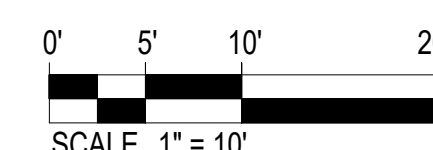
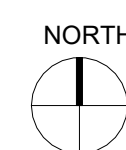


OWNER:
ROY KOSHY
//ALKYRIE INVESTMENTS
22245 VALWOOD PARKWAY
FARMERS BRANCH TX 75333
372 951-1933

ARCHITECT:
SITLER ARCHITECTURE
CHRISTOPHER J. SITLER
LICENSE TX# 30163
3505 SALTILLO LANE #9
ARLINGTON, TX 76015
817.528.5400

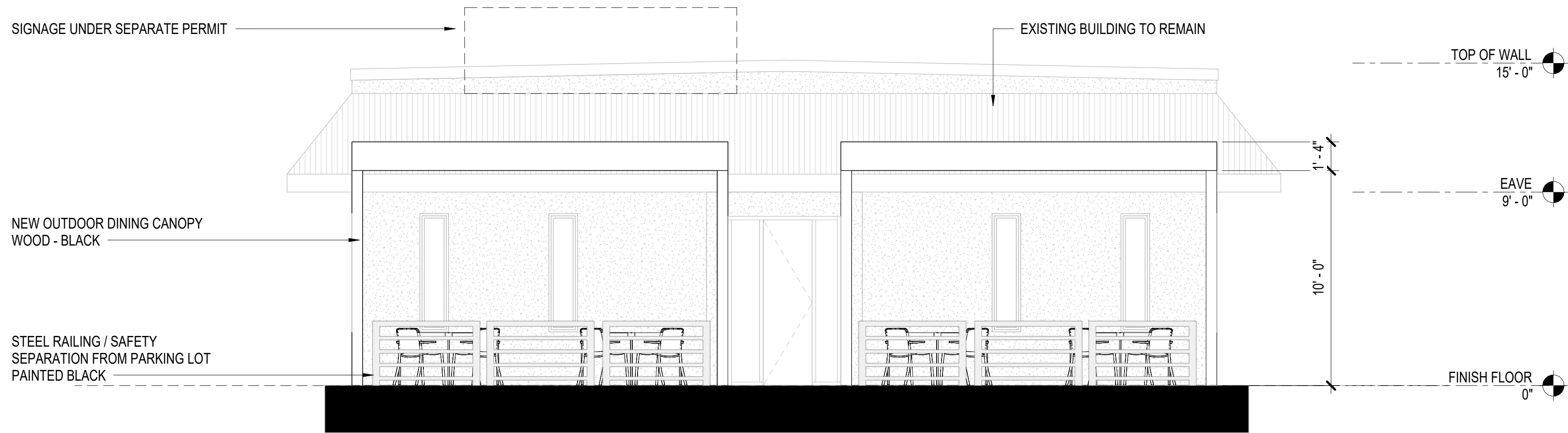
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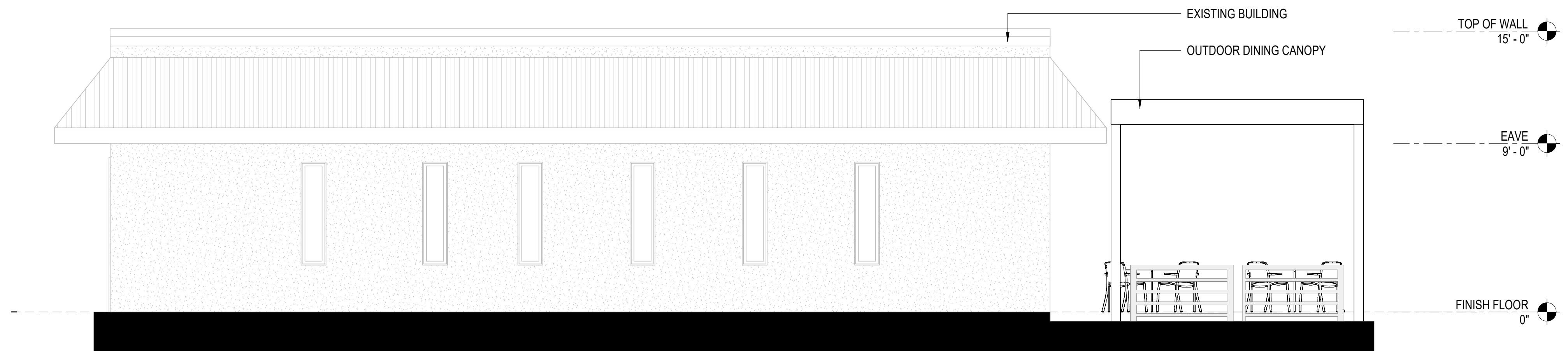


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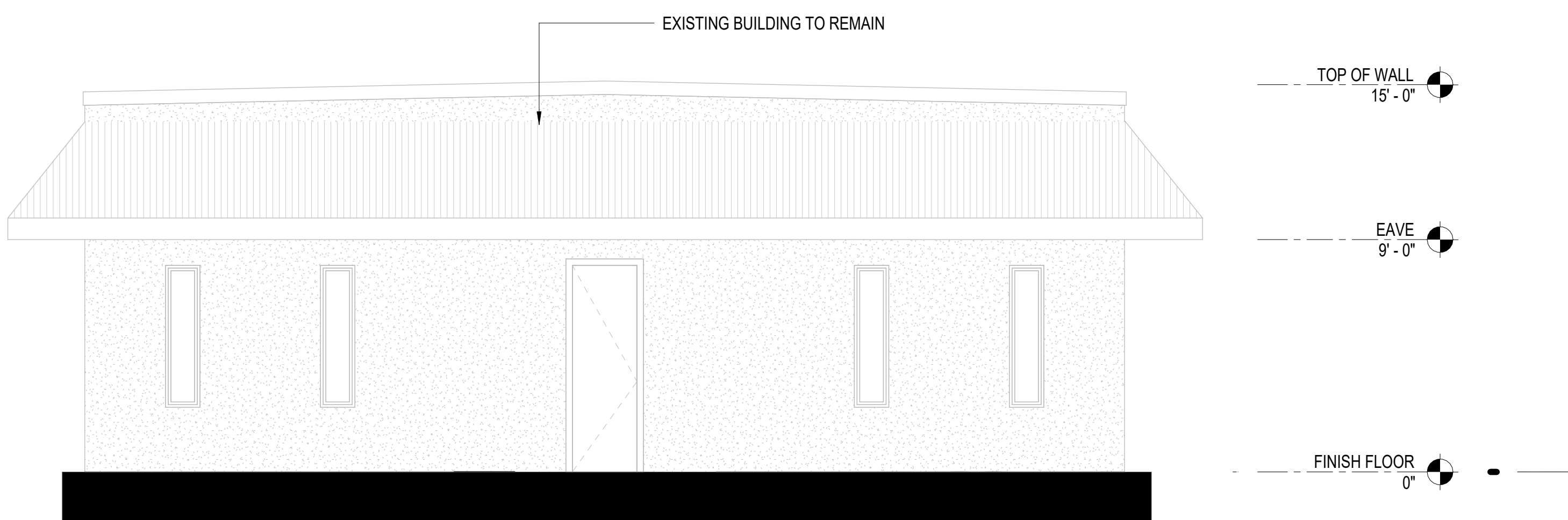
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1 FRONT - SOUTH ELEVATION
1/4" = 1'-0"



3 SIDE - WEST ELEVATION (EAST ELEVATION MIRRORED)
1/4" = 1'-0"



2 BACK - NORTH ELEVATION
1/4" = 1'-0"



11/19/2025

SITLER
ARCHITECTURE

OWNER:
ROY KOSHY
VALWOOD INVESTMENTS
2243 VALWOOD PARKWAY
FARMERS BRANCH TX 75333
972.951-1933

ARCHITECT:
SITLER ARCHITECTURE
CHRISTOPHER S. SITTLER
LICENSE # 30163
3505 SALTILLO LANE #9
ARLINGTON, TX 76015
817.528.5400

2243 VALWOOD PKWY
FARMERS BRANCH TX 75333

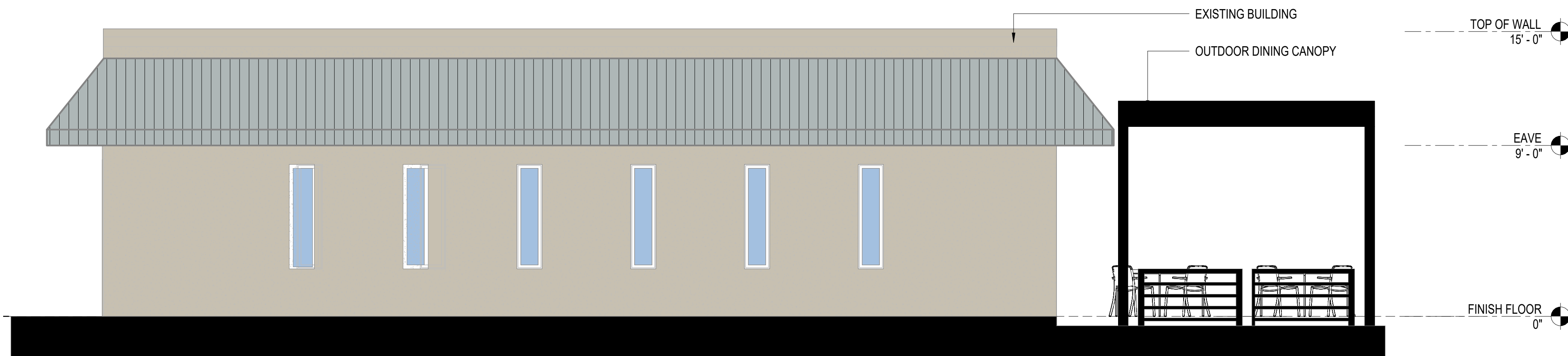
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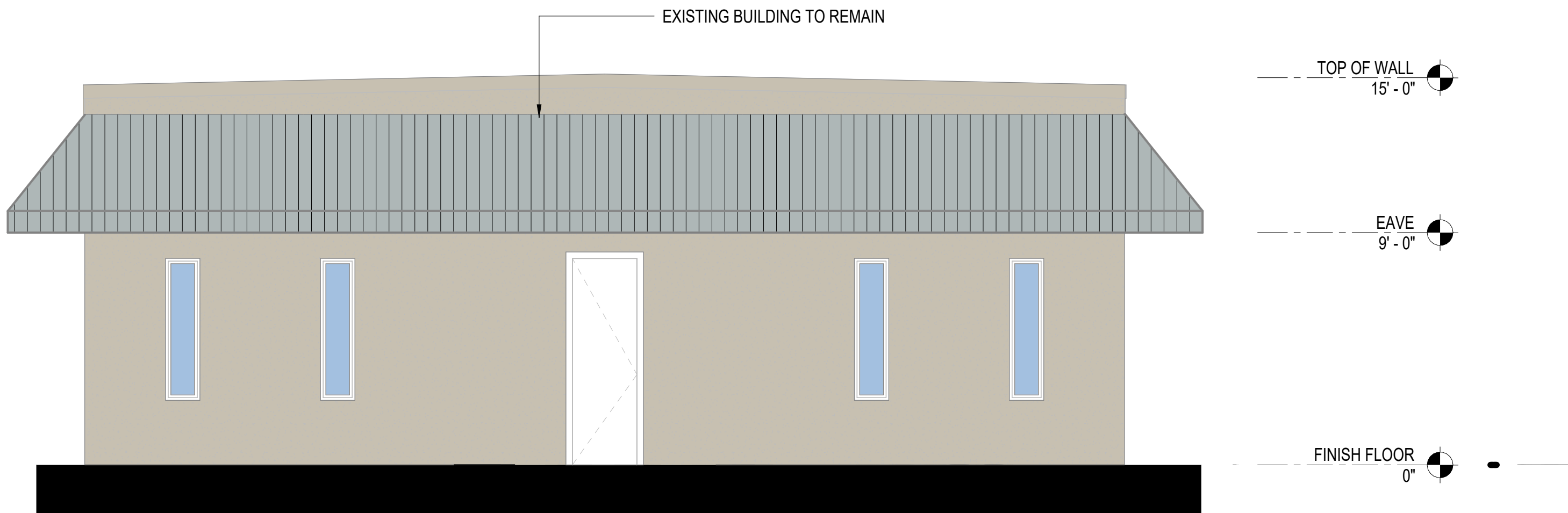
11/29/2025 8:25:42 AM



1 FRONT - SOUTH ELEVATION Copy 1
1/4" = 1'-0"



3 SIDE - WEST ELEVATION (EAST ELEVATION MIRRORED) Copy 1
1/4" = 1'-0"



2 BACK - NORTH ELEVATION Copy 1
1/4" = 1'-0"



11/19/2025

SITLER
ARCHITECTURE

OWNER:
ROY KOSHY
VALWOOD INVESTMENTS
2243 VALWOOD PARKWAY
FARMERS BRANCH TX 75333
972.951-1933

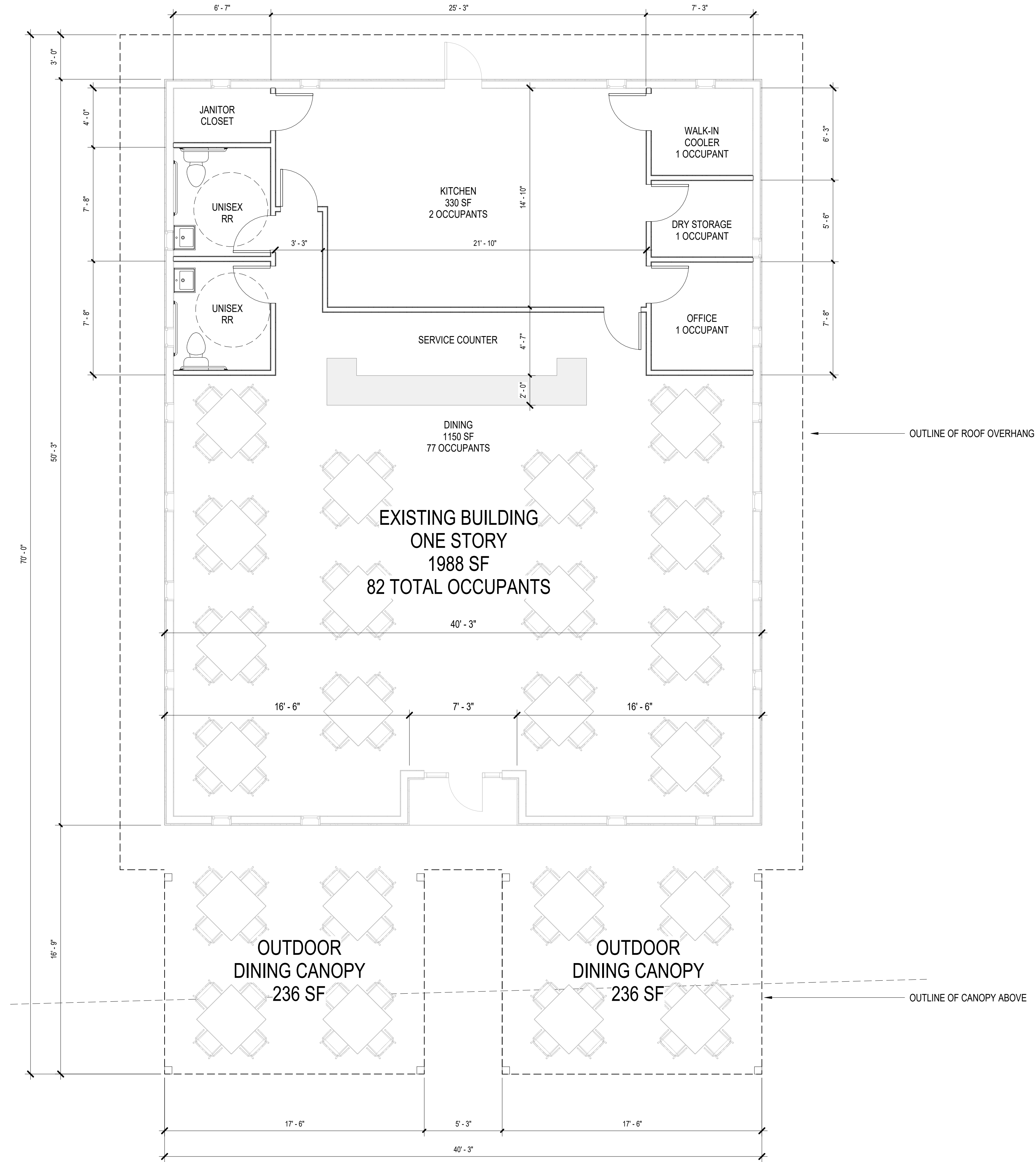
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SITLER ARCHITECTURE
CHRISTOPHER S. SITLER
LICENSE # 30163
3505 SALTILLO LANE #9
ARLINGTON, TX 76015
817.528.5400

2243 VALWOOD PKWY
FARMERS BRANCH TX 75333

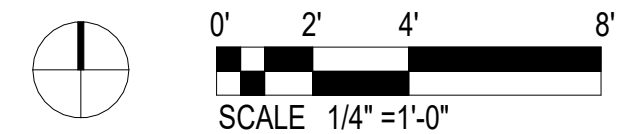
COLOR
ELEVATIONS

A-201
sheet no.

11/29/2025 8:27:51 AM



1 FLOOR PLAN
1/4" = 1'-0"



SITLER
ARCHITECTURE

OWNER:
ROY KOSHY
VALWOOD INVESTMENTS
2243 VALWOOD PARKWAY
FARMERS BRANCH TX 75333
972.951-1833

ARCHITECT:
SITLER ARCHITECTURE
CHRISTOPHER S. SITLER
LICENSED #30163
3505 SALTILLO LANE #9
ARLINGTON, TX 76015
817.528.5400

2243 VALWOOD PKWY
FARMERS BRANCH TX 75333

FLOOR
PLAN

A-102
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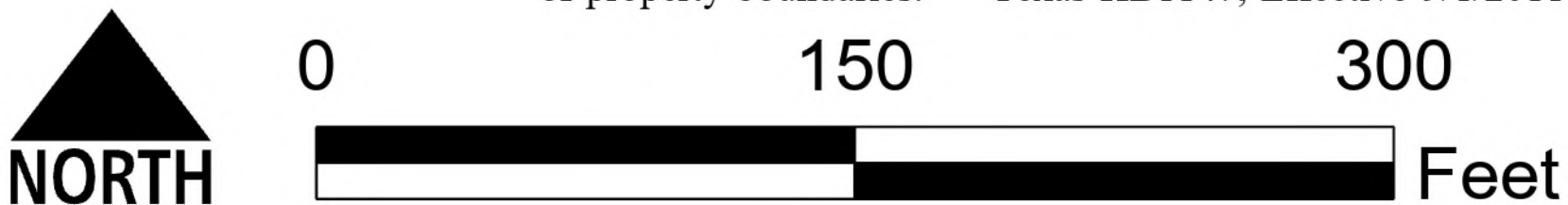
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-  Subject Property
-  Tax Parcels
-  City Limit

25-SU-09 Aerial Map

2243 Valwood Parkway



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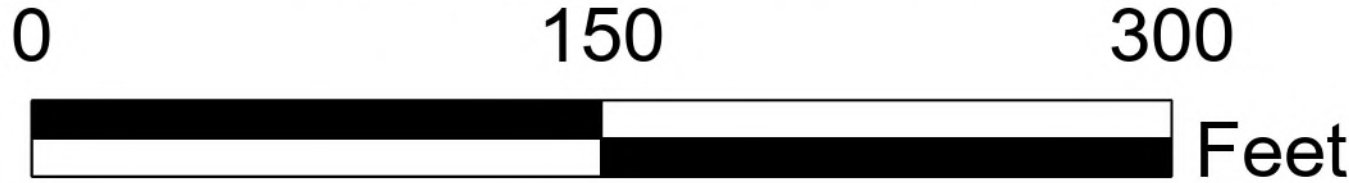




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

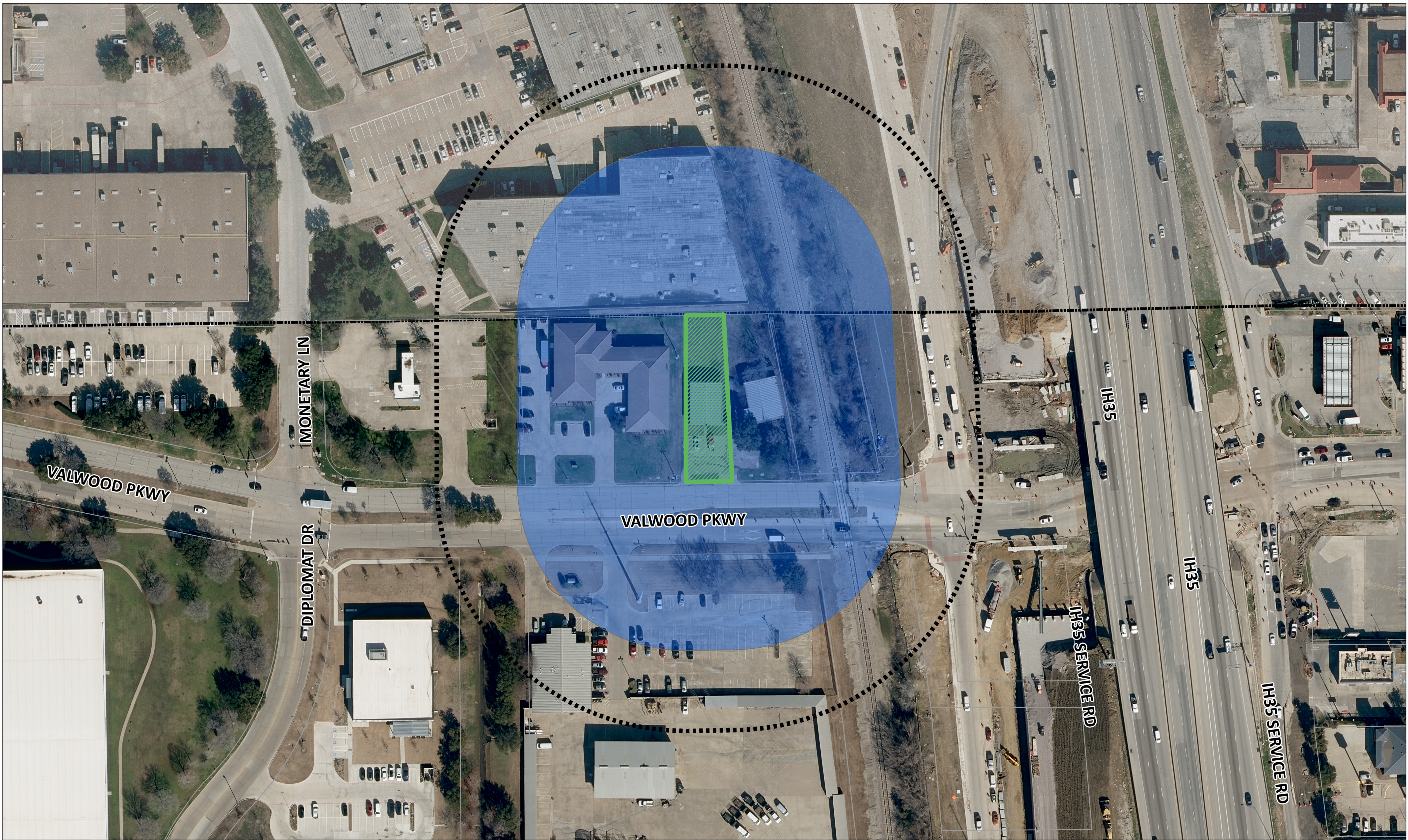
25-SU-09 Location Map

2243 Valwood Parkway



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





- 300-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

25-SU-09 Notification Map

2243 Valwood Parkway



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**Summary of Mailed Notices
Property Owner List
25-SU-09
2243 Valwood Parkway**

Map	First Name	Address	City	State	Zip	Written Response
1.	LEO ANNETTE J	11130 MEDLOCK BRIDGE RD APT 1033	JOHNS CREEK	GA	30097	None.
2.	2222 PARTNERS LTD PS	947 COUNTY ROAD 219	GAINESVILLE	TX	76240	None.
3.	DART	PO BOX 660163	DALLAS	TX	75266	None.
4.	DIPLOMAT DRIVE II LLC	3512 SAN LUCAS LN	DENTON	TX	76208	None.
5.	VALKYRIE INVESTMENTS LLC	1233 MUSCOGEE TRL	CARROLLTON	TX	75010	None.
6.	LEO ANNETTE J	11130 MEDLOCK BRIDGE RD APT 1033	JOHNS CREEK	GA	30097	None.
7.	BURLINGTON NO SANTA FE RR C/O PROPERTY TAX DEPARTMENT	PO BOX 961089	FORT WORTH	TX	76161	None.
8.	VALKYRIE INVESTMENTS LLC	1233 MUSCOGEE TRL	CARROLLTON	TX	75010	None.
9.	LEO ANNETTE J	11130 MEDLOCK BRIDGE RD APT 1033	JOHNS CREEK	GA	30097	None.
10.	TEXAS STATE OF	PO BOX 12428	AUSTIN	TX	78711	None.
11.	PEGGYS FOLLY LP	5501 SAINT ANDREWS CT	PLANO	TX	75093	None.
12.	ROONEY REAL ESTATE LLC	5601 S 122ND EAST AVE	TULSA	OK	74146	None.
13.	TEXAS STATE OF C/O TEXAS DEPT OF TRANSPORTATION	125 E 11TH ST	AUSTIN	TX	78701	None.
14.	TRANSMAX INC	14053 N STEMMONS FWY	FARMERS BRANCH	TX	75234	None.
15.	2241 SINGH LLC &	7750 BROADWAY	SAN ANTONIO	TX	78209	None.
16.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
17.	DALLAS ISD	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.