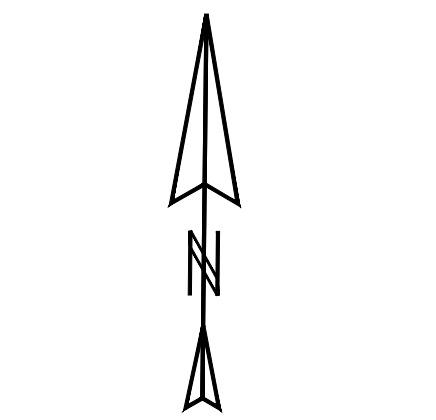




LEGEND

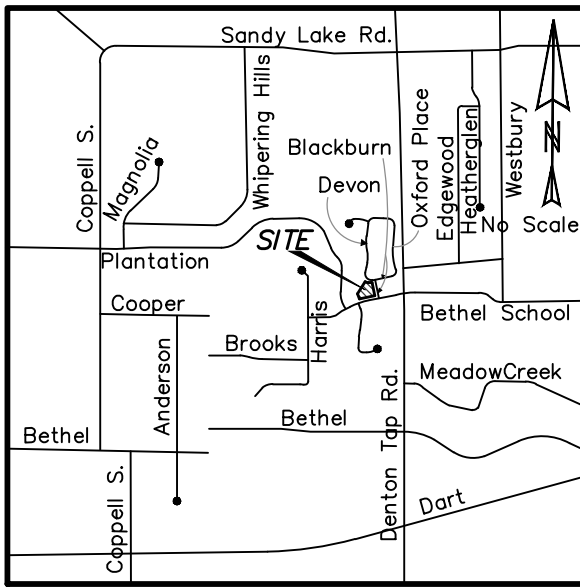
FIR Found Iron Rod
U.E. UTILITY EASEMENT
◇ Street Name Change

NOTES:

- ALL LOTS SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 503.00
- THE BEARING BASIS FOR THIS SURVEY IS THE MAP OF SHADOW RIDGE ESTATES, FIRST INCREMENT AS RECORDED IN VOLUME 84110, PAGE 6743, DEED RECORDS OF DALLAS COUNTY, TEXAS.
- LOTS ARE SUBJECT TO APPROVED PD CONDITIONS FOR THE DEVELOPMENT

NUM	BEARING	DISTANCE
L1	N88°45'59"E	38.47'
L2	N55°15'00"W	40.91'
L3	N86°10'30"W	37.07'
L4	N37°34'00"W	67.04'
L5	S73°10'47"E	79.15'
L6	S77°54'05"E	68.21'
L7	N37°45'23"W	26.36'
L8	S00°40'14"E	32.84'
L9	S11°43'15"W	70.14'
L10	S79°34'51"E	10.00'
L11	N12°11'13"W	4.87'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°12'33"	41.79'	70.00'	S74°07'44"E	41.18'
C2	79°30'46"	13.88'	10.00'	S51°28'38"W	12.79'



VICINITY MAP
NTS

PLANNED DEVELOPMENT CONDITIONS AFFECTING LOT 1R

- Minimum 15-foot front building line shall be provided for all single family lots, except Lot 1R (formerly Lots 1 and 2), Block A which have a minimum 30-foot building line.
- There shall be minimum side yard setbacks of 5 feet for all buildings and a minimum building separation of 10 feet on all residential lots.
- There shall be a minimum three-foot side yard setback on all residential lots for any water features (swimming pools, spas and fountains), and said water features shall have a maximum height of three feet above natural grade.
- Minimum 20-foot setback shall be required for all garages on all residential lots.
- All homes with front or side entry garages accessed from the public street (not alleys) shall have carriage style wooded garage doors.
- Sidewalks will be constructed at time of house construction on all single family lots.
- Screening walls shall extend from house to house at the front of each house, crossing over the five-foot side setback lines on each lot and the wall shall encroach the five-foot side setback, but must contain a cut-out at grade to permit drainage which shall be approved by the City Engineer.
- No alley will be provided for Lot 1R.
- Detached buildings and hardscapes shall be permitted in front yard, but must be behind the 15 foot front building setback, except on Lot 1R, Block A, where the hardscape setback shall be 15 feet and the building setback shall be 30 feet.
- A rolled curb may be used on the street for all lots with front drive access on any street which measures twenty-seven feet (27'-6") from gutter to gutter.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, L. LYNN KADLECK, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulation of the City of Coppell, Texas.

DATED this the ____ day of ____, 2014.

NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2014.

Notary Public, State of Texas

OWNER'S CERTIFICATION

WHEREAS, CRESTSTONE GROUP, LTD. are the owners of a tract of land situated in the Edward A. Crow Survey, Abstract No. 301, City of Coppell, Dallas County, Texas, said tract being all Lots 1 and 2, Block A of Red Hawk, an addition to the City of Coppell, Dallas County, Texas according to the map thereof recorded in County, Clerk Instrument Number 20110024645, Official Public Records of Dallas County, Texas, said Lots 1 and 2 conveyed to Creststone Group, Ltd. by deed recorded in County Clerk Instrument Number 201100171561, Official Public Records of Dallas County, Texas, said tract of land being described as follows:

BEGINNING at a found 5/8 inch iron rod with a plastic cap for a corner at the intersection of the northwest line of Bethel School Road (a 60 foot right of way) with the southwest line of Blackburn Drive (a 90 foot right of way), said point being the southeast corner of said Lot 1;

THENCE, S 78°16'45" W, with the northwest line of Bethel School Road, a distance of 196.41 feet to a found 5/8 inch iron rod with a plastic cap for a corner, said point being the most southerly corner of said Lot 2 and the southeast corner of Block A of Shadow Ridge Estates, First Increment Replat as recorded in Volume 89189, Page 1920, Deed Records of Dallas County, Texas;

THENCE, N 21°36'34" W, with the common line of said Lot 2 and said Block A of Shadow Ridge Estates, First Increment Replat, a distance of 68.28 feet to a found 5/8 inch iron rod with a plastic cap for a corner, said point being the common west corner of said Lot 2 and Lot 3, Block A of the said Red Hawk addition;

THENCE, N 32°58'32" E, with the common line of said Lots 2 and 3, a distance of 178.63 feet to a found 5/8 inch iron rod with a plastic cap for a corner in the southwest line Blackburn Drive, said point being the common east corner of said Lots 2 and 3 and said point the beginning of a non-tangent curve to the left with a central angle of 34°12'33", a radius of 70.00 feet, a chord bearing of S 74°07'44" E and a chord distance of 41.18 feet;

THENCE, Southeastly, with the southwest line of Blackburn Drive and along said curve, an arc distance of 41.79 feet to a found 5/8 inch iron rod with a plastic cap at the point of tangency;

THENCE, N 88°45'59" E, continuing with the southeast line of Blackburn Drive, a distance of 38.47 feet to a found 5/8 inch iron rod with a plastic cap at the beginning of a tangent curve to the right with a central angle 79°30'46", a radius of 10.00 feet, a chord bearing of S 51°28'38" W and a chord distance of 12.79 feet;

THENCE, Southeastly, along said curve, an arc distance of 13.88 feet to a found 5/8 inch iron rod with a plastic cap at the point of tangency in the southwest line of Blackburn Drive;

THENCE, S 11°43'15" E, with the southwest line of Blackburn Drive, a distance of 158.34 feet to the Point of Beginning and containing 30,533 square feet or 0.701 acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, CRESTSTONE GROUP, LTD. are the owners of the herein described property, does hereby adopt this plat designating the herein described property as **LOT 1R, BLOCK A OF RED HAWK ADDITION REPLAT**, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for 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 public utilities, 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 the 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 of ingress and 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 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 as installed.

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

Executed this the ____ day of ____, 2014.

BY: CRESTSTONE GROUP, LTD.,
a Texas limited partnership

Terry Holmes, Manager

STATE OF TEXAS }
COUNTY OF DENTON }

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Terry Holmes, as agent for Creststone Group, Ltd. 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2014.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Coppell, Texas

Date of Approval

Approved and Accepted:

Mayor
City of Coppell, Texas

Date of Approval

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of Lot 1R, Block A, Red Hawk Addition Replat, an addition to the City of Coppell was submitted to the City Council on the ____ day of ____, 2014, and the Council, by formal action, then and there accepted the dedication of the 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 her name as hereinabove subscribed.

WITNESS MY HAND, this the ____ day of ____, 2014.

City Secretary

FLOOD PLAIN NOTE

The subject property lies within OTHER AREAS - ZONE X - Areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Panel 155 of 725, Map Number 48113C0155 J, map revised August 23, 2001 as published by the Federal Emergency Management Agency (FEMA).

FLOODPLAIN ORDINANCE NOTE

Floodplain Development Permit Application No. ____ has been filed with the City of Coppell Floodplain Administrator on ____, 2014.

Floodplain Administrator

Date

THE PURPOSE OF THIS REPLAT IS TO COMBINE
LOTS 1 AND 2, BLOCK A INTO ONE LOT.

REPLAT

RED HAWK ADDITION REPLAT LOT 1R, BLOCK A

BEING A REPLAT OF LOTS 1 AND 2, BLOCK A

INST. NO. 20110024645, O.P.R.D.C.T.

A 0.701 ACRE TRACT IN THE

EDWARD A. CROW SURVEY, ABSTRACT NO. 301
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER

CRESTSTONE GROUP, LTD.
225 East Highway 121, Suite 120
Coppell, Texas 75019
PH 214-488-5200

PREPARED: JAN 2014 BY:

KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

FILED _____, INSTRUMENT NO. _____, D.R.D.C.T.

JOB #08528-1R

