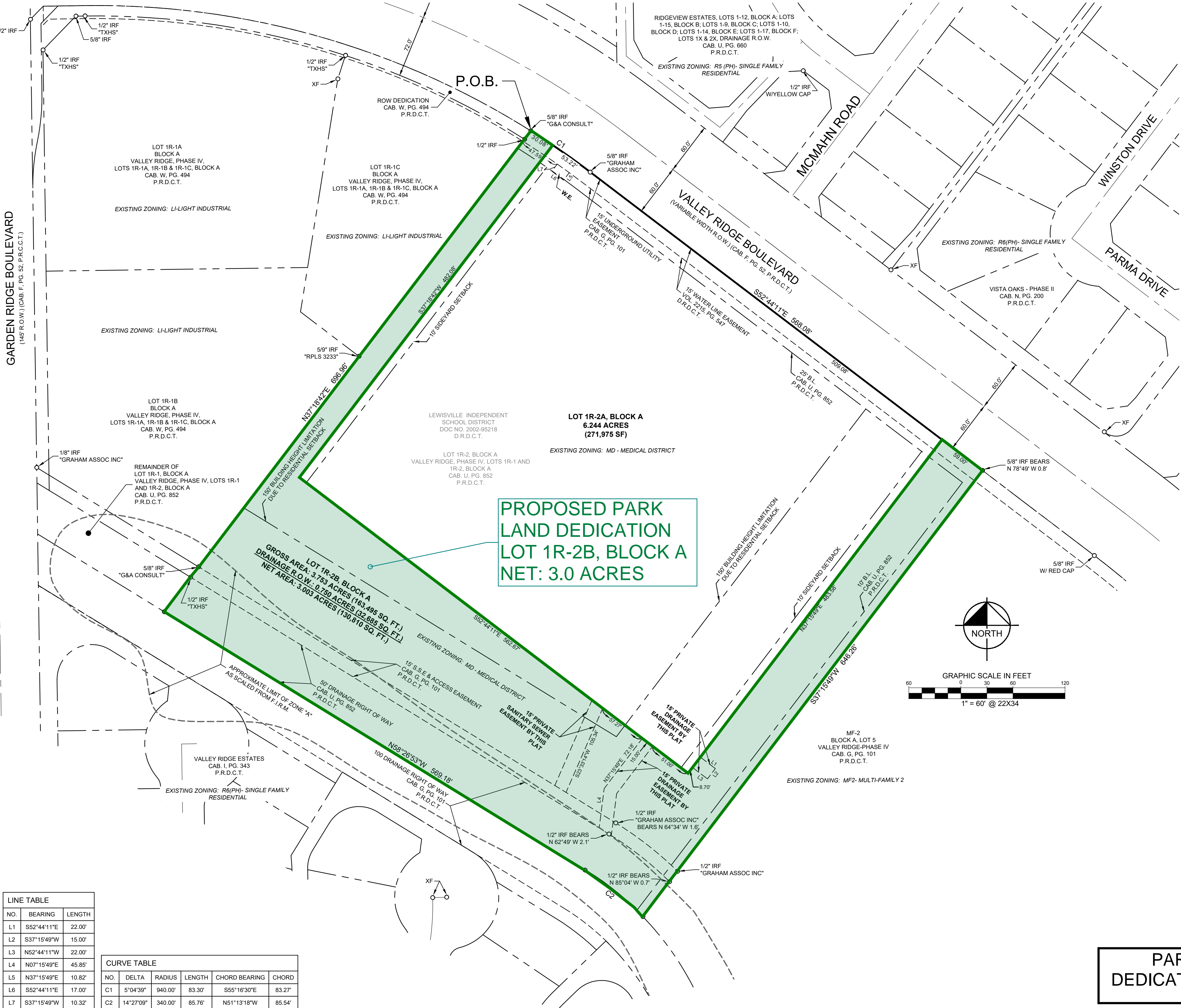
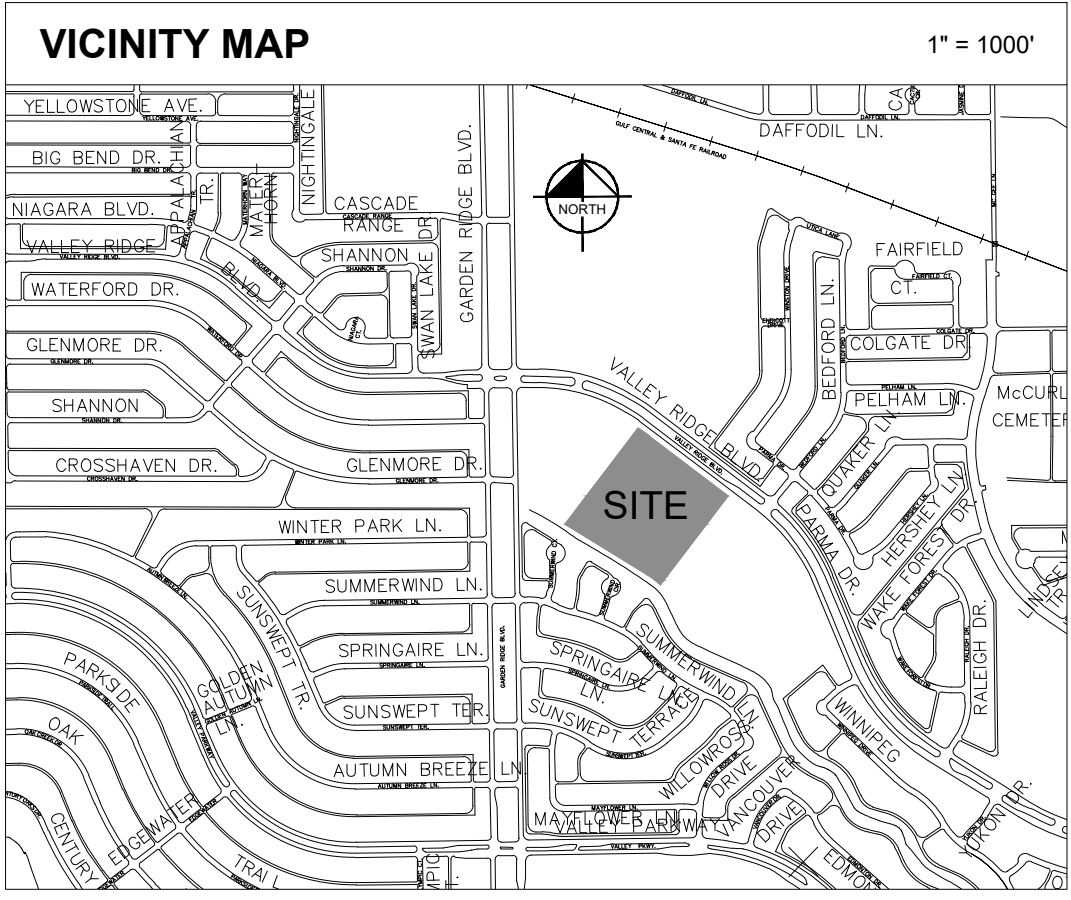


GARDEN RIDGE BOULEVARD
(145' R.O.W.) (CAB. F, PG. 52, P.R.D.C.T.)



LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
SWE	SIDEWALK EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE
INST.	= INSTRUMENT
DOC.	= DOCUMENT
NO.	= NUMBER
VOL.	= VOLUME
PG.	= PAGE
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORD, DENTON COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORD, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



- NOTES:**
- According to Community Panel No. 48121C0545G, dated 04/18/2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within zone "A", which is a special flood hazard area. This flood statement shall not create liability on the part of the surveyor.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
 - Lot 1R-2B, Block A is to be dedicated in fee simple to the City of Lewisville.
 - Park Dedication Notes:**
Parkland Development Fee: \$1,100/dwelling unit x (192 dwelling units) = \$211,200
Parkland Dedication: 3 acres / dwelling unit x (192 dwelling units) = 5.76 acres
Dedication: 3.00 acres (Lot 1R-2B)
Cash-in-lieu : 2.76 acres x \$152,611/acre = \$421,206
Total Park Fee: \$632,406

FINAL PLAT
VALLEY RIDGE, PHASE IV
LOT 1R-2A & LOT 1R-2B, BLOCK A

BEING 9.997 ACRES
ZONED: LI

BEING A REPLAT OF LOT 1R-2, BLOCK A OF
VALLEY RIDGE, PHASE IV, LOTS 1R-1 AND
1R-2, BLOCK A
LEVI N. SPARKS SURVEY,
ABSTRACT NO. 1135
TOWN OF LEWISVILLE,
DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	JUNE 2021	061300507	1 OF 2

OWNER:
Lewisville Independent
School District (L.I.S.D.)
PO Box 217
Lewisville, Texas 75067
Ph: 469-948-8022
Contact: Kevin Rogers and Craig Martin

ENGINEER:
Kimley-Horn and Associates, Inc.
2201 W. Royal Lane, Suite 275
Irving, Texas 75063
Ph: 469-305-3499
Contact: Joe Fraccaro, P.E.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S52°44'11"E	22.00'
L2	S37°15'49"W	15.00'
L3	N52°44'11"W	22.00'
L4	N07°15'49"E	45.85'
L5	N37°15'49"E	10.82'
L6	S52°44'11"E	17.00'
L7	S37°15'49"W	10.32'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°04'39"	940.00'	83.30'	S55°16'30"E	83.27'
C2	14°27'09"	340.00'	85.76'	N51°13'18"W	85.54'

**PARK LAND
DEDICATION EXHIBIT**

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, LEWISVILLE INDEPENDENT SCHOOL DISTRICT, is the owner of a tract of land situated in the Levi N. Sparks Survey, Abstract No. 1135, City of Lewisville, Denton County, Texas and being all of Lot 1R-2, Block A, Valley Ridge Phase IV, Lots 1R-1 and 1R-2, Block A, according to the plat thereof recorded in Cabinet U, Page 852 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "G&A CONSULT" found for the northwest corner of said Lot 1R-2, being on the southerly right-of-way line of Valley Ridge Boulevard, a variable width right-of-way, same also being at the beginning of a non-tangent curve to the right having a central angle of 5°04'39", a radius of 940.00 feet, a chord bearing and distance of South 55°16'30" East, 83.27 feet;

THENCE in a northwesterly direction, along the northerly line of said Lot 1R-2, and the southerly right-of-way line of said Valley Ridge Boulevard, with said curve to the right, an arc distance of 83.30 feet to a 5/8 inch iron rod with cap stamped "GRAHAM ASSOC INC" found for corner;

THENCE South 52°44'11" East, continuing along the northerly line of said Lot 1R-2, and the southerly right-of-way line of said Valley Ridge Boulevard, a distance of 568.08 feet to the northeast corner of said Lot 1R-2, common to the northwest corner of Lot 5, Block A of Valley Ridge-Phase IV, according to the plat thereof recorded in Cabinet G, Page 101 of the Plat Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 78°49' West, 0.8 feet;

THENCE South 37°15'49" West, departing the southerly right-of-way line of said Valley Ridge Boulevard, along the easterly line of said Lot 1R-2, and the westerly line of said Block A, Lot 5, a distance of 646.26 feet to the southeast corner of said Lot 1R-2, being on the northerly line of Valley Ridge Estates, according to the Amended Plat thereof recorded in Cabinet I, Page 343 of the Plat Records of Denton County, Texas, and at the beginning of a non-tangent curve to the left having a central angle of 14°27'09", a radius of 340.00 feet, a chord bearing and distance of North 51°13'18" West, 85.54 feet;

THENCE in a northwesterly direction, along the southerly line of said Lot 1R-2 and the northerly line of said Valley Ridge Estates, and with said curve to the left, an arc distance of 85.76 feet to a point for corner;

THENCE North 58°26'53" West, continuing along the southerly line of said Lot 1R-2 and the northerly line of said Valley Ridge Estates, a distance of 569.18 feet to the southwest corner of said Lot 1R-2, common to the southeast corner of Lot 1R-1, Block A of said Valley Ridge, Phase IV, Lots 1R-1 and 1R-2, Block A;

THENCE North 37°18'42" East, departing the northerly line of said Valley Ridge Estates, along the westerly line of said Lot 1R-2, the easterly line of said Lot 1R-1, and the easterly lines of Lot 1R-1B and Lot 1R-1C, Block A of Valley Ridge, Phase IV, Lots 1R-1A, 1R-1B & 1R-1C, Block A, according to the plat thereof recorded in Cabinet W, Page 494 of the Plat Records of Denton County, Texas, a distance of 696.96 feet to the POINT OF BEGINNING and containing 9.997 acres (435,470 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEWISVILLE INDEPENDENT SCHOOL DISTRICT, the undersigned authority, does hereby adopt this plat designating the herein above described property as VALLEY RIDGE PHASE IV, LOT 1R-2A & LOT 1R-2B, 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 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 INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas

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 _____, 2021.

Notary Public In And For The State Of Texas

Printed Name

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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 Town of Prosper, Texas.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

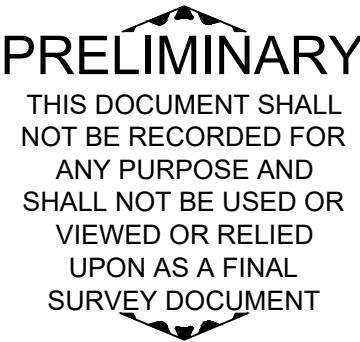
STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Sylviana Gunawan, 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 _____, 2021.

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: _____
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 VALLEY RIDGE PHAVE IV, LOTS 1R-2 LOT 1A, 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 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 hereinabove subscribed in the capacity stated.

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

Julie Worster
City Secretary
City of Lewisville, Texas

FINAL PLAT
VALLEY RIDGE, PHASE IV
LOT 1R-2A & LOT 1R-2B, BLOCK A

BEING 9.997 ACRES
ZONED: LI

BEING A REPLAT OF LOT 1R-2, BLOCK A OF
VALLEY RIDGE, PHASE IV, LOTS 1R-1 AND
1R-2, BLOCK A
LEVI N. SPARKS SURVEY,
ABSTRACT NO. 1135
TOWN OF LEWISVILLE,
DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	JUNE 2021	061300507	2 OF 2

OWNER:
Lewisville Independent
School District (L.I.S.D.)
PO Box 217
Llewsville, Texas 75067
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Contact: Kevin Rogers and Craig Martin

ENGINEER:
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2201 W. Royal Lane, Suite 275
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