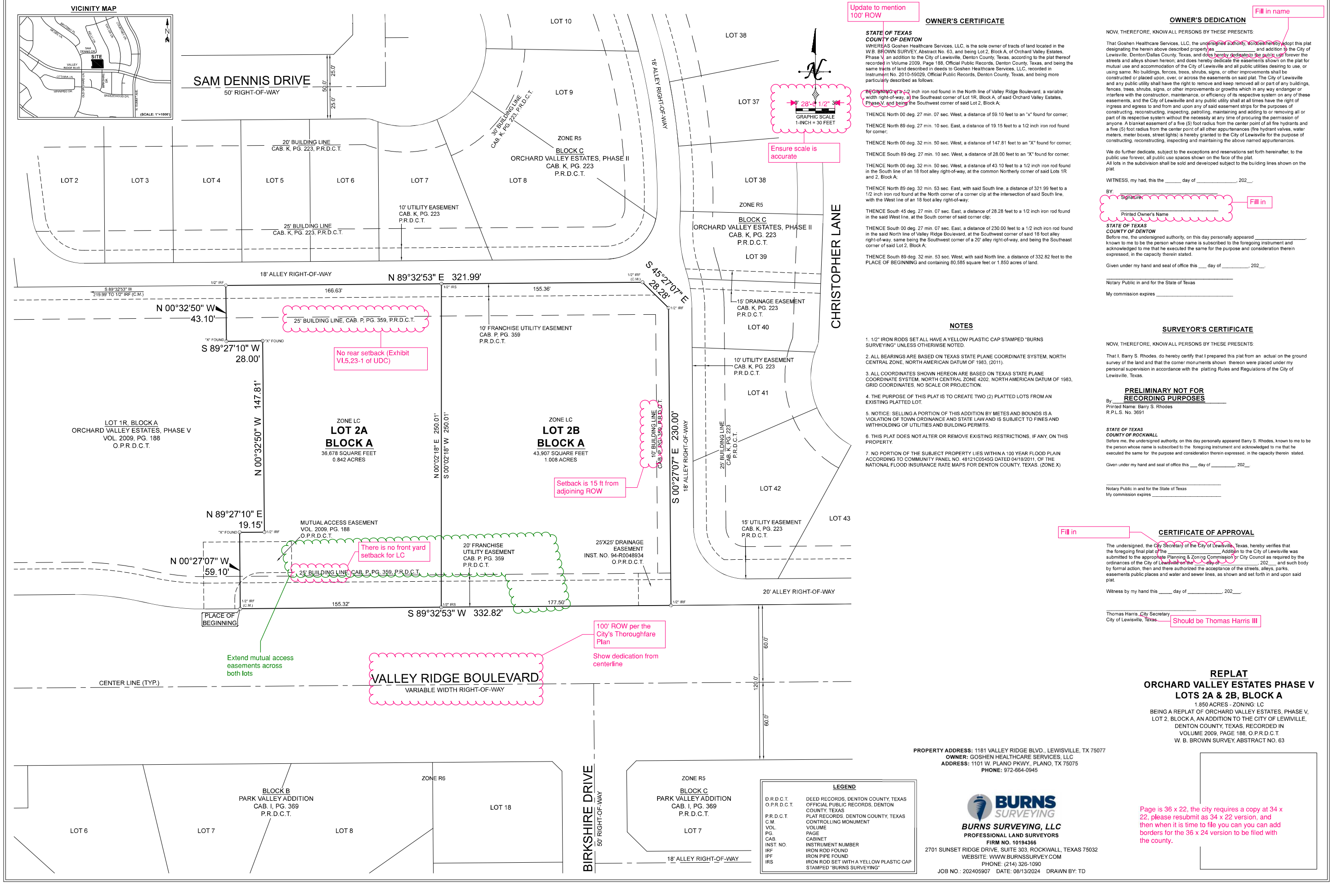
VICINITY MAP



Update to mention 100' ROW

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Goshen Healthcare Services, LLC, is the sole owner of tracts of land located in the W.B. BROWN SURVEY, Abstract No. 63, and being Lot 2, Block A, of Orchard Valley Estates, Phase V, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Volume 2009, Page 188, Official Public Records, Denton County, Texas, and being the same tracts of land described in deeds to Goshen Healthcare Services, LLC, recorded in Instrument No. 2010-55029, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the North line of Valley Ridge Boulevard, a variable width right-of-way, at the Southeast corner of Lot 1R, Block A, of said Orchard Valley Estates, Phase V, and being the Southwest corner of said Lot 2, Block A;

THENCE North 00 deg. 27 min. 07 sec. West, a distance of 59.10 feet to an "x" found for corner;

THENCE North 89 deg. 27 min. 10 sec. East, a distance of 19.15 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 32 min. 50 sec. West, a distance of 147.81 feet to an "X" found for corner;

THENCE South 89 deg. 27 min. 10 sec. West, a distance of 28.00 feet to an "X" found for corner;

THENCE North 00 deg. 32 min. 50 sec. West, a distance of 43.10 feet to a 1/2 inch iron rod found in the South line of an 18 foot alley right-of-way, at the common Northerly corner of said Lots 1R and 2, Block A;

THENCE North 89 deg. 32 min. 53 sec. East, with said South line. a distance of 321.99 feet to a 1/2 inch iron rod found at the North corner of a corner clip at the intersection of said South line, with the West line of an 18 foot alley right-of-way;

THENCE South 45 deg. 27 min. 07 sec. East, a distance of 28.28 feet to a 1/2 inch iron rod found in the said West line, at the South corner of said corner clip;

THENCE South 00 deg. 27 min. 07 sec. East, a distance of 230.00 feet to a 1/2 inch iron rod found in the said North line of Valley Ridge Boulevard, at the Southwest corner of said 18 foot alley right-of-way, same being the Southwest corner of a 20' alley right-of-way, and being the Southeast corner of said Lot 2, Block A;

THENCE South 89 deg. 32 min. 53 sec. West, with said North line, a distance of 332.82 feet to the PLACE OF BEGINNING and containing 80,585 square feet or 1.850 acres of land.

NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).

3. ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.

4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING RESTRICTIONS, IF ANY, ON THIS PROPERTY.

7. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0545G DATED 04/18/2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS. (ZONE X)

Fill in name

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Goshen Healthcare Services, LLC. the undersigned authority, do does hereby adopt this plat designating the herein above described property as _____ and 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 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 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 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.

WITNESS, my had, this the _____ day of _____, 202__.

BY: _____
Signature

_____
Printed Owner's Name

Fill in

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 202__.

_____
Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of the City of Lewisville, Texas.

PRELIMINARY NOT FOR RECORDING PURPOSES

By: _____
Printed Name: Barry S. Rhodes
R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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, in the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 202__.

_____
Notary Public in and for the State of Texas
My commission expires _____

Fill in

CERTIFICATE OF APPROVAL

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the _____ 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 _____, 202___ 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 _____, 202___.

_____
Thomas Harris, City Secretary
City of Lewisville, Texas

Should be Thomas Harris III

REPLAT
ORCHARD VALLEY ESTATES PHASE V
LOTS 2A & 2B, BLOCK A

1.850 ACRES - ZONING: LC
BEING A REPLAT OF ORCHARD VALLEY ESTATES, PHASE V, LOT 2, BLOCK A, AN ADDITION TO THE CITY OF LEWIVILLE, DENTON COUNTY, TEXAS, RECORDED IN VOLUME 2009, PAGE 188, O.P.R.D.C.T. W. B. BROWN SURVEY, ABSTRACT NO. 63

PROPERTY ADDRESS: 1181 VALLEY RIDGE BLVD., LEWISVILLE, TX 75077
OWNER: GOSHEN HEALTHCARE SERVICES, LLC
ADDRESS: 1101 W. PLANO PKWY., PLANO, TX 75075
PHONE: 972-664-0945

LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

BURNS SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
FIRM NO. 10194366
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202405907 DATE: 08/13/2024 DRAWN BY: TD

Page is 36 x 22, the city requires a copy at 34 x 22, please resubmit as 34 x 22 version, and then when it is time to file you can you can add borders for the 36 x 24 version to be filed with the county.