



- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983,
- 5) ACCORDING TO THE F.I.R.M. NO. 48113 C0155 J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PURPOSE OF THIS MINOR PLAT IS TO ESTABLISH A BUILDING SITE AND TO WAIVE THE ALLEY REQUIREMENT.

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Aaron John Anderson is the sole owner of a tract of land situated in the John Vest Survey, Abstract No. 1508, City of Coppell, Dallas County, Texas, being that tract of land conveyed to said Aaron John Anderson, by warranty deed with vendor's lien, recorded in Instrument No. 201600334459, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the West Right-of-Way line of Loch Lane (60 foot Right-of-Way, recorded in Volume 678, Page 890, Deed Records, Dallas County, Texas), and being the Northeast corner of a that tract of land conveyed to Miriam T. Hilsher, by deed recorded in Volume 97167, Page 314, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 25 minutes 40 seconds West, along the North line of said Hilsher tract, a distance of 155.00 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Hilsher tract, and also being on the East line of Lot 1, Block A, Duke-Freeport Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 2001065, Page 37, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 80 degrees 19 minutes 53 seconds West, a distance of 0.81 feet for witness;

THENCE North 00 degrees 36 minutes 33 seconds West, along the East line of said Tohatsu America Corporation, a distance of 160.00 feet to a drive shaft monument found for corner, said corner being the Southwest corner of that tract of land conveyed to Brad Linder and Cynthia Mary Linder, by deed recorded in Instrument No. 200900010547, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 25 minutes 54 seconds East, along the South line of said Linder tract, a distance of 128.80 feet to a 1/2 inch iron rod with plastic yellow cap stamped "3569" found for corner, said corner being the Southeast corner of said Linder tract and being in the West Right-of-Way line of said Loch Lane, said corner being the beginning of a non-tangent curve to the left, with a radius of 60.00 feet, a delta of 22 degrees 43 minutes 58 seconds, a chord bearing and distance that bears South 31 degrees 57 minutes 51 seconds East, 23.65 feet;

THENCE along said curve to the left and along the West line of said Loch Lane, an arc length of 23.81 feet to a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" for corner, said corner being in a reverse curve to the right, having a radius of 50.00 feet, a delta of 43 degrees 28 minutes 06 seconds, a chord bearing and distance that bears South 22 degrees 45 minutes 29 seconds East, 37.03 feet;

THENCE along said curve to the right and along said West line of Loch Lane, an arc length of 37.93 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "3569" for corner;

THENCE South 00 degrees 34 minutes 23 seconds East, along said West line of Loch Lane, a distance of 105.51 feet to the POINT OF BEGINNING, and containing 24,231 square feet or 0.56 acres of land.

Flood plain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2018.

Flooplain Administrator	Date
Approved and Accepted	

Chairman, Planning and Zoning Commission City of Coppell, Texas	Date
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The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of **Loch Addition, Lot 5, Block A**, an addition to the City of Coppell was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2018, and the Planning and Zoning Commission, 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 Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Planning and Zoning Commission Secretary,  
City of Coppell, Texas

I, Bryan Connally, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

Bryan Connally, RPLS No. 5513

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Aaron John Anderson, does hereby adopt this plat designating the herein described property as **Loch Addition, Lot 5, Block A**, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, 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 and fire lane 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 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 buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective right of ingress or egress to or from and upon the said easement 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 to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and waste water easements shall also include additional areas 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 waste water 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 Coppell.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
Aaron John Anderson, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for said County and State on this day appears Aaron John Anderson, 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Bryan Connally, 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 the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Coppell, Texas.  
RELEASED FOR REVIEW 05/08/18 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally, 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 Connolly 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

MINOR PLAT  
**LOCH ADDITION**  
LOT 5, BLOCK A  
24,231 SQ.FT. / 0.56 ACRES  
SITUATED IN THE  
JOHN VEST SURVEY, ABSTRACT NO. 1508  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

**PLANNING & SURVEYING**  
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The logo for CBG Surveying Texas LLC features a stylized blue and red circular emblem on the left, containing a white star and a compass rose. To the right of the emblem, the letters "CBG" are prominently displayed in a large, bold, blue serif font. Below "CBG", the words "SURVEYING TEXAS LLC" are written in a smaller, blue, sans-serif font. At the bottom of the logo, the text "A COMMITMENT TO EXCELLENCE" is written in a small, blue, sans-serif font. Below the logo, the text "CPM • Innovation • Trust • Team • Justice • New Ventures" is written in a small, blue, sans-serif font.

OWNER: AARON JOHN ANDERSON  
609 LOCH LANE  
COPPELL, TX 75019

SCALE: 1"=30' / DATE: 05/02/18 / JOB NO. 1622162-1 / DRAWN BY: WTH