

	LOT LINE TABLE				
LINE	BEARING	DISTANCE			
L1	S 89°24'44" W	24.00'			
L2	N 44°33'43" E	25.78°			
L3	S 45°26'17" E	10.00'			
L4	S 44°33′43″ W	21.63'			

		CURV	E TABLE	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.25	40°51'46"	21.57'	N 29°52'17" W, 21.12
C2	30.25'	35°51'58"	18.94'	S 22°30'03" W, 18.63

LEGEND

= REBAR FOUND = CAPPED REBAR SET

= BUILDING LINE = UTILITY EASEMENT = CAPPED REBAR FOUND

= POINT OF BEGINNING = CONTROLLING MONUMENT = G&A CONSULTANTS, INC. = PLAT RECORDS, DENTON COUNTY, TEXAS

RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS = MUTUAL ACCESS EASEMENT = SANITARY SEWER EASEMENT

= WATER LINE EASEMENT = PIPFLINE FASEMENT = DENTON COUNTY ELECTRIC COOPERATIVE

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

- 2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title
- 3. All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- 4. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, TKL REAL ESTATE INVESTMENT, INC. is the owner of all that certain, lot, tract, or parcel of land, situated in the E. A. Crow Survey, Abstract Number 301, Dallas County, Texas, and being all of Lot 4, Block A, Northlake Woodlands Center, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 20080025498, Official Public Records, Dallas County, Texas, and being part of that certain called 2.237 acre tract of land, described in deed to TKL Real Estate Investment, Inc., recorded in Instrument Number 20080000724, Official Public Records, Dallas County, Texas, and being more particularly described as follows: BEGINNING at a 5/8" rebar foaund at the southeast corner of said 2.237 acre tract, and said Lot 4, and being the southwest corner of Lot 1R, Block 1, First United Methodist

Church, Section Two, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400047973, Official Public Records, Dallas County, Texas, being on the north line of E. Bethel Road (Called 60' ROW), from which a "+" found in concrete on the south line of aforementioned Lot 1R, bears N 89'55'56" E, 544.86 feet; THENCE S 89°55'56" W, 189.71 feet with the north line of said E. Bethel School Road, and the south line of said 2.237 acre tract, and said Lot 4, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner thereof, and being the southeast corner of Lot 2, Block A, Northlake Woodlands Center, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400065647, Official Public Records, Dallas County, Texas;

OWNER'S CERTIFICATION AND DEDICATION

THENCE N 00'34'13" W, 129.50 feet (called 128.95') with the east line of said Lot 2, and the west line of said Lot 4, to a 1/2" capped rebar found (RPLS 3664) at the northwest corner thereof, from which a "+" found in concrete bears N 87°22'56" E, 54.65 feet (called 55.01');

THENCE N 59°49'07" W, 46.00 feet with the northeast line of said Lot 2, to a 1/2" capped rebar set (G&A Consultants) at the northerly northeast corner thereof; THENCE S 87'00'42" W, 14.80 feet with the north line of said Lot 4, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of Lot 1, Block A, Northlake Woodlands Center, an addition to the City of Coppell, according to the plat thereof, recorded in Volume 81234, Page 1447, Deed Records, Dallas County, Texas, and being an

THENCE N 0°04'16" W, 131.34 feet with the east line of said Lot 1, to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof, and being the southwest corner of a Right—of—Way Dedication, recorded in Volume 85162, Page 3703, Deed Records, Dallas County, Texas, and being the Northerly Northwest corner of said 2.237 acre tract; THENCE N 84°53'44" E, 250.66 feet with the north line of said 2.237 acre tract, and the south line of said Right-of-Way Dedication, to a 1/2" capped rebar found (RPLS 3664)

THENCE S 00°35'16" E, with the east line of said 2.237 acre tract, and the west line of said Lot 1R, passing at 140.83 feet the northeast corner of said Lot 4, continuing with the east line thereof, a total distance of 304.71 feet to the POINT OF BEGINNING and containing approximately 1.479 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, TKL REAL ESTATE INVESTMENT, INC. ,do hereby adopt this plat designating the herein above described tract as Northlake Woodland Center Addition, an addition to the City of Coppell, Denton County Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements and public use areas shown are dedicated to the public use forever for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Coppell. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to a particular utility, said use by a public utility being subordinate to the public's and City of Coppell use thereof. The City of Coppell and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Coppell and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell , Texas

at the southeast corner thereof, being the northeast corner of said 2.237 acre tract, and being the northwest corner of said Lot 1R;

WITNESS, my hand, this the _____ day of _____, 2018.

Christoper Lu TKL Real Estate Investment, Inc

STATE OF TEXAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared , known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed

Given under my hand and seal of office, this _____ day of ____, 2018.

Notary Public State of Texas My commission expires the _____ day of _____, 2018.

APPROVED BY: Planning and Zoning Commission

City of Coppell, Texas

Edmund Haas. Planning & Zoning Chairman Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on ____

Approved and Accepted:

Floodplain Administrator

City of Coppell, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Northlake Woodland Center Addition, Lots 4R, 5 and 6, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the _____ day of ______, 2018, and the Planning and Zoning Commission, 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 Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of ____, A.D., 2018.

Planning and Zoning Commission Secretary, City of Coppell, Texas

_ (Surveyor or Engineer), 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." NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, TKL REAL ESTATE INVESTMENT, INC., do hereby adopt this plat designating the herein described property as Northlake Woodland Center Addition, Lots 4R, 5 and 6, Block A, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements 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 paving on the utility and fire lane easements is the 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 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 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, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any 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 or the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services 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 plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

WITNESS, my hand this the _____ day of ____, 2018.

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ______, of ______2018, 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 considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

DOC # _____

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

E. BETHEL SCHOOL F

120 Feet

VAN BEBBER DE

Vicinity Map 1"=1000'

SCALE: 1"=40'

PROJECT

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. JAMES STOWELL, RPLS 6513 1/12/18

James Stowell Texas Registration No. 6513

REPLAT & MINOR PLAT

Northlake Woodland Center Addition Lot 4R, 5 and 6, Block A 1.479 Acres

Zoned: PD-217R2-C

A portion being a replat of Lot 4, Block A Northlake Woodlands Center in the CITY OF COPPELL

DENTON COUNTY, TEXAS EDWARD A. CROW SURVEY, ABSTRACT NO. 301



SITE PLANNING CIVIL ENGINEERING PLATTING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028 TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 09/13/2017 SCALE: 1"=40' JOB. No. 17132

OWNER/DEVELOPER TKL Real Estate Investment, Inc. 505 Alma Drive Plano, TX 75075 Ph. (469) 867-2933 Contact: M. William Tsao

_ P.R.D.C.T.