

LEGAL DESCRIPTION

BEING all of that certain 168,652 square foot lot, tract, or parcel of land lying and being situated in the City of Coppell, and the County of Dallas, Texas, in the J. A. Simmons Survey, Abstract Number 1296, Dallas County, Texas, and being all of those certain lots, tracts or parcels of land described as Tract I, Tract II and Tract III, in a Warranty Deed with Minerals Reservation to VIJAYA K. BORRA and RAMANA JUVVADI, recorded under Dallas County Clerk's Instrument Number 201200131254, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rebar with a yellow plastic cap found for the northeasterly corner of the aforesaid Tract I, same being the northeasterly corner of Lot 1, Block A, of Pinkerton Elementary School Addition, an addition to the City of Coppell, Dallas County, Texas, recorded in Volume 91211, at Page 1011, of the Deed Records of Dallas County, Texas, said 1/2" iron rebar also being in the southwesterly line of the St. Louis & Southwestern Railroad, a 100 feet wide right-of-way;

THENCE departing said common corner and continuing with the easterly line of Tract I, and the westerly line of Lot 1, Block A, of said Pinkerton School Addition, South 00° 20' 07" East, a distance of 370.19 feet (Deed = South 00° 20' 07" East, 370.11 feet) to a 1/2" iron rebar with a plastic yellow cap found for corner, same being the northeasterly corner of that certain called 0.108 acre tract of land conveyed to Coppell Independent School District, recorded in Volume 95033, at Page 279, of the Deed Records of Dallas County, Texas;

THENCE departing the easterly line of Tract I, and the westerly line of Lot 1, Block A, and continuing with the common southerly line of Tract I with the northerly line of Coppell Independent School District's 0.108 acre tract of land, South 89° 58' 48" West, a distance of 188.57 feet (Deed = North 89° 59' 07" West, 188.50 feet) to a 1/2" iron rebar with a yellow plastic cap found for the northwesterly corner of said Coppell Independent School District's 0.108 acre tract of land, from which point the northeasterly corner of said Tract II bears, North 00° 18' 06" West, a distance of 127.50 feet (Deed = North 00° 20' 07" West, 127.45 feet);

THENCE continuing with the easterly line of Tract II and the westerly line of Coppell Independent School District's 0.108 acre tract of land, South 00° 26' 06" East, passing at a distance of 25.14 feet (Deed = South 00° 20' 07" East, 25.00 feet) a 1/2" iron rebar with a plastic yellow cap found for corner, said iron rebar being also the common northeasterly corner of said Tract III, with the southwesterly line of the westerly line of that certain called 1.00 acre lot, tract or parcel of land conveyed to Coppell Independent School District, recorded in Volume 95033, at Page 279, of the Deed Records of Dallas County, Texas, and continuing in all a total distance of 234.05 feet (Deed = 234.00 feet) to a 1/2" iron rebar with a plastic yellow cap found for the common southeasterly corner of said Tract III, with the southwesterly corner of Coppell Independent School District's 1.00 acre tract of land, said 1/2" iron rebar being in the northerly line of Southwestern Boulevard, a variable width public right-of-way at this point;

THENCE departing the common southeasterly corner of Tract III with the southwesterly corner of Coppell Independent School District's 1.00 acre tract of land, continuing with the northerly line of Southwestern Boulevard, and the southerly line of Tract III, South 89° 51' 33" West, a distance of 20.06 feet (Deed = North 89° 59' 07" West, 20.00 feet) to a 1/2" iron rebar with a yellow plastic cap found for the common southwesterly corner of Tract III with the southeasterly corner of that certain called 0.11 acre tract of land described in a Warranty Deed with Vendor's Lien to Daniel C. Soto recorded in Volume 94002, at Page 2212, of the Deed Records of Dallas County, Texas;

THENCE departing the southerly line of Southwestern Boulevard, continuing with the common westerly line of Tract III with the easterly line of Daniel C. Soto's 0.11 acre and 0.14 acre tracts of land, North 00° 23' 15" West, a distance of 184.70 feet (Deed = North 00° 20' 07" West, 184.60 feet) to a 1/2" iron rebar with a yellow plastic cap found in the common westerly line of Tract III with the northeasterly corner of Daniel C. Soto's 0.14 acre tract of land, said 1/2" iron rebar being also in the southerly line of Tract II, from which point a 1/2" iron rebar with a yellow cap found for the northwesterly corner of Tract III bears, North 00° 13' 27" West, a distance of 24.38 feet (Deed = North 00° 20' 07" West, 24.40 feet);

THENCE continuing with the common southerly line of Tract II, and the northerly line of Daniel C. Soto's 0.14 acre tract of land, North 89° 02' 24" West, a distance of 99.31 feet (Deed = North 89° 01' 04" West, 99.20 feet) to a 1/2" iron rebar with a yellow cap found for the southwesterly corner of Tract II, same being in the easterly line of Daniel C. Soto's 0.45 acre tract of land;

THENCE departing the southwesterly corner of Tract II continuing with the easterly line of Daniel C. Soto's 0.45 acre tract of land, North 00° 15' 21" West, a distance of 153.45 feet (Deed = North 00° 20' 07" West, 153.43 feet) to a 1/2" iron rebar with a yellow cap found for the northwesterly corner of Tract II, from which point the northeasterly corner of said Tract II bears, North 79° 37' 47" East, a distance of 121.07 feet (Deed = North 79° 39' 53" East, 121.01 feet) said 1/2" iron rebar being also in the southwesterly line of Tract I;

THENCE departing the northwesterly corner of Tract II, continuing with the northerly line of Daniel C. Soto's 0.45 and 0.42 acre tracts of land, South 79° 39' 03" West, a distance of 199.39 feet (Deed = South 79° 39' 53" West, 320.18 feet) to a 1/2" iron rebar with a yellow cap found for the southwesterly corner of Tract I, same being the northwesterly corner of Daniel C. Soto's 0.45 acre tract of land, said 1/2" iron rebar being also in the easterly line of Daniel C. Soto's 1.321 acre tract of land described in a General Warranty Deed to Daniel C. Soto recorded in Volume 2003106, at Page 25422, of the Deed Records of Dallas County, Texas;

THENCE departing the southwesterly corner of Tract I continuing with the common westerly line of Tract I with the easterly line of Daniel C. Soto's 1.321 acre tract of land, North 00° 03' 59" West, a distance of 260.44 feet (Deed = North 00° 35' 35" West, 260.44 feet) to a 1/2" iron rebar with a yellow cap found for the northwesterly corner of Tract I, same being the northeasterly corner of Daniel C. Soto's 1.321 acre tract of land, said 1/2" iron rebar being also in the southwesterly line of the said St. Louis & Southwestern Railroad;

THENCE continuing with the common northerly line of Tract I, with the southwesterly line of the St. Louis & Southwestern Railroad, North 85° 27' 32" East, a distance of 504.20 feet (Deed = North 85° 29' 38" East, 504.20 feet) to the **PLACE OF BEGINNING** containing 168,652.26 square feet or 3.872 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, VIJAY BORRA & RAMANA JUVVADI, is the owner of the herein described property, does hereby adopt this plat designating the herein described property as VILLAS OF SOUTHWESTERN, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets shown hereon. The easements shown hereon are hereby reserved for purposes indicated. The utility and fire line 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 line 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 as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the 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 of ingress and 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 wastewater 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 wastewater 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 to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

Executed this the ___ day of _____, 2012.

BY: Vijay Borra & Ramana Juvvadi

Vijay Borra

Ramana Juvvadi

{ } STATE OF TEXAS
{ } COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the state of Texas, on this day personally appeared VIJAY BORRA & RAMANA JUVVADI 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ day of _____, 2012.

SURVEYOR'S CERTIFICATE

Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, LARRY ALAN PROBECK, 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 regulation of the City of Coppell, Texas.

DATED this the ___ day of _____, 2012.

LARRY ALAN PROBECK
Registered Professional
Land Surveyor No. 5187

STATE OF TEXAS { }
COUNTY OF COLLIN { }

BEFORE ME, the undersigned authority in and for the state of Texas, on this day personally appeared LARRY ALAN PROBECK 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ day of _____, 2012.

Notary Public, State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
Date of Approval
City of Coppell, Texas

Approved and Accepted:

Mayor
Date of Approval
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of Villas of Southwestern, an addition to the City of Coppell was submitted to the City Council on the day of _____, 2012, and the Council, by formal action, then and there accepted the dedication of the 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 her name as herein above subscribed.

WITNESS MY HAND, this the ___ day of _____, 2012.

City Secretary

FLOOD PLAIN NOTE

The subject property lies within OTHER AREAS- ZONE X-Areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Panel 155 of 725, Map Number 48113C0155 J, map revised August 23, 2001 as published by the Federal Emergency Management Agency (FEMA).

FLOODPLAIN ORDINANCE NOTE

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell Floodplain Administrator on _____, 2012.

Floodplain Administrator/Date

UTILITY COMPANY RECEIPT ACKNOWLEDGEMENT

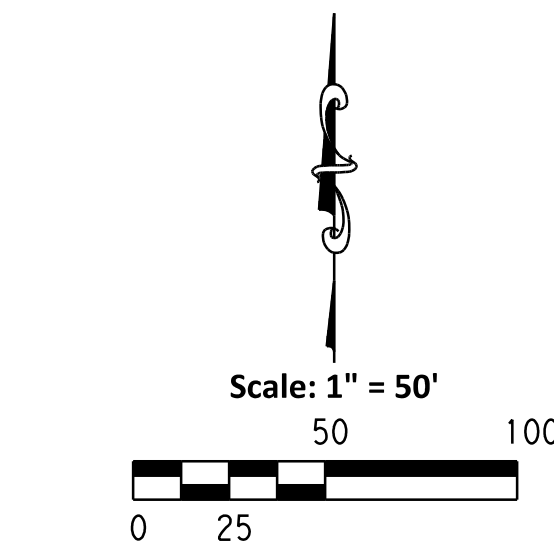
ONCOR: _____
ATMOS ENERGY: _____
TIME WARNER: _____
VERIZON: _____

GENERAL NOTES FOR SURVEY:

1. BASIS OF BEARINGS: The Easterly Line of TRACT I, described in Dallas, County Clerk's Instrument Number 201200131254 as, SOUTH 00° 20' 07" EAST, D.R.D.C.T.
2. A Portion of this Property lies in FLOOD ZONE AE as shown on FIRM Rate Map for Dallas County, Texas, and Incorporated Areas, Panel Number 48113C0155 J, with an effective Date of August 12, 2001.
3. Geodetic Control Bench Mark #13 : City of Coppell 3" Aluminum Disk (BM #13) located on top of inlet on the North Side of Southwestern Blvd. approximately 263 Ft. West of Coppell Rd. ELEVATION = 516.87 FT.
4. THIS SURVEY performed without benefit of Title Commitment.

PD CONDITIONS:

1. AN ALLEY WAIVER REQUESTED WITH THIS ZONING APPLICATION. VARIANCE REQUESTED TO SUBDIVISION ORDINANCE APPENDIX C SECTION L.A.1B.
2. A CUL-DE-SAC VARIANCE IS REQUESTED WITH THIS ZONING APPLICATION. VARIANCE REQUESTED TO SUBDIVISION ORDINANCE APPENDIX C SECTION L.A.8, HAMMERHEAD STREET IS USED HERE.
3. LOT 4 AND LOT 7 MUST BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
4. ALL STREET PAVING, PARKING AREAS, FENCE, SIDEWALKS AND COMMON AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE HOA.
5. A TREE REMOVAL PERMIT MUST BE ISSUED BY THE CITY PRIOR TO THE COMMENCEMENT OF ANY ON-SITE GRADING.
6. ALL SIDEWALKS SHALL ADHERE TO ADA STANDARDS.
7. DIMENSIONS ARE BACK TO BACK UNLESS OTHERWISE NOTED.
8. THE LOT NUMBER DESIGNATION " X " SIGNIFIES A COMMON AREA LOT.
9. ON-STREET PARKING SHALL BE PROHIBITED ALONG PROPOSED STREETS, HOME OWNERS TO USE PARKING LOTS WHICH ARE ADDED SEPARATELY.
10. A SIX FEET DECORATIVE METAL FENCE SHALL BE CONSTRUCTED ALONG THE CREEK TO PROTECT THE WOODED AREA VIEW.
11. FROM THE EDGE OF SOUTHWESTERN BLVD, INSTALL STANDARD CURBS 270 FT NORTH AS PER CITY OF COPPELL STANDARDS AND REMAINING CURBS CAN BE INSTALLED AS MOUNTAIN BLE CURBS.
12. A \$1285 PARK DEVELOPMENT FEE PER LOT NEEDS TO BE PAID PRIOR TO CONSTRUCTION.
13. PAVING OF 30 FOOT FIRELANE/MUTUAL ACCESS/UTILITY EASEMENT/SIDEWALK SHALL INCLUDE 10 FEET OF EASEMENT WEST OF WEST PROPERTY LINE.



SITE DATA TABLE	
GROSS SITE AREA	3.87 ACRES
LOT AREA	1.28 ACRES
LOTS/ACRE GROSS	1.80
NUMBER OF LOTS	7
AVERAGE LOT SIZE	7982 SF
MINIMUM LOT SIZE	6005 SF
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT DEPTH	183 FEET
(EXCEPT LOT1)	
MINIMUM DWELLING SIZE	2225 SF
MINIMUM FLOOR ELEVATION	512 FEET
MAXIMUM LOT COVERAGE	45%
MAXIMUM HEIGHT	35 FEET
MAXIMUM STORIES	2 STORES
MINIMUM SETBACKS	
FRONT YARD	25 FEET
SIDE YARD	8 FEET
	15 FEET
	(FOR LOTS 2 & 5)
REAR YARD	20 FEET
100 YR FLOOD ELEVATION	505 FEET

FINAL PLAT
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



OWNER: VIJAYA K. BORRA & RAMANA JUVVADI
1916 COTTONWOOD VALLEY CIRCLE
IRVING, TEXAS 75038
CELL: (214) 924-5169
(937) 219-4987

ENGINEER: BETA, Inc.
Bengal Engineering & Technology Associates, Inc.
6001 Summerside Drive, Suite 102
Dallas TX 75252 Firm No: 11983
OFFICE: (972) 774-1200

PROBECK LAND SURVEYORS
PO BOX 550695
SURVEYOR: DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349

VILLAS OF SOUTHWESTERN
3.87 ACRES OF LAND
7 RESIDENTIAL LOTS, 3 COMMON AREA LOT
272 SOUTHWESTERN BLVD.
J. A. SIMMONS SURVEY, ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS

DATE	12/11/2012
SHEET NO	SHEET 1 OF 1
DRAWN BY	CK
REVIEWED BY	SB