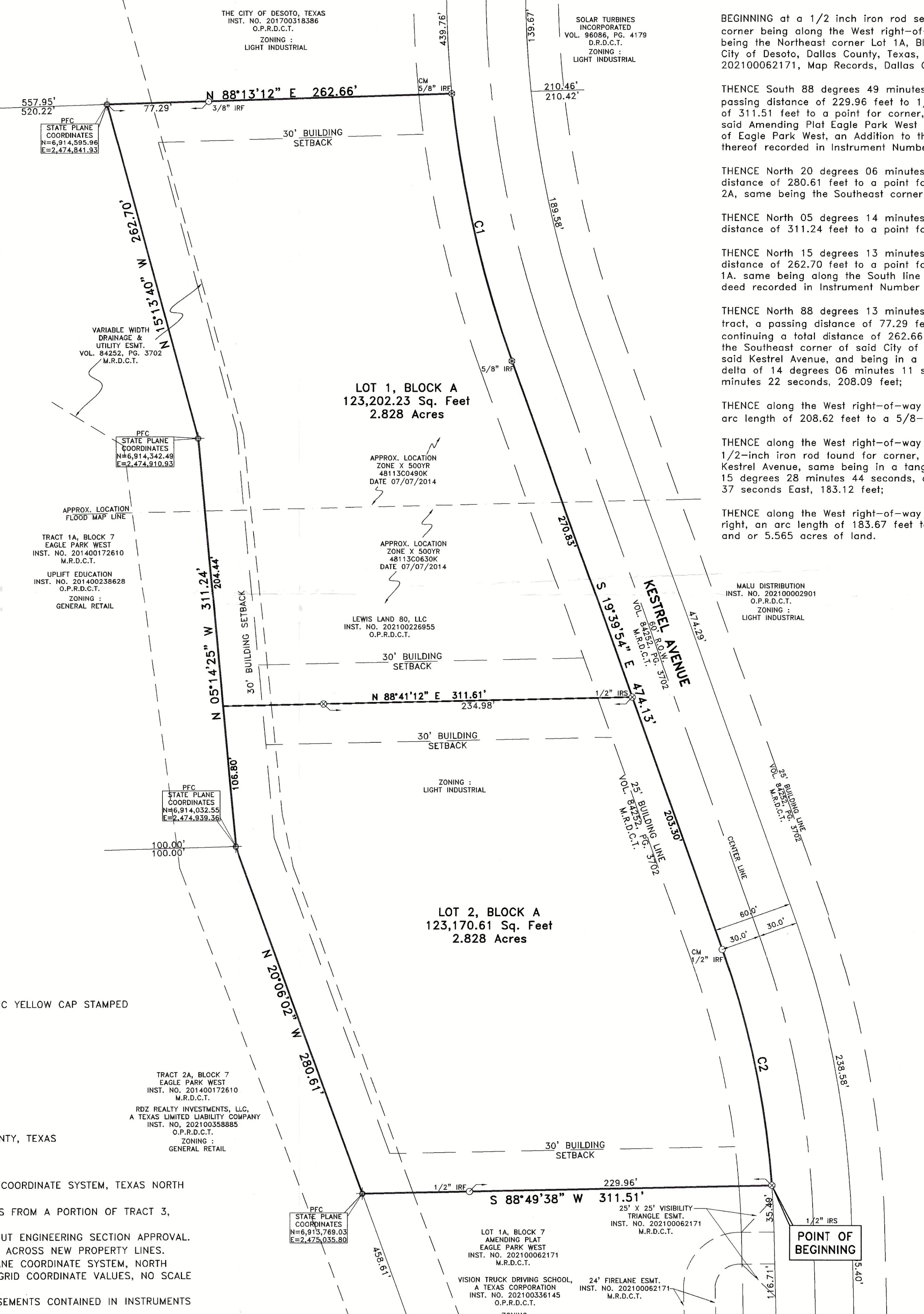


VICINITY MAP
NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	208.62'	847.54'	14°06'11"	N 12°38'22" W	208.09'
C2	183.67'	679.88'	15°28'44"	N 11°52'37" W	183.12'



LEGEND:

CM CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 IRS 1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED
 "CBG SURVEYING"
 PFC POINT FOR CORNER
 ESMT. EASEMENT
 VOL. VOLUME
 PG. PAGE
 INST. NO. INSTRUMENT NUMBER
 SQ. FT. SQUARE FEET
 R.O.W. RIGHT-OF-WAY
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

- BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM A PORTION OF TRACT 3, BLOCK 7 OF EAGLE PARK WEST ADDITION.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 1910, PG. 492.
- 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.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Lewis Land 80, LLC, is the sole owners a tract of land situated in the Susan Billingsley Survey, Abstract Number 134, Dallas County, Texas, same being all of that tract of land conveyed to Lewis Land 80, LLC, by Special Warranty Deed recorded in Instrument Number 20210026955, Official Public Records, Dallas County, Texas, same being a portion of Tract 3, Block 7 of Eagle Park West, an Addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Volume 84252, Page 3702, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being along the West right-of-way line of Kestrel Avenue (a 60 foot right-of-way), same being the Northeast corner Lot 1A, Block 7, of the Amending Plat Eagle Park West, an Addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 20210062171, Map Records, Dallas County, Texas;

THENCE South 88 degrees 49 minutes 38 seconds West, along the North line of said Lot 1A, a passing distance of 229.96 feet to 1/2 inch iron rod found on-line, and continuing a total distance of 311.51 feet to a point for corner, said corner being the Northwest corner of Lot 1A, Block 7, of said Amending Plat Eagle Park West Addition same being along the East line of Tract 2A, Block 7, of Eagle Park West, an Addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201400172610, Map Records, Dallas County, Texas;

THENCE North 20 degrees 06 minutes 02 seconds West, along the East line of said Tract 2A, a distance of 280.61 feet to a point for corner, said corner being the Northeast corner of said Tract 2A, same being the Southeast corner of Tract 1A, Block 7, of said Eagle Park West Addition;

THENCE North 05 degrees 14 minutes 25 seconds West, along the East line of said Tract 1A, a distance of 311.24 feet to a point for corner, said corner being an East corner of said Tract 1A; THENCE North 15 degrees 13 minutes 40 seconds West, along the East line of said Tract 1A, a distance of 262.70 feet to a point for corner, said corner being the Northeast corner of said Tract 1A, same being along the South line of a tract of land conveyed to The City of Desoto, Texas, by deed recorded in Instrument Number 201700318386, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 13 minutes 12 seconds East, along the South line of said City of Desoto tract, a passing distance of 77.29 feet to a 3/8 inch iron rod found on-line for corner, and continuing a total distance of 262.66 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said City of Desoto Tract, same being along the West right-of-way line of said Kestrel Avenue, and being in a non-tangent curve to the left, having a radius of 847.54, a delta of 14 degrees 06 minutes 11 seconds, a chord bearing and distance of South 12 degrees 38 minutes 22 seconds, 208.09 feet;

THENCE along the West right-of-way line of said Kestrel Avenue and along said curve to the left, an arc length of 208.62 feet to a 5/8-inch iron rod found for corner;

THENCE along the West right-of-way line of said Kestrel Avenue, a distance of 474.13 feet to a 1/2-inch iron rod found for corner, said corner being along the west right-of-way line of said Kestrel Avenue, same being in a tangent curve to the right, having a radius of 679.88 feet, delta of 15 degrees 28 minutes 44 seconds, a chord bearing and distance of South 11 degrees 52 minutes 37 seconds East, 183.12 feet;

THENCE along the West right-of-way line of said Kestrel Avenue, same being along said curve to the right, an arc length of 183.67 feet to the POINT OF BEGINNING and containing 246,372.84 square feet and or 5.565 acres of land.

MALU DISTRIBUTION
INST. NO. 20210026955
O.P.R.D.C.T.
ZONING :
LIGHT INDUSTRIAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DESOTO, TEXAS ON THE 28th DAY
OF March, 2023.

ATTEST:
Chairperson, Planning and Zoning Commission

John M. Johnson
Chairperson, Planning and Zoning Commission

Filed for Record
in the Official Records Of:
Dallas County
On: 3/29/2023 3:09:41 PM
In the PLAT Records

Doc Number: 2023-202300060372
Number of Pages: 1
Amount: 64.00
Order#: 20230329000763
By: TB

REPLAT
LEWIS LAND ADDITION
LOTS 1 AND 2, BLOCK A
246,372.84 SQ.FT. / 5.565 ACRES
BEING A REPLAT OF A PORTION OF TRACT 3, BLOCK 7
OF EAGLE PARK WEST ADDITION
SUSAN BILLINGSLEY SURVEY, ABSTRACT NO. 134
CITY OF DESOTO, DALLAS COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P: 214.349.9485
F: 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

OWNER: LEWIS LAND 80, LLC
440 OVERLAND DRIVE
MCKINNEY, TEXAS 75069
PHONE: 214-471-2465

SCALE: 1"=50' / DATE: 01/23/2023 / JOB NO. 2221190-02 / DRAWN BY: JLA

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Lewis Land 80, LLC, do hereby adopt this plat, designating the herein described property as LEWIS LAND ADDITION BLOCK A, LOTS 1 & 2, an addition to the City of DeSoto, Dallas County, Texas. The utility and fire lane easements shall be open to the public, for fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the 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. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of DeSoto.

WITNESS, my hand at DeSoto, Texas, this the 27th day of March, 2023.

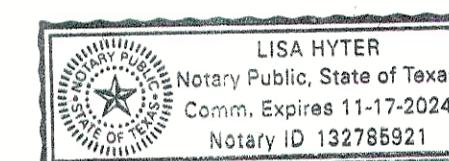
Leonard E. Lewis
Lewis Land 80, LLC, (Owner)
Leonard E. Lewis (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard E. Lewis 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of March, 2023.

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires:



SURVEYOR'S STATEMENT:
I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying and the City of DeSoto, Texas. I further affirm that monumentation shown herein was either found or placed on compliance with the City of DeSoto Development Code.

Dated this the 27th day of March, 2023.

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of March, 2023.

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires:

