138
D.R.D.C.T.

CALLED 28.994 ACRES
IDI/IIT VALLEY PARKWAY
DOC. NO. 2012-140115
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

LOT 1, BLOCK A
VALLEY PARKWAY DISTRIBUTION CENTER
DOC. NO. 2012-138
D.R.D.C.T.

CALLED 28.994 ACRES
IDI/IIT VALLEY PARKWAY
DOC. NO. 2012-140115
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

TRACT II
LOT 1, BLOCK C
MAJESTIC ADDITION
LOTS 1-3, BLOCK A
& LOT 1, BLOCK C
CAB. X, PG. 870
P.R.D.C.T.

PART OF DFW LEWISVILLE PARTNERS, GP
DOC. NO. 2016-82125
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S76°20'47"E	72.66'	L15	S00°43'25"E	189.80'
L2	N58°39'13"E	5.88'	L16	S89°16'35"W	20.69'
L3	S00°34'15"E	12.00'	L17	S00°43'25"E	34.14'
L4	N89°25'45"E	190.25'	L18	N89°16'35"E	20.69'
L5	N44°17'42"E	16.93'	L19	S44°16'35"W	28.35'
L6	S00°00'00"E	39.64'	L20	N00°51'40"W	12.04'
L7	N89°16'35"E	30.70'	L21	N89°08'20"E	192.10'
L8	N89°16'35"E	12.00'	L22	S00°43'25"E	12.03'
L9	S00°43'25"E	257.71'	L23	S00°51'40"E	12.02'
L10	S45°39'00"E	16.48'	L24	S89°08'20"W	234.65'
L11	N89°16'35"E	12.00'	L25	S44°08'40"W	16.98'
L12	S00°43'28"E	275.15'	L26	S89°16'35"W	1.07'
L13	S44°58'42"E	17.19'	L27	S89°16'35"W	1.07'
L14	S89°16'35"W	12.00'	L28	N89°25'45"E	83.21'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°30'16"	1275.21'	55.74'	S75°14'12"E	55.74'
C2	14°11'58"	700.00'	173.48'	N83°28'16"W	173.03'

R.O.W. DEDICATION
0.0823 ACRES
3587 SQ. FT.

LOT 1, BLOCK A
19.3729 ACRES
843885 SQ. FT.

CALLED 62.1676 ACRES
ROUND GROVE LOGISTICS PHASE I LLC
DOC. NO. 2020-207715
D.R.D.C.T.
ZONED "LI" - LIGHT INDUSTRIAL

LOT 2, BLOCK A
9.6472 ACRES
420233 SQ. FT.

EDMONDS LANE
(A 100-FOOT WIDE RIGHT-OF-WAY)

R.O.W. DEDICATION
0.0624 ACRES
2718 SQ. FT.

SPINKS ROAD
(A 100-FOOT WIDE RIGHT-OF-WAY)

R.O.W. DEDICATION
0.0664 ACRES
2890 SQ. FT.

R.O.W. DEDICATION
0.0741 ACRES
3230 SQ. FT.

NORTH

GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

VICINITY MAP
N.T.S.
ROUND GROVE ROAD
VALLEY PARKWAY
SPINKS ROAD
EDMONDSON LANE
HWY 121

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0685G and Map No. 48121C0545G for Lewisville, Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within

ZONE X defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, 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.

NOTE:

1. Private water, sewer, drainage and detention easements to be maintained by ROUND GROVE LOGISTICS PHASE I LLC, its successors and assigns.

LEGEND

IRF = IRON ROD FOUND
IRSC = 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT IN CONCRETE FOUND
XS = "X" CUT IN CONCRETE SET
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
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SL9821A G01,S09,C12

FINAL PLAT

BISON GROVE BUSINESS PARK ADDITION

LOTS 1-4, BLOCK A

62.1356 ACRES, ZONED "LI"
BEING A REPLAT OF
ROUND GROVE ROAD
COMMERCE CENTER ADDITION
LOT 1, BLOCK A
AND OF UNPLATTED LAND
BEING 56.0515 ACRES OUT OF THE
BURRELL HUNTER SURVEY, ABSTRACT NO. 554
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB	JAD	MAY 2021	064477412	1 OF 3

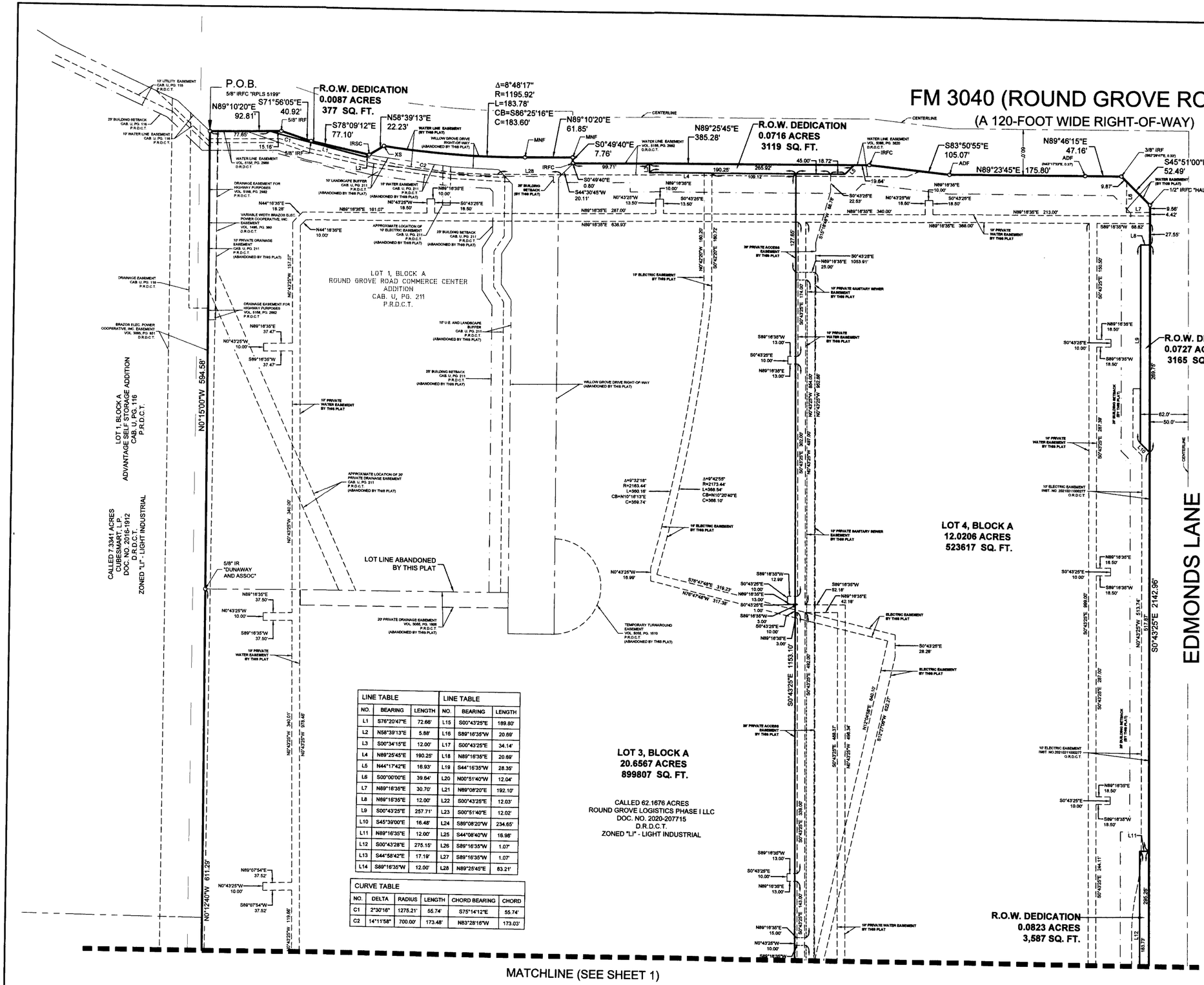
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1304
CONTACT: NATHAN FORNEY, P.E.
nathan.forney@kimley-horn.com

OWNER:
ROUND GROVE LOGISTICS PHASE I LLC
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS, 75201
PHONE: 214-226-1269
CONTACT: WILLIAM SHANNON

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.
andy.dobbs@kimley-horn.com

Filed for Record
in the Official Records Of:
Denton County
On: 5/21/2021 12:48:30 PM
in the PLAT Records
FINAL PLAT BISON GROVE E
Doc Number: 2021 - 209
Number of Pages: 3
Amount: 150.00
Order#:20210521000586
By: TP

DWG NAME: K:\DAL_SURVEY\064477412 - SWC ROUND GROVE EDMONDS LEWISVILLE\FP DWG, PLOTTED BY DOBBS, ANDY 5/7/2021 1:32 PM LAST SAVED 5/6/2021 3:58 PM



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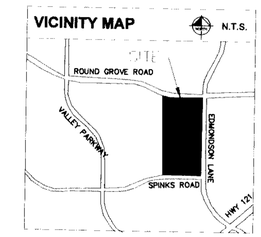
60 0 30 60 120
1" = 60' @ 24X36

VICINITY MAP N.T.S.



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FINAL PLAT

BISON GROVE BUSINESS PARK ADDITION

LOTS 1-4, BLOCK A

62.1356 ACRES, ZONED "LI"
BEING A REPLAT OF
ROUND GROVE ROAD
COMMERCE CENTER ADDITION
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CONTACT: NATHAN FORNEY, P.E.
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SURVEYOR:
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OWNER:
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PHASE I LLC
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS, 75201
PHONE: 214-226-1289
CONTACT: WILLIAM SHANNON

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS ROUND GROVE LOGISTICS PHASE I LLC is the owner of a tract of land situated in the Burrell Hunter Survey, Abstract No. 554, City of Lewisville, Denton County, Texas and being all of Lot 1, Block A, Round Grove Road Commerce Center Addition an addition to the City of Lewisville, Texas according to plat recorded in Cabinet U, Page 211, Plat Records of Denton County, Texas and being all of Willow Grove Drive right-of-way shown on plat recorded in Cabinet U, Page 211, of said Plat Records and being all of a called 62.1676 acre tract of land described in Special Warranty Deed to Round Grove Logistics Phase I LLC recorded in Document No. 2020-207715, Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 5199" found for northwest corner of said Lot 1, Block A, Round Grove Road Commerce Center and being the northeast corner of Lot 1, Block A, Advantage Self Storage Addition an addition to the City of Lewisville, Texas according to plat recorded in Cabinet U, Page 116, of said Plat Records and being in the south right-of-way line of Round Grove Road (a variable width right-of-way);

THENCE with said south right-of-way line of Round Grove Road, the following courses and distances:

North 89°10'20" East, a distance of 92.81 feet to a 5/8" iron rod found for corner;
South 71°56'05" East, a distance of 40.92 feet to a 5/8" iron rod found for corner;
South 78°09'12" East, a distance of 77.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set;
North 58°39'13" East, a distance of 22.23 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the left having a central angle of 8°48'17", a radius of 1195.92 feet, a chord bearing and distance of South 86°25'16" East, 183.60 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 183.78 feet to a mag nail with washer stamped "KHA" found for corner;
North 89°10'20" East, a distance of 61.85 feet to a mag nail with washer stamped "KHA" found for corner;
South 0°49'40" East, a distance of 7.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 89°25'45" East, a distance of 385.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 83°50'55" East, a distance of 105.07 feet to an Aluminum Disk found stamped "TXDOT" found for corner;
North 89°23'45" East, a distance of 175.80 feet to a point for corner from which an Aluminum Disk found stamped "TXDOT" bears, North 43°17'33" East, at a distance of 0.37 feet;
North 89°46'15" East, a distance of 47.16 feet to a point for corner at the northwest end of a right-of-way corner clip at the intersection of said south right-of-way line of Round Grove Road and the west right-of-way line of Edmonds Lane (a variable width right-of-way), from which a 3/8" iron rod found bears, South 62°29'47" East, at a distance of 0.33 feet;

THENCE with said right-of-way corner clip, South 45°51'00" East, a distance of 52.49 feet to a 1/2" iron rod with plastic cap stamped "HALF & ASSOC" found for corner at the southeast end of right-of-way corner clip;

THENCE with said west right-of-way line of Edmonds Lane, South 0°43'25" East, a distance of 2142.96 feet to a mag nail with washer stamped "KHA" found for corner being in the north line of Spinks Road (a variable width right-of-way) and being the southeast corner of said 62.1676 acre tract;

THENCE with said north right-of-way line of Spinks Road, the following courses and distances:

South 89°08'30" West, a distance of 1065.72 feet to a 5/8" iron rod with plastic cap stamped "G&A AND ASSOC" found at the beginning of a tangent curve to the left having a central angle of 6°58'15", a radius of 1439.00 feet, a chord bearing and distance of South 85°39'22" West, 174.97 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 175.08 feet to a 5/8" iron rod with plastic cap stamped "G&A AND ASSOC" found for southwest corner of said 62.1676 acre tract and being the southeast corner of Lot 1, Block C Majestic Addition an addition to the City of Lewisville, Texas according to plat recorded in Cabinet X, Page 870, of said Plat Records;

THENCE departing said north right-of-way line of Spinks Road, North 0°12'40" West, a distance of 1653.32 feet to a 5/8" iron rod with plastic cap stamped "DUNAWAY AND ASSOC" found for southwest corner of said Lot 1, Block A Round Grove Road Commerce Center Addition;

THENCE with said west line of Lot 1, Block A Round Grove Road Commerce Center Addition, North 0°12'40" West, a distance of 1653.32 feet to a 5/8" iron rod with plastic cap stamped "DUNAWAY AND ASSOC" found for southwest corner of said Lot 1, Block A Round Grove Road Commerce Center Addition;

THENCE with the west line of said Lot 1, Block A Round Grove Road Commerce Center Addition, North 0°15'00" West, a distance of 594.58 feet to the **POINT OF BEGINNING** and containing 62.1356 acres or 2,706,629 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROUND GROVE LOGISTICS PHASE I LLC through the undersigned authority, does hereby adopt this plat designating the herein above described property as **BISON GROVE BUSINESS PARK ADDITION, LOTS 1-4, BLOCK A,** 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 public 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. All private access, water, sewer, and drainage easements included are hereby declared, created, and reserved by Round Grove Logistics Phase I LLC, its successors, and assigns for the benefit and use of Bison Grove Business Park Addition, Lots 1-4, Block A.

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.

ROUND GROVE LOGISTICS PHASE I LLC, Delaware limited liability company

By: Round Grove Logistics LLC, its sole member

By: Round Grove Logistics MM LLC, its managing member

By: Hines Round Grove Logistics LLC, its managing member

By: Hines Round Grove Logistics Associates LP, its sole member

By: Hines Interests Limited Partnership, its general partner

By: _____

Name: W. Palmer Letzerich
Title: Senior Managing Director

STATE OF Texas §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared W. Palmer Letzerich 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 consideration therein expressed.

Given under my hand and seal of office this the 10 day of May, 2021.

Melanie Roe
NOTARY PUBLIC in and for the STATE OF Texas

MELANIE ROE
NOTARY PUBLIC
ID# 10963408
State of Texas
Comm. Exp. 03-18-2022

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision in accordance with the Platting Rules and Regulation of the City Plan Commission of the City of Lewisville, Texas.

DATED THIS 7TH DAY OF May, 2021.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 7 day of May, 2021.

Erica B. Kerby
Notary Public in and for the State of Texas

ERICA B. KERBY
Notary Public, State of Texas
Comm. Expires 06-27-2022
Notary ID 131822234

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

Mary Ellen Miksa Date: 5/18/2021
Mary Ellen Miksa, Chairman
Planning and Zoning Commission
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of **BISON GROVE BUSINESS PARK ADDITION, LOTS 1-4, BLOCK A,** an 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 , _____, 20____, 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 herein above subscribed in the capacity stated.

Witness my hand on this the 19th day of May, 2021.

_____
City Secretary
City of Lewisville, Texas

CITY OF LEWISVILLE TEXAS

SL9821A G01,S09,C12

208034 A0554A B HUNTER TR 4G, 41.1966AC/ALL
208033 A0554A B HUNTER TR 4F, .63AC/ALL
208032 A0554A B HUNTER TR 4E, .63AC/ALL
208031 A0554A B HUNTER TR 4D, .3AC/ALL
208030 A0554A B HUNTER TR 4C, .3AC/ALL
157968 A0554A B HUNTER TR 4B, .22AC/ALL
157967 A0554A B HUNTER TR 4A, .22AC/ALL
20087 A0554A B HUNTER TR 5, 12.5AC/ALL
20065 A0554A B HUNTER TR 4, 1AC/ALL
241812 ROUND GROVE ROAD COMMERCE CENTER ADDN BLK A LOT 1/ALL

FINAL PLAT
BISON GROVE BUSINESS PARK ADDITION
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Order#:20210521000586
By: TP

DWG NAME: K:\DAL_SURVEY\064477412 - SWC ROUND GROVE EDMONDS LEWISVILLE\DWG\064477412 - SWC ROUND GROVE EDMONDS LEWISVILLE_FP.DWG PLOTTED BY DOBBS, ANDY 5/7/2021 1:52 PM LAST SAVED 5/6/2021 3:56 PM