

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael R. Doyle, a Registered Professional Land Surveyor, 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 regulations of the City of Coppell, Texas

ROAI

COPPELL

Lot 1R. E Commen 2008009

Sobertson Doc. No. 2

CM = CONTROLLING MONUMENT

FD = FOUND MON. (AS DESCRIBED)
IRF(S) = IRON ROD FOUND (SET)
"B&D" = RED CAP STAMPED
"B&D SURVEYING"

"B&D SURVEYING"
"PIBURN" = ORANGE CAP STAMPED
"PIBURN PARTNERS"
H.O.A. = HOMEOWNERS ASSOCIATION

H O A = HOMEOWNERS ASSOCIATION
BL = BUILDING LINE
E.U.A.E. = EXCLUSIVE USE ACCESS EASEMENT
LS.B. - LANDSCAPE SET DACK
EASEMENT
U.E. = UTILITY EASEMENT
U.E. = UTILITY EASEMENT
P.M.D.A.U.E. = PRIVATE MAINTENANCE, DRAINAGE,
ACCESS, AND UTILITY EASEMENT
P. & S.E. = PRAINING & SIDEWALK EASEMENT
P. R.D.C.T. = PLAT RECORDS,
DALLAG COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
Q. = CENTER I INE

S00°00'19"E

N00°00'00"E

\$90°00'00"E

N90°00'00'V

N00°00'00"E

N90°00'00"V

N90°00'00"E

NOO°OO'OO"E

N90°00'00"F

N90°00'00''W

L3 L4

L14

L15

L16

8.14'

9.00'

18.50'

18,50

9.00'

18.51

18.51' 9.00'

18.51'

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael R. Doyle, of B&D Surveying, known to me to be the person and officer whose name is ubscribed to the foregoing instrument and acknowledged to mc 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 28th day of March



The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48113C0135K present effective date of map July 7, 2014, herein property situated within Zone X (unshaded).

GENERAL NOTES 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 1963 (NAD63) yrid location 2.) As of this date, all easements, rights-of-way or ofthe 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 listed hereon. B & D Surveying, Inc. makes on representation 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 load in unvisionabilities or associations.

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 reporting any applicable fees due.

3) This phoperty may applicable foee due.

4. Selling a portion of this addition by meters and bounds is a violation of the town subdivision ordinance and subject to fines and withholding of utilities and building outificates.

5.) This lat flowes at alies or remove described the covernants, if any on this property, 6. Zoning classifications indicated on this plat influent indig 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 replate is to create six lots for development.

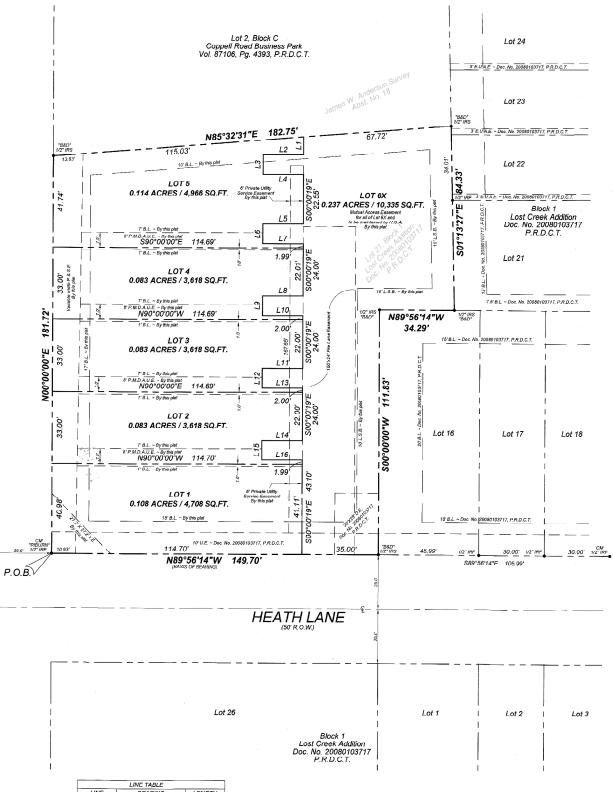
9. Lot-to-tot drainage is not permitted without Engineering Section approval.

10.) Plat is subject to all Historio (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.

start or construction. 12.) Park development fees in the amount of \$1,285 per unit are required to be paid prior to plat signatures.

Exhibit A Page 1 of 1



FRANCHISE UTILITY NOTE

I. Michael R. Dovle, verify that all franchise utilitie.

t, invisited it. Deep, verny trut all iranomise 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

OWNER'S CERTIFICATE:

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS 564 S. Coppell Rd. LLC is the owner of a 0.709 acre tract of land situated in the James W. Anderson Survey, Abstract Number 18, in the City of Coppell, Dallas County, Texas and being all of Lot 27, Block 1, of Lost Creek Addition, an addition to the City of Coppell, Dallas County, Toxas, secording to the plat thereof recorded under Document Number 20080103717, Plat Records, Dallas County, Texas (R.P. D.C.T.). and also bein in that certain tract of land described by deed to 564 S. Coppell & LLC, as macorded under Document Number _______. Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an orange cap stamped "Pibum Partners" found for the southwest comer of the herein described tract, being in the north right of-way line of Health Lane, having a 50 foot wide right-of-way and being in the east right-of-way line S. Coppell Road, having a 60 foot wide right-of-way

THENCE North 00 degrees 00 minutes 00 seconds East, with the east right-of-way line of said S. Coppell Road and the west line of the herein described tract, a distance of 181 72 feet in 1/2 inch into not with a red cap stamped "B&D Surveying" as for the northwest corner of the herein described fract, being the southwest corner of Lot 2, Block C, Coppell Road Business Park, an addition to the City of Coppell, Dellas County, Texas, according to the plat thereof recorded in Volume \$171.06, Page 4393. P.R.D.C.T.

THENCE departing the east right-of-way line of said S. Coppell Road. North 85 degrees 32 minutes 31 seconds East, with the north line of the herein described tract, and the south line of said L012 Block C, a distance of 182.175 level to a 1/2 mich trion rod with a red cap stamped "B&D surveying" set for the northeast corner of the herein described tract, being the southeast corner of said L012, Block C, and lying in the west line of Lot 23, Block C, and lying in the west line of Lot 23, Block C, and lying in the west line of Lot 23, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the west line of Lot 28, Block C, and lying in the level 28, Block C, and lying in the line of Lot 28, Block C, and lying in the lot 28, Block C, a

THENCE South 01 degrees 13 minutes 27 seconds East, with the east line of the herein described tract and the west line of said Lot 23, passing a 1/2 inch iron rod found for the common west corner of Lot 22 and Lot 21 of said Block 1 for a distance of 34.01 feet, and continuing for a total distance of 84.33 feet to a 1/2 inch iron rod with a red cap stamped "8&D Surveying" set for the easternmost southeast corner of the herein described tract, being the southwest corner of Lot 1, and tying in the north line of Lot 16 of said Block 1;

THENCE North 89 degrees 56 minutes 14 seconds West, with the south line of the herein described tract and the north line of said Lot 16, a distance of 34.29 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the northwest corner of said Lot 16, being an inner "ell" corner of the herein described tract;

THENCE South 00 degrees 00 minutes 00 seconds West, with the east line of the herein described tract and the west line of said Lot 16, a distance of 111.83 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the southernmost southeast corner of the herein described tract, being the southwest corner of said Lot 16, and lying in line of the aforementioned Heath Lane, from which a 1/2 inch iron rod found beers S89*56'14*E, a distance of 105.99 feet;

THENCE North 89 degrees 56 minutes 14 seconds West, with the south line of the herein described tract and the north right-of-wey line of said Heath Lane, a distance of 149.70 feet to the POINT OF BEGINNING, and containing 0.709 acres or 30,863 square feet of fland, plus or minus.

OWNERS DEDICATION: NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 564 S. Coppell Rd. LLC does hereby adopt this replat designating the herein above described property as LOST CREEK (LIVE/WORK) ADDITION, an addition to the City of Coppell Rd. LLC does hereby dedicate, in fee simple, to the public use torever the streets shown thereon. In eleasements 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 paying on the utility and fire lane easements 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 upublic 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, patioling, maintenancy and adding to or removing all or parts of its respective systems without the necessified any time of procuring the permission of anymone, only 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 of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water corricce 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 replat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

Witness, my hand this the 23th day of March By: 564 S. Coppell Rd. LLC (di Chris Collins, Managing Member

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Chris Collins, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he exect statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this 25th date of March NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Lost Crock (Live(Work) A. Lots 1 through 5, and Lot 6X, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the 1T day of June.

20 11. and the Planning and Zoning Commission, by formal action, then and attem accepted the dedication of streets, alleys, parks, easements, public pleases, and and sewer lines, as shown and set forth in and upon said plat, and said Chairperson to note the acceptance thereof by signing their name as hereinabove subscribed.

WITNESS my hand this 29 day of March

Kami Messee Planning and Zoning Commission Secretary City of Coppell, Texas

NA has been filed with the City of

3.29.22

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

Doc Number: 2022 – 202200103276 Number of Pages: 1 Amount: 64.00 Order#:20220413000472 By: KV

B & D

SURVEYING, INC. BD

SI

REPLAT

LOST CREEK (LIVE/WORK) ADDITION

LOTS 1-5 & 6X. BLOCK A Being an replat of Lot 27, Block 1

Lost Creek Addition recorded Doc. No. 20080103717 Plat Records, Dallas County, Texas Zoned "H"

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

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

P.O. BOX 293264 LEWISVILLE, TEXAS 75021 PHONE: 972-221-2838 bd@bandsurveying.com Job No. 2106010 Date of Preparation: November 5, 202 Contact: Chris Collins