



Date: 11/8/16
SHEET 1 OF 2

GENERAL NOTES:

1. Bearings shown hereon are based on found monumentation (marked CM) as indicated on the plat recorded in Inst. #20070240528, Official Public Records, Dallas County, Texas.
2. Selling a potion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city council could be a violation of city ordinance and state law.
3. By graphic plotting only, this property is within Zone "X", areas outside of a 100 yr. flood plain as shown by FIRM Map Community Panel Number 4813C0165J, dated 08/23/2001. No surveying was done to determine this flood zone.
4. Unless otherwise shown hereon, all corners are monumented with a 5/8" iron rod with cap marked "WEBB 4125".
5. Lots 1R-1, Lots 1R-4, Lots 1R-5, Lots 1R-6, Lots 1R-7, and Lots 1R-8, shall be replatted prior to development to establish fire lanes and other easements required to support the proposed development.

NUMBER	DIRECTION	DISTANCE
L1	N 71°35'05" W	17.89'
L2	EAST	9.43'
L3	WEST	9.35'
L5	N 71°35'05" W	10.00'
L6	S 89°57'44" E	33.72'
L7	S 00°02'16" W	20.11'
L8	N 00°02'16" E	19.82'
L9	S 71°35'05" E	144.43'
L10	N 71°35'05" W	144.43'
L11	S 81°27'16" W	65.72'
L12	N 89°57'44" W	39.85'
L13	S 89°57'44" E	39.22'
L14	N 81°27'16" E	69.46'
L15	EAST	30.08'
L16	WEST	26.35'
L17	S 71°35'05" E	14.44'
L18	N 11°47'24" E	96.07'
L19	EAST	10.22'
L20	S 11°47'24" W	99.32'
L21	N 18°24'55" E	97.81'
L22	N 71°35'05" W	12.95'
L23	N 18°24'55" E	18.50'
L24	S 18°24'55" W	18.50'
L25	S 18°24'55" W	18.50'
L26	N 18°24'55" E	18.50'
L27	S 71°35'06" E	27.00'
L28	N 71°35'05" W	45.67'
L29	N 71°35'05" W	45.66'
L30	S 89°56'48" E	49.52'
L31	N 00°02'55" E	91.89'
L32	N 00°02'55" E	212.28'
L33	S 71°35'05" E	240.42'
L34	S 71°35'05" E	88.86'
L35	N 71°35'05" W	88.86'
L36	N 71°35'05" W	14.42'
L37	S 71°35'05" E	200.28'
L38	S 71°35'05" E	23.64'
L39	N 18°24'55" E	186.50'
L40	S 18°24'55" W	186.50'
L41	S 89°56'48" E	35.79'
L42	N 71°35'05" W	9.00'
L43	S 71°35'05" E	82.01'
L44	S 89°58'57" E	4.19'
L45	S 00°01'03" W	10.00'
L46	N 03°24'55" E	19.34'
L47	S 89°58'18" E	2.00'
L48	N 00°02'55" E	528.72'
L49	N 00°02'55" E	236.44'
L50	N 00°02'55" E	197.67'
L51	N 00°02'55" E	2.61'
L52	N 00°01'29" E	43.75'
L53	N 00°02'55" E	2.62'
L54	N 00°02'55" E	218.17'
L55	N 00°02'55" E	254.32'
L56	N 89°58'57" W	5.81'
L57	N 71°35'05" W	83.63'
L58	N 18°24'55" E	129.15'
L59	N 00°02'55" E	132.69'
L60	S 89°57'05" E	111.46'
L61	N 89°57'05" W	116.61'
L62	S 89°57'14" E	170.32'
L63	S 47°40'56" E	39.26'
L64	N 47°40'56" W	14.13'
L65	N 18°24'55" E	15.39'
L66	N 18°24'55" E	15.37'

NUMBER	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	17°56'40"	475.00	75.00	148.76	148.16	N 08°58'59" E	
C2	87°02'31"	21.00	19.94	31.90	28.92	N 46°31'00" E	
C3	90°00'00"	21.00	21.00	32.99	29.70	S 44°57'44" E	
C4	08°35'00"	425.00	31.89	63.67	63.61	N 85°44'46" E	
C5	08°35'00"	475.00	35.65	71.16	71.09	S 85°44'46" W	
C6	18°24'55"	325.00	52.68	104.46	104.01	S 80°47'33" E	
C7	18°24'55"	275.00	44.58	88.39	88.01	N 80°47'33" W	
C8	44°25'37"	30.00	12.25	23.26	22.68	N 40°37'44" E	
C9	18°11'08"	43.32	6.93	13.75	13.69	N 11°59'56" E	
C10	21°01'24"	54.00	10.02	19.81	19.70	S 10°32'58" W	
C11	47°04'22"	30.00	13.07	24.65	23.96	S 02°28'31" E	
C12	90°00'00"	21.00	21.00	32.99	29.70	N 63°24'55" E	
C13	90°00'00"	21.00	21.00	32.99	29.70	S 26°35'05" E	
C14	18°24'55"	175.00	28.37	56.25	56.00	N 09°12'28" E	
C15	89°57'05"	21.00	20.98	32.97	29.69	S 44°58'33" E	
C16	71°38'00"	21.00	15.15	26.25	24.58	S 54°13'55" W	
C17	86°06'45"	21.00	19.62	31.56	28.67	N 46°59'32" E	
C18	97°49'17"	21.00	24.08	35.85	31.65	N 41°02'09" W	
C19	89°57'04"	21.00	20.98	32.97	29.69	N 45°01'28" E	
C20	90°02'55"	21.00	21.02	33.00	29.71	N 44°58'33" W	
C21	18°24'55"	425.00	68.89	136.60	136.01	S 80°47'33" E	
C22	18°24'55"	475.00	77.00	152.67	152.01	N 80°47'33" W	
C23	44°25'37"	30.00	12.25	23.26	22.68	S 40°37'44" W	
C24	44°25'37"	30.00	12.25	23.26	22.68	N 03°47'54" W	
C25	90°00'00"	30.00	30.00	47.12	42.43	N 63°24'55" E	
C26	90°00'00"	30.00	30.00	47.12	42.43	S 63°24'55" W	
C27	90°00'00"	30.00	30.00	47.12	42.43	N 26°35'05" W	
C28	90°00'00"	30.00	30.00	47.12	42.43	S 63°24'55" W	
C29	90°00'00"	30.00	30.00	47.12	42.43	N 26°35'05" W	
C30	103°43'26"	30.00	38.21	54.31	47.19	N 56°33'12" E	
C31	13°43'26"	112.00	13.48	26.83	26.76	N 11°33'12" E	
C32	15°00'00"	88.00	11.59	23.04	22.97	S 10°54'55" W	
C33	75°00'00"	30.00	23.02	39.27	36.53	S 34°05'05" E	
C34	44°25'37"	30.00	12.25	23.26	22.68	N 03°47'54" W	
C35	44°25'37"	30.00	12.25	23.26	22.68	S 40°37'44" W	
C36	30°49'01"	84.00	23.15	45.18	44.64	N 15°27'25" E	
C37	24°39'31"	74.00	16.17	31.85	31.60	N 12°22'40" E	
C38	08°06'35"	1205.00	85.42	170.56	170.41	N 04°06'12" E	
C39	08°06'35"	1195.00	84.71	169.14	169.00	N 04°06'12" E	
C40	03°14'58"	1215.00	34.46	68.90	68.90	N 01°40'23" E	
C41	26°03'37"	30.00	6.94	13.65	13.53	N 12°58'54" W	
C42	62°47'38"	30.00	18.31	32.88	31.26	N 31°26'43" E	
C43	63°00'14"	54.00	33.09	59.38	56.43	N 31°33'02" E	
C44	16°15'54"	30.00	4.29	8.52	8.49	N 54°55'12" E	
C45	88°55'13"	15.00	14.72	23.28	21.01	N 02°19'38" E	
C46	06°05'29"	30.00	1.60	3.19	3.19	S 41°24'37" W	
C47	76°37'56"	5.00	3.95	6.69	6.20	S 00°02'55" W	
C48	51°41'02"	30.00	14.53	27.06	26.15	S 64°06'34" E	
C49	90°00'00"	54.00	54.00	84.82	76.37	S 44°57'05" E	
C50	90°00'00"	54.00	54.00	84.82	76.37	S 45°02'55" W	
C51	90°00'00"	54.00	54.00	84.82	76.37	N 44°57'05" W	
C52	40°37'07"	30.00	11.10	21.27	20.83	N 20°11'41" W	
C53	98°47'53"	3.00	3.50	5.17	4.56	N 89°54'11" W	
C54	40°38'58"	30.00	11.11	21.28	20.84	S 20°22'24" W	
C55	50°12'29"	30.00	14.06	26.29	25.46	N 25°09'09" E	
C56	129°47'31"	5.00	10.67	11.33	9.06	S 64°50'51" E	
C57	40°33'09"	30.00	11.08	21.23	20.79	S 20°19'29" W	
C58	98°47'53"	3.00	3.50	5.17	4.56	WEST	
C59	40°34'59"	30.00	11.09	21.25	20.81	N 20°18'34" W	
C60	90°00'00"	30.00	30.00	47.12	42.43	N 45°02'55" E	
C61	90°00'00"	30.00	30.00	47.12	42.43	S 44°57'05" E	
C62	90°00'00"	30.00	30.00	47.12	42.43	S 45°02'55" W	
C63	90°00'00"	30.00	30.00	47.12	42.43	N 44°57'05" W	

OWNER'S CERTIFICATION

WHEREAS FRISCO 5 VENTURES, LP, is the owner of that certain tract of land situated in the Cordelia Bowen Survey, Abstract No. 56, being all of Lot 1, Block C, Duke Lesley Addition Dividend Drive & Point West Boulevard, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070240528, Official Public Records, Dallas County, Texas, and being all of that certain tract of land conveyed to Frisco 5 Ventures, LP, by Special Warranty Deed dated July 30, 2007, and recorded Instrument No. 20070290188, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with cap for the southeast corner of said Lot 1, Block C, same being at the intersection of the north right-of-way line of Interstate Highway No. 635 with the east right-of-way line of Belt Line Road (120' right-of-way);

THENCE along the north right-of-way line of Interstate Highway No. 635, North 71 degrees 35 minutes 05 seconds West, a distance of 1193.24 feet to a 5/8" iron rod found for the intersection of the north right-of-way line of Interstate Highway No. 635 with the corner cut-back line of the east right-of-way line of Point West Boulevard;

THENCE along said corner cut-back line, North 26 degrees 36 minutes 59 seconds West, a distance of 21.00 feet to a 5/8" iron rod found on the east right-of-way line of Point West Boulevard (50' right-of-way);

THENCE along the east right-of-way line of Point West Boulevard the following two (2) courses:

1. Along a curve to the left having a radius of 475.00 feet, an arc distance of 148.76 feet, through a central angle of 17 degrees 56 minutes 40 seconds, and whose chord bears North 08 degrees 58 minutes 59 seconds East, a distance of 148.16 feet to a 5/8" iron rod found;
2. North 00 degrees 00 minutes 39 seconds East, a distance of 66.18 feet to a 5/8" iron rod found for the southwest corner of Lot 2R, Block C, Duke Lesley Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201400082516, Official Public Records, Dallas County, Texas;

THENCE along the south line of said Lot 2R, Block C, Duke Lesley Addition, South 89 degrees 57 minutes 44 seconds East, a distance of 484.74 feet to a 1/2" iron rod found for the southeast corner of said Lot 2R, Block C, Duke Lesley Addition;

THENCE along the east line of said Lot 2R, Block C, Duke Lesley Addition, North 00 degrees 01 minutes 28 seconds East, a distance of 447.96 feet to a 5/8" iron rod found for the northeast corner of said Lot 2R, Block C, Duke Lesley Addition same being in the south line of Lot 3R, Block C, Duke Lesley Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200900210489, Official Public Records, Dallas County, Texas;

THENCE along the south line of said Lot 3R, Block C, Duke Lesley Addition, South 89 degrees 58 minutes 18 seconds East, a distance of 634.36 feet to a chiseled "x" set in concrete found on the west right-of-way line of Belt Line Road;

THENCE along the west line of Belt Line Road, South 00 degrees 02 minutes 55 seconds West, a distance of 1055.67 feet to the POINT OF BEGINNING hereof and containing 757,425 square feet or 17.3881 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FRISCO 5 VENTURES, LP, does hereby adopt this plat designating the herein described property as LOTS 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7, 1R-8, & 1R-X, BLOCK C, DUKE LESLEY ADDITION, 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 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 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, my hand this the ____ day of _____, 2016.

NAME TITLE

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Kurtis R. Webb, 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.

Kurtis R. Webb
Registered Professional Land Surveyor
No. 4125

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kurtis R. Webb, 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 _____, 2016.

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. ____ has been filed with the City of Coppell floodplain administrator on _____, 2016.

Floodplain Administrator Date

Approved and Accepted:

Chairman, Planning and Zoning Commission Date
City of Coppell, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of LOTS 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7, 1R-8, & 1R-X, BLOCK C, DUKE LESLEY ADDITION, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 2016, 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., 2016.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

I, Kurtis R. Webb (Surveyor), 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.

REPLAT FOR REVIEW PURPOSES ONLY
LOTS 1R-1, 1R-2, 1R-3, 1R-4,
1R-5, 1R-6, 1R-7, 1R-8 & 1R-X
BLOCK C
DUKE LESLEY ADDITION
BEING ALL OF LOT 1, BLOCK C
DUKE LESLEY ADDITION, CITY OF COPPELL
DALLAS COUNTY, TEXAS
9 LOTS - 17.3881 ACRES

SURVEYOR: WEBB SURVEYING, INC. 3401 Custer Road, Suite 139 Plano, TX 75023 Phone: 972-599-2300 Fax: 972-599-2302 OWNER: FRISCO 5 VENTURES, LP 3318 Forest Lane Suite 200 Plano, TX 75234 Date: 11/8/16 SHEET 2 OF 2