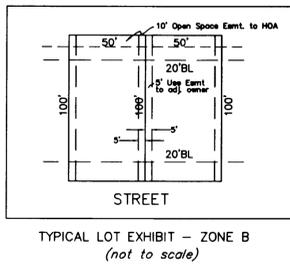
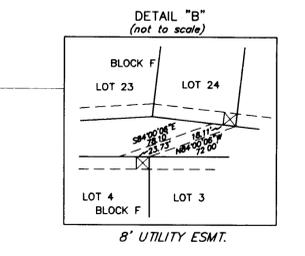
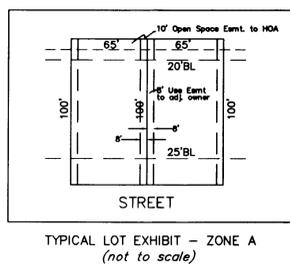
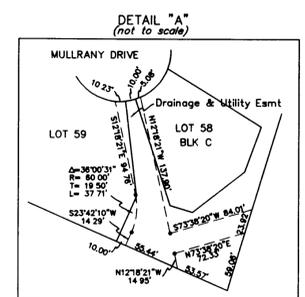


Doc/Num : 99-0818
 Doc/Date : 08/18/99
 Recd/Date : 08/18/99
 Recd/Time : 4:00 PM
 Recd/By : Christy
 Filed for Record in
 DENNIS COUNTY
 DENNIS COUNTY CLERK
 On Dec 08 1999
 At 9:34 AM

*Cable
 pag 104*



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BRG.	CHORD
C1	38°25'48"	411.91'	143.56'	276.28'	S43°32'01"W	271.13'
C2	26°08'55"	538.09'	124.96'	245.58'	S49°40'27"W	243.45'
C3	18°13'13"	400.00'	64.14'	127.20'	S32°41'04"W	126.67'
C4	08°38'17"	825.00'	47.20'	94.23'	S62°06'24"E	94.14'
C5	24°17'47"	925.00'	199.12'	389.22'	N77°49'40"W	389.31'
C6	28°15'10"	475.00'	110.77'	217.84'	N13°09'02"E	215.75'
C7	70°31'02"	45.00'	31.81'	55.38'	S54°45'56"W	51.95'
C8	05°51'34"	2125.00'	108.75'	217.31'	N22°26'12"E	217.22'
C9	13°01'11"	875.00'	101.01'	201.12'	N31°57'04"E	200.68'
C10	32°34'42"	475.00'	138.80'	270.08'	S22°14'48"W	268.48'
C11	23°51'15"	45.00'	33.84'	65.03'	S30°59'10"E	64.09'
C12	03°37'58"	1875.00'	59.48'	118.88'	N68°08'49"W	118.86'
C13	83°28'25"	45.00'	40.16'	65.57'	N73°57'27"E	59.92'
C14	01°30'16"	650.00'	8.53'	17.07'	N67°10'40"W	17.07'
C15	11°03'35"	200.00'	19.36'	38.81'	S62°24'01"E	38.55'
C16	12°29'05"	1500.00'	184.07'	326.85'	N63°06'46"W	326.20'
C17	12°20'28"	200.00'	21.82'	43.08'	S63°11'05"E	42.99'
C18	23°54'18"	1091.00'	244.89'	452.67'	N78°01'24"W	439.47'
C19	17°40'15"	754.00'	123.42'	244.88'	N77°01'41"W	243.91'
C20	68°02'19"	9.00'	6.08'	10.69'	S14°09'14"E	10.07'
C21	286°19'37"	50.00'	37.45'	249.87'	S85°00'35"E	59.95'
C22	35°55'41"	9.00'	2.92'	5.64'	N40°11'23"E	5.55'
C23	114°07'55"	50.00'	77.19'	99.60'	S32°57'30"W	83.93'
C24	44°30'10"	9.00'	3.88'	6.99'	N01°51'23"W	6.92'
C25	70°31'02"	23.00'	14.14'	24.82'	S54°45'56"W	23.09'
C26	01°02'11"	1919.86'	17.33'	34.65'	S56°29'45"E	34.63'
C27	31°57'08"	9.00'	2.58'	5.02'	N23°39'06"E	4.95'
C28	131°18'57"	50.00'	110.52'	114.99'	S28°01'49"E	91.11'
C29	23°45'29"	9.00'	1.89'	3.73'	N78°48'33"W	3.71'
C30	23°53'15"	20.00'	15.04'	29.79'	S30°59'10"E	24.04'
C31	33°50'56"	9.00'	2.74'	5.32'	N47°24'22"W	5.24'
C32	151°11'18"	50.00'	194.65'	131.94'	N73°57'27"E	96.86'
C33	33°50'56"	9.00'	2.74'	5.32'	S15°17'16"W	5.24'
C34	83°28'25"	20.00'	17.85'	29.14'	N73°57'27"E	26.63'

LINE	BEARING	LENGTH
T1	N45°01'27"E	14.14'
T2	N19°38'36"W	20.00'
T3	N56°12'03"E	20.00'
T4	S44°58'33"E	14.14'
T5	S69°32'31"E	72.86'
T6	S67°47'52"E	68.25'
T7	S64°44'51"E	70.08'
T8	S62°05'57"E	69.17'
T9	S60°01'52"E	68.25'
T10	N69°45'12"E	14.53'
T11	S11°20'14"E	14.27'
T12	S80°35'04"W	14.48'
T13	N65°33'24"W	65.53'
T14	S62°38'34"E	65.05'
T15	N60°03'24"W	64.71'
T16	N56°29'00"W	71.56'
T17	N67°55'48"W	75.81'
T18	N59°28'21"W	66.73'
T19	S12°47'16"E	14.14'
T20	N25°33'55"E	66.45'
T21	N32°12'44"E	66.00'
T22	S20°02'22"W	47.24'
T23	N52°05'18"E	64.80'
T24	N72°58'25"W	22.98'
T25	S23°42'10"W	48.43'
T26	S51°25'14"W	67.95'
T27	S02°33'05"E	53.81'
T28	S27°21'42"W	59.89'
T29	N55°58'40"W	35.11'
T30	S63°43'23"E	15.00'
T31	S81°30'46"E	88.03'
T32	N00°01'27"E	49.47'

- NOTES
- ALL DRAINAGE CHANNELS IN DRAINAGE EASEMENTS AND RETAINING WALLS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 - ALL 10 FOOT WIDE EASEMENTS TO HOMEOWNERS ASSOCIATION TO BE USED FOR OPEN SPACE, RETAINING WALLS AND DRAINAGE PURPOSES HOMEOWNERS ASSOCIATION TO MAINTAIN SAID 10 FOOT WIDE AREA AND IMPROVEMENTS PLACED THEREON
 - ALL LOTS WITH "X" DESIGNATION ARE COMMON AREAS AND/OR DRAINAGE EASEMENTS AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL COMMON AREAS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR IN THIS ADDITION
 - AS A PART OF ALL EXECUTED MONETARY CONTRACTS, A DISCLOSURE LETTER MUST BE GIVEN TO HOME BUYERS INDICATING THE FOLLOWING INFORMATION:
 A. THE DEVELOPMENT IS LOCATED ALONG THE STATE HIGHWAY 121 BYPASS
 B. 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
 - ◇ INDICATES STREET NAME CHANGE

102 RESIDENTIAL LOTS
 4 COMMON AREAS

FINAL PLAT
**COPPELL GREENS
 PHASE TWO**

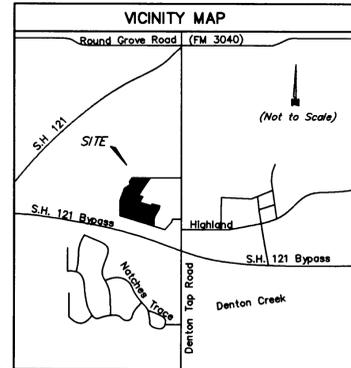
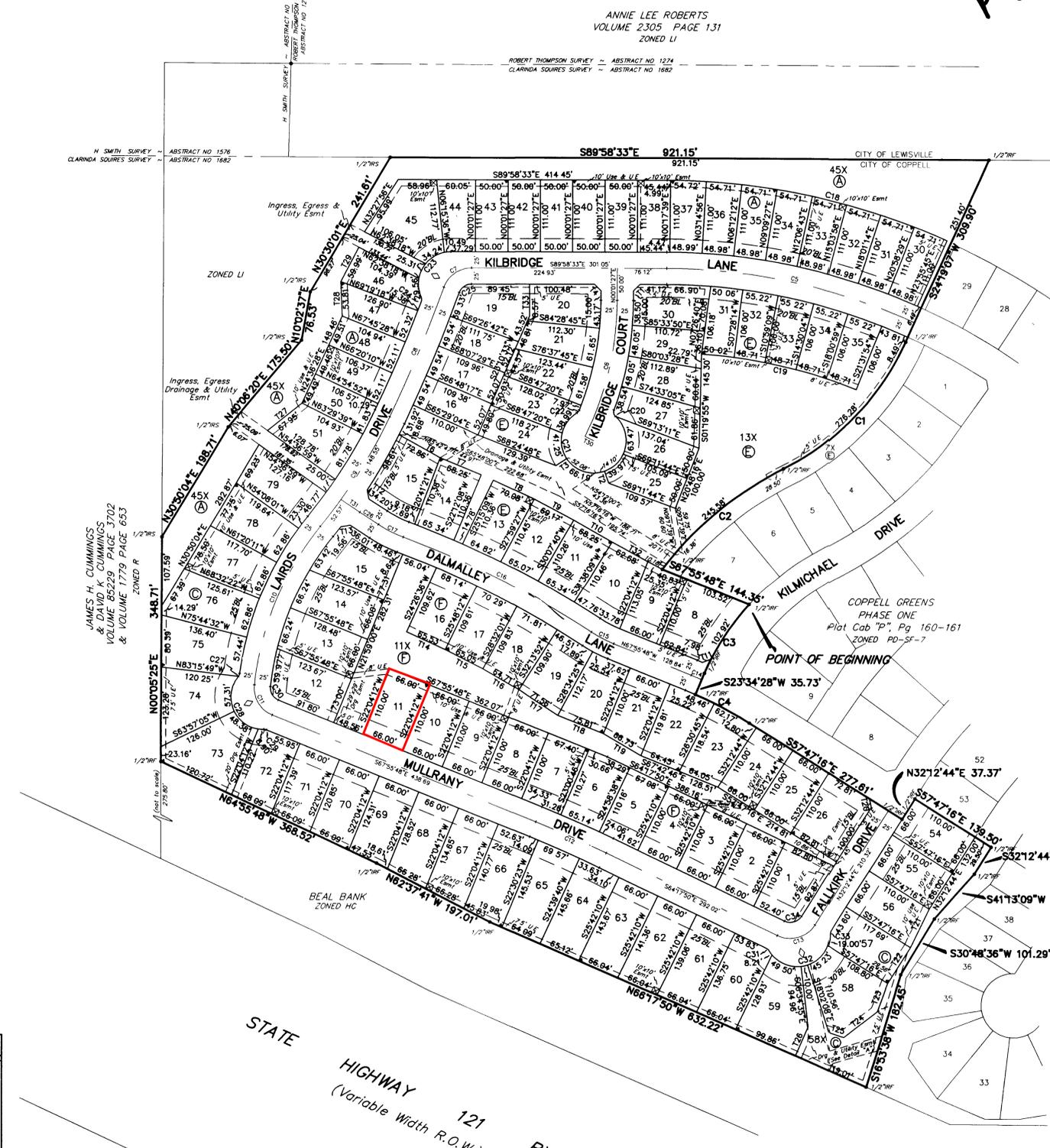
AN ADDITION TO THE CITY OF COPPELL
 CLARINDA SQUIRES SURVEY ~ ABSTRACT NO. 1682
 DENTON COUNTY, TEXAS
 26.524 ACRES

OCTOBER, 1999 SCALE: 1" = 100'

OWNER
**COPPELL GREEN LTD.
 A TEXAS LIMITED PARTNERSHIP**
 BY:

ARGUS DEVELOPMENT COMPANY OF TEXAS, INC.
 6400 UPTOWN NE SUITE 510-W
 (505)889-3061 ALBUQUERQUE, NEW MEXICO 87110

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 VILLAGE CREEK DRIVE SUITE 200
 (972)931-0694 PLANO, TEXAS 75093



RECEIPT ACKNOWLEDGEMENT
 CoServ: *David Lee*
 TXU Electric & Gas: *John*
 Paragon Cable: *John*

"Floodplain Development Permit Application No. n/a has been filed with the City of Coppell Floodplain Administrator on 11-18-99 1999"

Ken Hoff Floodplain Administrator, Date: 11-18-99

LEGEND

- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- ▲ = 5'X5' UTILITY ESMT
- U E = UTILITY ESMT

ZONED
 ORDINANCE NO. 91500-A-139
 PD-SF-7 & HC

LEWISVILLE INDEPENDENT SCHOOL DISTRICT

Filed for Record in
DENTON COUNTY, TEXAS
CLERK
On Dec 08 1999
At 9:43am
Doc/Num : 99-R012289
Doc/Type : PLA
FLA
Recd/Date : 46.08
Doc/Amount : 5.88
Receipt #: 4558
Deputy - Christy

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, COPPELL GREEN LTD., a Texas limited partnership, is the owner of a tract of land situated in the Clarinda Squires Survey, Abstract No. 1682, 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 1/2" iron rod found on the northwesterly line of Kilmichael Drive (a 50 foot right-of-way) said point being the most southerly southeast corner of Lot 7 in Block "E" of Coppell Greens, Phase I, an addition to the City of Coppell as recorded in Plat Cabinet "P", Page 160-161 of the Plat Records of Denton County, Texas, said point also being in a non-tangent curve to the left running in a southerly direction and having a central angle of 18°13'13" a radius of 400.00 feet and a chord bearing of S. 32°41'04" W;

THENCE along said curve, and along the said northwesterly line of Kilmichael Drive, 127.20 feet to the end of said curve, a 1/2" iron rod found for corner,

THENCE S 23°34'28" W, 35.73 feet to a 1/2" iron rod found for corner being on the southerly line of Dalmalley Lane (a 50 foot right-of-way), said point also being in a non-tangent curve to the right running in a southerly direction and having a central angle of 08°38'17" a radius of 625.00 feet and a chord bearing of S 62°06'24" E,

THENCE along said curve, and along the said southerly line of Dalmalley Lane, 94.23 feet to the end of said curve, a 1/2" iron rod found for corner,

THENCE S. 57°47'16" E., 277.61 feet continuing along the said southerly line of Dalmalley Lane to a 1/2" iron rod found for corner, said point being on the east line of Falkirk Drive (a 50 foot right-of-way),

THENCE N 32°12'44" E., 37.37 feet along the said east line of Falkirk Drive to a 1/2" iron rod found for corner;

THENCE S 57°47'16" E., 139.50 feet leaving the said east line of Falkirk Drive to a 1/2" iron rod found for corner;

THENCE S. 32°12'44" W, 49.04 feet to a 1/2" iron rod found for corner,

THENCE S 41°13'09" W, 92.62 feet to a 1/2" iron rod found for corner,

THENCE S. 30°48'36" W., 101.29 feet to a 1/2" iron rod found for corner,

THENCE S 16°53'38" W, 182.45 feet to a 1/2" iron rod found for corner,

THENCE N 66°17'50" W., 632.22 feet to a 1/2" iron rod found for corner,

THENCE N 62°37'41" W., 197.01 feet to a 1/2" iron rod found for corner,

THENCE N 64°55'48" W, 368.52 feet to a 1/2" iron rod found for corner, said point being on the east line of a tract of land as conveyed to James H. Cummings and David K. Cummings by deeds recorded in Volume 85229, Page 3702 and Volume 1779, Page 653 of the Deed Records of Denton County, Texas,

THENCE N 00°05'25" E., 348.71 feet along the said east line of the Cummings tract, to a 1/2" iron rod set for corner,

THENCE N 30°50'04"E., 198.71 feet leaving the said east line of the Cummings tract to a 1/2" iron rod set for corner;

THENCE N40°06'20"E., 175.50 feet to a 1/2" iron rod set for corner,

THENCE N 10°02'37"E., 76.53 feet to a 1/2" iron rod set for corner;

THENCE N 30°30'01"E., 241.61 feet to a 1/2" iron rod set for corner, said point being on the south line 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. 89°58'33" E., 921.15 feet along the said south line of the Roberts tract to a 1/2" iron rod found for corner, said point being on the west line of the said Coppell Greens, Phase One;

THENCE S 24°19'07" W., 309.90 feet leaving the said south line of the Roberts tract, and running along the said west line of Coppell Greens, Phase One, to a 1/2" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 38°25'48" a radius of 411.91 feet and a chord bearing of S 43°32'01"W;

THENCE along said curve, and along the said west line of Coppell Greens, Phase One, 276.28 feet to the end of said curve, a 1/2" iron rod found for corner, said point also being the beginning of a curve to the left having a central angle of 26°08'55" a radius of 538.09 feet and a chord bearing of S 49°40'27" W;

THENCE along said curve, and continuing along the said west line of Coppell Greens, Phase One, 245.58 feet to the end of said curve, a 1/2" iron rod found for corner,

THENCE S. 67°55'48" E., 144.35 feet to the Point of Beginning and containing 26.524 acres (1,155,401 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 as COPPELL GREENS, PHASE TWO, an addition to the City of Coppell, Texas and does hereby dedicate 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 or parts of its respective system without the necessity at any time of procuring the permission of anyone

Witness my hand at Coppell, Texas this 5th day of Nov. A.D., 1999

COPPELL GREEN LTD.,
a Texas Limited Partnership
By: Argus Development Company of Texas, Inc
General Partner

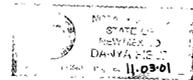
Ben F. Spencer
Ben F. Spencer, President

STATE OF ~~TEXAS~~ §
COUNTY OF ~~Denton~~ §

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 and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Coppell Green Ltd., a corporation and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of November 1999

James Bell
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS That I, V.L. Matocha, a Registered Professional Land Surveyor in the State of Texas, 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

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

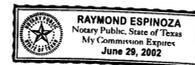


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of 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 consideration therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of Nov. 1999

Raymond Espinoza
Notary Public in and for the State of Texas



Cab R
pag 105

Recommended for Approval:

McGee
Chairman, Planning and Zoning Commission
City of Coppell, Texas

11-18-99
Date

Approved and Accepted:

Candy Greer
Mayor
City of Coppell, Texas

11/19/99
Date

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of the COPPELL GREENS, Phase Two Addition to the City of Coppell was submitted to the City Council on the 8th day of June, 1999, 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 22nd day of November, A.D., 1999

James Bell
City Secretary

102 RESIDENTIAL LOTS
4 COMMON AREAS

FINAL PLAT
COPPELL GREENS
PHASE TWO

AN ADDITION TO THE CITY OF COPPELL
CLARINDA SQUIRES SURVEY ~ ABSTRACT NO. 1682

DENTON COUNTY, TEXAS
26.524 ACRES

OCTOBER, 1999 SCALE: 1" = 100'

OWNER

COPPELL GREEN LTD.
A TEXAS LIMITED PARTNERSHIP
BY:

ARGUS DEVELOPMENT COMPANY OF TEXAS, INC.
6400 UPTOWN NE SUITE 510-W
(505)889-3061 ALBUQUERQUE, NEW MEXICO 87110

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 VILLAGE CREEK DRIVE SUITE 200
(972)931-0694 PLANO, TEXAS 75093

LEWISVILLE INDEPENDENT SCHOOL DISTRICT