

V: \Platting\Old Coppell Estates Replat (361 Hearthstone Ln)\Drawings

STATE OF TEXAS §		
COUNTY OF DALLAS § WHEREAS David J. Barleggs, Fiona Barleggs, and TW		ises, LLC are the owners of a tract of land situated in the J. Anderson
Registered Professional atted the subdivision from	Survey, Abstract No. 18 being a portion of Lot 4R2, Block 1 of Old Coppell Estates Addition, an addition to the City of Copp County Taxas according to the Plat thereof recorded in Instrument No. 201100211422 of the Official Public Percent	
blat correctly represents n and supervision.	(O.P.R.D.C.T.) also being a portion of Lot 1R2, Block 1 of Vaughan Addition, an addition the City of Coppell, as recorded in Instrument Number 201100211431, Official Public Records, Dallas County, Texas and being a portion of that same tract of land conveyed to said David J.	
	Barleggs and Fiona Barleggs by deed recorded in Volume 2003076,	Page 8813 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), tion, an addition the City of Coppell, as recorded in Instrument Number
	201100211431, Official Public Records, Dallas County, Texas, conver	yed to said TKWK Enterprises, LLC by deed recorded in Instrument No.
	follows (Bearings and Distances are based on the State Plane Coordina	being all together more particularly described by metes and bounds as ate System, Texas North Central Zone (4202), North American Datum of
	1983 (NAD83) (US Foot) with a combined scale factor of 1.000136500	6):
	BEGINNING at a 1/2 inch rebar found for the southwest corner of said Lot 1R2, same being the northwest corner of a right of way take by	
deed recorded in Instrument Number 200600049322, Deed Records, Dallas County, Texas and lying on the east line of a tract Roy Onstott by deed recorded in Volume 95073, Page 51, Deed Records, Dallas County, Texas and lying on the north right of		
peared Thomas W. Mauk, ame is subscribed to the	Bethel Road (Variable Width Right of Way);	
me that she executed the ein expressed.	THENCE North 00 degrees 18 minutes 06 seconds West departing th	he north right of way line of said Bethel Road, with the east line of said
EAL OF OFFICE this	Onstott tract, passing a 3/4 inch rebar found for the northwest corner of said Lot 1R2, same being the southwest corner of said Lot 4R2 distance of 147.53 feet, and continuing with the west line of said Lot 4R2, same being the east line of said Onstott tract, a total distance	
20	306.21 feet to a 1/2 inch rebar with a cap that is illegible found for the northwest corner of said Lot 4R2, same being the sothwest corner o 5R2, Block 1 of said Old Coppell Estates;	
	THENCE South 89 degrees 16 minutes 10 seconds East departing the being the north line of said Lot 4R2, a distance of 87.43 feet to a 1/2 in	east line of said Onstott tract, with the south line of said Lot 5R2, same nch rebar capped "ASC" set for corner;
RDS, DALLAS	THENCE South 00 degrees 05 minutes 01 seconds East departing the south line of said Lot 5R2, over and through said Lot 4R2 and continuing with the east line of said Lot 1R2, same being the west line of Lot 2R, Block 1, Old Coppell Estates, an addition to the City of	
EXAS UBLIC RECORDS,	Coppell, as recorded in Instrument Number 201300140145, Plat Records, Dallas County, Texas, and continuing with Lot 1R, Block 1 of said second referenced Old Coppell Estates, a distance of 309.35 feet to a 1/2 inch rebar found with a cap that is illegible found for the southeast	
UNTY, TEXAS RDS, DALLAS	corner of said Lot 1R2 and lying on the north right of way line of said Bethel Road;	
EXAS	THENCE North 87 degrees 10 minutes 01 seconds West departing the	e west line of said Lot 1R, with the north right of way line of said Bethel
/AY PPED REBAR	Road, a distance of 86.37 feet to THE POINT OF BEGINNING and co	
ASC" SET NG MONUMENT	NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS	S
	That we, David J. Barleggs, Fiona Barleggs, TWKW Enterprises LLC	C do hereby adopt this plat designating the herein described property as
	use forever the streets shown thereon. The easements shown thereon	of Coppell, Texas, and does hereby dedicate, in fee simple, to the public are hereby reserved for the purposes indicated. The utility and fire lane
exas State Plane Coordinate North American Datum of	particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings,	
combined scale factor of	shown. Said easements being hereby reserved for the mutual use and	accommodation of all public utilities using or desiring to use same. All
aded, "X" Shaded, Zone AE,		
63P of the Flood Insurance Incorporated Areas, map no.	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	
a scaled map location and	performed by the utility.)	6 7 1 7
n by metes and bounds is a Water main and waste water easements shall also include additional areas of working space for construction		areas of working space for construction and maintenance of the systems.
nd state platting statutes and of utilities and building	Auditional casement area is also conveyed for instanation and manifemance of manifemes, creations, the hydranis, water services and waste	
	This plat approved subject to all platting ordinances, rules, regulations	and resolutions of the City of Coppell, Texas.
COOPER LANE	Witness my hand this the day of , 20.	
BROOKS LANE	By: David J. Barleggs, Owner (Lot 4R2)	By: Fiona Barleggs, Owner (Lot 4R2)
	STATE OF TEXAS §	
	COUNTY OF §	STATE OF TEXAS § COUNTY OF §
V BETHEL ROAD	BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J.	BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Fiona
SITE	Barleggs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me	Barleggs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me
	that she executed the same for the purposes and consideration therein expressed.	that she executed the same for the purposes and consideration therein expressed.
1		
b. has been filed with	GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 20	GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20
	Notary Public in and for the State of Texas	Notary Public in and for the State of Texas
Date		
	By:	
Date	TWKW Enterprises LLC, Owner (Lot 1R2)	Title
Duie	STATE OF TEXAS § COUNTY OF §	
ommission Secretary of the foregoing plat of Vaughan	BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, known to me to be	
the City of Coppell, was ission on the day of	the person whose name is subscribed to the foregoing instrument a to me that she executed the same for the purposes and con	and acknowledged
ng Commission by formal on of streets, alleys, parks	expressed.	
ines, as shown and set forth acceptance thereof by	GIVEN UNDER MY HAND AND SEAL OF OFFICE this	day of
A.D., 20	20	REPLAT
VAUGHAN ADDITION		
	Notary Public in and for the State of Texas	LOT 1R2R, BLOCK 1
 A	SURVEYOR BEING A REPLAT OF LOT 4R2, BLOCK 1	
		ESTATES ADDITION, AS RECORDED IN
	LAND SURVEYING I PLATTING DELM STREET, SUITE 200 LEWISVILLE, TX 75057 214.217.2544 RM REGISTRATION NO. 10194331 WINDROSESERVICES.COM INST. NO. 201100211432, P.R.D.C.T. AND ALL OF LOT 1R2, BLOCK 1	
S & <a>	VAUGHAN ADDITION AS RECORDED IN	
LANE		I. NO. 201300368215, P.R.D.C.T. IN THE J. ANDERSON SURVEY,
PER	220 Elm St., # 200 - Lewisville, TX 75057 ABSTRACT NO. 18	
 /e -5718 DRAWN B		OPPELL, DALLAS COUNTY, TEXAS
	CHECKED DI. LIVI.	ZUI/