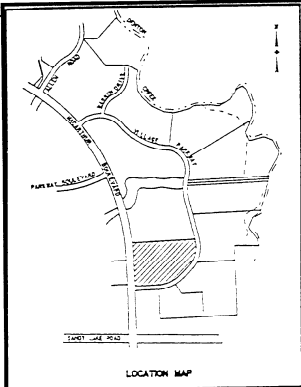




"Floodplain Development Permit Application No. N/A has been filed with the City of Coppell Floodplain Administrator on 3-13-92, Date March 13, 1992, Floodplain Administrator, [Signature], Date 3-13-92.

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

SUNBELT SAVINGS, F.S.B.
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The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of a Replat of a portion of the Kimbel Addition to the City of Coppell was submitted to the City Council on the 10th day of March, 1992, and the Council, by formal action, then and there accepted the dedication of the 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 hereinafter subscribed.

Witness my hand this 17th day of March, A.D. 1992.

[Signature]
Dorothy Timmons
City Secretary

DATE 01-08-92
REVISED 02-26-92

Scale 1" = 60'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS.

WHEREAS, the Coppell Independent School District is the owner of a tract of land situated in the B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 199 and the EDWARD COOK SURVEY, ABSTRACT NO. 300, in the City of Coppell, Dallas County, Texas, being a tract of land as conveyed by Special Warranty Deed from the Resolution Trust Corporation as Conservator for Sunbelt Federal Savings, F.S.B. as recorded in Volume 91180 at Page 3576 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a chiseled "X" found at the intersection of the north line of Village Parkway (a 60 foot right-of-way) as recorded in Volume 85210 at Page 0643 with the east line of MacArthur Boulevard (a 100 foot right-of-way) as recorded in Volume 85210 at Page 0627 of the Deed Records of Dallas County, Texas;

THENCE North 02 deg 39 min 18 sec West, along said east line for a distance of 354.94 feet to a 1/2 inch iron rod set at the point of curvature of a non-tangent curve to the left having a central angle of 04 deg 40 min 50 sec, a radius of 2870.00 feet a chord bearing of North 04 deg 26 min 43 sec West and a chord distance of 234.45 feet.

THENCE along said east line and said curve to the left an arc length of 234.45 feet to a 1/2 inch iron rod set for a corner,

THENCE North 87 deg 39 min 53 sec East for a distance of 853.18 feet to a 1/2 inch iron rod set on the west line of the above mentioned Village Parkway,

THENCE South 15 deg 07 min 02 sec East, along said west line for a distance of 8.50 feet to a 1/2 inch iron rod with A.H.H.A. cap found at the point of curvature of a curve to the right having a central angle of 59 deg 08 min 40 sec, a radius of 370.00 feet, a chord bearing of South 14 deg 27 min 18 sec West and a chord distance of 365.20 feet,

THENCE continuing along the west, becoming northwest line of said Village Parkway, an arc length of 381.94 feet to a 1/2 inch iron rod set for the tangency of said curve,

THENCE South 44 deg 01 min 38 sec West, continuing along said northwest line for a distance of 1245.47 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the right having a central angle of 43 deg 38 min 16 sec, a radius of 473.60 feet, a chord bearing of South 65 deg 50 min 46 sec West and a chord distance of 352.05 feet,

THENCE continuing along the northwest, becoming north line of said Village Parkway, an arc length of 360.71 feet to a 1/2 inch iron rod set for the tangency of said curve,

THENCE South 87 deg 39 min 53 sec West, continuing along said north line, for a distance of 306.84 feet to the POINT OF BEGINNING.

CONTAINING 10.0000 acres or 435,600 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT

That, Coppell Independent School District is the owner of the hereinafter described property, does hereby adopt this plat designating the herein described property as a Replat of a portion of the Kimbel Addition, an addition to the City of Coppell, Dallas County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility access 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 access and fire lane easements is the responsibility of the property owner. No buildings, fences trees shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the 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 here with the construction, maintenance or efficiency of its respective system on the ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, 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 of ingress and egress to private property for the purpose of reading meters and any maintenance required or ordinarily performed by the utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

EXECUTED this 12th day of March, 1992.

Owner
Coppell Independent School District

[Signature]
Wilburn O. Echols, Jr.
Superintendent

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared Wilburn O. Echols, Jr., 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of March, 1992.

[Signature]
Brenda VanMatra
Notary Public-Texas
My Commission Expires 5/24/95

A REPLAT OF A PORTION OF THE
KIMBEL ADDITION
AN ADDITION TO THE CITY OF COPPELL,
DALLAS COUNTY, TEXAS
SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 199 &
THE EDWARD COOK SURVEY, ABSTRACT NO. 300

OWNER.
COPPELL INDEPENDENT
SCHOOL DISTRICT
200 SOUTH DENTON TAP ROAD
COPPELL, TEXAS 75036 (214)471-1111

ENGINEER
AYRES
ASSOCIATES
Owen Ayres & Associates Inc.
Engineers/Planners/Surveyors
Elise Clark, W. Timmons, R.
Green Bay, W. Madison, W.
St. Paul, Mn. Midland, W.
Abilene, Tx. Dallas, Tx.
2110 Walnut Hill Lane, Suite 134
Irving, Texas 75038 214-573-5977
P.O. Box 812409 Dallas, Texas 75281

DELTA = 04°40'50"
RADIUS = 2870.00'
TANGENT = 117.29'
LENGTH = 234.45'

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10.0000 ACRES
LOT 1, BLOCK A

DELTA = 43°38'16"
RADIUS = 473.60'
TANGENT = 189.61'
LENGTH = 360.71'

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
KNOW ALL MEN BY THESE PRESENTS

That I, Geary Bailey, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Coppell, Texas.

[Signature]
Geary Bailey
Registered Professional Land Surveyor, No. 4573

STATE OF TEXAS
COUNTY OF DALLAS.

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared Geary Bailey, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of March, 1992.

[Signature]
MICHAEL B. MARK
Notary Public-Texas
My Commission Expires April 11, 1995

[Signature]
Notary for the State of Texas
My Commission Expires 4-11-95

KIMBEL ADDITION
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Recommended for Approval
[Signature]
Robert Green
Chairman

Planning and Zoning Commission
City of Coppell, Texas

Approved and Accepted

[Signature]
Mark White
Mayor
City of Coppell, Texas

3/17/92
Date

3/17/92
Date

NWC SANDY LAKE/MACARTHUR BLVD.
JOINT VENTURE
VOLUME 88337 PAGE 250

UTILITY SIGNATURE BLOCK

UTILITY NAME	DATE	SIGNATURE
LOVE STAR GAS COMPANY	3-12-92	<u>[Signature]</u>
T U ELECTRIC (T D & L)	3-13-92	<u>[Signature]</u>
GENERAL TELEPHONE COMPANY	3-13-92	<u>[Signature]</u>
PARAGON CABLE COMPANY	3-13-92	<u>[Signature]</u>