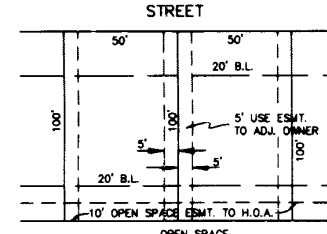
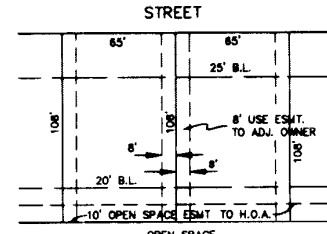
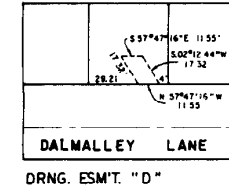
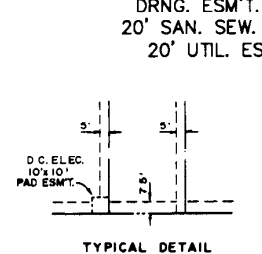
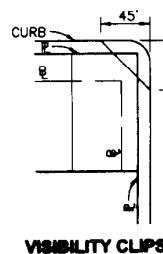
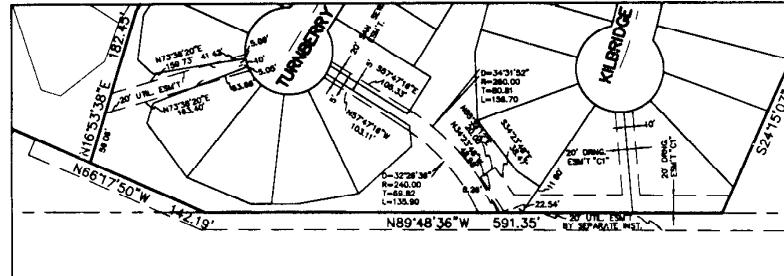


DRNG. ESM'T. "A", "A1" & "B"
DRAINAGE EASEMENTS, A, A1, B, B1, C, C1 AND D
TO BE MAINTAINED BY THE CITY OF COPPELL

DRNG. ESM'T. "B1" & "C"



NOTES:
ALL DRAINAGE CHANNELS IN DRAINAGE ESM'T'S AND RETAINING WALLS TO BE MAINTAINED BY THE HOME OWNERS ASSOC.
ALL 10' WIDE EASEMENTS TO HOME OWNERS ASSOCIATION TO BE USED FOR OPEN SPACE, RETAINING WALLS AND DRAINAGE PURPOSES. HOME OWNERS ASSOCIATION TO MAINTAIN SAID 10' WIDE AREA AND IMPROVEMENTS PLACED THEREON.

FINAL PLAT
**COPPELL GREENS
PHASE ONE**
AN ADDITION TO THE CITY OF COPPELL
CLARINDA SQUIRES SURVEY ~ ABSTRACT NO. 1682
WILLIAM T. HYDER SURVEY ~ ABSTRACT NO. 1701
DENTON COUNTY, TEXAS
MARCH, 1998 SCALE: 1" = 100'
ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 VILLAGE CREEK DRIVE SUITE 200
(972) 931-0694 PLANO, TEXAS 75093
OWNER
COPPELL GREEN LTD.
A TEXAS LIMITED PARTNERSHIP
BY
ARGUS DEVELOPMENT COMPANY OF TEXAS, INC.
6400 UPTOWN BLVD. NE SUITE 200-W
(505) 889-3061 ALBUQUERQUE, NEW MEXICO 87110

LEWISVILLE INDEPENDENT SCHOOL DISTRICT

FILED FOR RECORD - SEPTEMBER 29, 1998 - PLAT CAB "P", PG 1 OF 2

W 96-080

NOTE: ALL LOTS WITH "X" DESIGNATION ARE COMMON AREAS AND/OR DRAINAGE EASEMENTS AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

Plat Development Permit Application No. 110 has been filed with the City of Coppell
Plat Development Permit Application No. 110
Ken Huff, Plat Administrator, 9-10-98 Date

Filed for Record in
Denton County, Texas
Clerk
At 8:17am
On Sep 29 1998
Deputy W. Bennett

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	CH. BRNG.	CHORD
1	423.700"	775.00	304.89	580.95	580.3134"W
2	164.528"	475.00	82.61	163.99	163.992323"
3	34.3438"	650.00	202.31	362.27	362.270003"W
4	28.3447"	275.00	85.14	127.73	127.7311837"E
5	58.3447"	925.00	123.02	238.50	238.5048335"E
6	32.7177"	425.00	123.02	238.50	238.5048335"E
7	27.7177"	575.00	140.11	274.86	274.864490316"E
8	37.0149"	375.00	125.56	242.36	242.36441401"W
9	23.0600"	525.00	107.29	211.67	211.6722200"W
10	10.5831"	525.00	50.44	100.57	100.571218125"E
11	45.3546"	325.00	136.60	258.64	258.645550037"W
12	08.3817"	650.00	136.60	258.64	258.645550037"W
13	60.0000"	50.00	28.87	52.36	52.361225936"W
14	28.9473"	50.00	28.87	52.36	52.361225936"W
15	17.7370"	50.00	2405.06	155.00	155.007835117"E
16	08.7172"	325.00	23.54	47.01	47.015824724"W
17	27.7365"	325.00	15.80	31.58	31.585661939"W
18	02.3406"	50.00	28.31	56.48	56.486803111"E
19	09.5728"	325.00	28.31	56.48	56.486803111"E
20	18.0100"	50.00	NA	157.08	157.087293272"E
21	30.0000"	50.00	28.87	52.36	52.361225936"W
22	29.9545"	50.00	28.87	52.36	52.361225936"W
23	07.5804"	1060.00	218.22	430.42	430.425333836"W
24	23.1555"	1060.00	218.22	430.42	430.425333836"W
25	13.1859"	1061.00	123.85	246.59	246.595234705"E
26	36.3231"	183.00	64.38	124.37	124.375502900"W
27	41.1341"	456.00	171.53	328.12	328.125524935"W
28	24.3333"	515.00	158.56	307.64	307.645491931"W
29	15.0421"	340.00	44.98	89.44	89.445891512"E
30	34.3438"	785.00	244.33	471.74	471.745493003"W
31	23.5106"	710.00	149.95	295.56	295.565471711"E
32	28.7844"	440.00	157.88	303.18	303.185439033"E
33	25.1945"	510.00	114.60	225.46	225.465505053"W
34	38.1150"	50.00	17.31	33.33	33.335385350"W
35	42.5532"	50.00	18.66	35.71	35.715782731"W
36	38.1150"	50.00	17.31	33.33	33.335385350"W
37	38.1150"	50.00	17.31	33.33	33.335385350"W
38	01.1159"	950.00	9.89	19.89	19.895163136"E
39	33.5212"	50.00	15.22	29.56	29.565065003"E
40	24.3240"	50.00	14.83	28.84	28.845401731"E
41	41.3831"	50.00	19.01	36.34	36.345773810"E
42	38.3030"	50.00	17.47	33.61	33.615821710"E
43	32.5541"	50.00	14.78	28.74	28.745483354"E
44	42.2043"	50.00	20.96	38.69	38.695175706"W
45	41.3433"	50.00	18.98	36.28	36.285253432"E
46	38.5509"	50.00	17.58	33.82	33.825654421"E
47	39.0611"	50.00	17.76	34.12	34.125752001"E
48	35.4836"	50.00	16.15	31.25	31.255375238"E
49	35.4836"	50.00	16.15	31.25	31.255375238"E
50	32.3214"	50.00	14.59	28.39	28.395480114"E
51	32.3214"	50.00	14.59	28.39	28.395480114"E
52	32.3214"	50.00	14.59	28.39	28.395480114"E
53	30.0920"	50.00	13.47	26.32	26.325355708"E
54	33.4213"	50.00	15.15	29.41	29.415072481"W
55	04.7205"	350.00	13.35	26.68	26.685725728"W
56	24.0300"	50.00	86.60	209.44	209.445600024"W
57	08.3817"	400.00	28.35	56.61	56.615722734"E
58	09.3204"	400.00	33.42	66.68	66.685851352"E

BEARING		
LINE NO.	BEARING	DISTANCE
1	S89°59'36"E	25.00
2	N45°03'50"E	14.16
3	S50°07'37"E	12.82
4	S33°50'52"W	16.61
5	S70°30'52"E	14.40
6	N17°20'12"E	14.40
7	N82°23'56"W	12.97
8	S10°18'12"W	14.70
9	N18°29'12"E	13.96
10	S77°26'48"E	13.15
11	N09°04'20"E	15.71
12	S58°13'43"E	13.90
13	N40°03'32"E	12.87
14	S44°36'10"E	14.13
15	N44°58'00"E	14.14
16	S27°11'50"E	11.75
17	N02°02'50"W	11.75
18	N58°05'10"W	14.43
19	S33°56'32"W	13.66
20	S61°08'46"E	14.14
21	N33°51'14"E	14.40
22	S57°00'11"E	12.66
23	N39°54'58"E	12.85
24	S45°04'00"E	13.90
25	N81°18'56"E	13.90
26	N10°35'40"W	14.37
27	N17°39'20"W	14.37
28	N15°02'48"E	24.17
29	N71°37'29"W	28.30
30	N32°12'44"E	34.72
31	N74°21'42"E	64.29
32	N33°54'02"E	62.21
33	N07°26'11"E	51.49
34	N45°29'22"W	23.63
35	N80°35'05"E	107.63
36	N69°02'32"E	116.42
37	S16°35'12"W	24.33
38	N89°48'36"W	29.71
39	N80°27'34"E	70.74
40	N04°46'00"W	112.33
41	N57°47'18"W	24.06
42	N57°47'18"W	104.38
43	N77°45'39"E	55.95
44	S55°46'52"E	31.70
45	N34°13'05"E	149.09
46	N10°06'03"W	73.77
47	N46°07'41"W	57.07
48	S68°20'12"E	56.30
49	S62°24'42"E	23.60
50	N24°02'43"W	21.10
51	S89°38'31"E	73.43
52	S62°31'23"E	51.94
53	S89°31'23"E	38.21
54	S73°24'44"E	57.50
55	S77°48'30"W	20.98
56	N35°18'44"E	22.09
57	N25°43'06"E	28.23
58	S78°07'13"E	64.78
59	N45°16'48"E	45.08

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, COPPELL GREEN LTD., is the owner of a tract of land situated in the Clarinda Squires Survey, Abstract No. 1682 and the William T. Hyder Survey, Abstract No. 1701 in the City of Coppell, Denton County, Texas and being part of a tract of land as conveyed to BancPlus Savings Association by a deed recorded in Volume 2583, Page 245 of the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/4" iron rod found for corner on the west line of Denton Tap Road (a variable width right-of-way), said point being the northeast corner of the said BancPlus Savings Association tract and the southeast corner of a tract of land as conveyed to Annie Lee Roberts by deed recorded in Volume 2305, Page 131 of the Deed Records of Denton County, Texas,

THENCE S 00°00'24" W, 1150.96 feet along the said west line of Denton Tap Road to a 1/4" iron rod set for corner,
THENCE N 89°59'36" W, 229.41 feet leaving said west line of Denton Tap Road to a 1/4" iron rod set for corner;

THENCE S 06°30'48" W, 42.10 feet to a 1/4" iron rod set for corner,
THENCE S 24°15'07" W, 332.95 feet to a 1/4" iron rod set for corner,
THENCE N 89°48'36" W, 391.35 feet to a 1/4" iron rod set for corner,
THENCE N 66°17'50" W, 142.19 feet to a 1/4" iron rod set for corner,
THENCE N 16°53'38" E, 182.45 feet to a 1/4" iron rod set for corner,
THENCE N 30°48'36" E, 101.29 feet to a 1/4" iron rod set for corner,
THENCE N 41°13'09" E, 92.62 feet to a 1/4" iron rod set for corner,
THENCE N 32°12'44" E, 49.04 feet to a 1/4" iron rod set for corner,
THENCE N 57°47'16" W, 139.50 feet to a 1/4" iron rod set for corner,
THENCE S 32°12'44" W, 37.37 feet to a 1/4" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 08°38'17", a radius of 625.00 feet and a chord bearing and distance of N 62°06'24" W, 94.14 feet,

THENCE along said curve 94.23 feet to the end of said curve, a 1/4" iron rod set for corner,

THENCE N 23°34'28" E, 35.73 feet to a 1/4" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 18°13'13", a radius of 400.00 feet and a chord bearing and distance of N 32°41'04" E, 126.67 feet,

THENCE along said curve 127.20 feet to the end of said curve, a 1/4" iron rod set for corner,

THENCE N 67°55'48" W, 144.35 feet to a 1/4" iron rod set for corner, said point being the beginning of a non-tangent curve to the right having a central angle of 26°08'55", a radius of 538.09 feet and a chord bearing and distance of N 49°40'27" E, 243.45 feet,

THENCE along said curve 243.58 feet to the end of said curve, a 1/4" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 38°25'48", a radius of 411.91 feet and a chord bearing and distance of N 43°32'01" E, 271.13 feet;

THENCE along said curve 276.28 feet to the end of said curve, a 1/4" iron rod set for corner,

THENCE N 24°19'07" E, 309.90 feet to a 1/4" iron rod set for corner, said point being on the south line of the said Annie Lee Roberts tract.

THENCE S 89°58'33" E, 907.68 feet along the said south line of the Annie Lee Roberts tract to the POINT OF BEGINNING and containing 35.8820 acres (1,563,018 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

THAT, COPPELL GREEN LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property COPPELL GREENS, Phase One, an addition to the City of Coppell, Texas and does hereby dedicate in fee simple, to the public use forever, the streets and alleys, shown thereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs or other improvements or growths 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 growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from all parts of its respective system without the necessity at any time of procuring the permission of anyone.

Witness my hand at 2:00 this the 29th day of MAY, A.D. 1998

COPPELL GREEN LTD.
a Texas Limited Partnership
by Argus Development Company of Texas, Inc.
General Partner
Ben F. Spencer
Ben F. Spencer, President

STATE OF *New Mexico*
COUNTY OF *Bernalillo*

Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Ben F. Spencer*, 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 29th day of *May*, 1998

Camelou B. Cavaller
Notary Public in and for the State of *New Mexico*
My commission expires: *10/29/99*

RECEIPT ACKNOWLEDGEMENT

General Telephone *Ray D. Rostal*
Lone Star Gas *Ray D. Rostal*
Paragon Cable *Ray D. Rostal*
Denton Co. Elect. *Ray D. Rostal*

- All common areas to be dedicated to and maintained by the homeowners association established for this addition.
- As a part of all executed monetary contracts, a disclosure letter must be given to home buyers indicating the following information:
 - The development is located along the State Highway 121 Bypass
 - Due to the proximity of DFW airport, there may be occurrences of ambient aircraft noise due to aircraft overflights
- Requested variances to subdivision ordinance per the concept plan. Deletion of alleys

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS That I, V. L. MATOCHA, 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 plating rules and regulations of the City of Coppell, Texas.

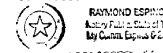
V. L. Matocha
V. L. Matocha
Registered Professional Land Surveyor
No. 1816



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said Collin County, Texas on this day personally appeared V. L. MATOCHA, 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 purpose and considerations therein expressed, and in the capacity therein stated

Raymond E. Spence
Notary Public in and for the State of Texas



Recommended for Approval:

Ray D. Rostal
Chairman, Planning and Zoning Commission
City of Coppell, Texas

9-14-98
Date

Approved and Accepted:

Candy Sheehan
Mayor, Candy Sheehan
City of Coppell, Texas

9/16/98
Date

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of the Coppell Greens, Phase One Subdivision or Addition to the City of Coppell was submitted to the City Council on the 9th day of September, 1998, 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 hereinabove subscribed

Witness my hand this 16th day of Sept., A.D., 1998

Kathleen A. Roach
City Secretary

FINAL PLAT

COPPELL GREENS PHASE ONE

AN ADDITION TO THE CITY OF COPPELL
CLARINDA SQUIRES SURVEY ~ ABSTRACT NO. 1682
WILLIAM T. HYDER SURVEY ~ ABSTRACT NO. 1701
DENTON COUNTY, TEXAS

MARCH, 1998 SCALE: 1" = 100'

ENGINEER

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5225 VILLAGE CREEK DRIVE SUITE 200
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6400 UPTOWN BLVD. NE SUITE 200-W
(505) 889-3081 ALBUQUERQUE, NEW MEXICO 87110

FILED FOR RECORD - SEPTEMBER 29, 1998 - PLAT CAB. "P", PG. 160-161