

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, RIVERCHASE REALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, OUT OF THE SINGLETON THOMPSON SURVEY, ABSTRACT 1493 AND BEING ALL OF SHERRILL ACRES, LOT 2B, BLOCK 1, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2003052, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP IN THE SOUTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (A 120' RIGHT-OF-WAY). BEING THE NORTHWEST CORNER OF LOT 2A. BLOCK 1 OF SHERRILL ACRES, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2003015, PAGE 258, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY. TEXAS:

THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD, S03'38'19"W ALONG THE WEST LINE OF SAID LOT 2A, BLOCK 1, A DISTANCE OF 216.05 FEET TO THE NORTHWEST CORNER OF LOT 3. BLOCK 1 OF SHERRILL ACRES, AN ADDITION TO THE CITY OF COPPELL BY AMENDED PLAT AS RECORDED BY INSTRUMENT No. 201400249866, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY. TEXAS, CONTINUING ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, A TOTAL DISTANCE OF 400.03 FEET TO AN IRON ROD FOUND FOR CORNER, ALSO BEING IN THE NORTH LINE OF LOT 1R. BLOCK "A" OF THE GUNNER ADDITION. AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED BY INSTRUMENT No. 201000067425, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, N85*42'35"W, CONTINUING ALONG THE NORTH LINE OF SAID GUNNER ADDITION, A DISTANCE OF 144.05 FEET TO AN IRON ROD FOUND FOR CORNER, MARKING THE NORTHWEST CORNER OF THE SAID GUNNER ADDITION AND BEING IN THE EAST LINE OF LOT 2, BLOCK 1 OF THE VALLEY RANCH SELF STORAGE ADDITION, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 96018, PAGE 2258, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NO0'07'26"W, ALONG THE EAST LINE OF SAID VALLEY RANCH SELF STORAGE ADDITION, A DISTANCE OF 401.18 FEET TO AN IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD;

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SHERRILL ACRES, LOTS 2B1 AND 2B2, BLOCK 1, 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 PROPERT 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 OR 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

WITNESS, MY HAND THIS THE ____ DAY OF ____, 2018.

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 ____, 2018.

APPROVED AND ACCEPTED:

EDMUND HAAS CHAIRMAN, PLANNING AND ZONING COMMISSION 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 __ LOT ____, BLOCK ____, AN ADDITION TO THE CITY OF COPPELL WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2018, 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.

ASHLEY OWENS PLANNING AND ZONING COMMISSION SECRETARY. CITY OF COPPELL. TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PETER F. HENNESSEY, 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 OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF COPPELL

REPLAT SHERRILL ACRES, LOTS 2B1 & 2B2, BLOCK BEING A REPLAT OF LOT 2B, BLOCK 1 SHERRILL ACRES AN ADDITION TO THE CITY OF COPPELL DALLAS COUNTY, TEXAS SINGLETON THOMPSON SURVEY, ABSTRACT 1493 OWNER: STEPHEN WALKER PREPARED BY: HENNESSEY ENGINEERING, INC. RIVERCHASE REALTY. LLC heneng2@aol.com 1417 W. MAIN ST., SUITE 100 1703 E. BELT LINE ROAD COPPELL, TX 75019 CARROLLTON, TEXAS 75006 469.759.5821 PH: 972.245.9478 JOB NO. J1717 SCALE 1'' = 20'10.24.17

DATED THIS THE _____DAY OF _____, 2018. PETER F. HENNESSEY REGISTERED PROFESSIONAL LAND SURVEYOR NO 3740 STATE OF TEXAS COUNTY OF DALLAS BEFORE ME. THE UNDERSIGNED. A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PETER F. HENNESSEY, OF HENNESSEY ENGINEERING, INC.. 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 _____ DAY OF _____ 2018. NOTARY PUBLIC. IN AND FOR THE STATE OF TEXAS

(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

THENCE, S85'42'35"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 170.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 62,884 SQUARE FEET OR 1.444 ACRES OF LAND.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COPPELL, TEXAS.

TITLE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 2018.