

State of Texas §
County of Dallas §

Owner's Certificate and Dedication

WHEREAS The Northpoint Hotel Group, LLC BEING a tract of land situated in the J. Gibson Survey, Abstract No. 1716, in the City of Coppel, Dallas County, Texas, being a portion of Lot 1R, Block 1 of North Point Addition, an addition to the City of Coppel, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20080234110, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being that same tract of land conveyed to Northpoint Hotel Group, LLC by deed recorded in Instrument No. 201800167641, O.P.R.D.C.T., together with all of Lot 1R2, Block 1 of North Point Addition, an addition to the City of Coppel, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201800169671, O.P.R.D.C.T., and being all together more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch rebar with a cap stamped "ASC" found for the Northwest corner of said Lot 1R2, same being the Northeast corner of said Lot 1R, and lying on the South right-of-way line of Northpoint Drive (variable width right-of-way), at the beginning of a non-tangent curve to the left, having a central angle of 18 Degrees 52 Minutes 26 Seconds, a radius of 845.00 feet and a chord bearing and distance of South 75 Degrees 22 Minutes 40 Seconds East, 277.10 feet;

THENCE, in an easterly direction, with the South right-of-way line of said Northpoint Drive, along said non-tangent curve to the left, an arc length of 278.35 feet to a 1/2-inch rebar with a cap stamped "ASC" found for the Northeast corner of said Lot 1R2, same being the northernmost Northwest corner of Lot 1R3, Block 1 of said second-referenced North Point Addition;

THENCE South 00 Degrees 14 Minutes 35 Seconds East, departing the South right-of-way line of said Northpoint Drive, with the common line between said Lots 1R2 and 1R3, a distance of 29.93 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner at the beginning of a curve to the left, having a central angle of 44 Degrees 06 Minutes 20 Seconds, a radius of 43.50 feet, and a chord bearing and distance of South 22 Degrees 17 Minutes 45 Seconds East, 32.67 feet;

THENCE, in a southerly direction, continuing with said common line, along said curve to the right, having a central angle of 44 Degrees 16 Minutes 39 Seconds, a radius of 61.50 feet and a chord bearing and distance of South 22 Degrees 10 Minutes 28 Seconds East, 46.35 feet;

THENCE, in a southerly direction, continuing with said common line, along said reverse curve to the right, an arc length of 47.53 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner;

THENCE South 00 Degrees 00 Minutes 00 Seconds East, continuing with said common line, a distance of 172.76 feet to a 1/2-inch rebar with a cap stamped "ASC" found for the Southeast corner of said Lot 1R2, same being and interior "ell" corner of said Lot 1R3;

THENCE North 90 Degrees 00 Minutes 00 Seconds West, with the South line of said Lot 1R2, passing a 1/2-inch rebar with a cap stamped "ASC" found for the Southwest corner of said Lot 1R2, same being the westernmost Northwest corner of said Lot 1R3, and on the East line of said Lot 1R, at a distance of 307.32 feet and continuing through said Lot 1R for a total distance of 367.27 feet to a point for corner;

THENCE North 00 Degrees 00 Minutes 00 Seconds East, continuing through said Lot 1R, a distance of 296.40 feet to 1/2 inch rebar capped "ASC" set for corner;

THENCE North 90 Degrees 00 Minutes 00 Seconds East, continuing through said Lot 1R, a distance of 58.70 feet to a 1/2 inch rebar capped "ASC" set for corner lying on the West line of said Lot 1R2, and on the East line of said Lot 1R;

THENCE North 00 Degrees 14 Minutes 35 Seconds West, with the West line of said Lot 1R2, a distance of 25.76 feet to a 1/2-inch rebar with a cap stamped "ASC" found for corner;

THENCE North 24 Degrees 03 Minutes 33 Seconds East, continuing with the West line of said Lot 1R2, a distance of 25.88 feet to the POINT OF BEGINNING and containing 108,470 square feet or 2.490 acres of land, more or less.

That, Northpoint Hotel Group, LLC, does hereby adopt this plat designating the herein described property as Northpoint Addition, Lot 1R2R, Block 1, an addition to the City of Coppel, 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 line 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 line 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 of ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, 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 of 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 Coppel, Texas.

WITNESS, my hand this ___ day of ___, 2018.

NAME _____ TITLE _____

State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ of _____, 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

State of Texas §
County of Denton §

KNOW ALL MEN BY THESE PRESENTS:

That I, Thomas W. Mauk, 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 Coppel, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 09/19/2018

Thomas W. Mauk
Registered Professional Land Surveyor
No. 5119

State of Texas §
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ of _____, 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

Floodplain Development Permit Application No. ___ has been filed with the City of Coppel floodplain administrator on ___, 2018.

Floodplain Administrator _____ Date _____

Approved and Accepted:

Chairman, Planning and Zoning Commission _____ Date _____
City of Coppel, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of Northpoint Addition, Lot 1R2R, Block 1, an addition to the City of Coppel 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 Coppel, Texas

APPLICANT/SURVEYOR

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Coppell, TX 75019 ~ Lewisville, Texas 75067 ~ TFR No: 10063800
Established 1986
www.arthursurveying.com

REPLAT
NORTHPOINT ADDITION
Lots 1R2R, Block 1
Being a replat of a portion of Lot 1R and 1R2, Block 1
Northpoint Addition ~ Containing 2.490 Acres
J. Gibson Survey, Abstract Number 1716
City of Coppel, Dallas County, Texas

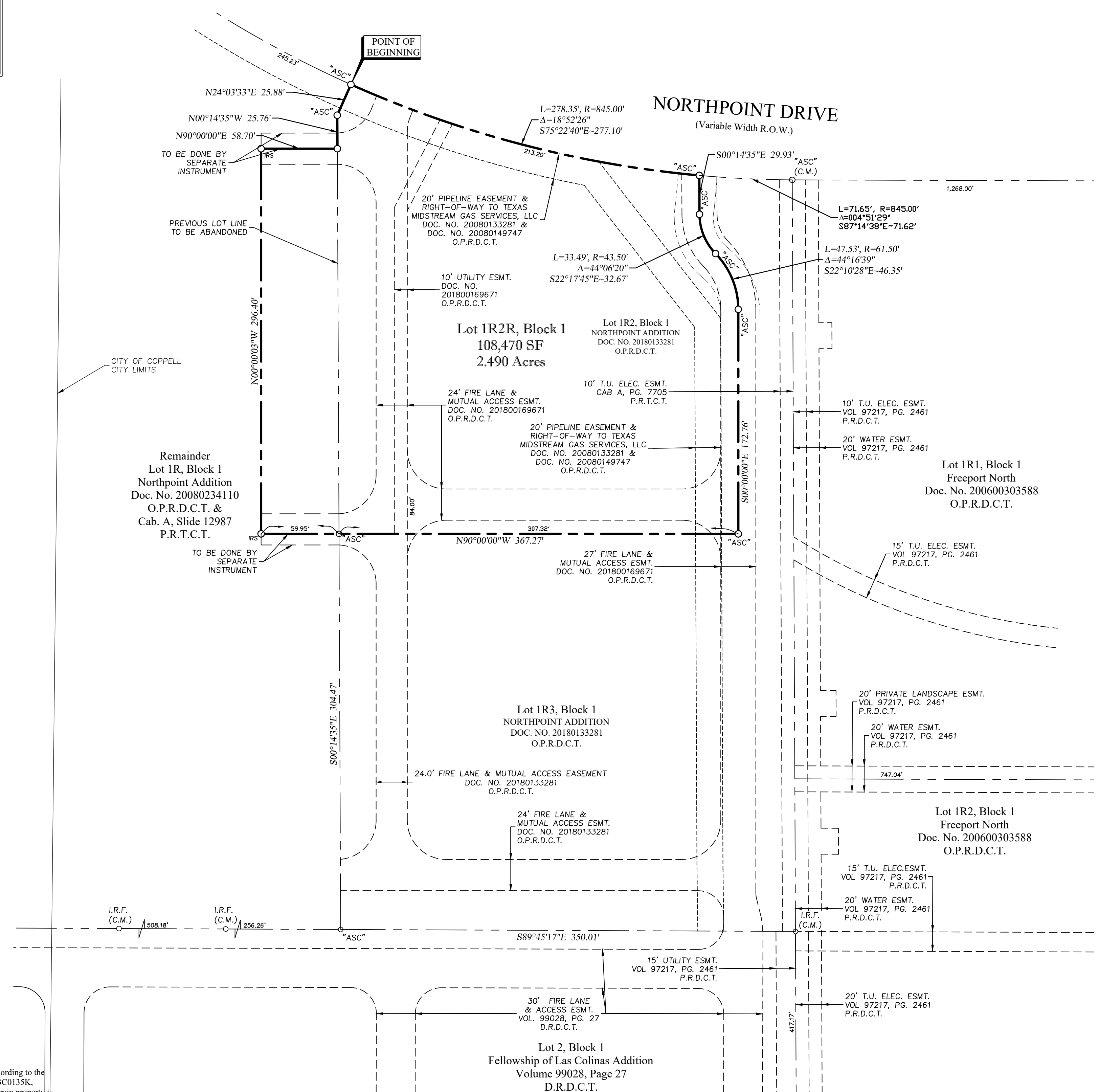
OWNER

Northpoint Hotel Group, LLC
768 Lexington Avenue
Coppell, TX 75019
Contact: Suki Patel
972-897-4747
(fax) 214-227-7752

DRAWN BY: MNP DATE: 03/09/2017 SCALE: 1"=50' ASC NO.: 160115-1

Franchise Note

I, _____, 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.



LEGEND

—	ROW - RIGHT-OF-WAY
—	CM - CONTROL MONUMENT
—	ASC - ARTHUR SURVEYING COMPANY
—	IRF - 1/2" IRON ROD FOUND
—	IRS - 1/2" IRON ROD WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY" (ASC) SET
○	PROPERTY CORNER
—	BOUNDARY
—	INTERIOR BOUNDARY
—	ADJOINER
---	EASEMENT

NOTES

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Map No. 4813C0135K, Community Panel No. 480170 0135 K, present effective date of map July 7, 2014, herein property is situated within Zone X (unshaded).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company" (ASC).
- Bearings shown hereon are based on State Plane Coordinate System, North American Datum of 1983 (US Feet), Texas North Central Zone (4202) with a combined scale factor of 1.000136506.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No concentrated drainage shall be directed at downstream lots.
- Property is subject to Shared Access, Parking, Waste Dumpster and Easement Agreement recorded under Instrument No. 201800148574, of the Official Public Records of Dallas County, Texas.