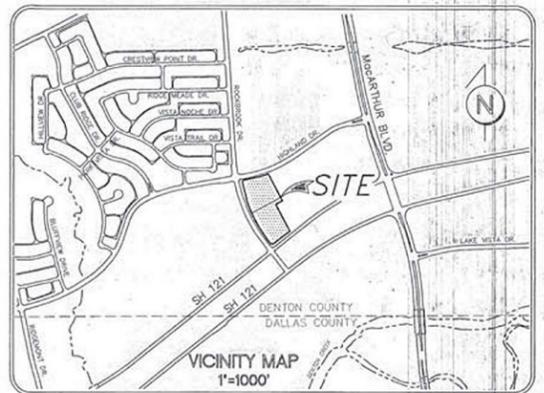
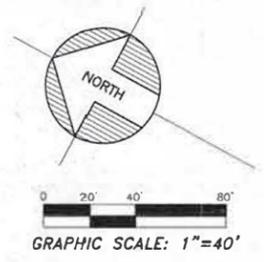


~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	3079.00'	07°15'22"	389.93'	S 56°16'26" W	389.67'
C2	1515.91'	18°28'57"	489.00'	N 28°06'47" W	486.88'
C3	1508.92'	7°24'25"	195.07'	N 15°10'07" W	194.93'
C4	1478.00'	9°37'37"	248.34'	N 76°11'11" E	248.05'
C5	1515.91'	12°19'43"	326.19'	S 31°11'24" E	325.56'
C6	1515.91'	6°09'13"	162.81'	S 21°56'55" E	162.73'

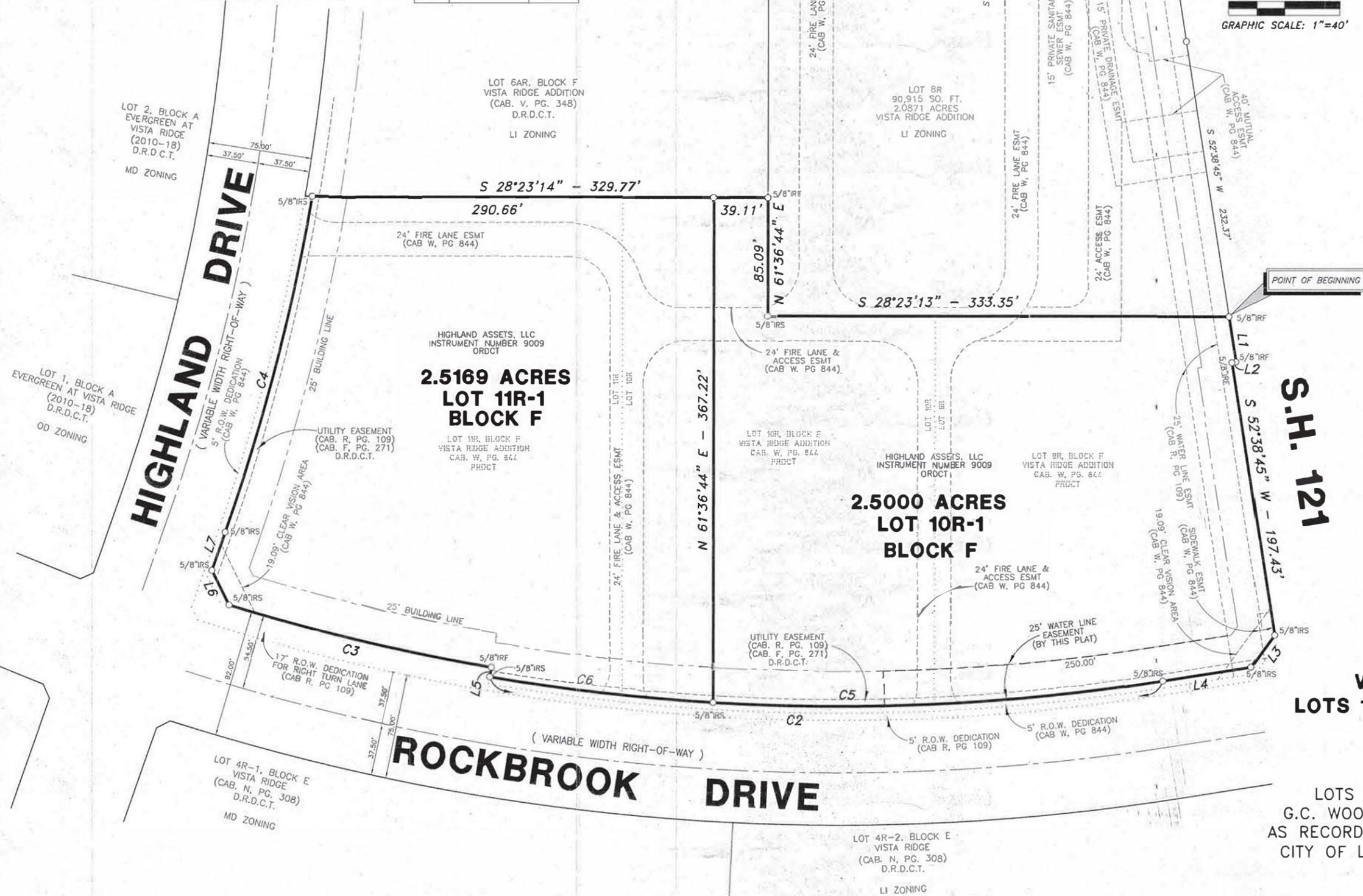
~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 52°38'45" W	32.82'
L2	N 37°21'15" W	3.0'
L3	N 82°21'15" W	28.39'
L4	N 37°21'15" W	64.30'
L5	N 71°07'40" E	7.00'
L6	N 35°04'08" E	27.68'
L7	N 81°00'00" E	28.97'



LEGEND

ORCCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
PRCCT	PLAT RECORDS, DENTON COUNTY, TEXAS
CAB	CABINET
PG	PAGE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
ESMT	EASEMENT



**FINAL PLAT**  
**VISTA RIDGE ADDITION**  
**LOTS 10R-1, AND 11R-1 - BLOCK F**  
**5.0169 ACRES OF LAND**  
 ZONING: LIGHT INDUSTRIAL  
 BEING A REPLAT OF  
 VISTA RIDGE ADDITION  
 LOTS 9R, 10R, AND 11R - BLOCK F  
 G.C. WOOLSEY SURVEY, ABSTRACT NO. 1402  
 AS RECORDED IN CABINET W, PAGE 844, PRDCT  
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS



BLUE SKY SURVEYING & MAPPING, CORPORATION  
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 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRP@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

OWNER  
 HIGHLAND ASSETS, LLC  
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 RICHARDSON, TEXAS 75082  
 (214) 455-5254  
 CONTACT: DEEPAK GANDHI

ENGINEER  
 VASQUEZ ENGINEERING, L.L.C.  
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 GARLAND, TEXAS 75042  
 (972) 278-2948  
 CONTACT: JUAN J. VASQUEZ, P.E.

FILED: \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 P.R.D.C.T.

DATE: AUGUST 16, 2018  
 SCALE: 1" = 40'

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 VISTA RIDGE ADDITION  
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 Order#: 20180831000302  
 By: VH

**OWNER'S CERTIFICATE**

WHEREAS, HIGHLAND ASSETS, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE OWNER OF 5.0169 ACRES OF LAND SITUATED IN THE G. C. WOOLSEY SURVEY, ABSTRACT NUMBER 1402, IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND BEING ALL OF LOTS 9R, 10R, AND 11R IN BLOCK F OF VISTA RIDGE ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET W, PAGE 844, OF THE THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING ALL OF THE LAND BEING CONVEYED TO HIGHLAND ASSETS, LLC IN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2018-9009, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 8R IN BLOCK F OF VISTA RIDGE ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET W, PAGE 844, OF THE THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID CORNER ALSO BEING THE EAST CORNER OF AFOREMENTIONED LOT 9R. SAID POINT ALSO BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 BYPASS;

THENCE SOUTH 52° 38' 45" WEST AND FOLLOWING ALONG THE SOUTHEAST LINE OF SAID LOT 9R AND THE NORTHWEST LINE OF SAID STATE HIGHWAY 121 BYPASS FOR A DISTANCE OF 32.82 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 37° 21' 15" WEST FOR A DISTANCE OF 3.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 52° 38' 45" WEST FOR A DISTANCE OF 197.43 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR THE SOUTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 BYPASS WITH THE NORTHEAST RIGHT-OF-WAY LINE OF ROCKBROOK DRIVE, A 75-FOOT RIGHT-OF-WAY, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 9R;

THENCE NORTH 82° 21' 15" WEST AND ALONG SAID CORNER CLIP, AND ALONG THE SOUTH LINE OF SAID LOT 9R FOR A DISTANCE OF 28.39 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 37° 21' 15" WEST AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ROCKBROOK DRIVE, AND ALONG THE SOUTHWEST LINE OF SAID LOT 9R FOR A DISTANCE OF 64.30 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,515.91 FEET, A CENTRAL ANGLE OF 18° 28' 57", AND A CHORD BEARING NORTH 28° 06' 47" WEST AT A DISTANCE OF 486.88 FEET;

NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE, AND ALONG THE SOUTHWEST LINE OF SAID LOTS 9R, 10R, AND 11R FOR AN ARC DISTANCE OF 489.00 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 71° 07' 40" EAST FOR A DISTANCE OF 7.00 FEET TO A 5/8" IRON ROD FOUND FOR A WEST CORNER OF SAID LOT 11R, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,508.92 FEET, A CENTRAL ANGLE OF 07° 24' 25", AND A CHORD BEARING NORTH 15° 10' 07" WEST AT A DISTANCE OF 194.93 FEET;

NORTHERLY AND FOLLOWING ALONG SAID CURVE, ALONG THE WEST LINE OF SAID LOT 11R, AND ALONG THE EAST LINE OF SAID ROCKBROOK DRIVE FOR AN ARC DISTANCE OF 195.07 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR THE SOUTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID ROCKBROOK DRIVE WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, A 75-FOOT RIGHT-OF-WAY;

THENCE NORTH 35° 04' 08" EAST AND ALONG SAID CORNER CLIP FOR A DISTANCE OF 27.68 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR THE NORTHEAST END OF SAID CORNER CLIP;

THENCE NORTH 81° 00' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 11R, AND ALONG THE SOUTH LINE OF SAID HIGHLAND DRIVE, FOR A DISTANCE OF 28.97 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,478.00 FEET. A CENTRAL ANGLE OF 09° 37' 37", AND A CHORD BEARING NORTH 76° 11' 11" EAST AT A DISTANCE OF 248.05 FEET;

EASTERLY AND FOLLOWING ALONG SAID CURVE, AND ALONG THE NORTH LINE OF SAID LOT 11R, AND ALONG THE SOUTH LINE OF SAID HIGHLAND DRIVE FOR AN ARC DISTANCE OF 248.34 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR THE NORTHEAST CORNER OF SAID LOT 11R, SAID CORNER ALSO BEING THE WEST CORNER OF LOT 6AR OF SAID VISTA RIDGE ADDITION;

THENCE SOUTH 28° 23' 14" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 6AR AND 11R FOR A DISTANCE OF 329.77 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 6AR, SAID POINT BEING ON THE NORTHWEST LINE OF LOT 8R OF SAID VISTA RIDGE ADDITION;

THENCE SOUTH 61° 36' 44" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 10R AND 8R FOR A DISTANCE OF 85.09 FEET TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE SOUTH 28° 23' 18" EAST AND FOLLOWING ALONG THE SOUTHWEST LINE OF SAID LOT 8R, AND ALONG THE NORTHEAST LINE OF SAID LOTS 10R AND 9R FOR A DISTANCE OF 333.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.0169 ACRES (218,535 SQUARE FEET) OF LAND, MORE OR LESS.

BASIS OF BEARING PER PLAT OF LOT 9R, BLOCK F, VISTA RIDGE ADDITION, CAB. W, PG. 844, PRDCT.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HIGHLAND ASSETS, LLC IS THE OWNER OF HEREON DESCRIBED TRACT AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS LOTS 10R-1 AND 11R-1, BLOCK F, VISTA RIDGE 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 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 SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE(S) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE(S) FOOT RADIUS FROM THE CENTER OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND MAINTAINING THE ABOVE 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 SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

WITNESS MY HAND AT Garland, TEXAS, THIS 16th DAY OF August, 2018.

BY: Deepak Gandhi  
DEEPAK GANDHI  
HIGHLAND ASSETS, LLC

STATE OF TEXAS  
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEEPAK GANDHI, 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 STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 16 DAY OF August, 2018.

Sharon Bowen Sharon Bowen  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**PLANNING AND ZONING SIGNATURE BLOCK**

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

Kristin Green  
KRISTIN GREEN, CHAIRPERSON, PLANNING & ZONING COMMISSION

8/21/18  
DATE

CITY OF LEWISVILLE, TEXAS

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO 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 PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

David Petree  
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890  
11010 MIDWAY ROAD  
DALLAS, TX 75229  
PH: (214) 358-4500  
FAX: (214) 458-4600

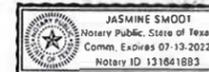


STATE OF TEXAS \*  
COUNTY OF DALLAS \*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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 STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 16 DAY OF August, 2018.

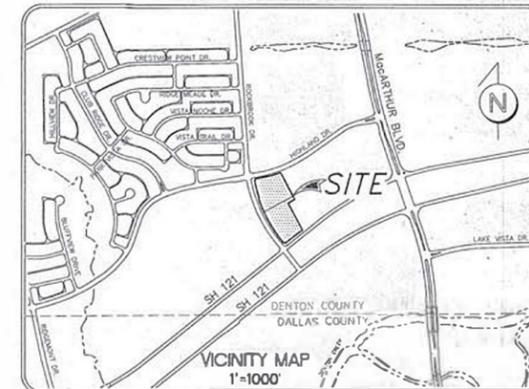
Jasmine Smoot  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF VISTA RIDGE 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 \_\_\_\_\_, 2018, 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 27th DAY OF August, 2018.

Julie Worster  
JULIE WORSTER, CITY SECRETARY  
CITY OF LEWISVILLE, TEXAS



**FINAL PLAT**  
**VISTA RIDGE ADDITION**  
**LOTS 10R-1, AND 11R-1 - BLOCK F**  
**5.0169 ACRES OF LAND**  
ZONING: LIGHT INDUSTRIAL  
BEING A REPLAT OF  
VISTA RIDGE ADDITION  
LOTS 9R, 10R, AND 11R - BLOCK F  
G.C. WOOLSEY SURVEY, ABSTRACT NO. 1402  
AS RECORDED IN CABINET W, PAGE 844, PRDCT  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

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T8PLS REGISTRATION No. 10105700

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CONTACT: DEEPAK GANDHI

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FILED: \_\_\_\_\_  
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P.R.D.C.T.

DATE: AUGUST 16, 2018