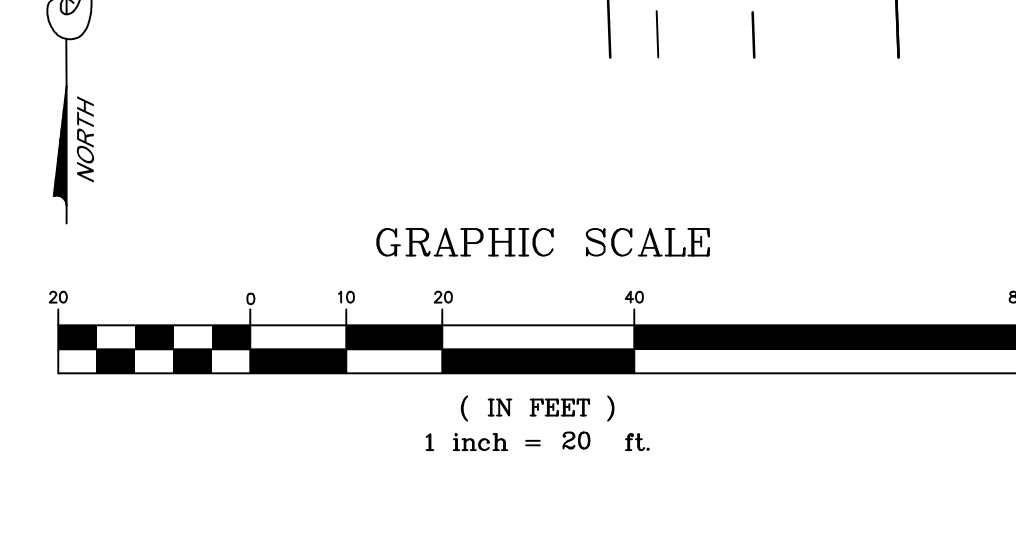
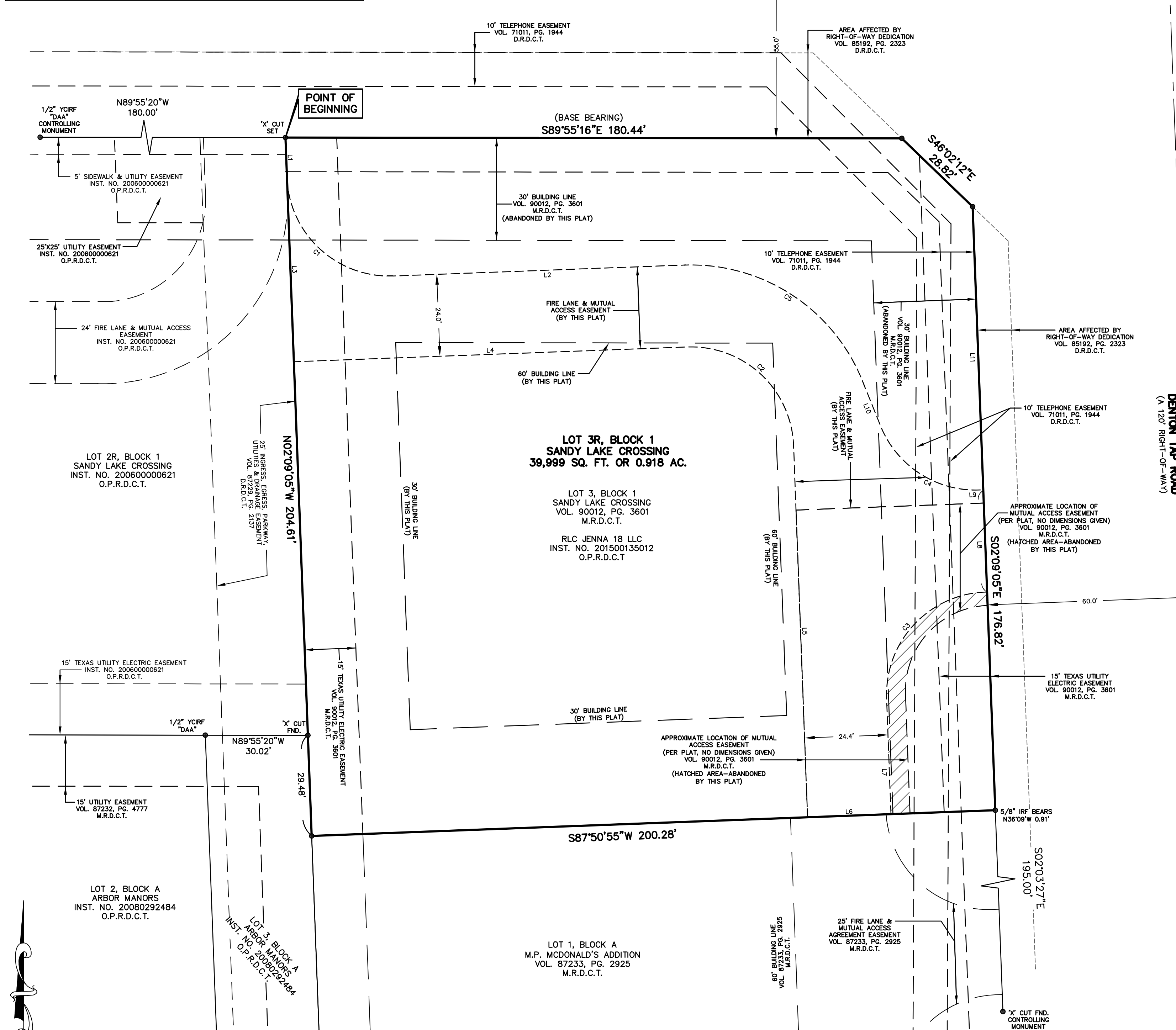
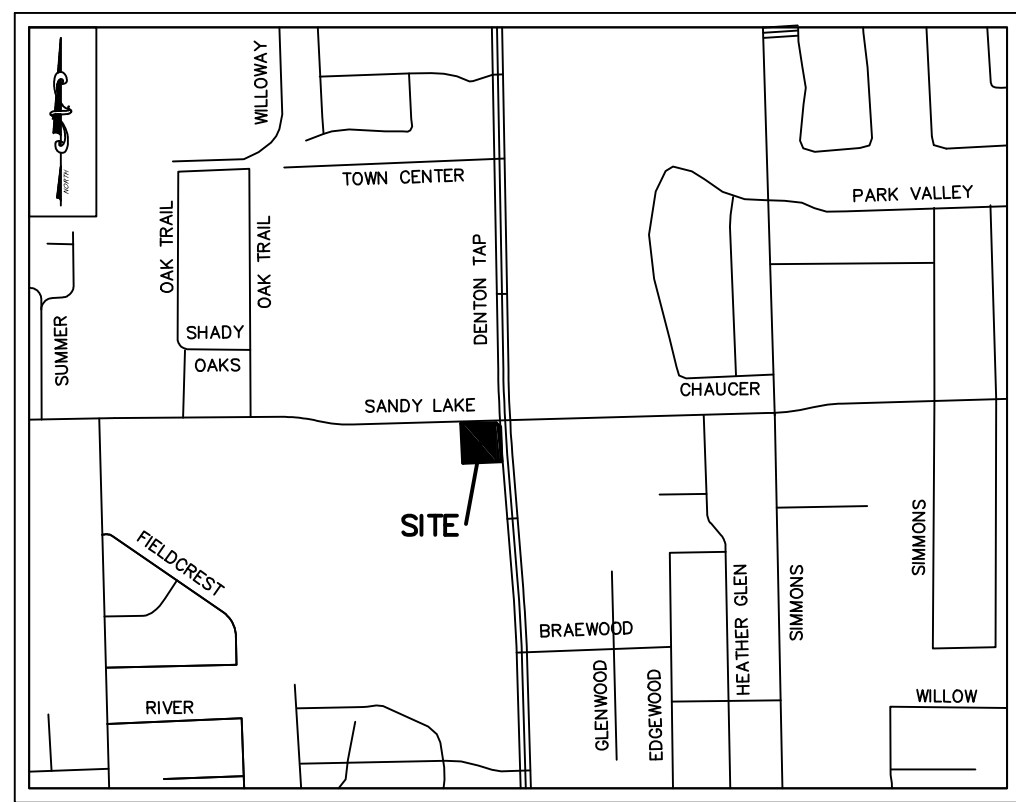


VICINITY MAP  
1"=1000'



LINE	LENGTH	BEARING
L1	11.70'	S 02°09'05" E
L2	85.71'	S 87°50'55" W
L3	54.00'	S 02°09'05" E
L4	115.27'	N 87°50'55" E
L5	108.92'	S 02°09'05" E
L6	24.44'	N 87°50'55" E
L7	33.94'	N 02°09'05" W
L8	29.95'	N 02°09'05" W
L9	0.51'	S 86°49'34" W
L10	13.41'	N 21°59'14" W
L11	82.94'	S 02°09'05" E

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	47.12'	30.00'	90°00'00"	S 47°09'06" E	42.43'
C2	47.12'	30.00'	90°00'00"	N 47°09'05" W	42.43'
C3	47.70'	30.00'	91°05'36"	S 43°23'45" W	42.83'
C4	36.82'	30.00'	70°18'48"	S 58°10'17" E	34.55'
C5	67.66'	54.00'	71°47'07"	N 56°15'31" W	63.32'

**OWNER'S DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, **RLC JENNA 18 LLC AND RLC JUSTIN 18 LLC**, does hereby adopt this plat designating the herein described property as **SANDY LAKE CROSSING, Lot 3R, Block 1**, 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 of 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 our hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
NAME, TITLE: RLC JENNA 18 LLC  
NAME, TITLE: RLC JUSTIN 18 LLC  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, of \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes 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 \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, of \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes 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 \_\_\_\_\_  
Approved and Accepted: \_\_\_\_\_  
Chairman, Planning and Zoning Commission  
City of Coppell, Texas  
Date \_\_\_\_\_

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing replat of Lot 3R, Block 1, Sandy Lake Crossing on addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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., 2018.  
Planning and Zoning Commission Secretary,  
City of Coppell, Texas

**NOTES:**  
1. IRF - Iron Rod Found  
2. Iron Rod Set w/ "Peiser & Mankin Surv." red plastic cap on subject property corners unless otherwise noted  
3. M.R.D.C.T. - Map Records Dallas County Texas  
4. D.R.D.C.T. - Deed Records Dallas County Texas  
5. O.P.R.D.C.T. - Official Public Records, Dallas County, Texas  
6. Basis of Bearing - Based on the South line (South 87 deg. 13 min. 00 sec. West) of Lot 7, Block A, Vista Point II, an addition to the City of Coppell, Denton County, Texas, as recorded in Cabinet W, Slide 598, of the Map Records of Denton County, Texas.

**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/14 Community Panel No. 48113C0155K subject lot is located in Zone 'X'.  
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.

**PURPOSE OF REPLAT:**  
TO DEDICATE A FIRE LANE & MUTUAL ACCESS EASEMENT AND ABANDON A MUTUAL ACCESS EASEMENT

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DENTON  
WHEREAS RLC JENNA 18 LLC AND RLC JUSTIN 18 LLC is the owner of a tract of land situated in the Edward A. Crow Survey, Abstract No. 301, City of Coppell, Denton County, Texas, and being all of Lot 3, Block 1, Sandy Lake Crossing, an Addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Volume 90012, Page 3601, Deed Records of Dallas County, Texas, and being all that certain tract of land conveyed to RLC Jenna 18 LLC, by deed recorded in Instrument Number 201500135012, Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
BEGINNING at an 'X' cut set in concrete for the northwest corner of said Lot 3 (Sandy Lake Crossing), same being the northeast corner of Lot 2R, Block 1, Sandy Lake Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600000621, Official Public Records, Dallas County, Texas, same being in the southerly right-of-way line of Sandy Lake Road (110 foot right-of-way);  
THENCE South 89 deg. 55 min. 16 sec. East, along the common line of said Lot 3 (Sandy Lake Crossing) and said Sandy Lake Road, a distance of 180.44 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most northerly northeast corner of said Lot 3 (Sandy Lake Crossing), same being the north end of a corner clip in the intersection of said Sandy Lake Road and Denton Tap Road (120 foot right-of-way);  
THENCE South 46 deg. 02 min. 12 sec. East, along the common line of said Lot 3 (Sandy Lake Crossing) and said corner clip, a distance of 28.82 feet to a 1/2 inch iron rod set for the most easterly northeast corner of said Lot 3 (Sandy Lake Crossing), same being the south end of said corner clip;  
THENCE South 02 deg. 09 min. 05 sec. East, along the common line of said Lot 3 (Sandy Lake Crossing) and said Denton Tap Road, a distance of 176.82 feet to a 1/2 inch iron rod set for the southeast corner of said Lot 3 (Sandy Lake Crossing) from which a 5/8 inch iron rod found bears North 36 deg. 09 min. West, 0.91 feet, same being the northeast corner of Lot 1, Block A, M.P. McDonald's Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Volume 87233, Page 2925, Map Records, Dallas County, Texas;  
THENCE South 87 deg. 50 min. 55 sec. West, along the common line of said Lot 3 (Sandy Lake Crossing) and said Lot 1, a distance of 200.28 feet to a 1/2 inch iron rod set for the southwest corner of said Lot 3 (Sandy Lake Crossing), same being the northwest corner of said Lot 1, same being in the easterly line of Lot 3, Block A, Arbor Manors, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20080292484, Official Public Records, Dallas County, Texas;  
THENCE North 02 deg. 09 min. 05 sec. West, along the common line of said Lot 3 (Sandy Lake Crossing) and said Lot 3 (Arbor Manors), passing at a distance of 29.48 feet an 'X' cut found for the northeast corner of said Lot 3 (Arbor Manors), same being the southeast corner of aforesaid Lot 2R, and continuing along the common line of said Lot 3 (Sandy Lake Crossing) and said Lot 2R, a total distance of 204.61 feet to the POINT OF BEGINNING and containing 39,999 square feet or 0.918 acre of computed land, more or less.

**SURVEYOR'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT  
That I, Timothy R. Mankin, of Peiser & Mankin Surveying LLC, a Registered Professional Land Surveyor of the State of Texas, hereby certify that I prepared this plat from an actual on-the-ground 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 of Coppell, Texas.  
**PRELIMINARY-NOT TO BE RECORDED**  
Timothy R. Mankin, R.P.L.S. No. 6122  
STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Timothy R. Mankin, of Peiser & Mankin Surveying, known 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.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
Notary Public, State of Texas

"Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell Floodplain Administrator on \_\_\_\_\_, 2018.  
Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_  
Approved and Accepted: \_\_\_\_\_  
Chairman, Planning and Zoning Commission  
City of Coppell, Texas  
Date \_\_\_\_\_  
"I, John Blacker, Engineer of Record, verify that all franchise utilities have been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.  
John Blacker, P.E. \_\_\_\_\_ Date \_\_\_\_\_

**REPLAT  
SANDY LAKE CROSSING  
LOT 3R, BLOCK 1  
39,999 SQ. FT. OR 0.918 ACRE**  
BEING A REPLAT OF LOT 3, BLOCK 1,  
SANDY LAKE CROSSING, AN ADDITION TO THE CITY OF COPPELL,  
DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOL. 90012, PG. 3601, OF THE MAP RECORDS OF  
DALLAS COUNTY, TEXAS, AND BEING IN  
THE EDWARD A. CROW SURVEY, ABSTRACT NO. 301  
CITY OF COPPELL, DENTON COUNTY, TEXAS  
ZONED: RETAIL  
AUGUST 2018

JOB NO.: 18-0321	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>	SHEET
DATE: 8/16/2018	<b>www.peisersurveying.com</b>	
FIELD DATE: 3/30/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76061	1
SCALE: 1" = 20'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: A.R.M.	817-481-1806 (O) 817-481-1809 (F)	1
DRAWN: J.B.W.	FIRM No. 100999-00	
CHECKED: T.R.M.	Member Since 1977	