



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	308°56'01"	312.73'	58.00'	S0°28'20"E	50.00'

NOTE: The City of Coppell will not have responsibility for maintenance of the floodway/flood plain area as shown hereon. The maintenance for these areas shall be the sole responsibility of the individual lot owner adjacent to said areas. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from potential erosion by the owners. No fences will be allowed in the floodplain or any other structures (pools, decks, gazebos, etc.) per the City's Floodplain Ordinance.

THENCE, S 00°42'25" E, with the common line of said Lot 2 and Lot 14, passing at a distance of 147.48 feet the southwest corner of said Lot 14 and the north line of Oak Grove Lane, passing at a distance of 207.48 the south line Oak Grove Lane and the northwest corner of said Lot 13 of the Irby Addition, continuing in all a distance of 360.71 feet to the Point of Beginning and Containing 151,106 square feet or 3.561 acres of land.

Notary Public, State of Texas

Notary Public, State of Texas

City Secretary

REPLAT

OWNER

FILED _____, INSTRUMENT NO. _____, D.R.D.C.T. JOB #13687

VERIZON: