

LINE	LENGTH	BEARING
L1	13.10'	N02°47'00"W
L2	151.34'	N87°13'00"E
L3	97.20'	N06°10'13"W
L4	23.13'	N07°16'38"W
L5	49.10'	N08°01'21"W
L6	104.64'	N09°36'37"W
L7	0.61'	N78°48'31"E
L8	82.53'	S68°00'58"W
L9	108.24'	S78°48'31"W
L10	101.98'	N09°36'37"W
L11	48.61'	N08°01'21"W
L12	22.92'	N07°16'38"W
L13	192.55'	N87°13'00"E
L14	10.15'	S13°16'51"W
L15	10.00'	N79°44'58"W
L16	10.15'	S10°15'02"W

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	47.12'	30.00'	90°00'00"	S42°3'00"W	47.12'
C2	86.92'	54.00'	92°13'46"	N41°06'07"E	77.84'
C3	48.30'	30.00'	88°25'08"	S34°35'77"W	41.84'
C4	5.72'	30.00'	10°55'45"	S73°28'50"W	5.71'
C5	47.95'	30.00'	91°34'52"	N55°24'03"W	43.01'
C6	94.09'	2745.13'	01°57'49"	N06°03'31"E	94.08'
C7	3.45'	2770.02'	00°04'17"	N05°02'35"W	3.45'
C8	94.91'	2769.11'	01°57'49"	N06°03'31"W	94.90'
C9	3.42'	2750.29'	00°04'17"	N05°02'34"W	3.42'
C10	48.29'	30.00'	92°13'26"	N41°06'17"E	43.24'
C11	1.84'	10.00'	10°32'58"	S87°30'31"E	1.84'
C12	7.08'	30.00'	13°31'15"	S75°28'24"E	7.06'

LOT 5, BLOCK A
VISTA POINT II
CAB. V, PG. 952
M.R.D.C.T.

LOT 2R, BLOCK A
VISTA POINT II
CAB. X, PG. 155
M.R.D.C.T.

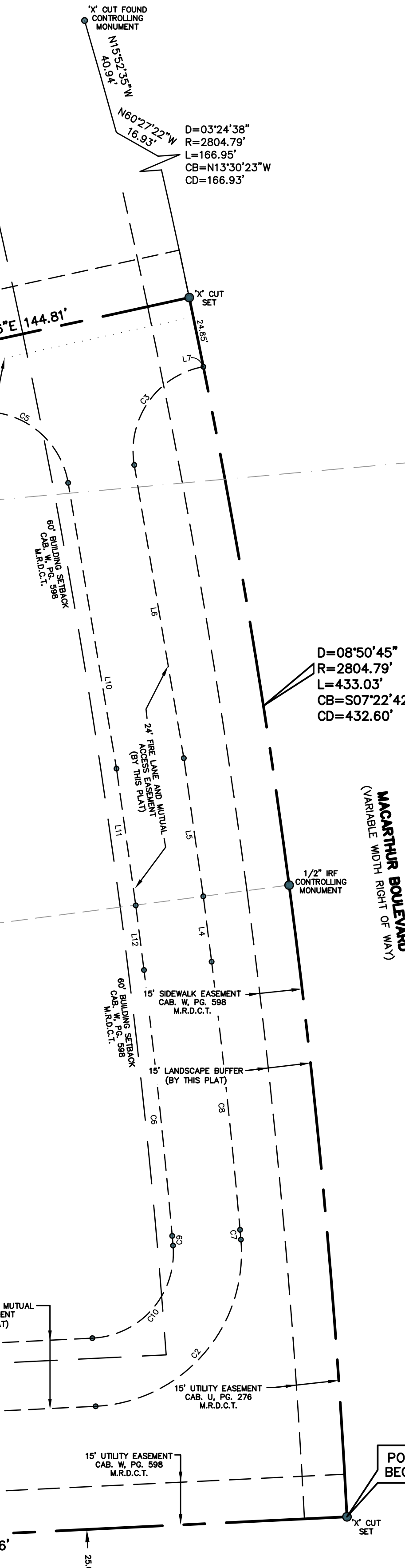
LOT 6, BLOCK A
VISTA POINT II
CAB. W, PG. 598
M.R.D.C.T.

121 CROSSING, L.T.D.
INST. NO. 2005-46264
D.R.D.C.T.

LOT 6R, BLOCK A
114,501 SQ. FT.
OR 2.629 ACRES

LOT 7, BLOCK A
VISTA POINT II
CAB. W, PG. 598
M.R.D.C.T.

121 CROSSING, L.T.D.
INST. NO. 2005-46264
D.R.D.C.T.



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **121 Crossing, Ltd.**, does hereby adopt this replat designation the hereon described property as **LOT 6R, BLOCK A, VISTA POINT II**, an addition to the City of Coppell, Texas and does hereby dedicate to the public use forever, the streets and alleys, shown hereon. The Easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or place upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

Witness our hand at Coppell, Texas this the _____ day of _____, A.D., 2013.

Ed Maxwell

STATE OF TEXAS
COUNTY OF _____

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 they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2013.

Notary Public in and for the State of Texas

Recommended for Approval:

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

Approved and Accepted: _____ Date

Mayor Date
City of Coppell, Texas

THE undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing replat of Lot 6R, Block A, Vista Point II to the City of Coppell was submitted to the City Council on the _____ day of _____, 2013, and the Council, 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 council further authorized the mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, A.D., 2013.

City Secretary

"Floodplain Development Permit Application No. _____ has been filed with the City of Coppell Floodplain Administrator on _____, 2013.

_____ Floodplain Administrator, _____ Date."

UTILITY SIGNATURE BLOCK		
NAME	DATE	SIGNATURE
ONCOR		
ATMOS ENERGY		
TIME WARNER		
VERIZON		

NOTES:

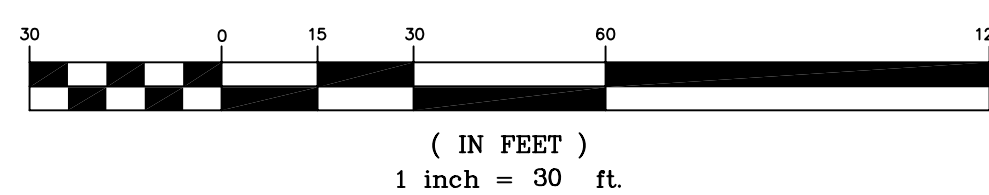
1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "Peiser & Mankin Surv." red plastic cap
3. M.R.D.C.T. - Map Records Denton County Texas
4. D.R.D.C.T - Deed Records Denton County Texas
5. Basis of Bearing - Based on the South line (South 87 deg. 13 min. 00 sec. West) of Lot 7, Block A, Vista Point II, an addition to the City of Coppell, Denton County, Texas, as recorded in Cabinet W, Slide 598, of the Map Records of Denton County, Texas.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does appear to lie within a Special Flood Hazard Area (100-Year Flood), subject property is protected from the 100-year flood by levee, dike, or other structure subject to failure or overtopping during larger floods, Map date August 23, 2001 Community Panel No. 48113C0155J subject lot is located in Zone "X shaded". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

REASON FOR REPLAT: TO COMBINE LOTS 6 & 7, VISTA POINT II ADDITION

GRAPHIC SCALE



Engineer:
CEI Engineering
Tri West Plaza
3030 LBJ Freeway, Suite 100
Dallas, TX 75234
Contact: Brad Downum

Purchaser/Developer:
Education Capital Solutions, LLC
Ed Maxwell
6900 Dallas Parkway,
Suite 780
Plano, Texas 75024

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS 121 Crossing Ltd. is the owner of a tract of land situated in the W.M. Trimble Survey, Abstract No. 1268, and the J.H. Donald Survey, Abstract No. 1696, City of Coppell, Denton County, Texas, and being all of Lot 6 and Lot 7, Block A, Vista Point II, an addition to the City of Coppell, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 598 of the Map Records of Denton County, Texas, and being all of that certain tract of land to 121 Crossing, Ltd., by deed recorded in Instrument No. 2005-46264, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut set in brick at the southeast corner of said Lot 7, same being the intersection of the northerly right-of-way line of Forest Hill Drive (a 50' right-of-way) with the westerly right-of-way line of MacArthur Boulevard (a variable width right-of-way);

THENCE South 87 deg. 13 min. 00 sec. West, along the common line of said Lot 7, and the northerly right-of-way line of said Forest Hill Drive, a distance of 287.66 feet to an 'X' cut set in brick for the southwest corner of said Lot 7, same being the southeast corner of Lot 2R, Block A, Vista Point II, an Addition to the City of Coppell, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 155, aforesaid Map Records;

THENCE North 02 deg. 47 min. 00 sec. West, along the common line of said Lot 7, and said Lot 2R, a distance of 133.96 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap set for an angle point;

THENCE North 07 deg. 25 min. 00 sec. West, continuing along the common line of said Lot 7, and said Lot 2R, passing the common west corner of said Lot 7, and aforesaid Lot 6, and continuing along the common line of said Lot 6, and said Lot 2R, a total distance of 226.41 feet to an 'X' cut set in concrete for the northwest corner of said Lot 6, same being the southwest corner of Lot 5, Block A, Vista Point II, an addition to the City of Coppell, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 952, aforesaid Map Records;

THENCE North 66 deg. 53 min. 03 sec. East, along the common line of said Lot 6 and said Lot 5, a distance of 137.01 feet to an 'X' cut set in concrete for an angle point;

THENCE North 77 deg. 41 min. 16 sec. East, continuing along the common line of said Lot 6, and said Lot 5, a distance of 144.81 feet to an 'X' cut set in brick for the northeast corner of said Lot 6, same being the southeast corner of said Lot 5, same being in the westerly right-of-way line of aforesaid MacArthur Boulevard, same being the beginning of a non-tangent curve to the right having a radius of 2804.79 feet, and a delta angle of 08 deg. 50 min. 45 sec.;

THENCE in a southeasterly direction, along said non-tangent curve to the right, and along the common line of said Lot 6, and the westerly right-of-way line of said MacArthur Boulevard, passing the common east corner of said Lot 6, and aforesaid Lot 7, and continuing along the common line of said Lot 7, and the westerly right-of-way line of said MacArthur Boulevard, a total arc distance of 433.03 feet, and a total chord bearing and distance of South 07 deg. 22 min. 42 sec. East, 432.60 feet to the POINT OF BEGINNING and containing 114,501 square feet or 2.629 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Timothy R. Mankin, of Peiser & Mankin Surveying LLC, a Registered Professional Land Surveyor of the State of Texas, hereby certify that I prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Coppell, Texas.

PRELIMINARY FOR REVIEW

Timothy R. Mankin, R.P.L.S. No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Timothy R. Mankin, known 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. Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public, State of Texas
My Commission Expires 8/15/2016

**REPLAT
VISTA POINT II
LOT 6R, BLOCK A
114,501 SQ. FT. OR 2.629 ACRES**
BEING A REPLAT OF LOTS 6 & 7, BLOCK A, VISTA POINT II, AN ADDITION TO THE CITY OF COPPELL, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 598, OF THE MAP RECORDS OF DENTON COUNTY, TEXAS, AND BEING IN THE J.H. DONALD SURVEY, ABSTRACT NO. 1268 AND THE W.M. TRIMBLE SURVEY, ABSTRACT NO. 1696 CITY OF COPPELL, DENTON COUNTY, TEXAS
APRIL 2013

JOB NO.: 13-0327	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 04/15/2013	www.peisersurveying.com	1
REVISED: 05/07/2013		OF
05/28/2013		1
SCALE: 1" = 30'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	Member Since 1977
DRAWN: J.L.B.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	