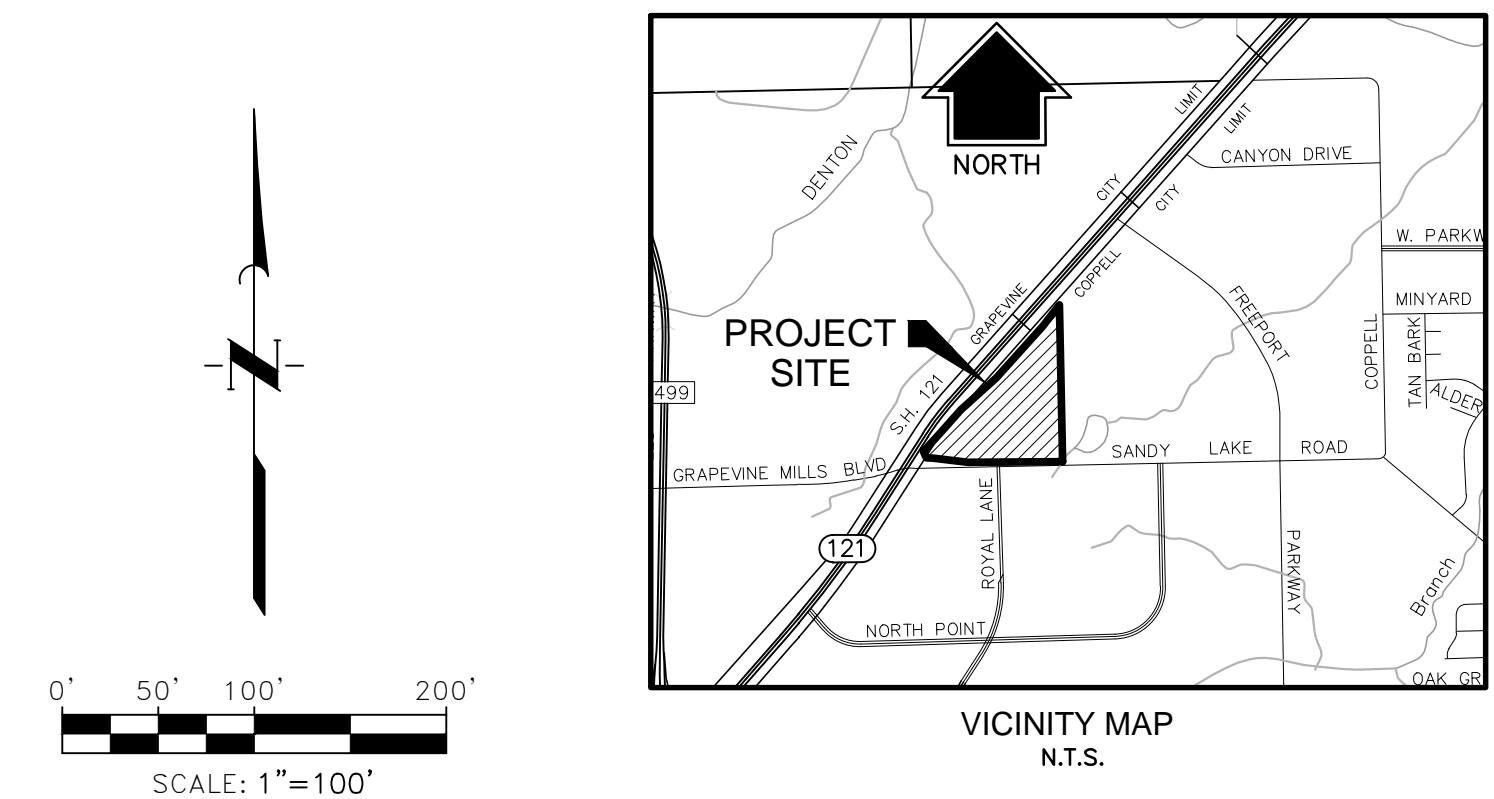
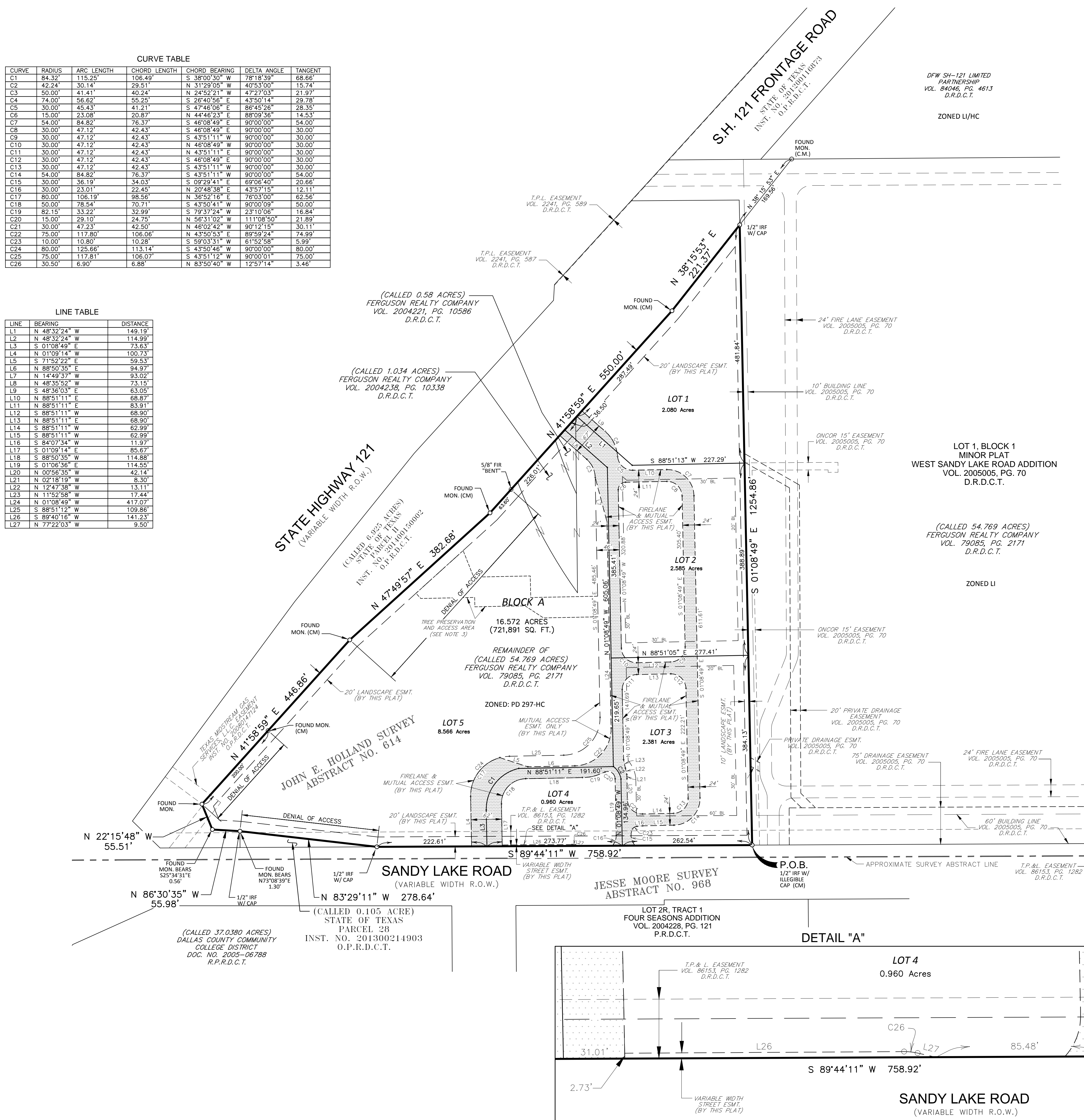



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°32'24" W	149.19
L2	N 48°32'24" W	114.99
L3	S 01°09'14" E	73.63
L4	S 01°08'49" W	100.73
L5	S 7°15'22" E	58.53
L6	N 85°50'35" W	94.97
L7	N 14°49'57" W	93.02
L8	N 48°36'52" W	73.15
L9	S 48°35'03" E	63.05
L10	N 89°51'11" W	68.87
L11	S 88°51'11" W	83.91
L12	S 88°51'11" W	68.90
L13	N 88°51'11" E	68.90
L14	S 88°51'11" W	62.99
L15	S 89°51'11" W	68.99
L16	S 84°07'34" E	11.87
L17	S 01°09'14" E	85.67
L18	N 88°50'35" W	114.88
L19	S 05°06'36" E	114.85
L20	N 03°50'35" W	4.14
L21	N 02°18'19" W	8.30
L22	N 12°47'38" W	13.11
L23	N 11°52'58" W	17.44
L24	N 01°08'49" W	417.07
L25	S 89°51'12" W	100.86
L26	S 89°40'16" W	141.23
L27	N 77°22'03" W	9.50



- | <div>LEGEND:</div>  |   |
|---|---|
| POC   | POINT OF COMMENCING   |
| POB   | POINT OF BEGINNING  |
| CM  | CONTROL MONUMENT  |
| R.O.W.  | RIGHT OF WAY  |
| VOL.  | VOLUME  |
| PG.   | PAGE  |
| ESMT  | EASEMENT  |
| IRP   | IRON ROD FOUND  |
| CIRF  | CAPPED IRON ROD FOUND   |
| CIRS  | 5/8" CAPPED IRON ROD WITH YELLOW CAP<br>STAMPED "JONES CARTER" SET FOR CORNER |
| D.R.D.C.T   | DEED RECORDS, DALLAS COUNTY, TEXAS  |
| R.P.R.D.C.T.  | REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS                                   |
| O.R.D.C.T   | OFFICIAL RECORDS, DALLAS COUNTY, TEXAS  |
| C.C.F.  | COUNTY CLERK FILE NUMBER  |
|  | FIRELANE & MUTUAL ACCESS EASEMENT   |

FLOODPLAIN NOTE:


All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48113C0135K, Revised Dated July 07, 2014 for Dallas County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.

- NOTES:**
1. Lots 1, 4 and 5 will be Re-platted at the time of development to establish lots, firelanes, easements and setbacks.
  2. Impact fees for Lots 1, 4 and 5 will be paid at the time of Development / Replat
  3. Prior to the Replating of Lot 5, this area shall be designated as a common area lot to be maintained by the P.O.A. This area shall not be disturbed and no trees shall be removed during the first phase of construction.
  4. Fire lanes are 24 feet wide unless otherwise noted.
  5. A northbound right turn lane with 300 foot of deceleration including a 100 foot taper on State Highway 121 Northbound frontage road shall be constructed at the time of development of Lot 5, if a driveway is proposed.
  6. The following traffic improvements shall be constructed with the first phase of development:
    - a. An eastbound left turn lane with 150 feet of storage on shall be constructed on Sandy Lake Road at Royal Lane.
    - b. A northbound right turn lane with 425 feet of deceleration including 100-foot taper on shall be constructed on State Highway 121 Northbound Frontage Road at Driveway 2.
    - c. The existing traffic signal at the intersection of Sandy Lake Road and Royal Lane shall be modified to accommodate for southbound portion and eastbound left turn lane including a new traffic signal pole for the southbound direction and pedestrian signals for all portion.
    - d. One additional northbound through lane shall be constructed at the intersection of Sandy Lake and Royal Lane.
    - e. An addition of a deceleration lane for the right turn into the Royal Lane Driveway shall be constructed.

FINAL PLAT  
OF  
WEST SANDY LAKE ROAD ADDITION PHASE 2  
LOTS 1 THRU 5, BLOCK A  
BEING 16.572 ACRES  
SITUATED IN THE  
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614  
IN THE  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

APRIL 2019

OWNER:  
**FERGUSON REALTY CO.**  
 7951 WEST ERIE AVENUE  
 LORAIN, OHIO 44053-2093  
 PHONE: (214) 237-2920

ENGINEER / SURVEYOR:  
 **JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
 972.488.3880  
 Texas Board of Professional Land Surveying Registration No. 100481-03  
 Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com

DEVELOPER:  
**WHITESTONE HOSPITALITY  
 MANAGEMENT LLC.**  
 1200 WALNUT HILL LANE  
 IRVING, TEXAS 75038  
 PHONE: (972) 600-81620



OWNER'S CERTIFICATION

STATE OF TEXAS :  
COUNTY OF DALLAS :

WHEREAS, Ferguson Realty Company, is owner of a tract of land in the John E. Holland Survey, Abstract Number 614, Dallas County, Texas, and being a part of that tract of land described in deed to Ferguson Realty Company as recorded in Volume 79085, Page 2171, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land described in deed to Ferguson Realty Company as recorded in Volume 2004221, Page 10586 (D.R.D.C.T.) and being part of that tract of land described in deed to Ferguson Realty as recorded in Volume 2004238, Page 10338 (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with illegible cap for the southwest corner of Lot 1, Block 1 of the West Sandy Lake Road Addition, an addition to the City of Coppell as recorded in Volume 2005005, Page 70 (D.R.D.C.T.), said corner being on the north right-of-way line of Sandy Lake Road (a variable width right-of-way), and on the south line of said Ferguson tract;

THENCE South 89 degrees 44 minutes 11 seconds West, with the north right-of-way line of said Sandy Lake Road, a distance of 758.92 feet to a 1/2-inch set iron rod with cap stamped "HALFF" (hereafter referred to as "with cap") for the east corner of a called 0.105 acre tract of land described in deed to The State of Texas, as recorded in Instrument Number 201300214903, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said corner being the south end of a corner clip at the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way line) and the north right-of-way line of said Sandy Lake Road;

THENCE North 83 degrees 29 minutes 11 seconds West, departing said north right-of-way line of Sandy Lake Road, and with the north line of said 0.105 acre tract and with the southeast right-of-way line of State Highway 121, a distance of 278.64 feet to a 1/2-inch found iron rod with cap for the northwest corner of said 0.105 acre tract and the northeast corner of a called 6.925 acre tract of land described in Judgment of court in absence of objection deed to The State of Texas, as recorded in Instrument Number 201400150002, O.P.R.D.C.T., from which a found monument bears North 73 degrees 08 minutes 39 seconds East a distance of 1.30 feet;

THENCE with the southeast right-of-way line of said State Highway 121, and the southerly line of said 6.925 acre tract, following courses:

North 86 degrees 30 minutes 35 seconds West, a distance of 55.98 feet to a corner, from which a found monument bears South 25 degrees 34 minutes 31 seconds East a distance of 0.56 feet;

North 22 degrees 15 minutes 48 seconds West, a distance of 55.51 feet to a found monument for corner;

North 41 degrees 58 minutes 59 seconds East, passing a distance of 200.00 feet to a found monument, and continuing for a total distance of 446.86 feet to a found monument for corner;

North 47 degrees 49 minutes 57 seconds East, a distance of 382.68 feet to a found monument for corner;

North 41 degrees 58 minutes 59 seconds East, passing a distance of 63.60 feet to a 5/8-inch found iron rod bent, and continuing for a total distance of 550.00 feet to a found monument for corner;

North 38 degrees 15 minutes 53 seconds East, a distance of 221.37 feet to a 1/2-inch found iron rod with cap for corner on the west line of said Lot 1, Block 1;

THENCE South 01 degree 08 minutes 49 seconds East, departing the southeast right-of-way line of said State Highway 121, and the southerly line of said 6.925 acre tract, and with the west line of said Lot 1, Block 1, a distance of 1,254.86 feet to the POINT OF BEGINNING and containing 16.572 acres or 721,891 square feet of land, more or less.

STATE OF TEXAS :  
COUNTY OF DALLAS :

Now therefore, know all men by these presents:

That Ferguson Realty Company, does hereby adopt this plat designating the herein described property as WEST SANDY LAKE ROAD ADDITION PHASE 2, Lots 1 thru 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 or 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 or 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, Texas.

Witness, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

NAME TITLE

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, 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.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

"I, Shawn Graham (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."

Shawn Graham Date

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 20\_\_\_\_\_.

Floodplain Administrator Date

Approved and Accepted:

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

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of WEST SANDY LAKE ROAD ADDITION PHASE 2, Lots 1 thru 5, 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

Planning and Zoning Commission Secretary,  
City of Coppell, Texas

SURVEYOR'S CERTIFICATE

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY  
FOR REVIEW ONLY.  
Signature: \_\_\_\_\_  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.  
Date: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer 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 the \_\_\_\_\_th day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

FINAL PLAT  
OF  
WEST SANDY LAKE ROAD ADDITION PHASE 2  
LOTS 1 THRU 5, BLOCK A  
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SITUATED IN THE  
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614  
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APRIL 2019

OWNER:  
FERGUSON REALTY CO.  
7951 WEST ERIE AVENUE  
LORAIN, OHIO 44053-2093  
PHONE: (214) 237-2920

DEVELOPER:  
WHITESTONE HOSPITALITY  
MANAGEMENT LLC.  
1200 WALNUT HILL LANE  
IRVING, TEXAS 75038  
PHONE: (972) 600-81620

ENGINEER / SURVEYOR:  
JONES CARTER  
Texas Board of Professional Engineers Registration No. F-439  
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024  
972.488.3880  
Texas Board of Professional Land Surveying Registration No. 100461-03  
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com