


STATE OF TEXAS  
REGISTERED  
★  
MICHAEL R. DOYLE  
5517  
PROFESSIONAL  
LAND SURVEYOR


 **JAVIER CORTEZ**  
Notary Public, State of Texas  
Comm. Expires 01-15-2026  
Notary ID 126706657

- 1) The basis of bearing for this survey was derived from GPS observations, Texas State Plane Coordinate System, North Central Zone (US Feet), North American Datum of 1983 (NAD83) g/l location.
- 2) As of this date, all easements, rights-of-way or other locatable matters of record shown or noted hereon were derived from the recorded plat, the vesting deed, or the title report and supporting documents. All such items were obtained during the research phase of this survey or provided by the client/Title company. No attempt was made to represent or warrant as to the accuracy or completeness of such items and has made no attempts to obtain or show any additional restrictions on or near this property put in place by local municipalities or associations.
- 3) This property may be subject to charges related to impact fees, and the applicant should contact the city of San Antonio regarding such charges.
- 4) Selling a portion of this addition by metes and bounds is a violation of the town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- 5) This plat does not alter or remove deed restrictions or covenants, if any on this property.
- 6) Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- 7) Lot 6X shall be maintained by the HOA.
- 8) The purpose of this replat is to create six lots for development.
- 9) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 10) Plat is subject to all Historic (H) regulations.
- 11) Trees exist on site, but have not been located by surveyor. Tree removal permit is required prior to the start of construction.
- 12) Park development fees in the amount of \$1,285 per unit are required to be paid prior to plat signatures.

CM = CONTROLLING MONUMENT  
FD = FOUND MON. (AS DESCRIBED)  
IR(FS) = IRON ROD FOUND (SET)  
"B.D." = RED CAP STAMPED  
"B.D SURVEYING"  
"PIBURN" = ORANGE CAP STAMPED  
"PIBURN PARTNERS"  
H.O.A. = HOMEOWNERS ASSOCIATION  
B.L. = BUILDING LINE  
E.U.A.E. = EXCLUSIVE USE ACCESS EASEMENT  
L.G.D. = LANDSCAPE ERECT BACK  
EASEMENT  
D.F. = DRAINAGE EASEMENT  
U.E. = UTILITY EASEMENT  
V.E. = VISIBILITY EASEMENT  
P.M.D.A.U.E. = PRIVATE MAINTENANCE, DRAINAGE,  
ACCESS, AND UTILITY EASEMENT  
P.D.C. = PARKING DRIVEWALK EASEMENT  
P.R.C. = PLAT RECORDS,  
DALLAS COUNTY, TEXAS  
R.O.W. = RIGHT-OF-WAY  
C. = CENTERLINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'19"E	8.14'
L2	S90°00'00"E	18.50'
L3	N00°00'00"E	9.00'
L4	N90°00'00"W	18.50'
L5	S00°00'00"E	18.50'
L6	N00°00'00"E	9.00'
L7	N90°00'00"W	18.50'
L8	N90°00'00"E	18.51'
L9	N00°00'00"E	9.00'
L10	N90°00'00"W	18.51'
L11	N00°00'00"E	18.51'
L12	N00°00'00"E	9.00'
L13	S90°00'00"W	18.51'
L14	N00°00'00"E	18.51'
L15	N00°00'00"E	9.00'
L16	N90°00'00"W	18.51'

*1, Michael R. Doyle, 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*

 **JAVIER CORTEZ**  
Notary Public, State of Texas  
Comm. Expires 01-15-2025  
Notary ID 126768657

W. H. S. 3.29.22  
Floodplain Administrator Date

Filed for Record  
in the Official Records Of:  
Dallas County  
On: 4/13/2022 11:13:20 AM  
In the PLAT Records

Doc Number: 2022 - 202200103276  
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By: KV

0.709 Acres / 30,863 Square Feet  
James W. Anderson Survey, Abstract No. 18  
City of Coppell, Dallas County, Texas

P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
bd@bandsurveying.com  
Job No. 2106010  
Date of Preparation: November 5, 2021

**OWNER / APPLICANT:**  
**564 S. COPPELL RD. LLC**  
 564 S. Coppell Road  
 Coppell, TX 75019  
 Phone No: 214-477-0320  
 Contact: Chris Collins