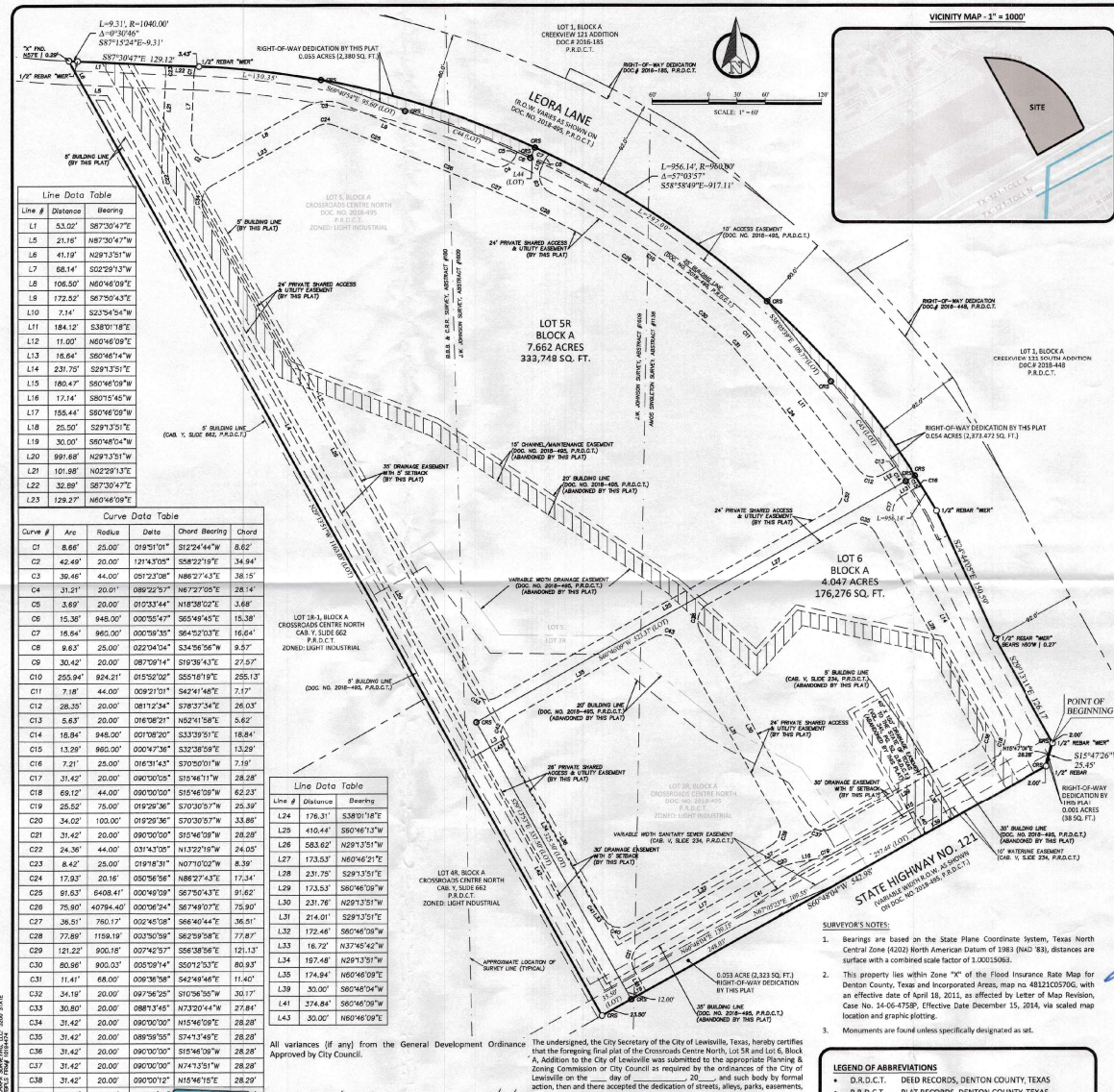
Attachment to
Ordinance No. _____
Attachment "A"
Page 1 of 1



Line Data Table		
Line #	Distance	Bearing
L1	53.02'	S87°30'47"E
L5	21.16'	N87°30'47"W
L6	41.19'	N29°13'51"W
L7	68.14'	S02°29'13"W
L8	106.50'	N60°46'09"E
L9	172.52'	S67°50'43"E
L10	7.14'	S23°54'54"W
L11	184.12'	S38°01'18"E
L12	11.00'	N60°46'09"E
L13	16.64'	S60°46'14"W
L14	231.75'	S29°13'51"E
L15	180.47'	S60°46'09"W
L16	17.14'	S80°15'45"W
L17	155.44'	S80°46'09"W
L18	25.50'	S29°13'51"E
L19	30.00'	S60°46'04"W
L20	991.68'	N29°13'51"W
L21	101.98'	N02°29'13"E
L22	32.89'	S87°30'47"E
L23	129.27'	N60°46'09"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	8.66'	25.00'	019°51'01"	S12°24'44"W	8.62'
C2	42.49'	20.00'	121°43'05"	S58°22'19"E	34.94'
C3	39.46'	44.00'	051°23'08"	N86°27'43"E	38.15'
C4	31.21'	20.01'	089°22'57"	N67°27'05"E	28.14'
C5	3.69'	20.00'	010°33'44"	N18°38'02"E	3.68'
C6	15.38'	946.00'	000°55'47"	S65°49'45"E	15.38'
C7	16.64'	960.00'	000°59'35"	S64°52'03"E	16.64'
C8	9.63'	25.00'	022°04'04"	S34°56'56"W	9.57'
C9	30.42'	20.00'	087°09'14"	S19°39'43"E	27.57'
C10	255.94'	924.21'	015°52'02"	S55°16'19"E	255.13'
C11	7.18'	44.00'	009°21'01"	S42°41'48"E	7.17'
C12	28.35'	20.00'	081°12'34"	S78°37'34"E	26.03'
C13	5.63'	20.00'	016°08'21"	N52°41'58"E	5.62'
C14	18.84'	946.00'	001°08'20"	S33°39'51"E	18.84'
C15	13.29'	960.00'	000°47'36"	S32°38'59"E	13.29'
C16	7.21'	25.00'	016°31'43"	S70°50'01"W	7.19'
C17	31.42'	20.00'	090°00'05"	S15°46'11"W	28.28'
C18	69.12'	44.00'	090°00'00"	S15°46'09"W	62.23'
C19	25.52'	75.00'	019°29'36"	S70°30'57"W	25.39'
C20	34.02'	100.00'	019°29'36"	S70°30'57"W	33.86'
C21	31.42'	20.00'	090°00'00"	S15°46'09"W	28.28'
C22	24.36'	44.00'	031°43'05"	N13°22'19"W	24.05'
C23	8.42'	25.00'	019°18'31"	N07°10'02"W	8.39'
C24	17.93'	20.16'	050°56'56"	N86°27'43"E	17.34'
C25	91.63'	6408.41'	000°49'09"	S67°50'43"E	91.62'
C26	75.90'	40784.40'	000°06'24"	S67°49'07"E	75.90'
C27	36.51'	760.17'	002°45'08"	S66°40'44"E	36.51'
C28	77.89'	1159.19'	003°50'59"	S62°59'58"E	77.87'
C29	121.22'	900.18'	007°42'57"	S56°38'56"E	121.13'
C30	80.96'	900.03'	005°09'14"	S50°12'53"E	80.93'
C31	11.41'	68.00'	009°36'58"	S42°49'46"E	11.40'
C32	34.19'	20.00'	097°56'25"	S16°56'56"W	30.17'
C33	30.80'	20.00'	088°13'45"	N73°20'44"W	27.84'
C34	31.42'	20.00'	090°00'00"	N15°46'09"E	28.28'
C35	31.42'	20.00'	089°59'55"	S74°13'49"E	28.28'
C36	31.42'	20.00'	090°00'00"	S15°46'09"W	28.28'
C37	31.42'	20.00'	090°00'00"	N74°13'51"W	28.28'
C38	31.42'	20.00'	090°00'12"	N15°46'15"E	28.29'
C39	31.42'	20.00'	090°00'00"	S15°46'09"W	28.28'
C40	28.44'	20.00'	081°28'09"	N76°23'46"W	26.10'
C41	2.98'	20.00'	008°31'51"	N33°29'46"W	2.98'
C42	31.42'	20.00'	090°00'00"	N15°46'09"E	28.28'
C43	31.42'	20.00'	090°00'00"	S74°13'51"E	28.28'
C44	143.46'	948.00'	008°40'14"	S69°41'58"E	143.32'
C45	132.15'	948.00'	007°59'12"	S37°05'17"E	132.04'

Line Data Table		
Line #	Distance	Bearing
L24	176.31'	S38°01'18"E
L25	410.44'	S60°46'13"W
L26	583.62'	N29°13'51"W
L27	173.53'	N60°46'21"E
L28	231.75'	S29°13'51"E
L29	173.53'	S60°46'09"W
L30	231.76'	N29°13'51"W
L31	214.01'	S29°13'51"E
L32	172.46'	S60°46'09"W
L33	16.72'	N37°45'42"W
L34	157.48'	N29°13'51"W
L35	174.94'	N60°46'09"E
L39	30.00'	S60°48'04"W
L41	374.84'	S60°46'09"W
L43	30.00'	N60°46'09"E

VICINITY MAP - 1" = 1000'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS VASK VENTURES, LLC is the owner of a tract of land situated in the J.W. Johnson Survey, Abstract Number 1609, the Amos Singleton Survey, Abstract Number 1138, and the B.B.B. & C.R.R. Survey, Abstract Number 180, in the City of Lewisville, Denton County, Texas, said tract being all of Lot 2R in Block A of Crossroads Centre North, an addition in the City of Lewisville, Denton County, Texas, according to the plat recorded under Document Number 2018-495, Plat Records, Denton County, Texas, (P.R.D.C.T.), said Lot 2R being conveyed by deed to Vask Ventures, LLC as recorded under Document Number 2018-146636, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), and **AR REDDY SPRING CREEK, LLC** is the owner of a tract of land situated in the J.W. Johnson Survey, Abstract Number 1609, the Amos Singleton Survey, Abstract Number 1138, and the B.B.B. & C.R.R. Survey, Abstract Number 180, in the City of Lewisville, Denton County, Texas, said tract being all of Lot 5 in Block A of said Crossroads Centre North, said Lot 5 being conveyed by deed to AR Reddy Spring Creek, LLC as recorded under Document Number 2019-17074, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "WIER" found for the easternmost southeast corner of said Lot 5 and the herein described tract;

THENCE South 15 degrees 47 minutes 26 seconds West, with the southeast line of said Lot 5, a distance of 25.45 feet to a 1/2 inch rebar found for the southernmost southeast corner thereof;

THENCE South 60 degrees 48 minutes 04 seconds West, with the south line of said Lot 5, passing the southwest corner thereof, same being the southeast corner of said Lot 2R, and continuing for a total distance of 542.98 feet to a 1/2 inch rebar with pink cap stamped, "BARTON-CHAPA" set (hereinafter called "capped rebar set") for the southwest corner of said Lot 2R;

THENCE North 29 degrees 13 minutes 51 seconds West, with the west line of said Lot 2R, passing the northwest corner thereof, same being the westernmost southwest corner of said Lot 5, and continuing for a total distance of 1,163.03 feet to a point for the northwest corner of said Lot 5, from which an "X" cut found bears North 57 degrees East, a distance of 0.29 feet, said point being in the beginning of a non-tangent curve to the left, having a radius of 1,040.00 feet, with a delta angle of 00 degrees 30 minutes 46 seconds, whose chord bears South 87 degrees 15 minutes 24 seconds East, a distance of 9.31 feet;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

1. Along said non-tangent curve to the left, an arc length of 9.31 feet to a 1/2 inch rebar with cap stamped, "WIER" found;
2. South 87 degrees 30 minutes 47 seconds East, a distance of 129.12 feet to a 1/2 inch rebar with cap stamped, "WIER" found at the beginning of a tangent curve to the right, having a radius of 960.00 feet, with a delta angle of 57 degrees 03 minutes 57 seconds, whose chord bears South 58 degrees 58 minutes 49 seconds, a distance of 917.11 feet;
3. Along said tangent curve to the right, an arc length of 956.14 feet to a 1/2 inch rebar with cap stamped, "WIER" found;
4. South 24 degrees 44 minutes 05 seconds East, a distance of 150.59 feet to a point from which a 1/2 inch rebar with cap stamped, "WIER" found bears North 60 degrees West, a distance of 0.27 feet;
5. South 29 degrees 13 minutes 11 seconds East, a distance of 126.17 feet to the **POINT OF BEGINNING** and enclosing 11.872 acres (517,138 square feet) of land, more or less.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT **VASK VENTURES, LLC** and **AR REDDY SPRING CREEK, LLC** THE UNDERSIGNED AUTHORITY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **CROSSROADS CENTRE NORTH, LOT 5R AND LOT 6, BLOCK A**, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DO 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 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.

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, this 14th day of April, 20 21

AGENT, VASK VENTURES, LLC

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Vijaya Bhasker K Reddu, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this 14th day of April 2021

Notary Public in and for the State of Texas — Haley Bussing, My Commission Expires 10/09/2024, ID No. 132729596

WITNESS MY HAND, this 14th day of April, 20 21

AR REDDY SPRING CREEK, LLC

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ravi Padigala, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this 14th day of April 2021

Notary Public in and for the State of Texas — Haley Bussing, My Commission Expires 10/09/2024, ID No. 132729596

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, John H. Barton III, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with laws of the State of Texas.

John H. Barton III, RPLS No. 6737

STATE OF TEXAS — JOHN H. BARTON III — 6737 — REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0570G, with an effective date of April 18, 2011, as effected by Letter of Map Revision, Case No. 14-06-4758P, Effective Date December 15, 2014, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

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

Mary Ellen Miksa, Chairman, Planning & Zoning Commission — Date 4/15/21
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the Crossroads Centre North, Lot 5R and Lot 6, Block A, 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 hereinabove subscribed in the capacity stated.

Witness my hand this 20th day of April, 20 21

Julie Worster, City Secretary
City of Lewisville, Texas

FILED:_____ DOC.# _____

FINAL PLAT
CROSSROADS CENTRE NORTH
LOT 5R & LOT 6, BLOCK A
11.872 ACRES
ZONED LIGHT INDUSTRIAL
BEING A REPLAT OF CROSSROADS CENTRE NORTH
LOT 5 & LOT 2R, BLOCK A
AS RECORDED UNDER DOC.# 2018-495, P.R.D.C.T.
J.W. JOHNSON SURVEY, ABSTRACT #1609
AMOS SINGLETON SURVEY, ABSTRACT #1138
AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT #180
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

ENGINEER
kirkman ENGINEERING
SHEA KIRKMAN
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COLLEYVILLE, TX 76034
(817)488-4960
SHEA.KIRKMAN@TRUSTKE.COM

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER
VASK VENTURES, LLC
909 ASPEN RIDGE DRIVE
SOUTHLAKE, TX 76092

OWNER
AR REDDY SPRING CREEK, LLC
5253 CORVARA COURT
FRISCO, TX 75035

JOB NUMBER: 2019.001.086
DRAWN BY: BCS
CHECKED BY: JHB

CROSSROADS CENTRE NORTH

LEWISVILLE TEXAS

Filed for Record in the Official Records Of Denton County On: 4/26/2021 12:37:16 PM In the PLAT Records FINAL PLAT CROSSROADS (Doc Number: 2021 - 170 Number of Pages: 1 Amount: 50.00 Order#:20210426000668 By: MK

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC, 5200 STATE HIGHWAY 121, COLLEYVILLE, TX, 76034 PH# 1019424

J:\Project Data\Survey\001 - Kirkman Engineering\2019\086 - Crossroads Centre - Lewisville\Drawings