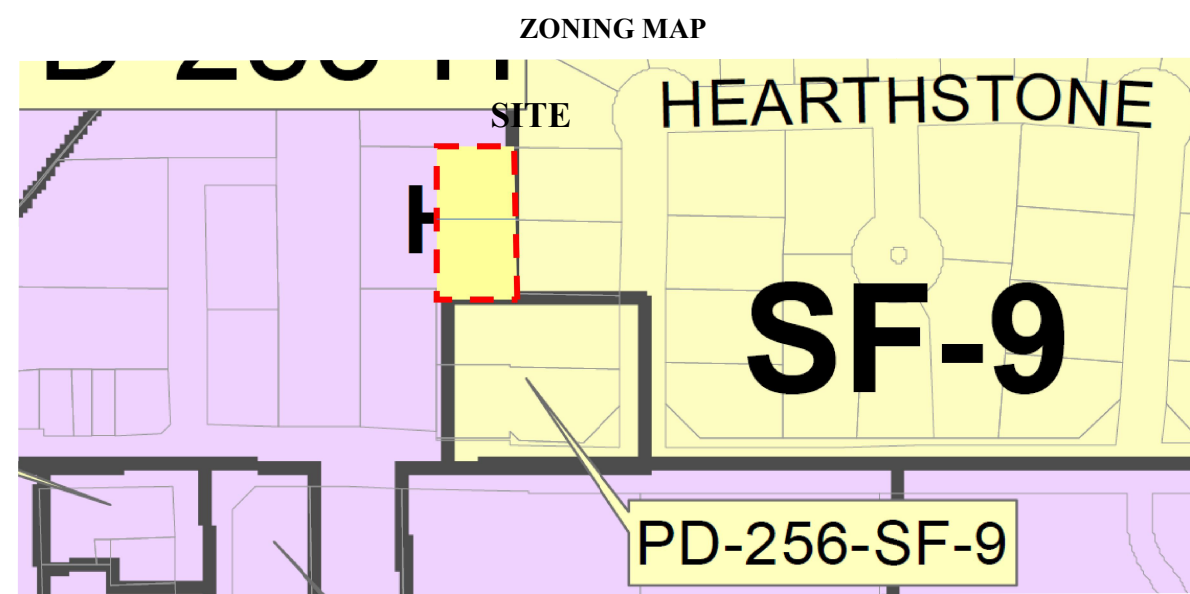
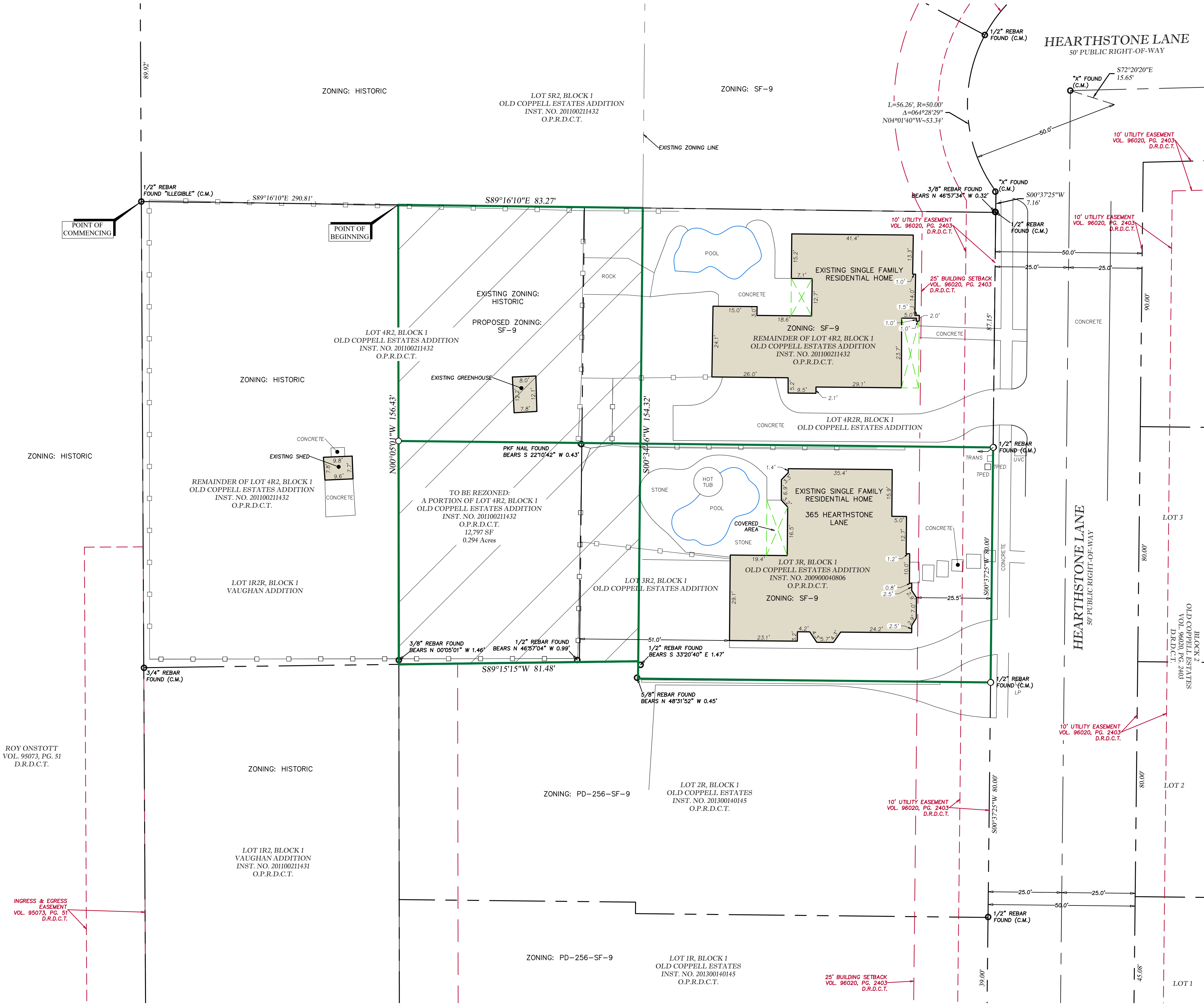


SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0135K, July 7, 2014, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

NOTE REGARDING UTILITIES

Utility locations are per observed evidence



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER

DAVID J. BARLEGG &
FIONA BARLEGG
361 HEARTHSTONE LANE
COPELL, TX, 75019

PROPERTY DESCRIPTION:

BEING a 0.294 acre tract of land situated in the James Anderson Survey, Abstract Number 18, being a portion of Lot 4R2, Block 1, Old Coppell Estates Addition, an addition to the City of Coppell, as recorded in Instrument Number 201100211432, Plat Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a 1/2 inch rebar found for the northwest corner of said Lot 4R2, same being the southwest corner of Lot 5R2, Block 1 of said Old Coppell Estates Addition and lying on the east line of a tract of land conveyed to Roy Onstott by deed recorded in Volume 95073, Page 51, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 16 minutes 10 seconds East departing the east line of said Onstott tract, with the south line of said Lot 5R2, with the north line of said Lot 4R2, a distance of 290.81 feet to a point for the northwest corner of said portion of Lot 4R2 and being THE POINT OF BEGINNING;

THENCE South 89 degrees 16 minutes 10 seconds East continuing with the south line of said Lot 5R2, a distance of 83.27 feet to a point on the south line of said Lot 5R2, same being a point on the north line of said 4R2;

THENCE South 00 degrees 34 minutes 46 seconds West departing the south line of said Lot 5R2, over and through said Lot 4R2 and continuing over and through Lot 3R, Block 1, Old Coppell Estates Addition, an addition to The City of Coppell, as recorded in Instrument Number 200900040806, Plat Records, Dallas County, Texas, a total distance of 154.32 feet to a point for the northernmost east corner of Lot 2R, Block 1 of Old Coppell Estates, an addition to the City of Coppell, as recorded in Instrument Number 201300140145, Plat Records, Dallas County, Texas, same being an interior "ell" corner of said Lot 3R, from which a 1/2 inch rebar found bears South 33 degrees 20 minutes 40 seconds East, 1.47 feet;

THENCE South 89 degrees 15 minutes 15 seconds West with the northernmost line of said Lot 2R, same being the south line of said Lot 3R and continuing with the south line of said Lot 4R2, a distance of 81.48 feet to a point for the northeast corner of Lot 1R2, Block 1, Vaughan Addition, Instrument Number 20100211431, Plat Records, Dallas County, Texas, same being the northwest corner of said Lot 2R, and lying on the southernmost line of said Lot 4R2 from which a 3/8 inch rebar found bears North 00 degrees 05 minutes 01 seconds West, 1.46 feet;

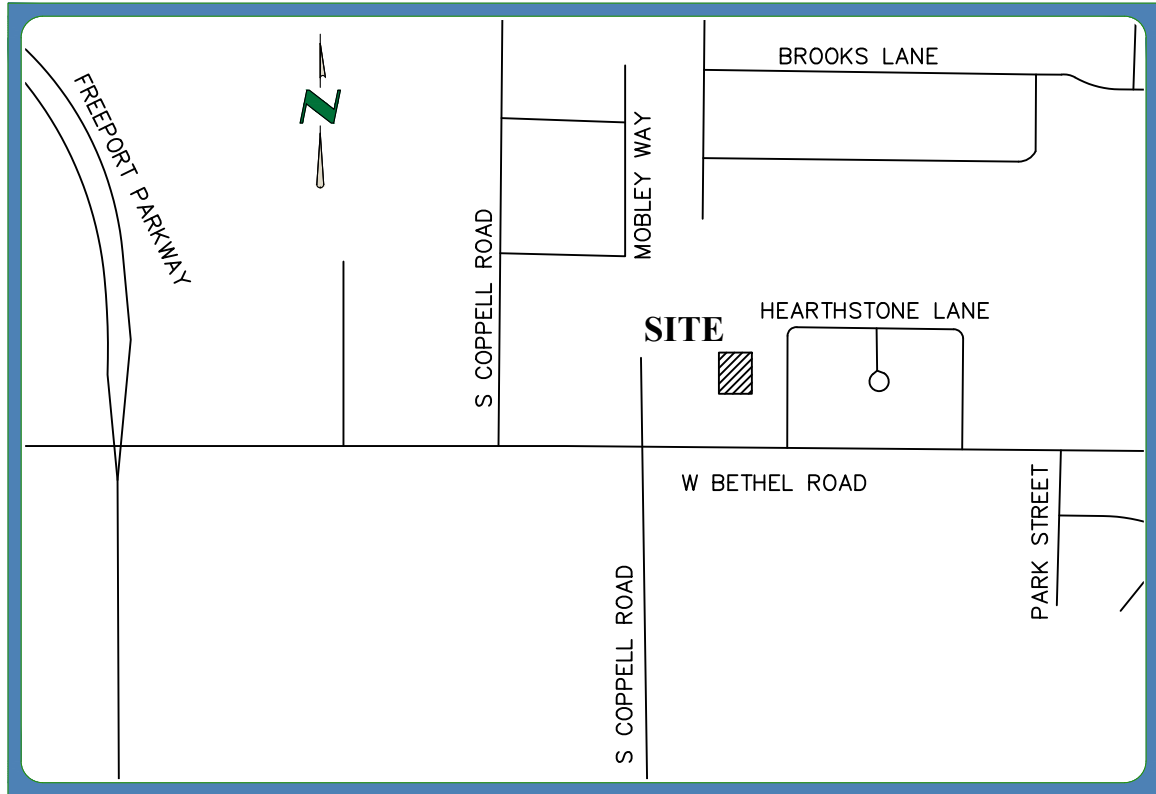
THENCE North 00 degrees 05 minutes 01 seconds West over and through said Lot 4R2, a distance of 156.43 feet to THE POINT OF BEGINNING and containing 12,797 square feet or 0.294 acres of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

Exhibit A

VICINITY MAP
NOT TO SCALE



ZONING EXHIBIT
ZC-627 H TO SF-9

0.294 ACRES - JAMES ANDERSON SURVEY
ABSTRACT NO. 18
A PORTION OF LOT 4R2, BLOCK 1
OLD COPPELL ESTATES ADDITION
COPELL, DALLAS COUNTY, TEXAS

DRAWN: G.L.C. CHECKED: E.R. DATE:02/14/2019

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