

LINE TABLE

LINE LENGTH	BEARING
LT 43.00'	N89°21'54"E
L2 13.12'	S87°52'37"E
L3 14.84'	S00°00'29"E
L4 15.71'	S29°07'56"E

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	100.00'	120°21'30"	28.54'	28.46'	N89°53'32"W
C2	100.00'	152°32'15"	28.54'	28.46'	S86°33'32"E
C3	100.00'	152°32'15"	28.54'	28.46'	N82°43'19"E
C4	100.00'	152°32'15"	28.54'	28.46'	S89°33'39"W
C5	50.00'	184°22'29"	18.40'	18.32'	N09°29'39"W
C6	50.00'	213°22'24"	20.22'	20.11'	N06°30'08"W
C7	50.00'	84°29'51"	36.48'	33.80'	N79°11'11"W
C8	50.00'	177°58'58"	18.09'	18.01'	S84°50'08"W
C9	50.00'	240°27'55"	21.00'	20.80'	S44°02'48"W
C10	50.00'	23°40'41"	30.68'	30.52'	S20°08'14"W
C11	50.00'	32°28'28"	45.71'	44.21'	S17°30'50"E
C12	50.00'	45°14'17"	59.72'	58.21'	S66°32'40"E

Block A

Lot #	Area (A)
1	11,949
2	4,387
3	4,416
4	4,416
5	4,442
6	4,396
7	4,324
8	4,324
9	4,378
10	3,802
11	5,248
12	4,118
13	4,118
14	4,244
15	3,234
16	4,118
17	4,200

Block B

Lot #	Area (A)
1	11,107
2	4,400
3	4,500
4	4,300
5	4,300
6	5,027

Block X

Lot #	Area (A)
X1	118
X2	2,781
X3	2,889
X4	3,817
X5	3,199
X6	4,470
X7	4,470
X8	4,250
X9	1,500

N O T E :
All on-street parking spaces to be maintained by the HOA

OWNER'S CERTIFICATE

WHEREAS, R.L. Robertson, LLC, is the owner of a tract or parcel of land situated in the J.W. Anderson Survey, Abstract No. 18, in the City of Coppell, Dallas County, Texas, being the total of three tracts (1) the 3.783 acre tract described in the deed to R.L. Robertson LLC recorded in Volume 88170 Page 5891 in the Dallas County deed records, (2) the 0.2380 acre tract described in the deed to R.L. Robertson LLC recorded in Volume 98159 Page 2029 in the DCOB and (3) the 0.4222 acre tract described in the deed to R.L. Robertson LLC recorded in Volume 200115 Page 4850 in the DCOB, and being more particularly described as follows:

BEGINNING at a found 1 inch iron rod on the east right-of-way of the South Coppell Road (60' wide right-of-way) at the southwest corner of said 3.143 acres tract and the northeast corner of Lot 2 of "Coppell Road Business Park", an addition to the City of Coppell recorded in Volume 87106 Page 4393 in the DCOB; East, 287.84 feet along the east line of South Coppell Road to a found 1/2 inch iron rod;

THENCE North 00°00'00" East, 287.84 feet along the east line of South Coppell Road to a found 1/2 inch iron rod;

THENCE South 89°21'01" East, 180.09 feet along the south side of the 0.2111 acre tract described in the deed to Charles R. Rice recorded in Volume 88160 Page 2029 in the DCOB to a set 1/2 inch iron rod with C&P cap;

THENCE North 00°07'43" West, 158.52 feet along the east side of said Charles R. Rice tract and continuing along the east side of the 0.10 acre tract described in the deed to Joan Murph recorded in Volume 86046 Page 8338 in the DCOB and along the east side of the tract of land described in the deed to Robert E. Lewis and wife, Judith M. Lewis recorded in Volume 200049 Page 7114 in the DCOB to a found 1 inch iron rod;

THENCE South 87°52'37" East, 297.83 feet along the south side of the "7M Addition", an addition to the City of Coppell recorded in Volume 200155 Page 5028 in the Dallas County deed records, and continuing along the south side of Lots 13 and 14 Block G of the "Coppell Village", an addition to the City of Coppell recorded in Volume 80247 Page 0001 in the Dallas County deed records, to a found 1/2 inch iron rod;

THENCE South 00°08'28" East, 399.09 feet along the west side of Lots 15 thru 20 Block G of said "Coppell Village" to a set 1/2 inch iron rod;

THENCE South 89°21'01" West, 478.38 feet along the north side of Lot 1 of said "Coppell Road Business Park" and the 0.4222 acre tract described in the deed to said Robert E. Lewis and wife, Judith M. Lewis recorded in Volume 200139 Page 1187 in the DCOB and continuing along the north side of said Lot 2 "Coppell Road Business Park", to the POINT OF BEGINNING and CONTAINING 158474 square feet or 3.6217 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That R.L. Robertson, LLC, in the owner of the herein described property, does hereby adopt this plat designating the herein described property as **OLD COPPELL TOWNHOMES**, an addition to the City of Coppell, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and other improvements shown hereon. The easements shown hereon are hereby reserved for public utilities, garbage and rubbish collection agencies, and all public and private utilities for such particular use. The maintenance of paving on the utility access and the low easements in the easements of the property center, sidewalks, fences, or other improvements or grants shall be constructed 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 the utility system to use the same. All and any public utility shall have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, maintaining and adding to or removing all or parts of its respective utility system, including the necessary use of time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to and from the easements for the purpose of repairing, maintaining and any maintenance required or ordinarily performed by the utility. This plat approved subject to all pending ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

EXECUTED this 28th day of July, 2004

Owner:
R.L. Robertson, LLC
[Signature]

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this date personally appeared R.L. Robertson, known to me to be the person and officer 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 28th day of July, 2004.

Notary for the State of Texas: *[Signature]*

My Commission Expires: 11/15/05

SURVEYOR'S CERTIFICATE

I, Thomas C. Holland, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon are present under my personal supervision in accordance with the existing rules and regulations of the City, Planning Commission of the City of Coppell, Texas.

[Signature]
Thomas C. Holland
Registered Professional Land Surveyor
No. 2026

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this date personally appeared Thomas C. Holland, known to me to be the person and officer 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 28th day of July, 2004.

Notary for the State of Texas: *[Signature]*

My Commission Expires: 10-10-2004

Recommended for Approval:

[Signature] 7-26-04
Chairman, Planning and Zoning Commission
City of Coppell, Texas

Approved and Accepted:

[Signature] 7-27-04
Mayor
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of the Old Coppell Townhomes Subdivision to the City of Coppell was submitted to the City Council on the 12th day of July, 2004, and the Council, by formal action, then and there, accepted the dedication of streets, sidewalks, public places, and other improvements shown hereon, as shown hereon and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereabove subscribed.

Witness my hand this 28th day of July, A.D., 2004.

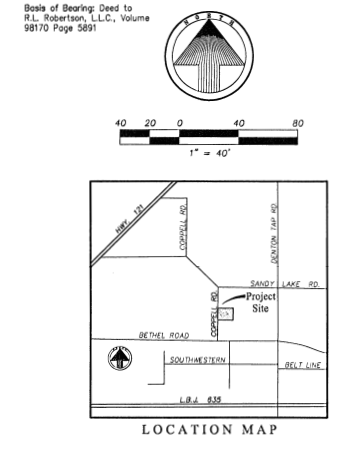
[Signature]
Deputy City Secretary

FLOOD PLAN NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map titled "Dallas County, Texas and Incorporated Areas", Map Number 881300135 A Effective Date August 23, 2001, the land described in this map of survey is located within a Zone "A" (unshaded), which is defined on the map as "Areas determined to be outside 300-year flood plain."

Floodplain Development Permit Application No. 019A has been filed with the City of Coppell Floodplain Administrator on 7-21-04.

The developer, builder, owner, or agent, shall inform in writing, each prospective buyer of subdivision lots of property located within special flood hazard areas of this site that such property is in an identified flood hazard area and that all development must conform to the provisions of the City of Coppell Floodplain Management Ordinance.



LEGEND

BL = Building setback line
SR = Set Iron Rod 1/2" with C&P cap
FR = Found Iron Rod

UTILITY CERTIFICATE

This plat correctly presents the required easements for this development.

TXU Electric Delivery Co.: *[Signature]* Date: 7-8-04
Verizon Communications: *[Signature]* Date: 7-9-04
Comcast Cable: *[Signature]* Date: 07-08-04
TXU Gas: *[Signature]* Date: 7-20-04

FINAL PLAT
OLD COPPELL TOWNHOMES
21 Residential Lots, 2 Commercial Lots, Zoned PD and 9 Common Areas
LOTS 1-17, BLOCK A LOTS 1-6, BLOCK B
BEING A 3.8217 ACRE TRACT IN THE
J. W. ANDERSON SURVEY, ABST. NO. 18,
CITY OF COPPELL, DALLAS
COUNTY, TEXAS

Developer: KURT JONES
1821 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 250-2990
Fax (972) 644-2800

Engineer - Surveyor: C&P ENGINEERING, LTD.
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800
Fax (972) 644-2817