



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

Being all that certain tract or parcel of land situated in the City of Coppell, Dallas County, Texas, being out of the S.B. Henderson Survey, Abstract No. 629, and being all of Lot 1 and Lot 2, Block A of Carrick Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 2001178, Page 47, Map Records, Dallas County, Texas, and being all of that tract of land deeded to Rory Nicholas Carrick and Sarah Jane Carrick as recorded in Volume 99228, Page 3696, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found, said POINT OF BEGINNING being the northeast corner of said Carrick tract, said point being at the northeast corner of Lot 2R, Block A of said Carrick tract, and at the southeast corner of a Common Area of Pecan Ridge Estates, an addition to said City of Coppell, recorded as Volume 91226, Page 4401, Map Records, Dallas County, Texas, and in the west line of Lodge Road (a 50' right of way), said point being South 00 Degrees 06 Minutes 03 Seconds West a distance of 12.43' from the northeast corner of said Common Lot at the southwest corner of the intersection of said Lodge Road and Cedar Crest Drive (a 50' right of way);

THENCE South 00 Degrees 06 Minutes 03 Seconds West along the east line of said Carrick tract, the east line of said Lot 2R and the west line of said Lodge Road, passing at 211.69' a 1/2" iron rod set with cap stamped "Ce-Tex 2466" at the southeast corner of Lot 2R, Block A and the northeast corner of Lot 1R, Block A of said Carrick tract, continuing along the east line of said Carrick tract, the east line of Lot 1R and the west line of said Lodge road a total distance of 293.24 feet (plat calls 293.42 feet) to a 5/8" iron rod found with yellow cap stamped DC&A RPLS 3935 for the most westerly southeast corner of said Carrick tract and said Lot 1R, said point also being at the most northerly corner of the northwest corner of the intersection of said Lodge Road and East Sandy Lake Road (a 100' right of way);

THENCE South 44 Degrees 24 Minutes 53 Seconds West with the southeast line of said Carrick tract, the southeast line of said Lot 1R and the northwest line of the intersection of said Lodge Road and said Sandy Lake Road a distance of 34.70 feet (plat calls 34.50 feet) to a 5/8" iron rod found with yellow cap stamped DC&A RPLS 3935 for the most westerly southeast corner of said Carrick tract and said Lot 1R, said point also being at the most southerly corner of the northwest corner of the intersection of said Lodge Road and said Sandy Lake Road;

THENCE South 88 Degrees 46 Minutes 37 Seconds West with the south line of said Carrick tract, the south line of said Lot 1R and the north line of said Sandy Lake Road a distance of 72.24 feet (plat calls 72.56 feet) to an established point from which a 5/8" iron rod found with yellow cap stamped DC&A RPLS 3935 bears North 72 Degrees 28 Minutes 25 Seconds West a distance of 0.43 feet for the southwest corner of said Carrick tract and the southwest corner of said Lot 1R, said point being at the southeast corner of a second Common Area of said Pecan Ridge Estates and in the north line of said Sandy Lake Road;

THENCE North 00 Degrees 06 Minutes 03 Seconds East with the east line of second said Common Area and the west line of said Carrick tract and said Lot 1R, passing at 15.01' the northeast corner of second said Common Area and the southeast corner of a variable width alley, continuing along the east line of said alley and the west line of said Carrick tract and said Lot 1R, passing at 105.82 feet the northwest corner of said Lot 1R and the southwest corner of said Lot 2R, continuing along the west line of said Carrick tract and said Lot 2R and the east line of said alley in all a distance of 317.51 feet (plat calls 317.44 feet) to an "X" in concrete set at the northwest corner of said Carrick tract and the northwest corner of said Lot 2R, said point being at the southwest corner of first said Common Area and in the east line of said alley;

THENCE North 88 Degrees 46 Minutes 37 Seconds East along the common line between said Carrick tract and first said Common Area and along the north line of said Lot 2R a distance of 96.49' to the POINT OF BEGINNING, and containing, in all 0.6964 acres of land, more or less.

NOTE:
The minimum lot depth of 96.49 feet was approved by Board of Adjustment Action on February 1, 2001

ZONING EXHIBIT
CHANGE ZONING FROM SF12 TO SF9
CARRICK ADDITION
LOT 1R, BLOCK A

A 0.6964 ACRE TRACT IN THE
S.B. HENDERSON SURVEY, ABSTRACT NO. 629
CITY OF COPPELL, DALLAS COUNTY, TEXAS
NOVEMBER 30, 2015

SURVEYOR
The Civil Engineering Company of Texas
Surveying Firm Registration No. 10194149
204 West Nash Street
Grapevine, Texas 76051
817-366-6955

OWNER and DEVELOPER
Rory and Sarah Carrick
123 Lodge Road
Coppell, Texas 75019
214-616-2637