



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS  
 WHEREAS Atwells Home Investors, LLC and Renovating Texas, LLC, are the sole owners of a tract of land located in the ALFRED LOGSDON SURVEY, Abstract No. 783, City of Coppell, Dallas County, Texas, being Lots 2 and 3, Block A, of Stringfellow Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 47, Page 193, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Atwells Home Investors, LLC and Renovating Texas, LLC, recorded in Instrument No. 202100291915, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the West line of S. Moore Road, at the Northeast corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;  
 Thence South 89 deg. 21 min. 00 sec. West, a distance of 150.00 feet to a 1/2 inch iron rod found at the Southeast corner of Lot 7, of said Block A, and being the common Westerly corner of said Lots 3 and 4, same being the Northeast corner of Lot 1, Block A, of Nash Manor, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Volume 2002009, Page 148, Deed Records, Dallas County, Texas;

Thence North 00 deg. 21 min. 00 sec. East, a distance of 272.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northwest corner of said Lot 2, same being the Northeast corner of Lot 8, of said Block A, and being the Southwest corner of a tract of land described in deed to BKB Holdings, LLC, recorded in Volume 2005152, Page 12239, Deed Records, Dallas County, Texas;

Thence North 89 deg. 21 min. 00 sec. East, a distance of 150.00 feet to am "X" found in the said West line of S. Moore Road, at the Northeast corner of said Lot 1, same being the Southeast corner of said BKB Holdings, LLC tract;

Thence South 00 deg. 21 min. 00 sec. West, along said West line, a distance of 272.00 feet to the PLACE OF BEGINNING and containing 40,794 square feet or 0.936 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS  
 That I, Barry S. Rhodes, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found or placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

I, \_\_\_\_\_, 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.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Atwells Home Investors, LLC and Renovating Texas, LLC, does hereby adopt this plat, designating in the herein described property as: **STRINGFELLOW LOTS 2A, 2B, AND 3A, BLOCK A, STRINGFELLOW ADDITION**, an addition to the City of Coppell, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and footway management areas 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 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 systems 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 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 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 installed.

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

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name: Curt Eley (Renovating Texas, LLC)  
 Title: Owner  
 10804 Sexton Dr.,  
 McKinney, TX 75072  
 (972) 814-4767

Name: Jeff Wells (Atwells Home Investors, LLC)  
 Title: Owner  
 1513 Pine Hurst Dr.,  
 Coppell, TX 75019  
 (214) 862-5332

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_ 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.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_ 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.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**CERTIFICATE OF APPROVAL**

RECOMMENDED FOR APPROVAL:

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
 City of Coppell, Texas

APPROVED AND ACCEPTED:

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas hereby certifies that the foregoing Replat of Stringfellow Addition, Lots 2A, 2B, and 3A, Block A, an Addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the Planning and Zoning Commission, by formal action, then and there accepted the dedication of streets, alleys, parks, 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 hereinabove subscribed.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning and Zoning Commission Secretary  
 City of Coppell, Texas

**SURVEYOR'S NOTES**

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE THREE (3) PLATTED LOTS FROM TWO (2) EXISTING PLATTED LOTS.
4. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0155K, DATED 07/07/2014, ZONE X.
5. THE PLAT HAS AN EXCEPTION TO THE APPLICABLE SF-12 ZONING SINCE THIS CITY BLOCK DOES NOT HAVE ALLEYS.

**LEGEND**

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS:  
 117 SOUTH MOORE ROAD, COPPELL, TEXAS 75019



**PROFESSIONAL LAND SURVEYORS**  
 OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
**FIRM NO. 10194366**  
 WEBSITE: WWW.BURNSURVEY.COM  
 PHONE: (214) 326-1090  
 PREPARATION DATE: 11/30/2021 DRAWN BY: TD

**REPLAT  
 STRINGFELLOW ADDITION  
 LOTS 2A, 2B, AND 3A, BLOCK A,**

ZONE SF- 12, 0.936 ACRE - BEING A REPLAT OF LOTS 2 AND 3,  
 BLOCK A, OF STRINGFELLOW ADDITION,  
 OUT OF THE ALFRED LOGSDON SURVEY, ABSTRACT NO. 783,  
 CITY OF COPPELL, DALLAS COUNTY, TEXAS  
 OWNER: ATWELLS HOME INVESTORS, LLC, AND RENOVATING TEXAS, LLC.  
 ADDRESS: 603 ADLER CT., COPPELL, TX 75019  
 PHONE: 972-814-4767