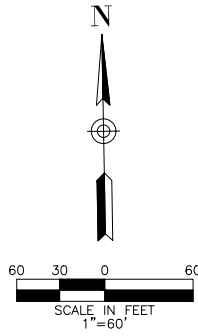


VICINITY MAP

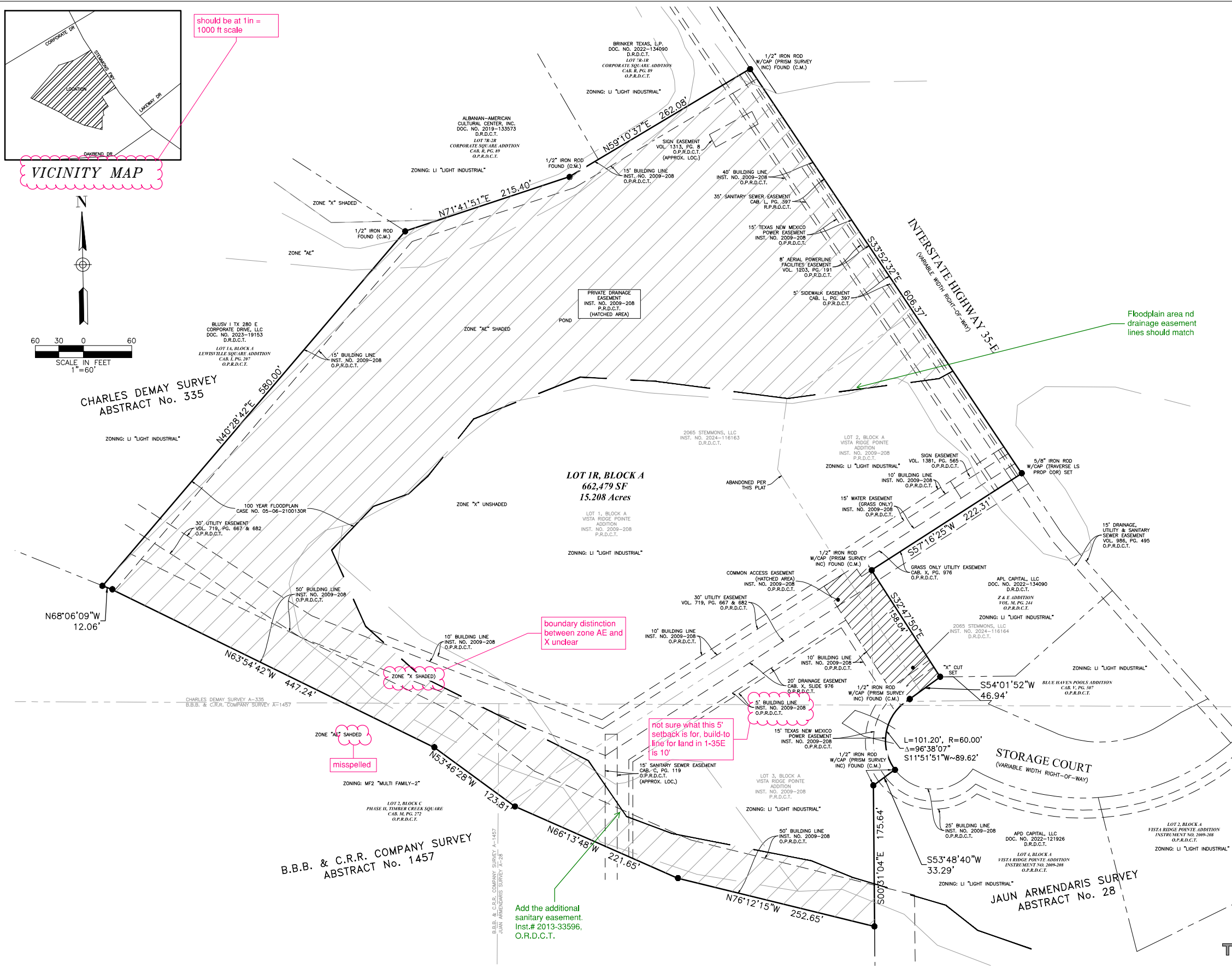


should be at 1in = 1000 ft scale

- GENERAL NOTES
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create one recorded lot out of three previously recorded lots.

FLOOD NOTES

A portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0565G, dated April 18, 2011. The subject property is located in the area designated as Zone "X" shaded and unshaded and Zone "AE" shaded and unshaded.



FINAL PLAT
VISTA RIDGE POINTE
ADDITION
LOT 1R, BLOCK A

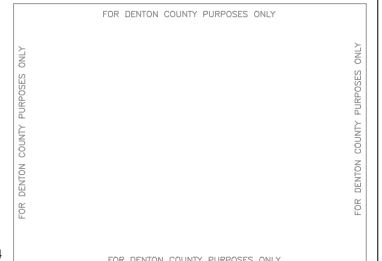
BEING 15.208 ACRES
OUT OF THE CHARLES DEMAY SURVEY, ABSTRACT NO. 335
THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NO. 1457
AND THE JUAN ARMENDARIS SURVEY, ABSTRACT NO. 28
BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK A
VISTA RIDGE POINTE ADDITION
AN ADDITION TO THE CITY OF LEWISVILLE, AS RECORDED IN
INST. NO. 2009-208, P.R.D.C.T.
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
ZONING: LI "LIGHT INDUSTRIAL"
NOVEMBER 2024

DEVELOPER
PRIME DEVELOPMENT CAPITAL, LLC
418 E. JONES ST., SUITE 300
LEWISVILLE, TX 75057
PHONE: 830-739-0955
pwagner@primedevelopmentcapital.com



OWNER
2065 STEMMONS, LLC
418 JONES STREET #300
LEWISVILLE, TX 75057

Surveying | Construction Staking | Platting
Date: 2024.11.14 Drawn By: ER Project No.: TR-206-24



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS 2065 Stemmons, LLC are the owners of a 15.208 acre tract of land within the J. Armendaris Survey, Abstract Number 28, the B.B.B. & C.R.R. Co. Survey, Abstract Number 1457 and the C. Demay Survey, Abstract Number 335, Denton County, Texas, being all of Lots 1, 2 and 3, Block A of Vista Ridge Pointe Addition, an addition to the City of Lewisville, as recorded in Instrument Number 2009-208, Plat Records, Denton County, Texas, also being all of a tract of land described to 2065 Stemmons, LLC by deed recorded in Instrument Number 2024-116163, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "PRISM SURVEY INC" found for the northeast corner of said Lot 1, same being the southeast corner of Lot 7R-1R Corporate Square Addition, an addition to the City of Lewisville, as recorded in Cabinet R, Page 89, Plat Records, Denton County, Texas and lying on the southwest right-of-way line of Interstate Highway 35-E (Variable Width right-of-way);

THENCE South 33 degrees 52 minutes 32 seconds East, with the southwest right-of-way line of said Interstate Highway 35-E, a distance of 606.37 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the southeast corner of said Lot 2, same being the northern most corner of Z&E Addition, an addition to the City of Lewisville, as recorded in Cabinet M, Page 244, Plat Records, Denton County, Texas;

THENCE South 57 degrees 16 minutes 25 seconds West, departing the southwest right-of-way line of said Interstate Highway 35-E, with a northwest line of said Z&E Addition, a distance of 222.31 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for the westernmost corner of said Z&E Addition;

THENCE South 32 degrees 47 minutes 50 seconds East, with the southwest line of said Z&E Addition, a distance of 158.04 feet to an "X" Cut set for the southwest corner of said Z&E Addition and lying on the northeast right-of-way line of Storage Court (Variable Width right-of-way);

THENCE South 54 degrees 01 minutes 52 seconds West, with a northern right-of-way line of said Storage Court, a distance of 46.94 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for corner and being the beginning of a curve to the left with a radius of 60.00 feet, a central angle of 96 degrees 38 minutes 07 seconds and a chord bearing and distance of South 11 degrees 51 minutes 51 seconds West, a distance of 89.62 feet;

THENCE with said curve to the left, with the west right-of-way line of said Storage Court, an arc length of 101.20 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for the northwest corner of Lot 4, Block A of said Vista Ridge Pointe Addition;

THENCE South 53 degrees 48 minutes 40 seconds West, departing the southwest right-of-way line of said Storage Court, with the northwest line of said Lot 4, a distance of 33.29 feet to a 1/2 inch rebar capped "PRISM SURVEY INC" found for corner;

THENCE South 00 degrees 31 minutes 04 seconds East, with a west line of said Lot 4, a distance of 175.64 feet to a point in the centerline of a creek, same being the northeast corner of Lot 2, Block C of Phase II, Timber Creek Square, an addition to the City of Lewisville, as recorded in Cabinet M, Page 272, Plat Records, Denton County, Texas;

THENCE the following bearings and distances with the north line of said second referenced Lot 2, same being with the approxiamte centerline of a creek to a point for corner:

North 76 degrees 12 minutes 15 seconds West, a distance of 252.65 feet;
North 66 degrees 13 minutes 48 seconds West, a distance of 221.65 feet;
North 53 degrees 46 minutes 28 seconds West, a distance of 123.81 feet;
North 63 degrees 54 minutes 42 seconds West, a distance of 447.24 feet;
North 68 degrees 06 minutes 09 seconds West, a distance of 12.06 feet;

THENCE North 40 degrees 28 minutes 42 seconds East, departing the approximate centerline of the creek with the southeast line of Lot 1A, Block A of Lewisville Square Addition, an addition to the City of Lewisville, as recorded in Cabinet I, Page 207, Plat Records, Denton County, Texas, a distance of 580.00 feet to a 1/2 inch rebar found for the southeast corner of said Lot 1A, same being the southwest corner of Lot 7R-2R of said Corporate Square Addition;

THENCE North 71 degrees 41 minutes 51 seconds East, with the south line of said Lot 7R-2R, a distance of 215.40 feet to a 1/2 inch rebar found for corner;

THENCE North 59 degrees 10 minutes 37 seconds East, with the south line of said Lot 7R-1R, a total distance of 262.08 feet to THE POINT OF BEGINNING and containing 15.208 acres or 662,479 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 2065 Stemmons, LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as Vista Ridge Pointe Addition, 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 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 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 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 hand at _____, _____, This ____ day of _____, 20____.

Signature - 2065 Stemmons, LLC Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

David F. McCullah, RPLS
TEXAS REGISTRATION NO. 4023

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 David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same 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

FINAL PLAT
VISTA RIDGE POINTE
ADDITION
LOT 1R, BLOCK A

BEING 15.208 ACRES
OUT OF THE CHARLES DEMAY SURVEY, ABSTRACT NO. 335
THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NO. 1457
AND THE JUAN ARMENDARIS SURVEY, ABSTRACT NO. 28
BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK A
VISTA RIDGE POINTE ADDITION
AN ADDITION TO THE CITY OF LEWISVILLE, AS RECORDED IN
INST. NO. 2009-208, P.R.D.C.T.
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
ZONING: LI "LIGHT INDUSTRIAL"
NOVEMBER 2024

2 of 2

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Vista Ridge Pointe Addition, 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 authorized the acceptance of the streets, alleys, parks, easements public spaces and water and sewer lines, as shown and set forth in and upon said plat.

Witness my hand this _____ day of _____, 20____.

Thomas Harris III, City Secretary
City of Lewisville, Texas

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the Vista Ridge Pointe Addition, Lot 1R, Block A as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the City Manager or designee of the City of Lewisville, Texas this _____ day of _____, 20____.

	SIGNATURE
PANNING & ZONING	
ENGINEERING	
BUILDING INSPECTION	
FIRE PREVENTION	

Approved

Insert Name, Chair, Planning & Zoning Commission

Date

Karen Locke

This approval block is incorrect. Please use the correct version to the right of this text box.

DEVELOPER
PRIME DEVELOPMENT CAPITAL, LLC
418 E. JONES ST., SUITE 300
LEWISVILLE TX 75057
PHONE: 830-739-0955
pwagner@primedevelopmentcapital.com



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: Traversel.andSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2024.11.14 Drawn By: ER Project No.: TR-206-24

OWNER
2065 STEMMONS, LLC
418 JONES STREET #300
LEWISVILLE, TX 75057

FOR DENTON COUNTY PURPOSES ONLY

FOR DENTON COUNTY PURPOSES ONLY

FOR DENTON COUNTY PURPOSES ONLY

FOR DENTON COUNTY PURPOSES ONLY