

Plat 2, 13719 (1313) (Denton) (PD-214R3) & Crow Survey (Abstract 301) 13132 899.42
Printed: 8/7/2018 10:36 AM by John Barrow, Saved: 8/7/2018 3:35 PM by sammy

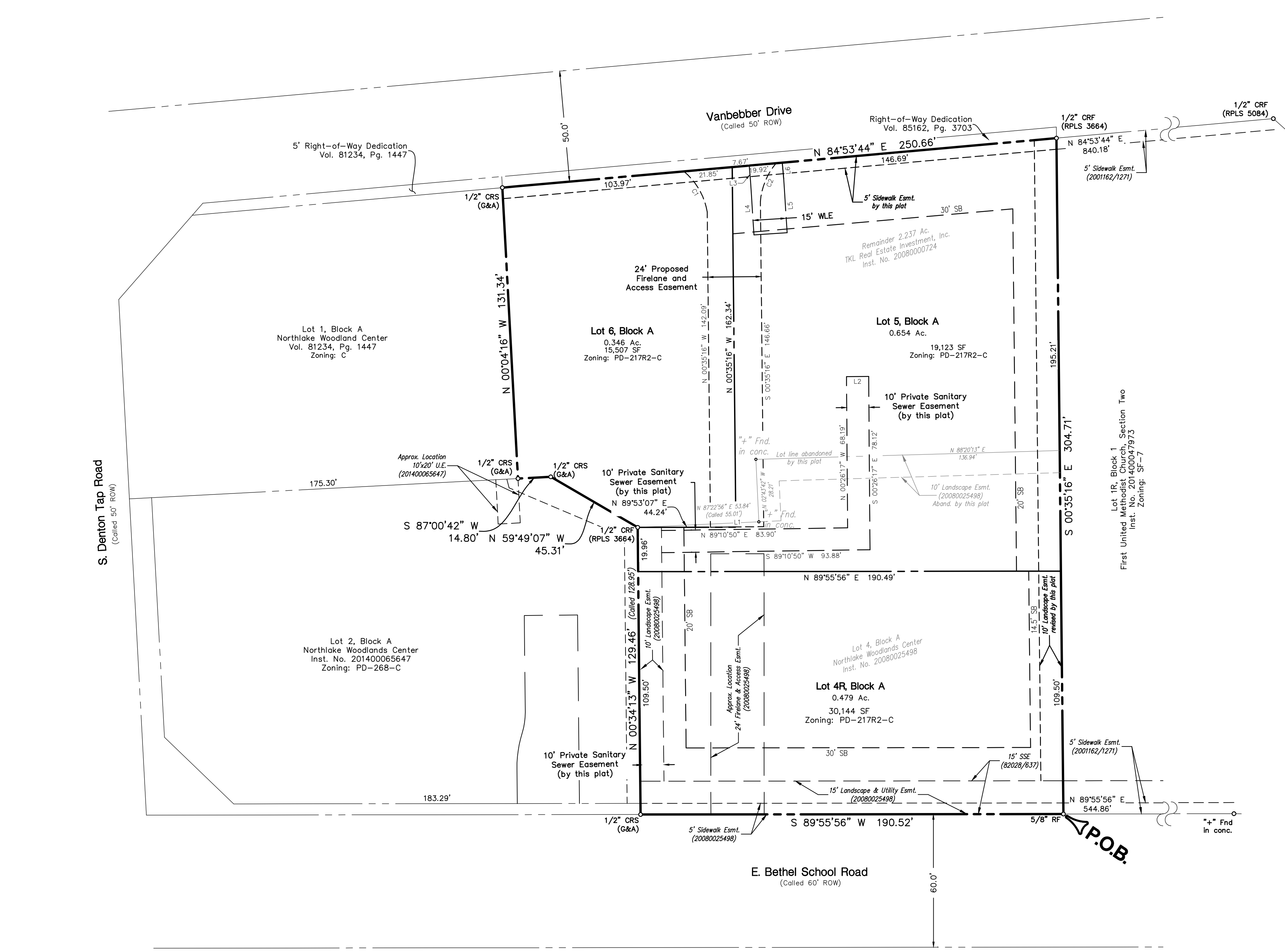
LOT LINE TABLE			LOT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°24'44" W	24.00'	L4	S 03°39'36" E	24.19'
L2	N 89°33'43" E	10.00'	L5	N 03°39'36" W	24.33'
L3	N 04°56'02" W	7.12'	L6	N 04°56'02" W	7.36'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.25'	40°51'46"	21.57'	N 29°52'17" W, 21.12'
C2	30.25'	35°51'58"	18.94'	S 22°30'03" W, 18.63'

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
CM	= CONTROLLING MONUMENT
G&A	= G&A CONSULTANTS, INC.
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PE	= PIPELINE EASEMENT
D.C.E.C.	= DENTON COUNTY ELECTRIC COOPERATIVE

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, TKL REAL ESTATE INVESTMENT, INC. is the owner of all that certain, lot, tract, or parcel of land, situated in the E. A. Crow Survey, Abstract Number 301, Dallas County, Texas, and being all of Lot 4, Block A, Northlake Woodlands Center, on addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 200800225498, Official Public Records, Dallas County, Texas, and being part of that certain called 2.237 acre tract of land, described in deed to TKL Real Estate Investment, Inc., recorded in Instrument Number 20080000724, Official Public Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a 5/8" rebar found at the southeast corner of said 2.237 acre tract, and said Lot 4, and being the southwest corner of Lot 1R, Block 1, First United Methodist Church, Section Two, on addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400047973, Official Public Records, Dallas County, Texas, being on the north line of E. Bethel Road (Called 60' ROW), from which a "+\" found in concrete on the south line of aforementioned Lot 1R, bears N 89°55'56\" E, 544.86 feet;
THENCE S 89°55'56\" W, 189.71 feet with the north line of said E. Bethel School Road, and the south line of said 2.237 acre tract, and said Lot 4, to a 1/2\" capped rebar set (G&A Consultants) at the southwest corner thereof, and being the southeast corner of Lot 2, Block A, Northlake Woodlands Center, on addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400065647, Official Public Records, Dallas County, Texas;
THENCE N 00°34'13\" W, 129.50 feet (called 128.95') with the east line of said Lot 2, and the west line of said Lot 4, to a 1/2\" capped rebar found (RPLS 3664) at the northwest corner thereof, from which a "+\" found in concrete bears N 87°22'58\" E, 54.65 feet (called 55.01');
THENCE N 59°49'07\" W, 46.00 feet with the northeast line of said Lot 2, to a 1/2\" capped rebar set (G&A Consultants) at the northerly northeast corner thereof;
THENCE S 87°00'42\" W, 14.80 feet with the north line of said Lot 4, to a 1/2\" capped rebar set (G&A Consultants) at the southeast corner of Lot 1, Block A, Northlake Woodlands Center, on addition to the City of Coppell, according to the plat thereof, recorded in Volume 81234, Page 1447, Deed Records, Dallas County, Texas, and being an interior corner of said 2.237 acre tract;
THENCE N 0°04'16\" W, 131.34 feet with the east line of said Lot 1, to a 1/2\" capped rebar set (G&A Consultants) at the northeast corner thereof, and being the southwest corner of a Right-of-Way Dedication, recorded in Volume 85162, Page 3703, Deed Records, Dallas County, Texas, and being the Northeastly Northwest corner of said 2.237 acre tract;
THENCE N 84°53'44\" E, 250.66 feet with the north line of said 2.237 acre tract, and the south line of said Right-of-Way Dedication, to a 1/2\" capped rebar found (RPLS 3664) at the southeast corner thereof, being the northeast corner of said 2.237 acre tract, and being the northwest corner of said Lot 1R;
THENCE S 00°35'16\" E, with the east line of said 2.237 acre tract, and the west line of said Lot 1R, passing at 140.83 feet the northeast corner of said Lot 4, continuing with the east line thereof, a total distance of 304.71 feet to the POINT OF BEGINNING and containing approximately 1.479 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, TKL REAL ESTATE INVESTMENT, INC., do hereby adopt this plat designating the herein above described tract as Northlake Woodland Center Addition, on addition to the City of Coppell, Denton County Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements and public use areas shown are dedicated to the public use forever for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City of Coppell, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to a particular utility, said use by a public utility being subordinate to the public's and City of Coppell use thereof. The City of Coppell and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Coppell and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas

WITNESS, my hand, this _____ day of _____, 2018.

BY:

Christopher Lu _____ Date _____
TKL Real Estate Investment, Inc.

STATE OF TEXAS §

COUNTY OF DENTON §

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 persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public
State of Texas

My commission expires the _____ day of _____, 2018.

APPROVED BY: Planning and Zoning Commission

City of Coppell, Texas

Edmund Hoas, _____ Date _____
Planning & Zoning Chairman

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2018.

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 Northlake Woodland Center Addition, Lots 4R, 5 and 6, Block A, on 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.

Witness my hand this _____ day of _____, A.D., 2018.

Ashley Owens
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."

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TKL REAL ESTATE INVESTMENT, INC., does hereby adopt this plat designating the herein described property as Northlake Woodland Center Addition, Lots 4R, 5 and 6, Block A, on 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 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 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 oil 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 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.

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 _____, 2018.

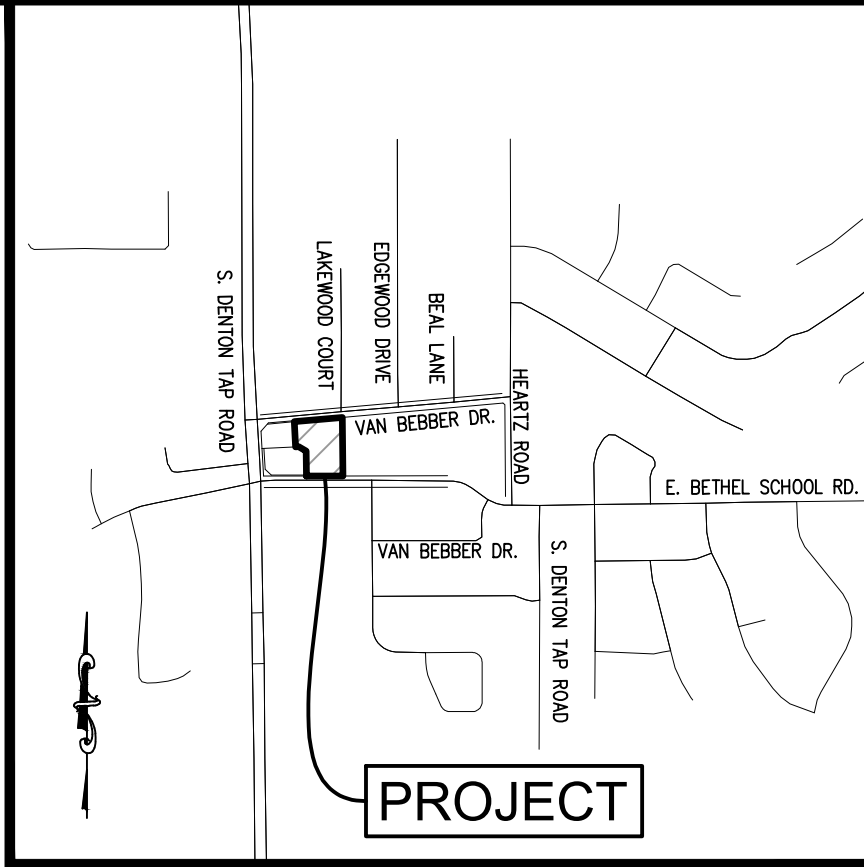
Name _____ Title _____

STATE OF TEXAS
COUNTY OF DALLAS

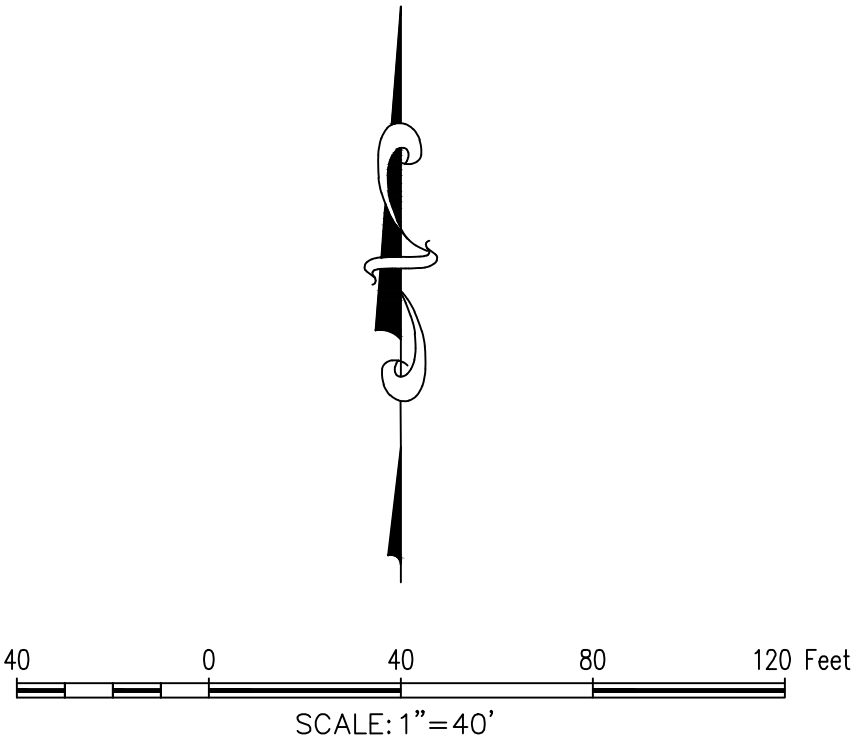
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ of _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas _____



Vicinity Map 1"=1000'



SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision in accordance with the platting rules and regulations of the City of Coppell.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 8/7/18

James Stowell
Texas Registration No. 6513

REPLAT & MINOR PLAT

Northlake Woodland Center Addition

Lot 4R, 5 and 6, Block A

1479 Acres

Zoned: PD-214R3-C

A portion being a replat of Lot 4, Block A
Northlake Woodlands Center
in the
CITY OF COPPELL
DALLAS COUNTY, TEXAS
EDWARD A. CROW SURVEY, ABSTRACT NO. 301



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 09/13/2017 SCALE: 1"=40' JOB. No. 17132

OWNER/DEVELOPER
TKL Real Estate Investment, Inc.
605 Alma Drive
Plano, TX 75075
Ph. (469) 887-2933
Contact: M. William Tsao