

Scale 1" = 100'

NOTE: BEARING CONTROL BASED ON NORTH PROPERTY LINE OF TRACT AS DESCRIBED IN VOLUME 76112, PAGE 2584, DEED RECORDS, DALLAS COUNTY, TEXAS

Floodplain Development Permit Application No. 1182 has been filed with the City of Coppell Floodplain Administrator on 10-21-99. Kana Hoff, Floodplain Administrator. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM IN WRITING EACH PROSPECTIVE BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS OF THIS SITE THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AND THAT ALL DEVELOPMENT MUST CONFORM TO THE PROVISIONS OF THE CITY OF COPPELL FLOODPLAIN MANAGEMENT ORDINANCE.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS WHEREAS, WESTERN RIM INVESTORS, L.L.C. ARE THE SOLE OWNERS OF A TRACT OF LAND OUT OF THE B B & C HOLLAND CO SURVEY, ABSTRACT NO. 624, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 97061, PAGE 2961, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A P.N. NAIL FOUND IN CONCRETE IN THE EAST LINE OF COPPELL ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1487, PAGE 651, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID B B & C HOLLAND CO SURVEY AND THE EAST LINE OF COPPELL ROAD AND ALSO BEING LOCATED IN THE NORTH LINE OF SAID T.L. HOLLAND SURVEY; THENCE NORTH 00 DEGREES 32 MINUTES 44 SECONDS WEST 30.00 FEET ALONG THE EAST LINE OF SAID COPPELL ROAD TO A 1/2" IRON PIN SET IN THE NORTH LINE OF COPPELL ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 95225, PAGE 1776, DEED RECORDS, DALLAS COUNTY, TEXAS; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST 540.82 FEET ALONG THE EAST LINE OF SAID TRACTS OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 95225, PAGE 1776, AND VOLUME 95225, PAGE 1772, DEED RECORDS, DALLAS COUNTY, TEXAS, TO A 1/2" IRON PIN SET AND CONTINUING IN ALL 645.82 FEET TO A POINT IN THE CENTERLINE OF DENTON CREEK FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED; THENCE THE FOLLOWING CALLS AND DISTANCES ALONG SAID CENTERLINE: THENCE SOUTH 58 DEGREES 50 MINUTES 59 SECONDS EAST 190.81 FEET, THENCE SOUTH 04 DEGREES 50 MINUTES 04 SECONDS EAST 301.00 FEET, THENCE SOUTH 69 DEGREES 10 MINUTES 04 SECONDS EAST 214.00 FEET, THENCE SOUTH 39 DEGREES 02 MINUTES 04 SECONDS EAST 146.00 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 04 SECONDS EAST 100.00 FEET, THENCE SOUTH 68 DEGREES 10 MINUTES 04 SECONDS EAST 108.00 FEET, THENCE NORTH 89 DEGREES 28 MINUTES 56 SECONDS EAST 100.00 FEET, THENCE NORTH 69 DEGREES 47 MINUTES 56 SECONDS EAST 100.00 FEET TO THE NORTHEAST CORNER OF TRACT BEING DESCRIBED; THENCE SOUTH 11 DEGREES 50 MINUTES 43 SECONDS EAST 100.00 FEET TO A 1/2" IRON PIN SET AND CONTINUING IN ALL 364.00 FEET TO A 1/2" IRON PIN SET FOR CORNER, THENCE SOUTH 00 DEGREES 18 MINUTES 06 SECONDS EAST 382.50 FEET TO A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED SAID POINT BEING LOCATED IN A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT 68.66 FEET TO A 1/2" IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS SOUTH 61 DEGREES 53 MINUTES 52 SECONDS WEST 63.39 FEET, THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS WEST 28.96 FEET TO A 1/2" IRON PIN SET FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT 75.19 FEET TO A 1/2" IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS SOUTH 12 DEGREES 58 MINUTES 14 SECONDS WEST 74.84 FEET, THENCE SOUTH 89 DEGREES 41 MINUTES 54 SECONDS WEST 93.80 FEET TO A 1/2" IRON PIN SET FOR CORNER, THENCE SOUTH 37 DEGREES 10 MINUTES 24 SECONDS WEST 277.52 FEET TO A 1/2" IRON PIN SET FOR CORNER, THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS WEST 25.00 FEET TO A 1/2" IRON PIN SET FOR CORNER, SAID POINT BEING LOCATED IN A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT 55.57 FEET TO A 1/2" IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS SOUTH 58 DEGREES 29 MINUTES 28 SECONDS WEST 52.75 FEET, THENCE NORTH 63 DEGREES 20 MINUTES 47 SECONDS WEST 25.00 FEET TO A 1/2" IRON PIN SET FOR CORNER, THENCE SOUTH 59 DEGREES 11 MINUTES 48 SECONDS WEST 198.28 FEET TO A 1/2" IRON PIN SET FOR CORNER, THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 29.72 FEET TO A 1/2" IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 89158, PAGE 1328, DEED RECORDS, DALLAS COUNTY, TEXAS; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST 635.77 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 89158, PAGE 1328 TO A 1/2" IRON PIN FOUND IN THE EAST LINE OF COPPELL ROAD; THENCE NORTH 00 DEGREES 26 MINUTES 17 SECONDS WEST 906.80 FEET ALONG THE EAST LINE OF SAID COPPELL ROAD TO THE POINT OF BEGINNING AND CONTAINING 34.859 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, WESTERN RIM INVESTORS, L.L.C., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, THE MANSIONS BY THE LAKE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAID UTILITY STRIPS. ALL OR ANY PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR ANY OF THESE UTILITY STRIPS SHALL HAVE, AT ALL TIMES, THE RIGHT OF INGRESS, EGRESS AND TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

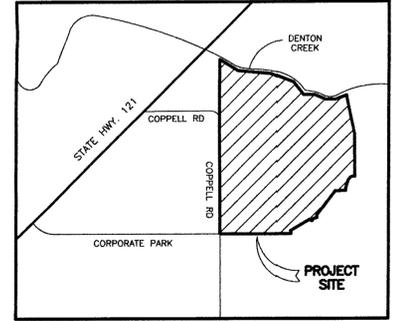
WITNESS MY HAND AT DALLAS, TEXAS, THIS 21st DAY OF September 1999.

MARCUS D. WIGGINS, Notary Public, State of Texas. My Commission Expires December 22, 2002.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCUS D. WIGGINS, DULY AUTHORIZED AGENT OF WESTERN RIM INVESTORS, L.L.C., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF September 1999.

Amber E. Wiggins, Notary Public, State of Texas. My Commission Expires 12/22/02.



VICINITY MAP

PHASE LINE LINE DATA table with columns: NUMBER, DIRECTION, DISTANCE. Lists line segments PL1 through PL13.

PHASE LINE LINE DATA table with columns: NUMBER, R, L, CD, LC. Lists curve data for CV1 through CV3.

CENTERLINE FIRE LANE CURVE DATA table with columns: CURVE NO, RADIUS, DELTA, TANGENT, LENGTH, CHORD BEARING, CHORD. Lists curve data for C-1 through C-20.

UTILITY CERTIFICATE table with columns: NUMBER, DIRECTION, DISTANCE. Lists utility easements L1 through L3.

UTILITY CERTIFICATE table with columns: NUMBER, R, L, CD, LC. Lists curve data for CV1 through CV3.

UTILITY CERTIFICATE. THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT. GENERAL TELEPHONE (GTE), PARAGON CABLE, LONE STAR GAS, TU ELECTRIC.

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF COPPELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE MANSIONS BY THE LAKE AN ADDITION TO THE CITY OF COPPELL WAS SUBMITTED TO THE CITY COUNCIL ON THE 11TH DAY OF October 1999 AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ADOPTED 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 MAKER TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

RECOMMENDED FOR APPROVAL: Chairman, Planning and Zoning Commission, City of Coppell, Texas. APPROVED AND ACCEPTED: Mayor, City of Coppell, Texas.

FINAL PLAT OF LOT 1, BLOCK 1 THE MANSIONS BY THE LAKE AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE B.B. & C. HOLLAND CO SURVEY, ABSTRACT NO. 624, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 97061, PAGE 2961, DEED RECORDS, DALLAS COUNTY, TEXAS.

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATED _____



THIS IS TO CERTIFY THAT CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY SAID SURVEYOR UNDER HIS DIRECTION AND SUPERVISION.

Volume: 99215 Page: 00484

OWNER: WESTERN RIM INVESTORS, L.L.C. P.O. BOX 426 COLLEVEYVILLE, TEXAS 76034 (817) 355-8070

ENGINEER: WASHINGTON & ASSOCIATES 500 GRAPEVINE HWY, SUITE 375 HURST, TEXAS 76054 (817) 485-0707

SURVEYOR: LOYD BRANSON SURVEYORS, INC. CHARLES B. HOOKS, JR. RPLS 1028 N. SYLVANIA AVE FORT WORTH, TEXAS 76111 (817) 834-3477