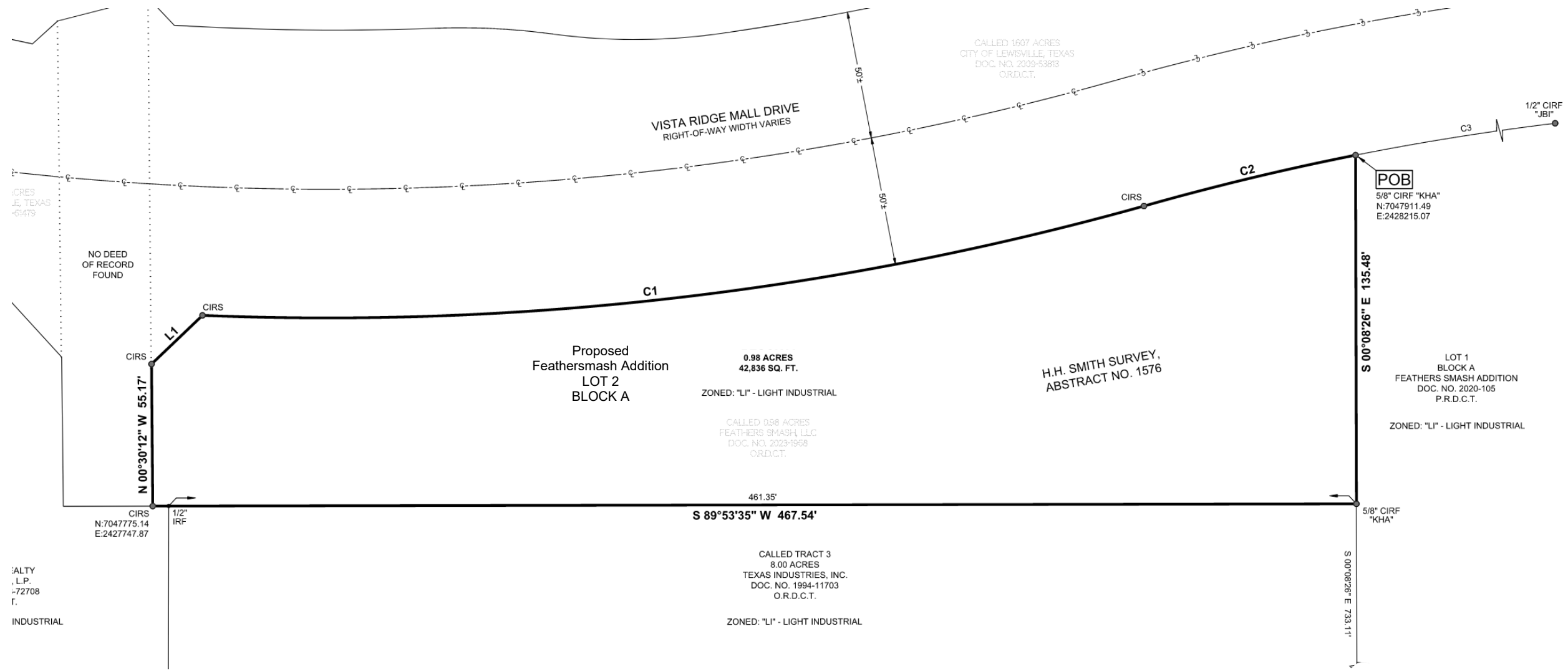


Exhibit A



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°17'24" E	27.39'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	369.64'	1178.19'	17°58'33"	N 83°22'30" E	368.13'
C2	84.59'	1050.00'	4°36'56"	N 76°28'22" E	84.56'
C3	201.75'	1050.00'	11°00'32"	N 84°17'06" E	201.44'

OWNER
Feathers Smash, LLC
1509 Pebble Creek Drive
Coppell, TX 75019

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

JOB NUMBER
2210.052-03
DATE
03/13/2024
REVISION
-
DRAWN BY
BE



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

WHEREAS, **FEATHERS SMASH, LLC**, is the owner of a 0.98 acre tract of land out of the H.H. Smith Survey, Abstract No. 1576, situated in the City of Lewisville, Denton County, Texas, being all of that certain tract of land conveyed to Feathers Smash, LLC by deed of record in Document Number 2023-1968 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod with red plastic cap stamped "KHA" found in the South right-of-way line of Vista Ridge Mall Drive (right-of-way width varies), being the South line of a called 1.607 acre tract of land conveyed to City of Lewisville, Texas, by deed of record in Document Number 2009-53813 of said Official Records, and being the Northwest corner of Lot 1, Block A, of Feathers Smash Addition, a subdivision of record in Document Number 2020-105 of the Plat Records of Denton County, Texas;

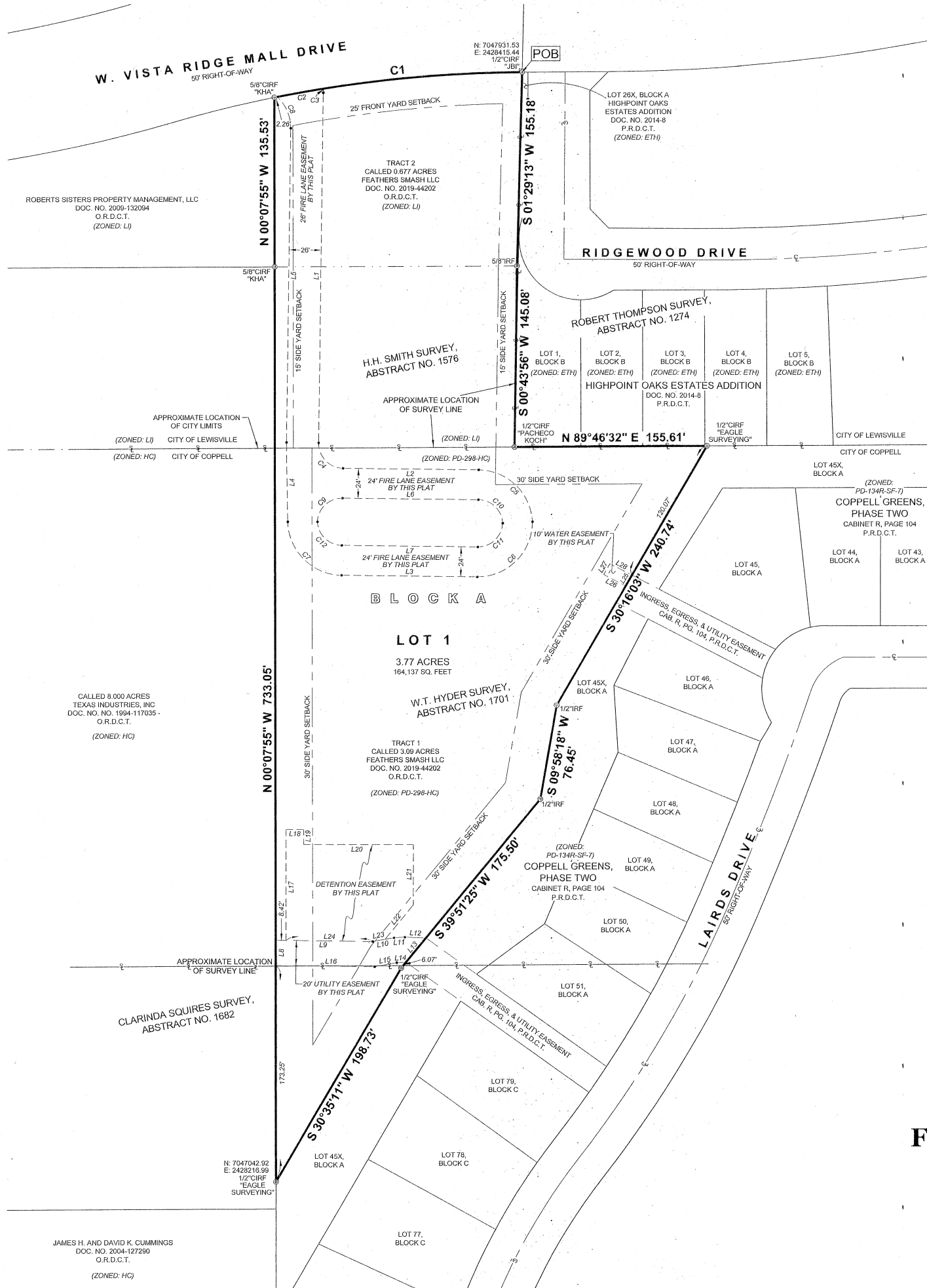
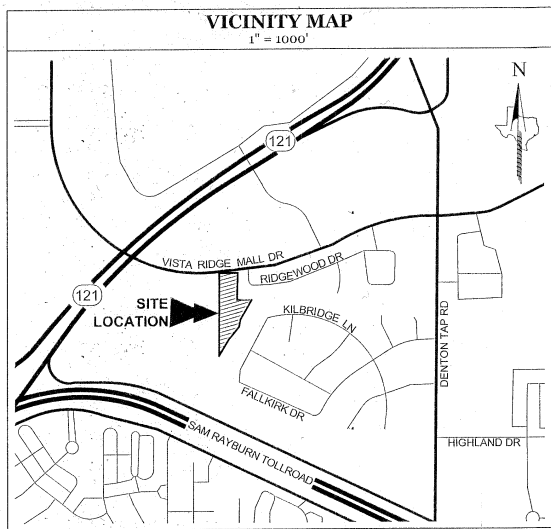
THENCE, S00°08'26"E, leaving the South right-of-way line of Vista Ridge Mall Drive, along the West line of said Lot 1, a distance of 135.48 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found in the South line of a called 16.409 acre tract of land conveyed to Roberts Sisters Property Management, LLC, as described in deed of record in Document Number 2009-132094 of said Official Records, being the Northeast corner of a called Tract 3 - 8.00 acre tract of land conveyed to Texas Industries, Inc., by deed of record in Document Number 1994-11703 of said Official Records;

THENCE, S89°53'35"W, along the South line of said 16.409 acre tract, being in part, the common North line of said 8.00 acre tract, passing at a distance of 461.35 feet a 1/2 inch iron rod found at the Northwest corner of said 8.00 acre tract, and continuing a total distance of 467.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 16.409 acre tract;

THENCE, N00°30'12"W, along the West line of said 16.409 acre tract, a distance of 55.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Vista Ridge Mall Drive, being the Southwest corner of said 1.607 acre tract;

THENCE, leaving the West line of said 16.409 acre tract, along the South right-of-way line of Vista Ridge Mall Drive and the South line of said 1.607 acre tract, the following three (3) courses and distances:

- N46°17'24"E, a distance of 27.39 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
- Along said non-tangent curve to the left, having a radius of 1178.19 feet, a chord bearing of N83°22'30"E, a chord length of 368.13 feet, a delta angle of 17°58'33", an arc length of 369.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 1050.00 feet, a chord bearing of N76°28'22"E, a chord length of 84.56 feet, a delta angle of 04°36'56", an arc length of 84.59 feet to the **POINT OF BEGINNING**, and containing 0.98 of an acre (42,836 square feet) of land, more or less.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	201.75'	1050.00'	11°00'32"	N 84°17'37" E	201.44'
C2	38.39'	1050.00'	2°05'42"	N 79°57'36" E	38.39'
C3	3.48'	20.00'	9°58'01"	S 05°42'56" W	3.47'
C4	31.41'	20.00'	89°59'02"	S 44°16'03" E	28.28'
C5	66.36'	44.00'	86°24'34"	S 46°03'47" E	60.25'
C6	69.86'	43.92'	91°07'36"	S 45°12'05" W	62.72'
C7	67.50'	44.00'	87°53'44"	N 45°19'12" W	61.07'
C8	28.30'	33.00'	49°08'30"	N 23°50'19" W	27.44'
C9	30.70'	20.00'	87°56'50"	N 46°45'31" E	27.77'
C10	30.16'	20.00'	86°24'34"	S 46°03'47" E	27.38'
C11	30.67'	20.01'	87°50'03"	S 46°47'43" W	27.75'
C12	30.14'	20.00'	86°20'09"	N 46°05'59" W	27.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°43'56" W	280.34'
L2	S 89°16'04" E	109.84'
L3	N 89°16'04" W	109.98'
L4	N 00°56'49" W	63.64'
L5	N 00°43'56" E	251.67'
L6	S 89°16'04" E	109.98'
L7	N 89°16'04" W	109.98'
L8	N 00°07'55" W	20.00'
L9	S 89°14'26" E	78.43'
L10	N 80°04'49" E	17.41'
L11	N 86°46'54" E	8.78'
L12	S 37°38'33" E	17.22'
L13	S 39°51'25" W	25.09'
L14	S 86°46'54" W	7.61'
L15	S 80°04'49" W	18.11'
L16	N 89°14'26" W	79.98'
L17	N 00°00'00" W	88.60'
L18	S 89°16'04" E	14.18'
L19	S 00°00'00" E	11.92'
L20	N 90°00'00" E	88.88'
L21	S 00°00'00" E	48.12'
L22	S 39°48'34" W	35.84'
L23	S 80°04'49" W	10.26'
L24	N 89°14'26" W	70.01'
L25	S 30°16'03" W	10.00'
L26	N 62°52'16" W	19.99'
L27	N 30°12'08" E	10.00'
L28	S 62°52'16" E	20.00'

LEGEND	
POB	= POINT OF BEGINNING
DOC. NO.	= DOCUMENT NUMBER
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
IRF	= IRON ROD FOUND
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
206 Elm Street
Lewisville, TX 75057
(972) 906-9985

OWNER
Feathers Smash, LLC
1509 Pebble Creek Drive
Coppell, TX 75019
(214) 929-9480

Project
1808.024-03

Date
12/13/2019

Drafter
JDC



EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Exhibit A

FINAL PLAT FEATHERS SMASH ADDITION LOT 1, BLOCK A

3.77 ACRES ZONED: LI & PD-298-HC

BEING 3.77 ACRES OF LAND SITUATED IN THE
W.T. HYDER SURVEY, ABSTRACT NO. 1701,
H.H. SMITH SURVEY, ABSTRACT NO. 1576 AND
THE CLARINDA SQUIRES SURVEY, ABSTRACT No. 1682,
AN ADDITION TO THE CITY OF LEWISVILLE
AND THE CITY OF COPPELL, TEXAS

FILED: _____ DOC# _____ P.R.D.C.T.

Filed for Record
in the Official Records Of:
Denton County
On: 3/17/2020 12:32:47 PM
In the PLAT Records
FINAL PLAT FEATHERS SMA
Doc Number: 2020 - 105
Number of Pages: 2
Amount: 100.00
Order#: 20200317000301
By: KT

GENERAL NOTES

- 1.) The purpose of this plat is to create an official lot of record from a tract of land that crosses two city boundaries.
- 2.) This property is located in "Non-shaded Zone X" as according to the F.E.M.A. Flood Insurance Rate Map date April 18, 2011 as shown on Map Number 48121C0685G and 48121C0705G.
- 3.) The grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) This property is zoned "LI - Light Industrial", according to the City of Lewisville online zoning map. And zoned "PD-298-HC" according to the City of Coppell online zoning map.
- 7.) The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lewisville and the City of Coppell, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. # 6402

12-16-19
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of December, 2019.

John Cox
John Cox, Notary Public in and for the State of Texas



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a 3.77 acre tract of land out of the **H.H. SMITH SURVEY, ABSTRACT No. 1576, W.T. HYDER SURVEY, ABSTRACT No. 1701 and the CLARINDA SQUIRES SURVEY, ABSTRACT No. 1682**, situated in the City of Lewisville and the City of Coppell, Denton County, Texas and being all of a called Tract 1 - 3.09 acre tract of land and all of a called Tract 2 - 0.677 acre tract of land conveyed to Feathers Smash LLC by deed of record in Document No. 2019-44202 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "JBI" found in the South right-of-way line of W. Vista Ridge Mall Drive (R.O.W. Varies), being the Northwest corner of Lot 26X, Block A of Highpoint Oaks Addition, a subdivision of record in Document No. 2014-8 of the Plat Records of Denton County, Texas, also being the Northeast corner of said 0.677 acre tract and hereof;

THENCE, S01°29'13"W, leaving the South right-of-way line of W. Vista Ridge Mall Drive, along the East line of said 0.677 acre tract, being in part, the West line of said Lot 26X and in part, the West line of Lot 1, Block B of said Highpoint Oaks Addition, a distance of 155.18 feet to a 5/8 inch iron rod found at the Southeast corner of said 0.677 acre tract, being the Northeast corner of said 3.09 acre tract;

THENCE, along the East line of said 3.09 acre tract, being the West line and South line of said Highpoint Oaks Addition, the following two (2) courses and distances:

1. S00°43'56"W, a distance of 145.08 feet to a 1/2" iron rod with cap stamped "Pacheco Koch" found at the Southwest corner of said Lot 1;
2. N89°46'32"E, a distance of 155.61 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set in the South line of Lot 4, Block B of said Highpoint Oaks Addition, being the Northwest corner of Lot 45X, Block A of Coppell Greens, Phase Two, a subdivision of record in Cabinet, R, Page 104 of said Plat Records, for an angle point hereof;

THENCE, leaving the South line of said Lot 4, along the West line of said Lot 45X, being the East line of said 3.09 acre tract, the following four (4) courses and distances:

1. S30°16'03"W, a distance of 240.74 feet to a 1/2 inch iron rod found;
2. S09°58'18"W, a distance of 76.45 feet to a 1/2 inch iron rod found;
3. S39°51'25"W, a distance of 175.50 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set;
4. S30°35'11"W, a distance of 198.73 feet to a 1/2" iron rod with green plastic cap stamped "Eagle Surveying" set in the East line of a called 8.000 acre tract of land conveyed to Texas Industries, Inc. by deed of record in Document No. 1994-117035 of said Official Records, being the Southwest corner of said 3.09 acre tract and hereof;

THENCE, N00°07'55"W, leaving the West line of said Lot 45X, along the common line of said 8.000 acre tract and said Greens West Development, LC tract, a distance of 733.05 feet to a 5/8" iron rod with cap stamped "KHA" found at the Southwest corner of said 0.677 acre tract, being the Southeast corner of that certain tract of land conveyed to Roberts Sisters Property Management, LLC by deed of record in Document No. 2009-132094 of said Official Records, also being the Northeast corner of said 8.000 acre tract, also being the Northwest corner of said 3.09 acre tract;

THENCE, N00°07'55"W, along the West line of said 0.677 acre tract, being the East line of said Roberts Sisters Property tract, a distance of 135.53 feet to a 5/8" iron rod with cap stamped "KHA" found in the curving South right-of-way line of W. Vista Ridge Mall Drive at the Northwest corner of said 0.677 acre tract and hereof;

THENCE, leaving the East line of said Roberts Sisters Property tract, along the curving South right-of-way line of W. Vista Ridge Mall Drive, being the North line of said 0.677 acre tract, along a non-tangent curve to the right, having a radius of 1050.00 feet, a chord bearing of N84°17'37"E, a chord length of 201.44 feet, a delta angle of 11°00'32", an arc length of 201.75 feet to the **POINT OF BEGINNING** and containing an area of 3.77 Acres, or (164,137 Square Feet) of land, more or less

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FEATHERS SMASH, LLC**, does hereby adopt this plat, designating herein described property as **FEATHERS SMASH ADDITION**, an addition to the City of Lewisville and the City of Coppell, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and the City of Coppell 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 the City of Coppell, 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 efficiencies of its respective system on any of these easement strips, and the City of Lewisville and the City of Coppell and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights, manholes and clean outs) is hereby granted to the City of Lewisville and the City of Coppell for the purpose of construction, reconstruction, inspecting and maintaining the above name appurtenances. Water mains and waste water easements shall also include additional areas of working space for construction and maintenance of the systems.

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 the subdivision shall be sold and developed subject to the building lines shown on the plat.

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

OWNER: **FEATHERS SMASH, LLC**, a Texas limited liability company

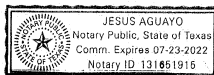
BY: Harish K. Reddy 12-18-2019
Harish K. Reddy Date
Managing Member

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **HARISH K. REDDY**, Managing Member of **FEATHERS SMASH, LLC**, and 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 18th day of December, 2019.

Jesus Aguayo
Notary Public, in and for the State of Texas



PLAN SUMMARY TABLE

ZONED: "LI" - LIGHT INDUSTRIAL & "PD-298-HC"
TOTAL ACREAGE: 3.77 ACRE
NUMBER OF LOTS: 1
NUMBER OF PHASES: 1
MINIMUM LOT SIZE: 3.77 Acres
CITY OF LEWISVILLE: 1.33 ACRES ZONED "LI"
CITY OF COPPELL: 2.44 ACRES ZONED "PD-298-HC"

CITY OF COPPELL APPROVAL

APPROVED AND ACCEPTED:

Chairman, Planning and Zoning Commission 12-19-19
City of Coppell, Texas Date

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of **FEATHER SMASH ADDITION**, an addition to the City of Coppell, was submitted to the Planning and Zoning Commission on the 19 day of December, 2019, and the Planning and Zoning Commission by formal action, then and there accepted the dedication of streets, alleys, park easements, public places, 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 herein subscribed.

WITNESS MY HAND this 23 day of January, 2020
Kami McGee
Secretary, Planning and Zoning Commission
City of Coppell, Texas

FRANCHISE UTILITY APPROVAL

I, Steven E. Homeyer (Engineer), 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.

Steven E. Homeyer, PE 2-11-2020
HOMAYER ENGINEERING, INC. Date

FLOODPLAIN APPROVAL

Floodplain Development Permit Application No. 4/A has been filed with the City of Coppell floodplain administrator on 12-23-20 day of 2019.

City of Coppell, Texas 1-23-20
Floodplain Administrator Date

CITY OF LEWISVILLE APPROVAL

All variances (if any) from the General Development Ordinance approved by City Council.

James Davis 03/03/2020
Chairman, Planning and Zoning Commission Date
City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas hereby certifies that the foregoing Final Plat of the **FEATHERS SMASH ADDITION**, an addition to the City of Lewisville and the City of Coppell was submitted to the appropriate Planning & Zoning Commission or City Council as required by the Ordinances of the City of Lewisville on the 03 day of March, 2019, and such body by formal actions, 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 herein subscribed in the capacity stated.

WITNESS MY HAND this 5th day of March, 2019.
Julie Worster
Julie Worster, City Secretary
City of Lewisville, Texas

FINAL PLAT FEATHERS SMASH ADDITION LOT 1, BLOCK A

3.77 ACRES ZONED: LI & PD-298-HC

BEING 3.77 ACRES OF LAND SITUATED IN THE
W.T. HYDER SURVEY, ABSTRACT NO. 1701,
H.H. SMITH SURVEY, ABSTRACT NO. 1576 AND
THE CLARINDA SQUIRES SURVEY, ABSTRACT No. 1682,
AN ADDITION TO THE CITY OF LEWISVILLE
AND THE CITY OF COPPELL, TEXAS

FILED: _____ DOC# _____ P.R.D.C.T.

SURVEYOR


Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER

Homeyer Engineering, Inc.
Contact: Steve Homeyer
206 Elm Street
Lewisville, TX 75057
(972) 906-9985

OWNER

Feathers Smash, LLC
1509 Pebble Creek Drive
Coppell, TX 75019
(214) 929-9480

Project	1808.024-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/13/2019	
Drafter	JDC	