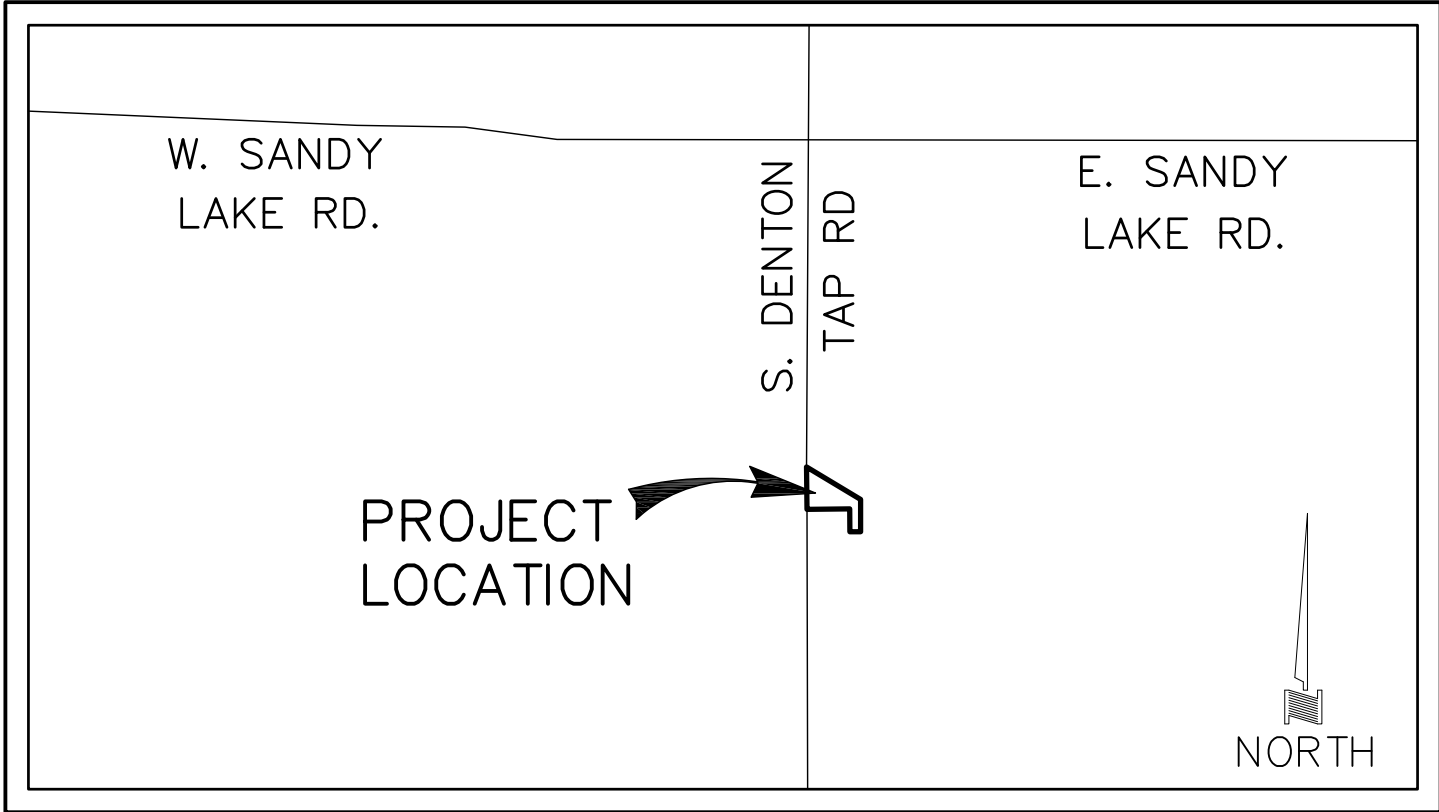


S:\PROJECTS\CD\17025\dwg\17025RP-2018-05-06.dwg, SURVEY SHEET, 5/8/2018 3:52:07 PM, mleshear, Dowdey, Anderson & Associates, Inc., M.L.B



LOCATION MAP
1"=1000'

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS AW Coppell, LLC, is the owner of a tract of land in the EDWARD A. CROW SURVEY, ABSTRACT NO. 301, City of Coppell, Dallas County, Texas, and being all of that tract of land conveyed in Deed to AW Coppell, LLC, according to the document recorded in Document Number 201800113665, Official Public Records, Dallas County, Texas, same being Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, an addition to the City of Coppell, Dallas County, Texas, according to the document recorded in Document Number 200600361899, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "LANDES" found for the northeast corner of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, also being the northwest corner of Block A of Second Revised Braewood West, an Addition to the City of Coppell, Dallas County, Texas, according to the Plat recorded in Volume 80153, Page 53, Deed Records, Dallas County, Texas, same being in the south line of a Lone Star Gas Company right-of-way and access easement, according to the document recorded in Volume 74064, Page 1703, Deed Records, Dallas County, Texas;

THENCE S 00° 00' 37" W, departing the south line of said Lone Star Gas Company right-of-way and access easement and with the east lines of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, same being the northeast corner of that tract of land conveyed in Deed to TX14 Coppell LLC, according to the document recorded in Document Number 201400115436, Official Public Records, Dallas County, Texas, and of Lot 2R, Block A of the Replat of Texasbank Addition, an Addition to the City of Coppell, Dallas County, Texas, according to the document recorded in Volume 2005048, Page 20, Official Public Records, Dallas County, Texas also being in the west line of said Block A of Second Revised Braewood West;

THENCE S 89° 28' 38" W, departing said common line and with the south line of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, also being the north line of said TX14 Coppell LLC tract and of said Lot 2R, Block A of the Replat of Texasbank Addition, a distance of 56.14 feet to a 1/2" iron rod with yellow cap stamped "DAA" set for an exterior ell corner of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, same being the southeast corner of that tract of land conveyed in Deed to WAC Services LLC, according to the document recorded in Document Number 201700282952, Official Public Records, Dallas County, Texas, same being the southeast corner of Lot 1R2, Block A of said Lots 1R1 and 1R2, Block A White Glove Express Addition, from whence a 1/2" iron rod with yellow cap stamped "LANDES" found bears N 00° 31' 22" W, a distance of 0.16 feet;

THENCE N 00° 33' 28" W, departing the north line of said TX14 Coppell LLC, tract and of said Lot 2R, Block A of the Replat of Texasbank Addition, and with the common lines of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, and of said WAC Services LLC, tract and of said Lot 1R2, Block A White Glove Express Addition, a distance of 119.32 feet to a mag nail found for an inner ell corner of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, same being the northeast corner of said WAC Services LLC, tract and of said Lot 1R2, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition;

THENCE S 89° 21' 56" W, with the common line of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, and of said WAC Services LLC, tract and of said Lot 1R2, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, a distance of 222.12 feet to a "V" cut found for the most northern southwest corner of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, same being the northwest corner of said WAC Services LLC, tract and of said Lot 1R2, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, and being in the east right-of-way line of Denton Tap Road(a 110' right-of-way);

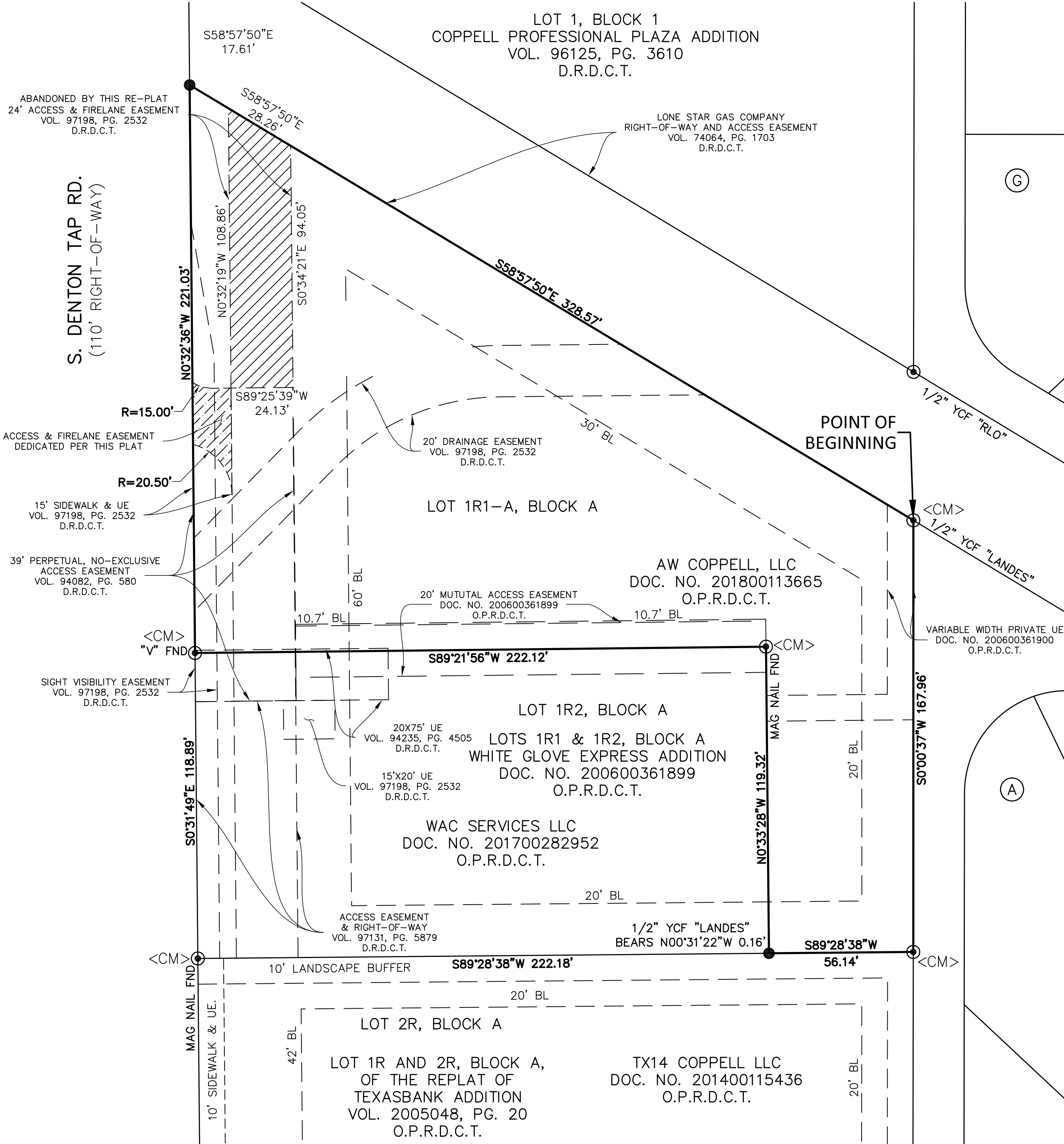
THENCE N 00° 32' 36" W, departing the north line of said WAC Services LLC, tract and of said Lot 1R2, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, and with the west line of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, and the east right-of-way line of said Denton Tap Road, a distance of 221.03 feet to a 1/2" iron rod with yellow cap stamped "DAA" set for the northwest corner of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, same being in the south line of the aforementioned Lone Star Gas Company right-of-way and access easement;

THENCE S 58° 57' 50" E, departing the east right-of-way line of said Denton Tap Road and with the north line of said AW Coppell, LLC tract and of said Lot 1R1, Block A of Lots 1R1 and 1R2, Block A White Glove Express Addition, same being the south line of said Lone Star Gas Company right-of-way and access easement, a distance of 328.57 feet to the POINT OF BEGINNING, and containing 1.021 acres of land, more or less.

I Tony Krauska, P.E. (engineer), verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell Floodplain Administrator on _____, 2018.

_____, Floodplain Administrator, _____ Date



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, AW COPPELL, LLC, does hereby adopt this plat designating the herein described property as the REPLAT OF WHITE GLOVE EXPRESS ADDITION LOT 1R1-A, BLOCK A, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate to the public use forever, the streets, alleys and easements shown hereon. 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 part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of the City of Coppell, Texas.

WITNESS MY HAND, this the ____ day of _____, 2018.

By: Randy Brown, Owner

By: _____
Randy Brown

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Randy Brown owner of AW Coppell, LLC, Owner of Lot 1R1 in LOTS 1R1 & 1R2, BLOCK A, WHITE GLOVE EXPRESS ADDITION, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

LEGEND	
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
<CM>	CONTROL MONUMENT
YCF	IRON ROD WITH YELLOW CAP FOUND
FND	FOUND

SURVEYOR'S CERTIFICATE

That I, JOHN L. MELTON, 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 Planning and Zoning Commission of the City of Coppell, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
(RELEASE DATE: 05/08/2018)

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared JOHN L. MELTON, 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 ____ day of _____, 2018.

Notary Public in and for the State of Texas

Approved and Accepted:

Date

Eddie Haas
Chairman, Planning and Zoning Commission
City of Coppell, Texas

The undersigned, Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing replat of White Glove Express Addition Lot 1R1-A, Block A, an addition to the City of Coppell, was submitted to the Planning and Zoning Commission on the ____ day of _____, 2018, and the Commission, 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 Commission further authorized the Chairman note the acceptance thereof by signing his/her name as hereinabove subscribed. Witness my hand this ____ day of _____, 2018.

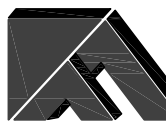
Attest:
Ashley Owens
Secretary, Planning and Zoning Commission
City of Coppell, Texas

REPLAT
WHITE GLOVE EXPRESS ADDITION
LOT 1R1-A, BLOCK A
1.021 AC., ZONED PD 294-C,
BEING A REPLAT OF LOT 1R1
OF THE LOTS 1R1 & 1R2,
BLOCK A, WHITE GLOVE EXPRESS ADDITION,
DOCUMENT NUMBER 200600361899
O.P.R.D.C.T.
250 S. DENTON TAP ROAD

AN ADDITION TO THE CITY OF COPPELL
EDWARD A. CROW SURVEY ~ ABSTRACT NO. 301
IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS

MAY 8, 2018 SCALE: 1"=30'

OWNER
AW COPPELL, LLC.
P.O. BOX 496028
GARLAND, TEXAS 75049
RANDY BROWN
214-724-6730



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800