

This is to certify that I have, this date, made an on the ground survey of the property located at the 699 S. Denton Tap Road in the City of Coppell, Texas described as follows:

State of Texas ~
County of Dallas ~

Legal Description -

Being a 2.05 acre tract of land situated in the Edward A. Crow Survey, Abstract No. 301 in the City of Coppell, Dallas County, Texas, and being all of that certain tract of land conveyed to Jose Fernando Teruya and Eliana Teruya by Special Warranty Deed as recorded in Document No. 202200038918, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner with cap stamped "RPLS 3047" at the southeast corner of said 2.05 acre tract of land being described, said point being the southeast corner of Lot 4, Block A, The Burch Addition, an addition to the City of Coppell, according to the plat thereof recorded in Volume 95166, Page 239, Map Records, Dallas County, Texas, same point being in the west line of S. Denton Tap Road (a variable width Right-of-Way);

THENCE South 00 degrees 39 minutes 30 seconds East, along west line of said S. Denton Tap Road, a distance of 537.87 feet to a 1/2 inch iron rod found for corner with cap stamped "RPLS 3047";

THENCE South 04 degrees 53 minutes 27 seconds West, continuing along west line of said S. Denton Tap Road, a distance of 100.47 feet to a 1/2 inch iron rod found for corner with cap stamped "RPLS 3047";

THENCE South 00 degrees 39 minutes 30 seconds East, continuing along west line of said S. Denton Tap Road, a distance of 193.94 feet to a point for corner, said point being the southeast corner of said 2.05 acre tract of land being described, same point being the north corner of said Lot 2, Block A, Alexander Court Addition, an addition to the City of Coppell, according to the plat thereof recorded in Document No. 20080199412, Official Public Records, Dallas County, Texas;

THENCE North 49 degrees 27 minutes 47 seconds West, along west line of said S. Denton Tap Road, and along the common line of said 2.05 acre tract of land being described and said Alexander Court Addition, a distance of 201.20 feet to a point for corner;

THENCE North 40 degrees 12 minutes 41 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Alexander Court Addition, a distance of 38.40 feet to a point for corner, said point being the southwest corner of said 2.05 acre tract of land being described, same point being the south corner of Lot 11, Block A, Grand Cove Estates, an addition to the City of Coppell, according to the plat thereof recorded in Volume 94190, Page 4358, Map Records, Dallas County, Texas;

THENCE North 35 degrees 46 minutes 10 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 71.55 feet to a point for corner;

THENCE North 31 degrees 53 minutes 00 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 102.37 feet to a point for corner;

THENCE North 54 degrees 33 minutes 15 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 49.69 feet to a point for corner;

THENCE North 30 degrees 59 minutes 04 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 16.61 feet to a point for corner;

THENCE North 14 degrees 03 minutes 01 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 43.36 feet to a point for corner;

THENCE North 49 degrees 09 minutes 52 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 58.44 feet to a point for corner;

THENCE North 26 degrees 58 minutes 00 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 71.25 feet to a point for corner;

THENCE North 12 degrees 41 minutes 44 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 157.40 feet to a point for corner;

THENCE North 25 degrees 01 minutes 40 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 75.34 feet to a point for corner;

THENCE North 56 degrees 13 minutes 55 seconds East, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 61.20 feet to a point for corner;

THENCE North 25 degrees 37 minutes 40 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 35.63 feet to a point for corner;

THENCE North 04 degrees 41 minutes 18 seconds West, continuing along the common line of said 2.05 acre tract of land being described and said Grand Cove Estates, a distance of 51.15 feet to a point for corner, said point being the northwest corner of said 2.05 acre tract of land being described, same point being the most southerly southwest corner of said Lot 4, Block A, The Burch Addition;

THENCE North 89 degrees 20 minutes 30 seconds East along the common line of said 2.05 acre tract of land being described and Lot 4, Block A, The Burch Addition, a distance of 89.21 feet to the POINT of BEGINNING and containing 89,332 square feet or 2.05 acres of computed land.

SURVEYOR'S CERTIFICATION

Know all men by these presents: That I, Larry Turman, 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 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

Larry Turman
Registered Professional Land Surveyor No. 1740

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority on this day personally appeared Larry Turman, 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 considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 2023.

NOTARY PUBLIC

FRANCHISE UTILITIES NOTE:

"I, _____ (Surveyor or 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."

NOTES:

1. Basis of Bearing - The Basis of Bearing of this survey is S00°39'30"E, as shown hereon, based on the east line of Alexander Court Addition, an addition to the City of Coppell, according to the plat thereof recorded in Document No. 20080199412, Real Property Records, Dallas County, Texas.
2. All Floodplain lines depicted on the survey are approximate locations and were derived from FEMA maps.
3. This plat does not alter or remove deed restrictions or covenants, if any on this property.
4. Building setbacks are per City of Coppell, Texas Zoning Regulations:

- LOT 1 SF-12 (Sec. 12-11-3)
Front yard: 30 feet.
Side yard: Ten percent of the lot width, but in no case shall the side yard be less than eight feet. A side yard adjacent to a street shall not be less than 15 feet. Allowable non-residential uses 25 feet.
Rear yard: 20 feet.
- LOT 2 COMMERCIAL (Sec. 12-23-3)
Front yard: 30 feet, with no front yard parking. If front yard parking is utilized, then the 60 feet front yard setback shall be observed.
Side yard: (Adjacent to a street or property line): 30 feet.
Rear yard: Minimum required, 20 feet.

5. The purpose of this plat is to create two legally platted lots to conform to the Subdivision Ordinances set forth by the City of Coppell, Texas.
6. Selling a portion of this by metes and bounds is a violation of county regulations and state law and is subject to fines or other penalties.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, Texas, the subject property Does lie within a Special Flood Hazard Area (100 Year Flood), Map date 07-07-2014, Community Panel No. 481130155 K subject lot is located in Zone "X" and "AE". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

OWNERS CERTIFICATION

THAT JOSE FERNANDO TERUYA AND ELIANA TERUYA does hereby adopt this plat designating the herein above described property as FOREST CREEK LOTS 1 & 2, BLOCK A, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility 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 and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use 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 or interfere with the construction, maintenance or efficiency of its respective right or ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, 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 to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and waste water easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

Witness my hand this ___ day of _____, 2023

JOSE FERNANDO TERUYA
OWNER

ELIANA TERUYA
OWNER

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority on this day personally appeared Jose Fernando Teruya and Eliana Teruya, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this ___ day of _____, 2023.

NOTARY PUBLIC

LOT 2, BLOCK A FIRE LANE

LINE	LENGTH	BEARING
L1	36.92'	S00°39'30"E
L2	6.12'	N00°37'34"W
L3	24.00'	S89°22'28"W
L4	150.04'	S00°37'34"E
L5	40.17'	N00°39'30"W
L6	73.66'	N00°37'34"W
L7	38.42'	N00°39'30"W

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	7.25'	20.00'	S51°27'37"W	20°47'13"
C2	10.25'	5.00'	N59°23'10"W	117°31'12"
C3	44.11'	32.00'	S40°07'16"E	78°59'25"
C4	13.17'	20.00'	S60°44'49"E	37°44'20"
C5	3.45'	20.00'	S45°40'23"W	9°53'59"
C6	6.71'	4.00'	N81°16'37"W	96°12'02"
C7	17.04'	30.00'	N16°54'05"W	32°33'02"
C8	17.04'	30.00'	N15°38'57"E	32°33'02"
C9	6.71'	4.00'	N80°01'28"E	98°12'02"
C10	3.36'	20.00'	S47°03'02"E	9°38'57"

NO.	DATE	REVISION
1.	08/11/2023	addressed DRC comments received on 07/28, 08/03.

OWNER:
JOSE FERNANDO TERUYA
AND ELIANA TERUYA
1056 VILLAGE PARKWAY
COPPELL, TX 75019

CENTRO RESOURCES, LLC
TBPS No. 10193888

1410 FALL CREEK HIGHWAY
GRANBURY, TX 76049

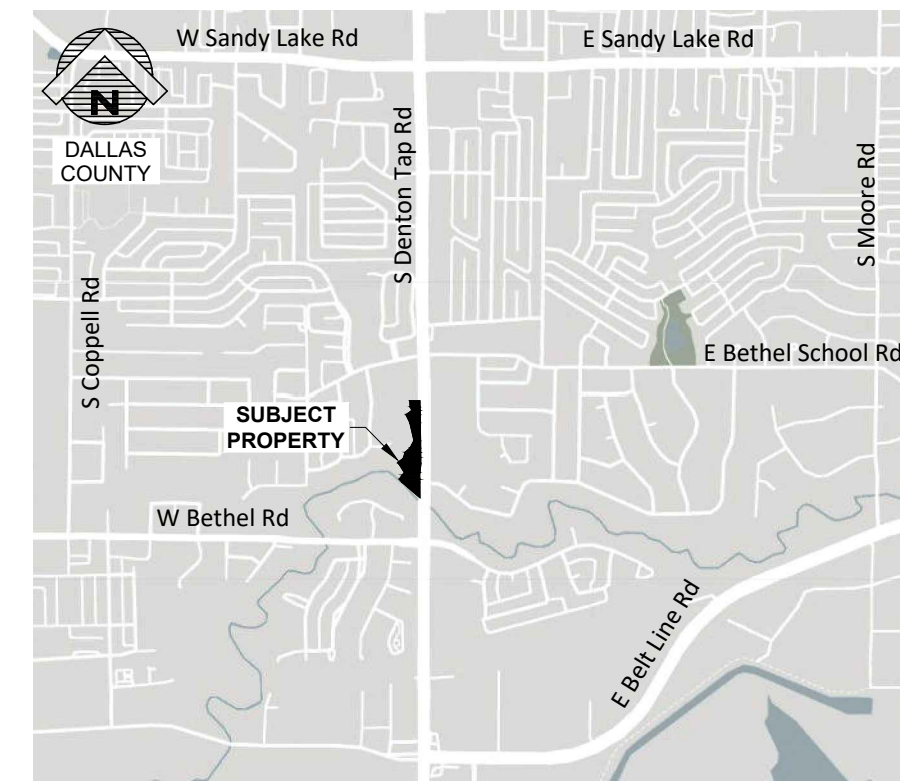
(817) 219-5103

JOB NO.:	11-114-MP
DATE:	APRIL 4, 2023
SCALE:	1" = 30'
DRAWN BY:	Z.M.

LEGEND

- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- S.S. MAN HOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- FUEL PORT
- WATER VALVE
- TRANSFORMER PAD
- ELECTRIC METER
- STORM DRAIN MAN HOLE
- MONITORING WELL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- SWB MAN HOLE
- GAS MAN HOLE
- VAULT
- TELEPHONE MANHOLE
- SIGN
- LIGHT POLE
- TYPICAL FENCE
- OVER HEAD ELECTRIC
- CONCRETE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CONTROLLING MONUMENT

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 area and that all development must conform to the provisions of the City of Coppell Floodplain Management Ordinance. The City of Coppell will not have responsibility for maintenance of the floodway/floodplain area as shown hereon. The maintenance for these areas shall be sole responsibility of the individual lot owners adjacent to the solid areas. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from potential erosion by the owners. No fences will be allowed in the floodplain or any other structures (pools, decks, gazebos, etc.) per the City's Floodplain Ordinance.



**STATE OF TEXAS
COUNTY OF DALLAS**

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of FOREST CREEK, Lots 1 & 2, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ___ day of _____, 2023, and the Planning and Zoning 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 Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D., 2023.

Approved and Accepted:

Planning and Zoning Commission Secretary
City of Coppell, Texas

Chairman, Planning and Zoning Commission
City of Coppell, Texas

FLOOD PLAIN ADMINISTRATORS CERTIFICATION

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell Floodplain administrator on _____, 2023.

Floodplain Administrator _____ Date _____

**MINOR PLAT
FOREST CREEK Addition
LOTS 1 & 2, BLOCK A**

BEING A 2.05 ACRE SUBDIVISION OUT OF THE EDWARD A. CROW SURVEY, ABSTRACT NO. 301, DALLAS COUNTY, TEXAS, ALL OF A CALLED 2.05 ACRE TRACT DESCRIBED IN A DEED TO JOSE FERNANDO TERUYA AND ELIANA TERUYA AS RECORDED IN DOCUMENT NO. 202200038918, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

SHEET: 1 OF 1