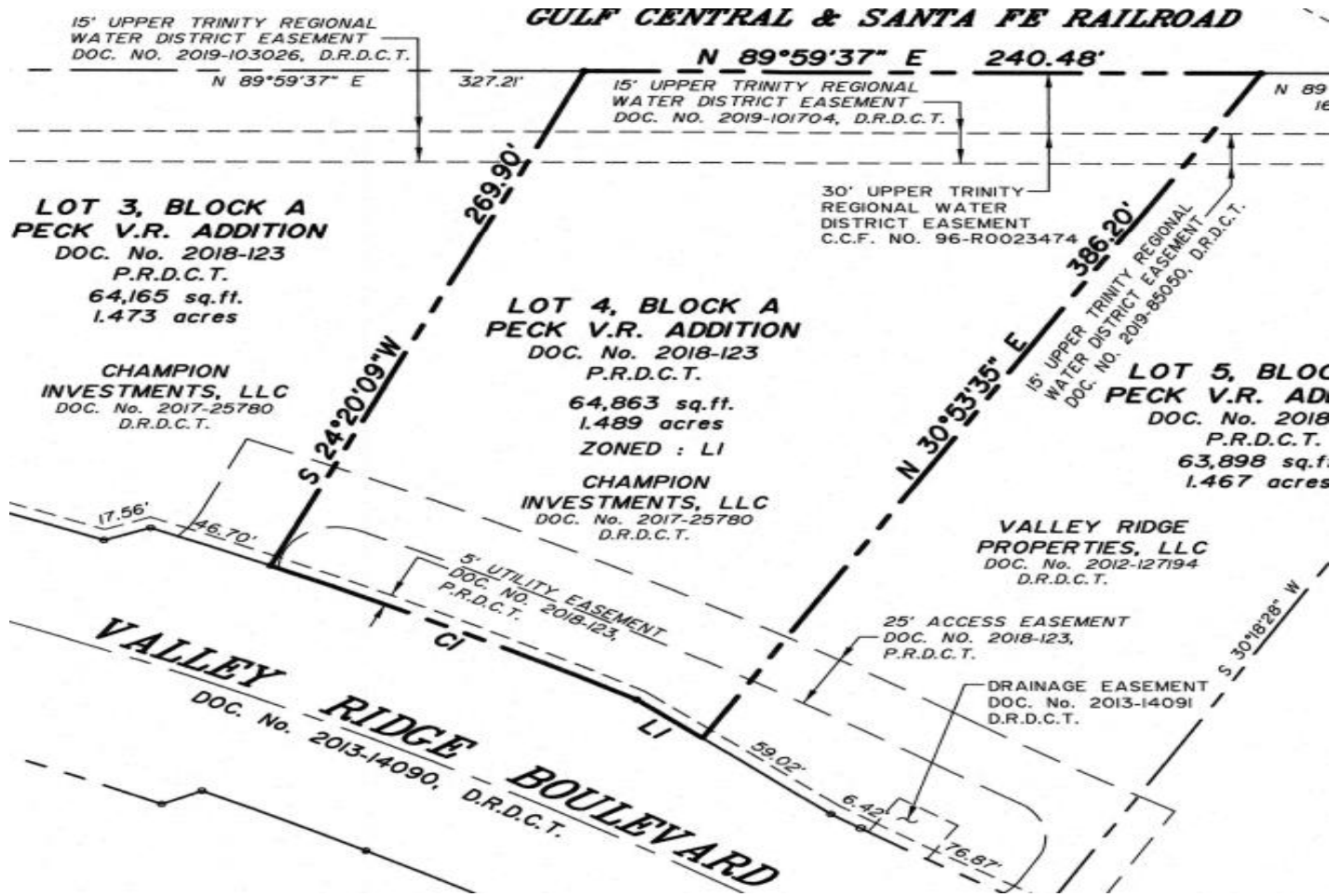


HUEY, INC.

FOR SALE

**225 E VALLEY RIDGE BLVD.
LEWISVILLE, TX**

1.442 ACRES



Huey, Inc. in association with Mark V Commercial, Inc. is pleased to present approximately 1.4 acres FOR SALE located in Lewisville, TX

- Approximately 64,863 sf of land
- Zoned – Light Industrial
- Located on the north side of Valley Ridge Blvd. East of I-35E in Denton County, City of Lewisville
- Pricing Information:
 - Sales price: \$8.50/sf (\$551,335.00)

For Information, Contact:

DOUG HUEY
214-202-8246

SURVEY

GULF CENTRAL & SANTA FE RAILROAD

PROPERTY DESCRIPTION

Being all of Lot 4, Block A, PECK V.R. Addition, an addition to the City of Lewisville, Denton County, Texas according to the plat thereof recorded in Document Number 2018-123, Plat Records, Denton County, Texas.

SURVEYOR'S CERTIFICATE

TO: Champion Investments, LLC; Garrison Mycoskie Holdings, L.P. and Fidelity National Title Insurance Company;

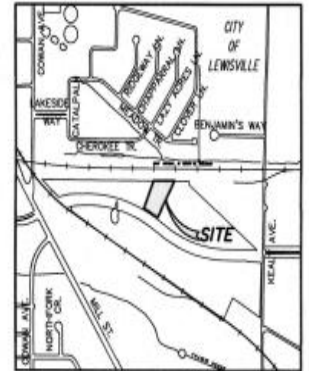
This is to certify on this date I made an accurate survey on the ground of the property shown and described hereon, the lines, dimensions and improvements being as indicated by this plat, and that there are no easements or rights-of-way visible on the ground except as shown on this plat; that the property shown and described hereon has access to dedicated public streets abutting such property as shown by this plat; and that there are no encroachments or protrusions, except as shown.

Robert W. Schneeberg
 Robert W. Schneeberg, TX, R. P. L. S. No. 4804
 Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
 660 North Central Expressway, Suite 250, Plano, TX 75074
 Phone: (972) 516-8855 Fax: (972) 516-8901
 Email: robert.schneeberg@gs-engineers.com
 GSES No. 6143-21-04-04
 Date: July 2, 2021
 Date of Last Revision:



NOTES REGARDING EASEMENTS:

- 10d. Easements and building setback lines as shown in Document Number 2018-123, Plat Records, Denton County, Texas affect the subject tract and are plotted hereon.
 - 1. 25' access easement
 - 2. 5' utility easement
- 10e. Right-of-Way Easement granted to Community Public Service Company, recorded on April 22, 1954, recorded under Volume 395, Page 322, Deed Records, Denton County, Texas, property is subject to, cannot be located as written.
- 10f. Texas Power & Light Company easement recorded in Volume 410, Page 452 and Volume 517, Page 418, Deed Records, Denton County, Texas does not affect the subject tract.
- 10g. Upper Trinity Regional Water District easement recorded in Document Number 96-R0023474, Deed Records, Denton County, Texas affects the subject tract and is plotted hereon.
- 10h. Drainage easment recorded in Document Number 2013-14091, Deed Records, Denton County, Texas does not affect the subject tract.
- 10i. Drainage easment recorded in Document Number 2013-14092, Deed Records, Denton County, Texas does not affect the subject tract.
- 10j. Upper Trinity Regional Water District easement recorded in Document Number 2019-101706, Deed Records, Denton County, Texas affects the subject tract and is plotted hereon.



VICINITY MAP
HTS

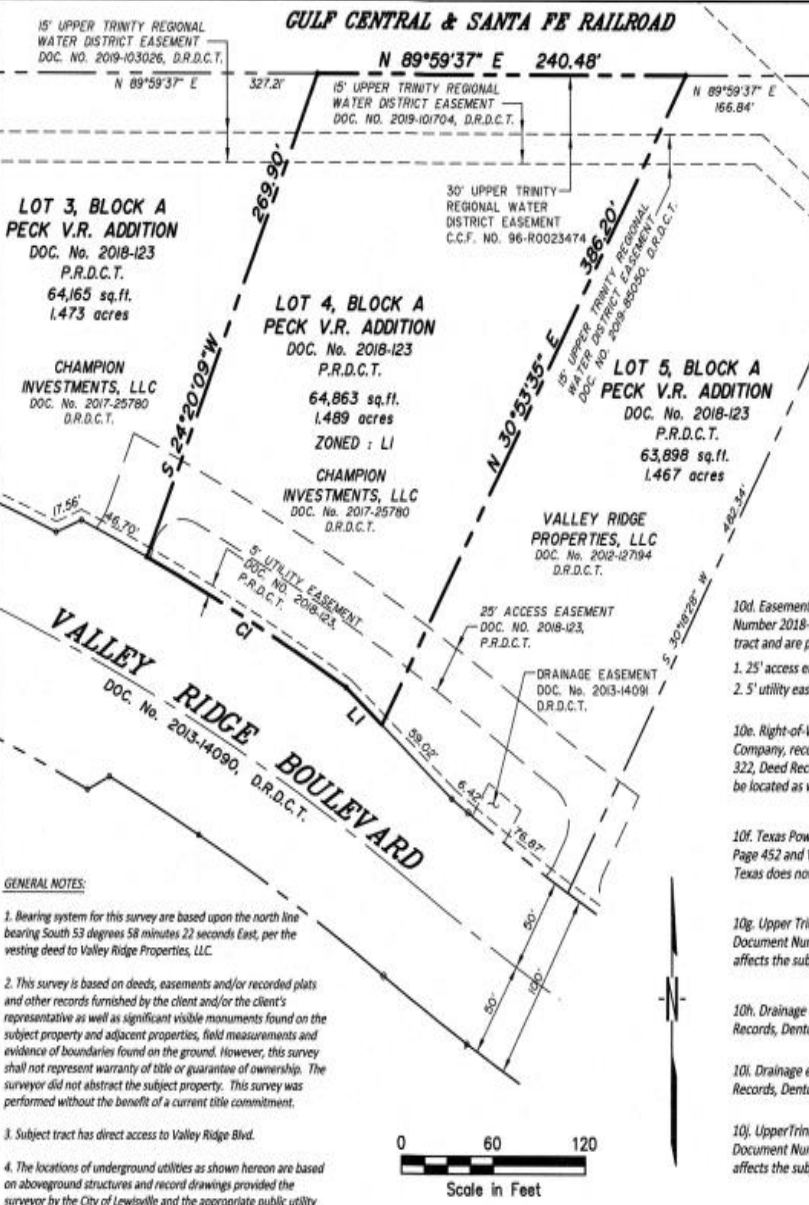
SURVEY PLAT OF

LOT 4, BLOCK A PECK V.R. ADDITION

IN THE
J. WAGNER SURVEY, ABSTRACT No. 1399
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Gonzalez & Schneeberg 2100 Lakeside Blvd., Ste. 200
 engineers - surveyors Richardson, Texas 75082
 (972) 516-8855

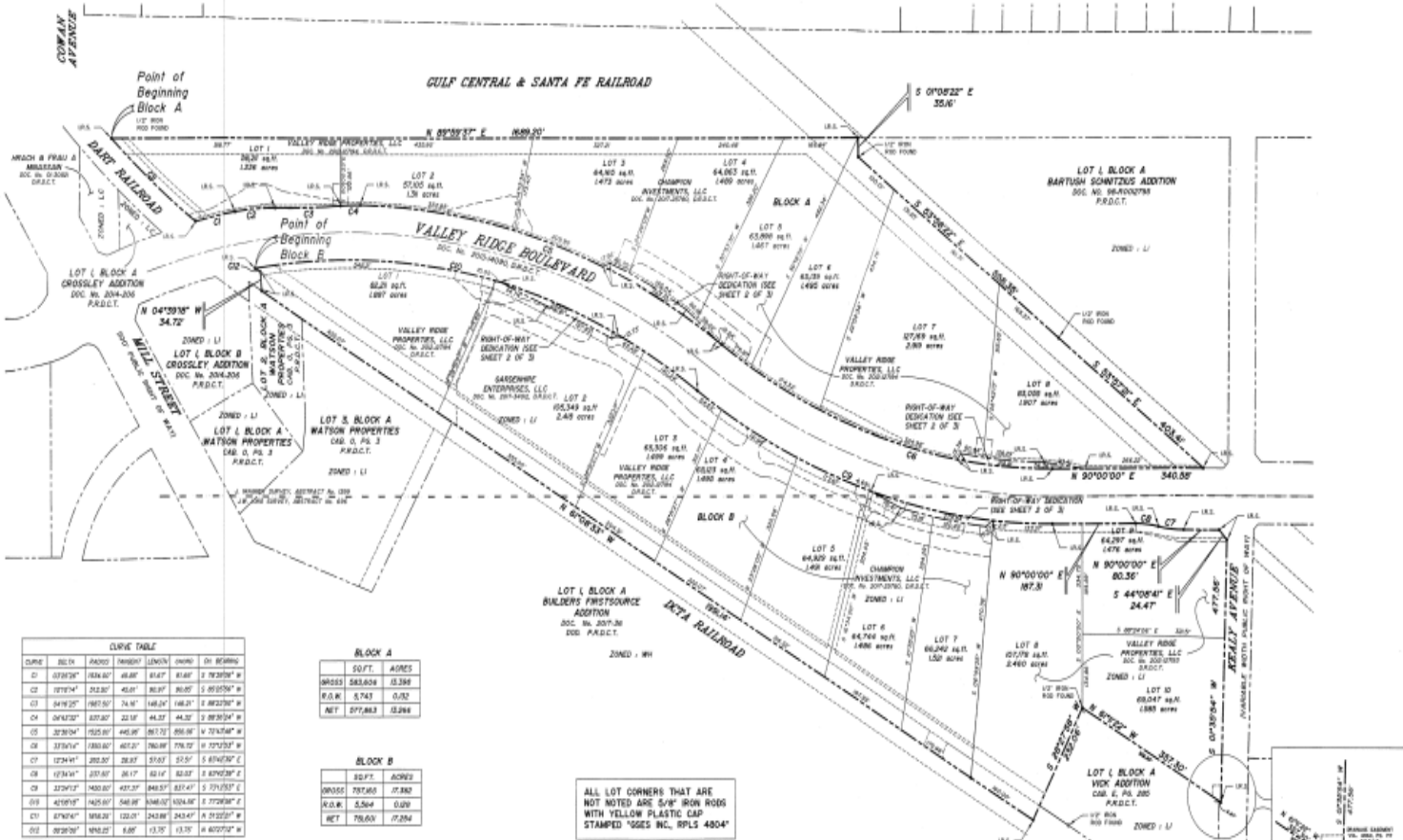
SCALE 1"=60'	DATE JULY, 2021	PROJ. NO. 6143-21-04-04	DWG. NO. 58143-Lot 4 Book A.dwg
-----------------	--------------------	----------------------------	------------------------------------



- GENERAL NOTES:**
1. Bearing system for this survey are based upon the north line bearing South 53 degrees 58 minutes 22 seconds East, per the vesting deed to Valley Ridge Properties, LLC.
 2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title commitment.
 3. Subject tract has direct access to Valley Ridge Blvd.
 4. The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided the surveyor by the City of Lewisville and the appropriate public utility companies. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
 5. Subject tract is located in Zone "X", areas outside of a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48121C0565G, dated April 18, 2011.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 50°50'18" W	30.18'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	5°26'38"	1537.00'	73.07'	146.04'	145.98'	N 62°56'32" W



CURVE TABLE

CURVE	BEI TA	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C1	172°57'34"	103.82	45.81	11.88	172°57'34" W
C2	172°57'34"	212.87	45.81	80.57	172°57'34" W
C3	54°16'25"	167.57	74.41	148.21	148.21° S 86.22° W
C4	24°42'22"	237.82	22.14	44.32	148.21° S 86.22° W
C5	22°30'54"	152.51	445.97	262.72	89.88° S 73°17'48" W
C6	17°34'14"	138.67	467.37	760.89	178.72° S 72°12'52" W
C7	17°34'14"	282.57	28.27	57.67	27.57° S 87°40'00" E
C8	17°34'14"	277.67	28.17	52.14	82.52° S 87°40'00" E
C9	22°34'12"	140.87	437.37	843.57	87.47° S 73°12'52" E
C10	42°18'12"	142.57	548.97	348.12	124.48° S 77°28'12" E
C11	87°47'44"	188.28	122.01	242.88	243.47° S 21°22'52" W
C12	82°28'28"	194.27	8.87	13.72	13.72° S 40°52'28" W

BLOCK A

SOFT.	ACRES
GRSSES	283,628 (3.28)
R.O.W.	5,743 (0.12)
NET	277,885 (3.26)

BLOCK B

SOFT.	ACRES
GRSSES	707,465 (16.28)
R.O.W.	5,564 (0.12)
NET	701,901 (16.26)

ALL LOT CORNERS THAT ARE NOT NOTED ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "GSE, INC. RPLS 4804"



- LEGEND**
- PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - EASEMENT LINE
 - CENTERLINE
 - DEED RECORDS, DENTON COUNTY, TEXAS
 - PLAT RECORDS, DENTON COUNTY, TEXAS
 - DOCUMENT NUMBER
 - V VILLAGE
 - H PAGE
 - DB CARPET
 - SB 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GSE, INC. RPLS 4804" SET

ENGINEER - SURVEYOR
GONZALEZ & SCHNEEBERG
 ENGINEERS & SURVEYORS, INC.
 2300 LAKESHIRE BLVD., SUITE 200
 DALLAS, TEXAS 75206
 PHONE: 972-514-8805

CHAMPION INVESTMENTS, LLC
 2112 E. HICKORY HILL ROAD
 ARLING, TX 76010

CHAMPION INVESTMENTS, LLC
 210 LAKE TRAIL COURT
 DALLAS, TEXAS 75207

SHEET 1 OF 3
FINAL PLAT
OF
PECK V.R. ADDITION
LOTS 1-8, BLOCK A AND
LOTS 1-10, BLOCK B
 30.780 ACRES
 ZONED: "LI"
 OUT OF THE
J. WAGNER SURVEY, ABSTRACT No. 1899 AND
J.W. KING SURVEY, ABSTRACT No. 696
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Gonzalez & Schneeborg 2703 Lakeland Boulevard
 engineers & surveyors Suite 200, Richardson, Texas 75082
 Phone: 972-514-8805
 15 DALLAS ST. FAX NO. 972-514-8878 TX SURVEYOR REG. NO. 10073-00
 SCALE 1" = 100' DATE SEPTEMBER, 2017 PROJ. NO. 18-0000
 FILED BY 64248-01-15 REG. NO. 64248-01-15

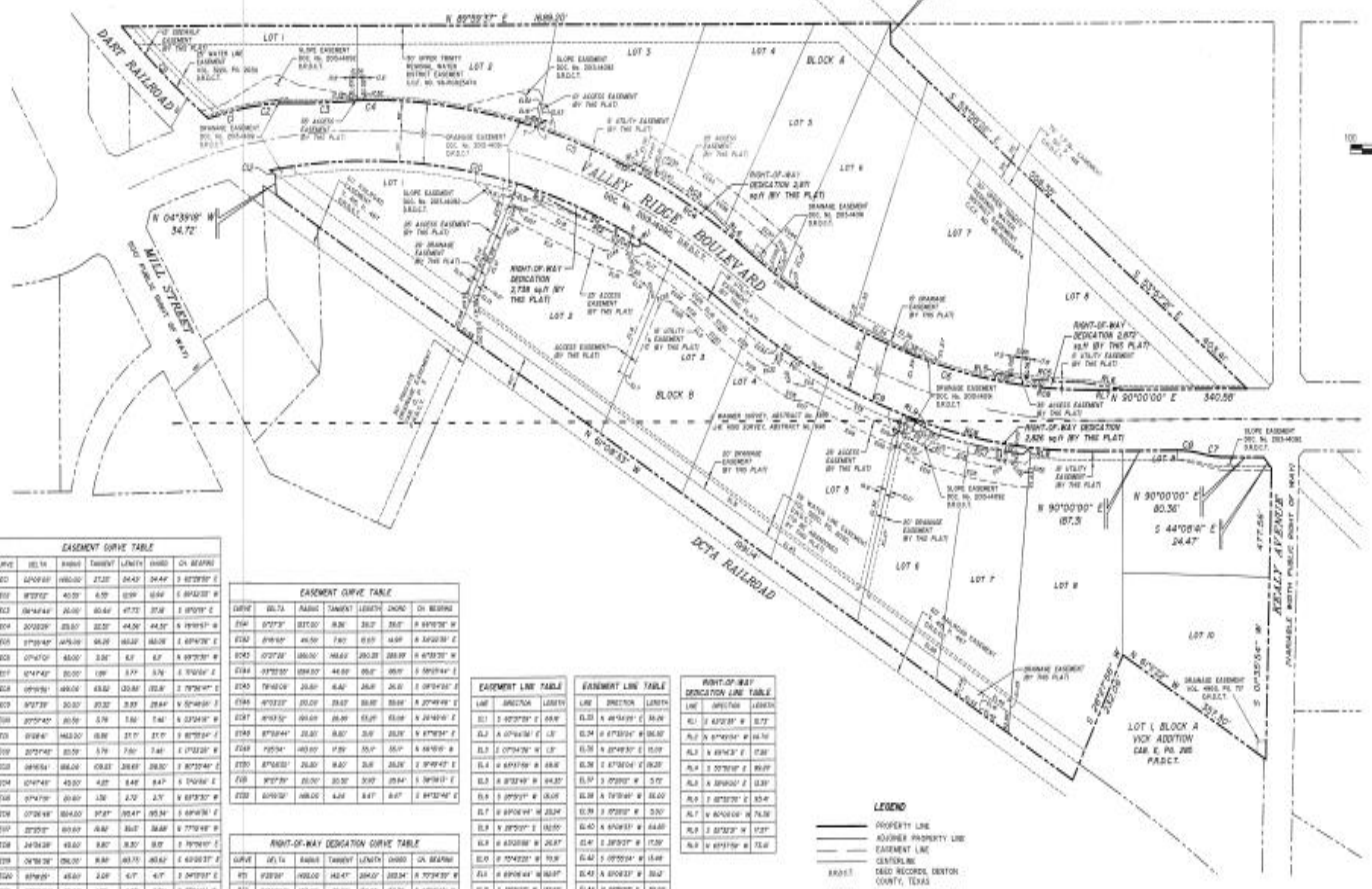
5191690A 601, C12, S09
 510452 * A1399A Waggoner TR 40A, 1.8999ac / All
 701018 " " TR 40D, 3.942ac / All
 19159 " " TR 40, 10.436ac / All
 702028 " " TR 40A(2), 2.474ac / All
 702019 " " TR 40A(1), 2.564ac / All
 510453 " " TR 40B, 1ac / All
 510455 Keweenaw J.W. King TR 1A, 1.4959ac / All
 18478 " " TR 1, 4.522ac / All

(C1)

Plat to Record in the Public Records of Denton County, Texas on 09/27/2017 10:42 PM in the Plat Record PECK V.R. ADDITION SHEET 1 OF 3 Booked 189-115 Survey Instruments by G1

COMPANY APPROVES

GULF CENTRAL & SANTA FE RAILROAD



EASEMENT CURVE TABLE

Table with 5 columns: CURVE, BEG. STA., ENDING, LENGTH, and CH. BEARING. It lists curve data for various easements.

EASEMENT CURVE TABLE

Table with 5 columns: CURVE, BEG. STA., ENDING, LENGTH, and CH. BEARING. It lists curve data for various easements.

EASEMENT LINE TABLE

Table with 4 columns: LINE, DIRECTION, LENGTH, and CH. BEARING. It lists easement line data.

EASEMENT LINE TABLE

Table with 4 columns: LINE, DIRECTION, LENGTH, and CH. BEARING. It lists easement line data.

RIGHT-OF-WAY DEDICATION LINE TABLE

Table with 4 columns: LINE, DIRECTION, LENGTH, and CH. BEARING. It lists right-of-way dedication line data.

RIGHT-OF-WAY DEDICATION CURVE TABLE

Table with 5 columns: CURVE, BEG. STA., ENDING, LENGTH, and CH. BEARING. It lists curve data for right-of-way dedications.

RIGHT-OF-WAY DEDICATION CURVE TABLE

Table with 5 columns: CURVE, BEG. STA., ENDING, LENGTH, and CH. BEARING. It lists curve data for right-of-way dedications.

RIGHT-OF-WAY DEDICATION LINE TABLE

Table with 4 columns: LINE, DIRECTION, LENGTH, and CH. BEARING. It lists right-of-way dedication line data.

RIGHT-OF-WAY DEDICATION LINE TABLE

Table with 4 columns: LINE, DIRECTION, LENGTH, and CH. BEARING. It lists right-of-way dedication line data.

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT LINE
BOUNDARY LINE
DART RAILROAD
VALLEY RIDGE BOULEVARD
DORA STREET
KELLY AVENUE
LOT 1-10
BLOCK A
BLOCK B
BLOCK C

SHEET 2 OF 3
FINAL PLAT
OF
PECK V.R. ADDITION
LOTS 1-8, BLOCK A AND
LOTS 1-10, BLOCK B

30.780 ACRES
ZONED: "L1"
OUT OF THE

J. WAGNER SURVEY, ABSTRACT No. 1399 AND
J.W. KING SURVEY, ABSTRACT No. 696
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

Gonzalez & Schneeborg
engineers & surveyors
290 Lakeway Boulevard
Suite 200, Richardson, Texas 75083
Phone: 972-384-8888
FAX: 972-384-8888
TX SURVEYING FIRM REG. NO. 007561-01
DATE: SEPTEMBER, 2017
PROJ. NO.: 17-01
DWS, INC.
PLANNING

C2

