

THENCE in a northwesterly direction along said curve to the left and along the east line of said Point West Boulevard, an arc distance of 238.98 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

THENCE in a northwesterly direction along said curve to the right and along the east line of said Point West Boulevard, an arc distance of 85.71 feet to a 1/2-inch iron rod set for corner, said point being the northwest corner of said 2.725 acre tract of land being described;

THENCE, South 00 degrees, 02 minutes, 27 seconds West, along the west line of said Lot 3R, a distance of 304.83 feet to 1/2-inch iron rod set for corner, said point being the southwest corner of said Lot 3R, said point also being in the north line of said Lot 2R, Block C, same point being the southeast corner of said Trophy Lodging LTD tract

THENCE, South 73 degrees, 49 minutes, 34 seconds West, continuing along the said north line of Lot 2R, a distance of 50.00 feet to the POINT of BEGINNING and containing 118,708 square feet or 2,725 acres of computed land.

Floodplain Administrator	Date
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Chairman, Planning and Zoning Commission City of Coppell, Texas	Date
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Witness my hand this _____ day of _____, A.D., 2016.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

"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."

1. ALL IRON RODS SET (IRS) ARE CAPPED IN YELLOW AND MARKED "RPLS 3047"

BASIS OF BEARING - THE BASIS OF BEARINGS IS BASED ON A BEARING OF SOUTH 00 DEGREES 02 MINUTES 27 SECONDS WEST FOR THE WEST RIGHT-OF-WAY LINE OF BELTLINE ROAD ACCORDING TO THE SPECIAL WARRANT DEED RECORDED IN INSTRUMENT NO. 200600301442, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, TROPHY LODGING, LTD. do hereby adopt this plat designating the herein described property as DUKE LESLEY ADDITION, LOT 4, BLOCK C, 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.

TROPHY LODGING, LTD

AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____, 2016

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS: That I, William P. Price, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this FINAL PLAT, LOT 4, BLOCK C, DUKE LESLEY ADDITION from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in accordance the the platting rules and regulations of the City of Coppel, Texas.

William P. Price
Registered Professional Land Surveyor No. 3047

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William P. Price, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____, 2016.

Notary Public, State of Texas

SHEET: 1 OF 1

OWNER/DEVELOPER:
TROPHY LODGING, LTD.
8601 LINDENWOOD
IRVING, TX. 75063
HITESH "TOM" JARIWALA
OFFICE 903-457-9200
FAX 903-457-9201
Cell 469-233-3078

ENGINEER:
THE BOUSQUET GROUP, INC
501 S. CARROLL BLVD
DENTON, TEXAS 76201
(940) 566-0088
CONTACT TRAVIS BOUSQUET

SURVEYOR:
SURVEY GROUP
400 S. INDUSTRIAL BOULEVARD, STE 219
EULESS, TEXAS 76040
CONTACT: WILLIAM P. PRICE
817-354-1445 (O)

PREPARED - September 7, 2011

NO.	DATE	REVISION
1.		
2.		
3.		

<h1 style="text-align: center;">SURVEY GROUP, LLC</h1> <p style="text-align: center;"><i>SURVEYING * CONSULTING * MANAGEMENT</i></p>	JOB NO.:	15-115 PLAT
	DATE:	JULY 15, 2016
	SCALE:	1" = 50'
400 SOUTH INDUSTRIAL BLVD., STE 219 EULESS, TEXAS 76040	(817) 354-1445 (817) 354-1451 FAX	DRAWN BY: <div style="text-align: right;">R.M.</div>

