

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS 3 Denton Tap, 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 Special Warranty Deed to 3 Denton Tap, LLC, according to the document recorded in Document Number 201500261634, Official Public Records, Dallas County, Texas, same being Lot 3, Block A of Arbor Manors, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Instrument Number 20080292484, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Owner, of 3 DENTON TAP, LLC, Owner of Lot 3, Block A, Arbors Manors, known to me to be the person and officer 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 in the capacity therein stated.

STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

day of

Beginning at an "X" in concrete found at the northeast corner of said Lot 3, Block A of Arbor Manors, common with the southeast corner of Lot 1, Block A of M.P. McDonald's Addition, an addition to the City of Coppell, Dallas County, according to the map recorded in Volume 87233, Page 676, Map Records, Dallas County, Texas, and lying on the westerly right-of-way line of S. Denton Tap Road (120' public ight-of-way);

Thence South 02 degrees 40 minutes 21 seconds East, along the easterly line of said Lot 3, Block A of Arbor Manors, common with the westerly right-of-way line of said S. Denton Tap Road, a distance of 97.55 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "DAA", said point being the most easterly southeast corner of said Lot 3, Block A of Arbor Manors, common with the most easterly northeast corner of that same tract of land as described in a Special Warranty Deed to Don Robinson and Larri Ellen Seltzer Robinson, recorded in Document Number 201500311668, Official Public Records, Dallas County, Texas;

a found 1/2 inch iron rod for

of 12.68 feet to a found 1/2 inch iron rod with a

of 63 33 feet to a found 1/2 inch iron rod with a

STATE OF TEXAS COUNTY OF DALLAS

Gary E. Johnson Registered Professional Land Surveyor No. 5299

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (11/8/2019)

That I,GARY E. JOHNSON, 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.

SURVEYOR'S CERTIFICATE

Notary Public in and for the State of Texas

Thence South 42 degrees 19 minutes 40 seconds West, a distance of 104.25 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS", said point being the most southerly corner of said Lot 3, Block A of Arbor Manors, common with the most easterly northeast corner of Lot 17, Block A of Arbor Manor's, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Instrument Number 201000014098, Official Public Records, Dallas County, Texas;

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ______, of ______, known to me to be the person and officer 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ______ day of ______, 2019.

Thence North 21 degrees 03 minutes 58 seconds West, along the common line of the southwesterly line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the northeasterly line of said Lot 17, Block A of Arbor Manors (Instrument Number 201000014098), a distance of 104.14 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS", said point being the northeasterly corner of said Lot 17, Block A of Arbor Manors (Instrument Number 201000014098), common with the southeasterly corner of Lot 3, Block A of said Arbor Manors (Instrument Number 201000014098);

Notary Public in and for the State of Texas

Thence North 02 degrees 43 minutes 14 seconds West (BASIS OF BEARINGS), along the westerly line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), passing at a distance of 69.89 feet, a found 1/2 inch iron rod with a yellow cap stamped "DAA", said point being the northeast corner of said Lot 3, Block A of Arbor Manors (Instrument Number 201000014098), common with the southeasterly corner of Lot 2, Block A of Arbor Manors (Instrument Number 201000014098), continuing along said line, passing at a distance of 202.48 feet, a found 1/2 inch iron rod with a yellow cap stamped "DAA", said point being the northeast corner of said Lot 2, Block A of Arbor Manors (Instrument Number 201000014098), common with the southeast corner of Lot 1, Block A of Arbor Manors (Instrument Number 201000014098), continuing said line for a total distance of 285.22 feet to a found 1/2 inch iron rod with a yellow cap stamped "DAA", said point being the northwest corner of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the northeast corner of said Lot 1, Block A of Arbor Manors (Instrument Number 201000014098), also lying on the southerly line of Lot 2R, Block 1 of Sandy Lake Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Instrument Number 200600000621, Official Public Records, Dallas County, Texas;

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of **151 COFFEE ADDITION, LOT 1, BLOCK A**, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ______ day of ______, 2019, 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.

Chairman, Planning and Zoning Commission City of Coppell, Texas

Thence North 89 degrees 30 minutes 31 seconds East, along the most northerly line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the south line of said Lot 2R, Block 1 of Sandy Lake Crossing, a distance of 30.02 feet to an "X" in concrete found, said point being the most northerly northeast corner of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the southeast corner of said Lot 2R, Block 1 of Sandy Lake Crossing, and lying on the westerly line of Lot 3, Block 1 of Sandy Lake Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Volume 90012, Page 3601, Map Records, Dallas County, Texas;

Kami McGee Planning and Zoning Com City of Coppell, Texas

my hand this

_day of _

A.D., 2019.

"I, ______, 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."

Thence South 02 degrees 43 minutes 14 seconds East, along the most northerly northeast line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the westerly line of said Lot 3, Block 1 of Sandy Lake Crossing (Volume 90012, Page 3601), passing an "X" in concrete found at a distance of 29.48 feet, said point being the southwest corner of said Lot 3, Block A of Sandy Lake Crossing (Volume 90012, Page 3601), common with the northwest corner of the aforementioned Lot 1, Block A of M.P. McDonal'ds Addition, continuing along said line a total distance of 224.48 feet to an "X" in concrete found, said point being an interior ell corner of the herein described tract, common with the southwest corner of said Lot 1, Block A of M.P. McDonal'ds Addition;

Lot 1, Block A of M.P. ning 30,,519 square feet or

That, 3 DENTON TAP, LLC, a Texas limited liability company, does hereby adopt this plat designating the herein described property as **151 COFFEE ADDITION, LOT 1, 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 shall be open to 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 to private properly for the purpose of reading meters and any maintenance or service required

nal areas of working space for construction and conveyed for installation and maintenance of vater services from the main to the curb or n granted shall be determined by their location

of the City of Coppell,

10610 Ot

XAS HERITAGE SURVEYING, LLC



151 COFFEE ADDITION

LOT 1, BLOCK A
0.7006 ACRES
BEING A REPLAT OF LOT 3, BLOCK A
MINOR AMENDING PLAT ARBOR MANORS,
INSTRUMENT NUMBER 20080292484, O.P.R.D.C.T.
131 S. DENTON TAP ROAD
AN ADDITION TO THE CITY OF COPPELL

EDWARD A. CROW SURVEY ~ ABSTRACT NO. IN THE CITY OF COPPELL, DALLAS COUNTY, TI

DATE: 9/24/19 / JOB # 1500796-7 / SCALE - 1" = 30' /JACOB