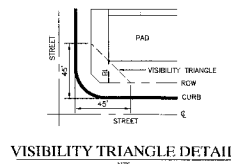
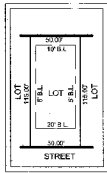


NOTES:

- All corners set are monumented with a 5/8" iron rod with red plastic cap stamped "RMA", unless otherwise noted.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone per the City of Coppell Geodetic Control Station No. 2, City of Coppell Benchmark No. 15 and City of Coppell Benchmark No. 12. The bearings shown hereon are Grid values. The distances shown are surface values.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- According to Map No. 48113C0135 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within:
 - Flood Zone AE, which is a special flood hazard area inundated by a 100-year flood with Base Flood Elevations determined,
 - Zone "X" (shaded), which are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
 - Zone "X" (unshaded), which are areas determined to be outside 500-year floodplain.
- All Open Space Lots are to be owned and maintained by the Home Owner's Association, with the exception to Block D, Lot 2X (see note 6).
- A fifteen foot (15') wide right of way shall be dedicated to the City of Coppell as Block D, Lot 2X for a hike and bike trail. This right (8') foot wide concrete hike and bike trail shall be installed at the developers cost, as provided for other handicapped or natural causes, as set forth PD-264-RBN-5. This hike and bike trail shall be maintained by the City.
- Until such time that the second point of access is provided, a maximum of 30 homes shall be built. Homes 31-68 shall be equipped with an approved fire suppression system unless a second point of access is provided. A temporary access (all weather surface) shall be allowed for a period not to exceed two years. Then permanent (concrete) access will be required. This second point of access shall be provided via an easement which shall be filed for record.

NOTE:
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

SYMBOL	LEGEND
(Symbol)	Wall Maintenance Easement
(Symbol)	Fence Maintenance Easement
(Symbol)	Utility Easement
(Symbol)	Deed Records, Dallas County, Texas
(Symbol)	Deed Records, Denton County, Texas
(Symbol)	GRPA Public Record, Dallas County, Texas
(Symbol)	UPRIAC records, Denton County, Texas



Kimley-Horn and Associates, Inc.
 9703 Geneva Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3680
 Fax No. (972) 335-3779

OWNER/APPLICANT:
 Coppell Partners 22 LP
 5055 Keller Springs, Suite 170
 Addison, Texas, 75001
 Contact: Fred Pharris

Scale: 1" = 50'
Date: 02/03/2014
Sheet No.: 1 OF 3

FINAL PLAT
EASTHAVEN (EASTLAKE)
 58 RESIDENTIAL LOTS
 BLOCK A, LOTS 1-14; BLOCK B, LOTS 1-12
 BLOCK C, LOTS 1-10; BLOCK D, LOTS 1-10
 BLOCK E, LOTS 1-12

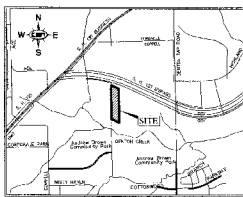
5 OPEN SPACE LOTS
 BLOCK A, LOT 1X; BLOCK B, LOT 1X
 BLOCK D, LOTS 1X, 2X, 3X

22.006 ACRES
 ZONED PD-264-RBN-5

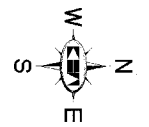
CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS

CITY OF COPPELL PROJECT ID: FPR-13-0072

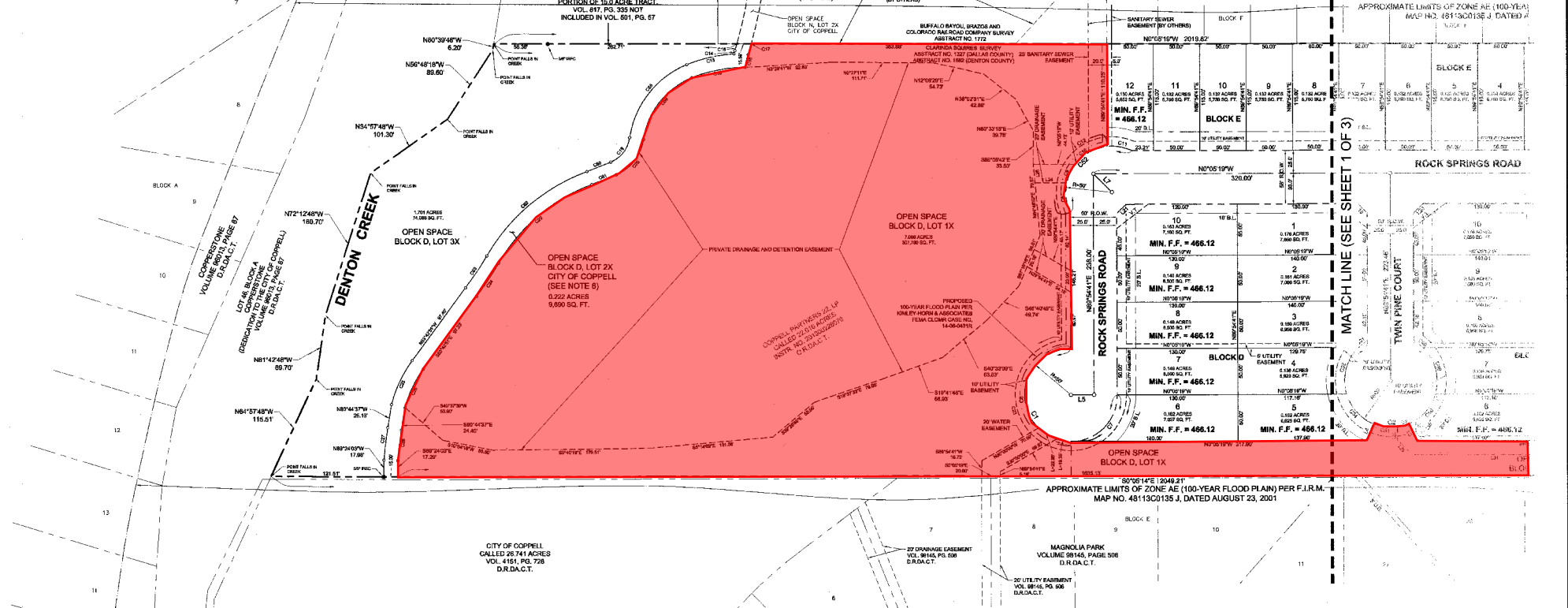
DATE PLOTTED: 02/03/2014 10:58:11 AM
 PLOT NO: 1
 PLOT SHEET: 1 OF 3
 PLOT SCALE: 1" = 50'
 PLOT TITLE: EASTHAVEN (EASTLAKE) 58 RESIDENTIAL LOTS
 PLOT AUTHOR: MICHAEL B. MARX, RPLS 6181
 PLOT CHECKER: MICHAEL B. MARX, RPLS 6181
 PLOT DATE: 02/03/2014 10:58:11 AM



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE IN FEET
1" = 50' @ 24X36



- All corners set are monumented with a 5/8" iron rod with red plastic cap stamped "KIMA", unless otherwise noted.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone per the City of Coppell Geologic Control Station No. 2, City of Coppell Benchmark No. 15 and City of Coppell Benchmark No. 17. The bearings shown hereon are Grid values. The distances shown are surface values.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- According to Map No. 48130C135 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within:
 - Flood Zone AE, which is a special flood hazard area inundated by a 100-year flood with Base Flood Elevations determined.
 - Zone "X" (shaded), which are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
 - Zone "X" (unshaded), which are areas determined to be outside 500-year floodplain.

For the portions of this site not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

All Open Space Lots are to be owned and maintained by the Home Owner's Association, with the exception to Block D, Lot 2X (see note 6).

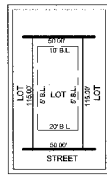
A fifteen foot (15') wide right-of-way shall be dedicated to the City of Coppell as Block D, Lot 2X for a hike and bike trail. This right (8') foot wide concrete hike and bike trail shall be installed at the developer's cost, as provided for other hardcape elements, as set forth PD-264-RBN-5. This hike and bike trail shall be maintained by the City.

Until such time that the second point of access is provided, a maximum of 30 homes shall be built. Homes 31-58 shall be equipped with an approved fire suppression system unless a second point of access is provided. A temporary access (all weather surface) shall be allowed for a period not to exceed two years, then permanent (concrete) access will be required. This second point of access shall be provided via an easement which shall be filed for record.

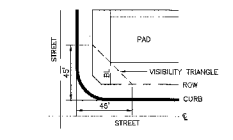
NOTE:
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

LEGEND

W.M.L.	Wall Measurement Easement
F.M.E.	Fence Measurement Easement
V.T.	Visibility Triangle
D.R.D.A.C.T.	Deed Records, Dallas County, Texas
F.I.R.M.	Flood Insurance Rate Map, Dallas County, Texas
O.P.R.D.A.C.T.	Official Public Records, Dallas County, Texas
D.R.F.F.C.T.	Official Records, Denton County, Texas



TYPICAL LOT DETAIL
ZONING PD-264-RBN-5



VISIBILITY TRIANGLE DETAIL

SURVEYOR:
Michael B. Marx, RPLS 5181
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesee Court, Suite 200
Frisco, Texas 75034
PH: 972-338-5560
Fax: 972-338-3779

OWNER/APPLICANT:
Coppell Partners 22 LP
5025 Keller Springs, Suite 170
Addicks, Texas 75001
Contact: Fred Phillips

**FINAL PLAT
EASTHAVEN (EASTLAE)
58 RESIDENTIAL LOTS**
BLOCK A, LOTS 1-14; BLOCK B, LOTS 1-12
BLOCK C, LOTS 1-10; BLOCK D, LOTS 1-10
BLOCK E, LOTS 1-12

5 OPEN SPACE LOTS
BLOCK A, LOT 1X; BLOCK B, LOT 1X
BLOCK D, LOTS 1X, 2X, 3X

22.006 ACRES
ZONED PD-264-RBN-5

CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
CITY OF COPPELL
DALLAS COUNTY, TEXAS

CITY OF COPPELL PROJECT ID: FFR-1304072

Kimley-Horn and Associates, Inc.
7301 Genesee Court, Suite 200
Frisco, Texas 75034
FIRM # 10163822
5025 Keller Springs, Suite 170
Addicks, Texas 75001
Fax 972-338-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CRN	MBA	02/03/2014	069308201	2 OF 3

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Coppell Partners 22, LP, is the sole owner of a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327, City of Coppell, Dallas County, Texas, and being a 22.016 acre tract of land, conveyed from James H. and David K. Cummings to Coppell Partners 22, LP in a Warranty Deed recorded in Instrument No. 2012-0244545 of the Official Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for the northeast corner of said 22.016 acre tract, being the northeast corner of Tract 1, containing 42.97 acres, conveyed to Standard Pacific of Texas, Inc. in a Warranty Deed recorded in Instrument No. 2012-01642 of the Official Records of Denton County, Texas and in Instrument No. 2012-0244545 of the Official Public Records of Dallas County, Texas, said corner also being on the southerly right-of-way line of State Highway 121 Bypass, a variable width right-of-way, from which an aluminum right-of-way monument found bears North 69°26'24" West a distance of 151.72 feet;

THENCE South 69°26'29" East, along the northeast line of said 22.016 acre tract and the southerly right-of-way line of State Highway 121 Bypass, a distance of 48.37 feet to a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for corner;

THENCE South 69°09'04" East, continuing along the northeast line of said 22.016 acre tract and the southerly right-of-way line of State Highway 121 Bypass, a distance of 463.20 feet to an aluminum TADOT right-of-way monument found for the northeast corner of said 22.016 acre tract;

THENCE South 00°05'14" East, departing the southerly right-of-way line of said State Highway 121 Bypass, a distance of 22.016 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for witness, and continuing on said course a total distance of 2.09-21 feet to a 5/8 inch iron rod with plastic cap found for witness, and continuing on said course a total distance of 2019.62 feet to the POINT OF BEGINNING and containing 22.006 acres of land, more or less.

THENCE in a westerly direction, along the southerly line of said 22.016 acre tract and along the northerly line of said Copperstone, and along the centerline of Denton Creek, the following courses and distances:

- North 84°57'48" West, a distance of 115.51 feet to a point for corner;
North 81°42'48" West, a distance of 69.70 feet to a point for corner;
North 72°12'48" West, a distance of 160.70 feet to a point for corner;
North 34°57'48" West, a distance of 101.30 feet to a point for corner;
North 55°46'18" West, a distance of 86.60 feet to a point for corner;
North 80°39'48" West, a distance of 6.20 feet to a point for corner at the southwest corner of said 22.016 acre tract;

THENCE North 00°05'19" West, along the west line of said Tract 2, passing on route at a distance of 58.36 feet a 5/8 inch iron rod with plastic cap found for witness, and continuing on said course a total distance of 2019.62 feet to the POINT OF BEGINNING and containing 22.006 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, COPPELL PARTNERS 22, LP, does hereby adopt this plat designating the herein described property as EASTHAVEN (EASTLAKE), an addition to the City of Coppell, Texas and does hereby dedicate to the public use forever the streets, alleys, and easements specified as dedicated to the public shown hereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 growth while reconstructing, inspecting, patrolling, maintaining and adding to or removing from all parts of its respective system, within said "Utility Easements", without the necessity at any time of procuring the permission of anyone.

Notwithstanding the foregoing, COPPELL PARTNERS 22, LP, reserve for themselves, their successors and assigns the right to use the surface of all such easements for installing landscaping and irrigation systems, for parking of vehicles (except that parking shall not be authorized in any designated fire lanes) for the passage of pedestrian and vehicular traffic, and to construct and maintain paving on the surface of such easements for the purpose of such reserved use.

Witness my hand at Coppell, Texas this 10th day of APRIL 20 14

BY: COPPELL PARTNERS 22, LP.

By: [Signature]
[Signature]

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature] 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this 10th day of APRIL 20 14

Notary Public in and for the State of Texas



20131372-6T
Floodplain Development Permit Application No. has been filed with the City of Coppell
Floodplain Administrator on 12/13/2013

[Signature] 6/13/14
Floodplain Administrator Date

The developer, builder, seller, or agent shall inform in writing, each prospective buyer of subdivision lots or property located within special flood hazard areas of the 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.

The written notice shall be filed for record in the county Deed of Records and a copy of the notice must accompany the application for development permit.

Note: The City of Coppell will not have responsibility for maintenance of the roadway/floodplain area as shown hereon. The maintenance for these areas shall be the sole responsibility of the individual lot owners 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.

The undersigned, the City Secretary of Coppell, Texas, hereby certifies that the foregoing Plat of Easthaven (Eastlake), an addition to the city of Coppell was submitted to the City Council on the 11th day of 04/2014, 2014, and the Council by formal action then and there accepted the dedication of 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 his name as herein above subscribed.

WITNESS MY HAND, this 26th day of June 2014

[Signature]
City Secretary
City of Coppell, Texas

Recommended for Approval:
[Signature] 6/19/2014
Chairman, Planning and Zoning Commission Date

Approved and Accepted:
[Signature] 6/10/2014
Mayor
City of Coppell, Texas Date

SURVEYOR'S CERTIFICATION

That I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat and the description shown hereon are based upon an on the ground survey of the land, and this plat is an accurate representation of the physical evidence found at the time of the survey, that the corner monuments shown hereon were found or will be placed under my personal supervision. This plat was prepared in accordance with the plating rules and regulations of the City of Coppell, Texas.

Dated this 26th day of April 20 14

[Signature]
Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
972-335-3550
Fax 972-335-3775



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this 28th day of April 20 14

[Signature]
Notary Public in and for the State of Texas



APPROVED AND ACCEPTED BY:
ONCDOR - Large Scale Residential and Commercial Projects
[Signature] 5-2-14
Date of Approval

ATMOS ENERGY
[Signature] 5-2-14
Date of Approval

VERIZON
[Signature] 5/5/14
Date of Approval

TIAE WARNER
[Signature] 5/5/14
Date of Approval

FINAL PLAT EASTHAVEN (EASTLAKE)

58 RESIDENTIAL LOTS
BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-12
BLOCK C, LOTS 1-6, BLOCK D, LOTS 1-10
BLOCK E, LOTS 1-12

5 OPEN SPACE LOTS
BLOCK A, LOT 1X, BLOCK B, LOT 1X
BLOCK D, LOTS 1X, 2X, 3X

22.006 ACRES
ZONED PD-264-RBN-5

CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
CITY OF COPPELL
DALLAS COUNTY, TEXAS

CITY OF COPPELL PROJECT ID: FPR-13-0072

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3550
Fax. No. (972) 335-3775
Project No. 069568001
Sheet No. 3 OF 3

Table with 4 columns: CURVE TABLE, LINE TABLE, and two unlabeled columns. It contains detailed survey data including bearings, distances, and curve information for various lots.

NOTES:

- 1. All corners set are monumented with a 5/8" iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. Bearings are based upon the Texas State Plane Coordinate System, North Central Zone per the City of Coppell Geodetic Control Station No. 2, City of Coppell Benchmark No. 15 and City of Coppell Benchmark No. 17. The bearings shown hereon are Grid values. The distances shown are surface values.
3. The survey abstract lines shown hereon are approximate and are not located on the ground.
4. According to Map No. 481300135 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within:
Flood Zone AE, which is a special flood hazard area inundated by a 100-year flood with Base Flood Elevation determined.
Zone "X" (shaded), which are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
Zone "X" (unshaded), which are areas determined to be outside 500-year floodplain.
For the portions of this site not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. All Open Space Lots are to be owned and maintained by the Home Owners Association, with the exception to Block D, Lot 2X (see note 6).
6. A fifteen foot (15') wide right-of-way shall be dedicated to the City of Coppell at Block D, Lot 2X for a hike and bike trail. This eight (8') foot wide concrete hike and bike trail shall be installed at the developers cost, as provided for other landscape elements, as set forth PD-264-RBN-5. This hike and bike trail shall be maintained by the City.
7. Until such time that the second point of access is provided, a maximum of 30 horses shall be built. Homes 31-58 shall be equipped with an approved fire suppression system unless a second point of access is provided. A temporary access (all weather surface) shall be allowed for a period not to exceed two years. Then permanent (concrete) access will be required. This second point of access shall be provided via an easement which shall be filed for record.