

NO.	BEARING	LENGTH
L1	S89°45'59"W	47.60'
L2	S48°06'07"W	34.53'
L3	N22°34'29"W	60.01'
L4	N22°34'29"W	12.00'

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1045.00'	41°39'53"	S88°56'03"W	743.28'	759.91'
C2	300.00'	47°53'18"	N65°50'32"W	243.51'	250.74'
C3	237.50'	8°28'06"	S87°19'57"W	34.93'	34.98'
C4	282.50'	16°04'45"	S83°30'37"W	73.43'	73.67'
C5	1057.00'	8°01'44"	S71°26'23"W	148.00'	148.12'
C6	75.00'	39°46'13"	N42°27'35"W	51.02'	52.06'
C7	75.00'	61°37'21"	N31°32'01"W	76.83'	80.66'

LOT 5, BLOCK B VALLEY RIDGE BUSINESS PARK EAST CAB. F, SLIDE 281
PACK PROPERTIES, II, LTD INST. NO. 2001-125669

*"ZONE X" (SHADED) GRAPHICALLY LOCATED BASED ON FEMA FIRM MAP NO. 48121C0545G DATED APRIL 18, 2011

DEVELOPER:
Constellation Operating Company & Lewisville Development, L.P.
2021 McKinney Avenue, Suite 300
Richardson, Texas 75080
Phone: xxx
Contact: John Delvac

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 N. Central Expwy, Suite 400
Richardson, Texas 75080
Phone: 972-770-1312
Contact: Patrick J. Hogan, P.E.

Valley Ridge Industrial Park
Lot 1 and Lot 2
BEING A REPLAT OF LOTS 3, 4 AND 6, BLOCK B VALLEY RIDGE BUSINESS PARK EAST CABINET F, SLIDE 281
CONTAINING 26.8417 TOTAL ACRES
ZONED: (LI-LIGHT INDUSTRIAL)?
SITUATED IN THE
J. WAGNER SURVEY, ABSTRACT NO. 1399 AND
E. BROWN SURVEY, ABSTRACT NO. 62
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SB	JDW	10/29/2024	068923903	1 OF 2

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, LEWISVILLE DEVELOPMENT, L.P., is the owner of a tract of land situated in the J. Wagner Survey, Abstract No. 1399 and E. Brown Survey, Abstract No. 62 and being all of Lots 3, 4 and 6, Block B, Valley Ridge Business Park East, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 281, Plat Records, Denton County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said Lot 3;

THENCE South 00°28'15" East, along the east line of said Lot 3, a distance of 502.89 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the southeast corner of said Lot 3, and being in the north right-of-way line of Valley Ridge Boulevard, a 90-foot right-of-way;

THENCE South 89°45'59" West, along the south line of said Lot 3 and said north right-of-way line, a distance of 47.60 feet to a 1/2-inch iron rod with cap stamped "GRAHAM AND ASSOC. INC." found at the beginning of a tangent curve to the left with a radius of 1,045.00 feet, a central angle of 41°39'53", and a chord bearing and distance of South 68°56'03" West, 743.28 feet;

THENCE in a westerly direction, continuing along said north right-of-way line and with said tangent curve to the left, an arc distance of 759.91 feet to a point for corner;

THENCE South 48°06'07" West, continuing along said north right-of-way line, a distance of 34.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 5/8-inch iron rod found bears North 34°02'33" West, a distance of 0.98 feet;

THENCE North 41°53'53" West, departing said north right-of-way line and along the southwest line of said Lot 6, a distance of 185.03 feet to a point at the beginning of a tangent curve to the left with a radius of 300.00 feet, a central angle of 47°53'18", and a chord bearing and distance of North 65°50'32" West, 243.51 feet;

THENCE in a northwesterly direction, continuing along the said southwest line, with said tangent curve to the left, an arc distance of 250.74 feet to a point for corner, being in the south line of said Lot 4;

THENCE North 89°47'11" West, along the said south line of Lot 4, a distance of 556.78 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the southwest corner of said Lot 4;

THENCE North 00°12'49" East, along the west line of said Lot 4, a distance of 843.56 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the northwest corner of said Lot 4, from which a 3/8-inch iron rod found bears North 50°56'26" East, a distance of 1.00 feet;

THENCE South 80°04'26" East, along the northerly line of said Lot 4, a distance of 314.25 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 1/2-inch iron rod found bears North 59°56'04" West, a distance of 0.71 feet;

THENCE South 00°09'02" East, continuing along the northerly line of said Lot 4, a distance of 260.24 feet to a railroad rail for corner;

THENCE North 89°16'39" East, continuing along the said northerly line of Lot 4, a distance of 208.84 feet to a steel fence corner post for corner, from which a 1/2-inch iron rod found bears South 48°57'56" East, a distance of 1.34 feet;

THENCE North 00°09'02" West, continuing along the said northerly line of Lot 4, a distance of 221.22 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 1/2-inch iron rod found bears North 46°42'34" East, a distance of 0.45 feet;

THENCE South 80°07'17" East, continuing along the said northerly line, a distance of 1160.89 feet to the **POINT OF BEGINNING** and containing 1,169,223 square feet or 26.8417 acres of land, more or less.

NOTES:

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum).

FLOOD STATEMENT:

According to Map No. 48121C0545G dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within a special flood hazard area. 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.

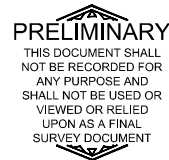
FEMA NOTES:

- "ZONE AE" graphically located based on FEMA Firm Map No. 48121C0545G dated April 18, 2011, as updated on LOMR 23-06-0197P, effective October 30, 2023.
- "ZONE X" (SHADED) graphically located based on FEMA Firm Map No. 48121C0545G dated April 18, 2011, as updated on LOMR 23-06-0197P, effective October 30, 2023.

KNOW ALL MEN BY THESE PRESENTS:

I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lewisville, Texas.

 JOSHUA D. WARGO
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6391
 801 CHERRY STREET, UNIT 11, #1300
 FORT WORTH, TEXAS 76102
 PH. 817-335-6511
 josh.wargo@kimley-horn.com



STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Joshua D. Wargo, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the ____ day of _____, 20__.

 Notary Public in and for The State of Texas

 Printed Name

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEWISVILLE DEVELOPMENT, L.P., the undersigned authority, does hereby adopt this plat designating the herein above described property as **Valley Ridge Industrial Park, Lot 1 and Lot 2**, 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 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 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.

LEWISVILLE DEVELOPMENT, L.P., a Texas limited partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the ____ day of _____, 20__.

 Notary Public In And For The State Of Texas

 Printed Name

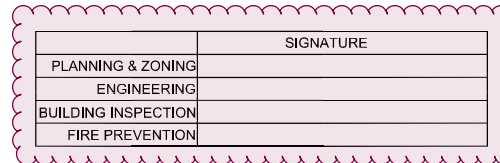
CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

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

 Date: _____

MaryEllen Miksa, Chairman
 Planning and Zoning Commission
 City of Lewisville, Texas

Karen Locke



Please remove

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of Valley Ridge Industrial Park, Lot 1 and Lot 2, 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 including acceptance of 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 ____ day of _____, 20__.

 Thomas Harris III
 City Secretary
 City of Lewisville, Texas

FINAL PLAT

**Valley Ridge Industrial Park
 Lot 1 and Lot 2**

BEING A REPLAT OF LOTS 3, 4 AND 6, BLOCK B
 VALLEY RIDGE BUSINESS PARK EAST
 CABINET F, SLIDE 281

CONTAINING 26.8417 TOTAL ACRES

ZONED: (LI-LIGHT INDUSTRIAL)?

SITUATED IN THE
 J. WAGNER SURVEY, ABSTRACT NO. 1399 AND
 E. BROWN SURVEY, ABSTRACT NO. 62
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DEVELOPER:
 Constellation Operating Company &
 Lewisville Development, L.P.
 2021 McKinney Avenue, Suite 300
 Dallas, Texas 75201
 Phone: xxx
 Contact: John DeVac

APPLICANT:
 Kimley-Horn and Associates, Inc.
 2600 N. Central Expwy, Suite 400
 Richardson, Texas 75080
 Phone: 972-770-1312
 Contact: Patrick J. Hogan, P.E.

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N/A	SB	JDW	10/29/2024	068923903	2 OF 2