

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael R. Doyle, 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 Coppell, Texas.

Michael R. Doyle
Michael R. Doyle
Registered Professional Land Surveyor
No. 5517



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 Michael R. Doyle, of B&D Surveying, 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 8 day of Feb., 2019.

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

OWNER'S CERTIFICATE:

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, Natamo, LLC, A Texas Limited Liability Company, is the owner of a 0.420 acre tract of land out of the J.W. Anderson Survey, Abstract No. 18, in the City of Coppell, Dallas County, Texas, being that certain tract of land described by deed to Natamo, LLC, A Texas Limited Liability Company, as recorded in/under Doc. No. 201300177821, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of the herein described tract, being the southwest corner of that tract described by deed to Michael G. Favreau & Rita D. Leonty, as recorded in/under Doc. No. 20080034011, DRDCT;

THENCE South 89 degrees 10 minutes 09 seconds West, with the south line of the herein described tract, passing a 1/2 inch iron rod with red cap stamped "B&D Surveying" set in the south line of the herein described tract at a distance of 70.61 feet, and passing a 3/8 inch iron rod at a distance of 72.43 feet and passing another 3/8 inch iron rod at a distance of 106.10 feet, for a total distance of 141.21 feet to a 1/2 inch iron rod with red cap stamped "B&D Surveying" set for the southwest corner of the herein described tract, being the southeast corner of that tract described by deed to Homero M. & Sylvia R. Bazan, as recorded in/under Volume 81176, Page 1545, DRDCT, from which a 1/2 inch iron rod found bears South 43 degrees 39 minutes 29 seconds West, at a distance of 1.45 feet;

THENCE North 00 degrees 30 minutes 20 seconds West, with the west line of the herein described tract and the east line of said Bazan tract, a distance of 130.73 feet to a 1/2 inch iron rod with red cap stamped "B&D Surveying" set for the northwest corner of the herein described tract, being the northeast corner of said Bazan tract, and being in the south line of Kaye Street, as recorded in/under Doc. No. 20080034011, DRDCT, having a 29.00 foot right-of-way from which a 1/2 inch iron rod found bears North 79 degrees 11 minutes 25 seconds West, at a distance of 1.85 feet;

THENCE South 89 degrees 48 minutes 50 seconds East, with the north line of the herein described tract and the south line of said Kaye Street, passing a 1/2 inch iron rod with red cap stamped "B&D Surveying" set in the north line of the herein described tract at a distance of 70.61 feet, and continuing for a total distance of 141.22 feet to a 1/2 inch iron rod with red cap stamped "B&D Surveying" set for the northeast corner of the herein described tract, being the northwest corner of said Favreau & Leonty tract, from which a 1/2 inch iron rod found bearing North 78 degrees 05 minutes 07 seconds West, at a distance of 2.90 feet;

THENCE departing the south line of said Kaye Street, South 00 degrees 30 minutes 20 seconds East, with the east line of the herein described tract and the west line of said Favreau & Leonty tract, a distance of 128.22 feet to the **POINT OF BEGINNING**, and containing 0.420 acres or 18,283 square feet of land, plus or minus.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NATAMO, LLC does hereby adopt this plat designating the herein above described property as **ANDERSON ADDITION, LOTS 45 & 46, BLOCK 1**, 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, 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 Coppell, Texas.

NATAMO, LLC
By: *[Signature]*
Hammad Azzam, Manager

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Hammad Azzam, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this 8 day of February, 2019.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The Minor Plat of Anderson Addition is hereby approved pursuant to Section 212.0065 of the Texas Local Government Code and Section 13-1-10 of the Coppell Code of Ordinances. The Director of Community Development may approve minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

[Signature] 2-26-19
Director of Community Development Date

ATTEST:
[Signature] 2-13-19
Planning & Zoning Commission Secretary Date

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2019.

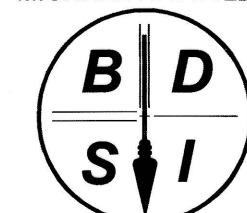
[Signature] 2-21-19
Floodplain Administrator Date

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/01/2019 03:47:47 PM
\$64.00



201900051854

**B & D
SURVEYING, INC.**
FIRM NO. 101247-00
MICHAEL R. DOYLE



OWNER:
NATAMO LLC
7116 Sugar Maple Drive
Irving, TX 75063
Phone No.: 469-502-8370

P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2538
bd@bandsurveying.com
Job No. 1806145P
Date of Survey: July 3, 2018
Addressed comments: September 26, 2018

MINOR PLAT
ANDERSON ADDITION
LOTS 45 & 46, BLOCK 1
ZONED: PD-210SF-9
0.420 ACRES / 18,283 SQUARE FEET
J.W. ANDERSON SURVEY, ABSTRACT NO. 18
CITY OF COPPELL, DALLAS COUNTY, TEXAS
DATE PREPARED: JULY 13, 2018

J.W. ANDERSON SURVEY, ABSTRACT NO. 18

HOMERO M. & SYLVIA R. BAZAN
VOL. 81176, PG. 1545, DRDCT

JENSEN SHI &
SPOUSE, TAI HWA SHI
DOC. NO. 201600232585, DRDCT

STEVEN W. CASON &
WIFE, VICKY L. CASON
VOL. 88192, PG. 2494, DRDCT

CHARLES PRICE
DOC. NO. 200900102137, DRDCT

FAY P. NIGO
VOL. 80239, PG. 455, DRDCT

KAYE STREET (CALLED 27' R.O.W. - DOC. NO. 20080034011, DRDCT)

S 89°48'50" E 141.22'

LOT 45, BLOCK 1
0.211 ACRES / 9,186 SQ. FT.

LOT 46, BLOCK 1
0.209 ACRES / 9,097 SQ. FT.

TRACT I & II
MICHAEL G. FAVREAU
& RITA D. LEONTY
DOC. NO. 20080034011, DRDCT

NATAMO, LLC, A TEXAS LIMITED
LIABILITY COMPANY
DOC. NO. 201300177821, DRDCT

REMAINDER OF
WILLIAM H. KELLER & WIFE,
MARY ANN KELLER
VOL. 90017, PG. 1002, DRDCT

REMAINDER OF
LEONARD E. CHITTENDEN &
WIFE, CHRISTINE CHITTENDEN
VOL. 69161, PG. 1805, DRDCT

REMAINDER OF
LEONARD E. CHITTENDEN &
WIFE, CHRISTINE CHITTENDEN
VOL. 69163, PG. 518, DRDCT

REMAINDER OF
JERRY W. NISBETT & WIFE,
VIRGINIA A. NISBETT
VOL. 87159, PG. 671, DRDCT

P.O.B.

LEGEND

CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRS = IRON ROD SET WITH RED CAP STAMPED "B & D SURVEYING"
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME; PG. = PAGE
R.O.W. = RIGHT-OF-WAY
DRDCT = DEED RECORDS, DALLAS COUNTY, TEXAS
PRDCT = PLAT RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
CL = CENTER LINE

FLOOD STATEMENT
The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48113C0135K present effective date of map July 7, 2014, herein property situated within Zone X (unshaded).

- GENERAL NOTES**
- 1.) The basis of bearing for this survey was derived from GPS observations, Texas State Plane Coordinate System, North Central Zone (US Feet), North American Datum of 1983 (NAD83) grid location.
 - 2.) As of this date, all easements, rights-of-way or other locatable matters of record shown or noted hereon were derived from the recorded plat, the vesting deed, or the title report and supporting documents. All such items were obtained during the research phase of this survey or provided by the client/title company listed hereon. B & D Surveying, Inc. makes no representation as to the accuracy or completeness of such items and has made no attempt to obtain or show any additional restrictions on or near this property put in place by local municipalities or associations.
 - 3.) This property may be subject to charges related to impact fees, and the applicant should contact the city regarding any applicable fees due.
 - 4.) Selling a portion of this addition by metes and bounds is a violation of the town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - 5.) This plat does not alter or remove deed restrictions or covenants, if any on this property.
 - 6.) Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
 - 7.) Existing or future minimum set-backs established by city ordinance shall take precedence over building lines indicated on this plat.
 - 8.) The purpose of this plat is to create two legally platted lot to conform to the Subdivision Ordinances set by the City of Coppell, Texas.
 - 9.) Lot-to-lot drainage is not permitted without Engineering Section approval.
 - 10.) I, Michael R. Doyle, verify that all franchise utilities have each been contacted and provided a copy of the plat.
 - 11.) Plat is subject to all PD-210SF-9 regulations.
 - 12.) Trees exist on site, but have not been located by surveyor.
 - 13.) Park fees are due at time of platting.
 - 14.) Impact fees are due at time of platting.