



#### LEGEND

- 5/8 IRF 5/8" IRON ROD FOUND
- 5/BIRS 5/8" IRON ROD SET WITH CAP MARKED "WEBB-4125"
- 1/2 IRF 1/2" IRON ROD FOUND
- 1.5"CAP FOUND IRON ROD FOUND WITH 1.5" CAP
- XF CHISELED "X" FOUND IN CONCRETE
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC. NO. INSTRUMENT NUMBER

NUMBER	DIRECTION	DISTANCE
L1	N 18°24'55" E	96.62'
L2	N 18°24'55" E	25.00'
L3	S 71°35'05" E	15.00'
L4	N 18°18'04" E	77.63'

REPLAT  
DUKE LESLEY ADDITION  
LOTS 1R-8R & 1R-8X, BLOCK C  
3.6563 ACRES  
BEING A REPLAT OF DUKE LESLEY ADDITION,  
LOT 1R-8 BLOCK C,  
CORDELIA BOWEN SURVEY, ABSTRACT NO. 56  
CITY OF COPPELL, DALLAS COUNTY, TEXAS  
DOC. NO. 2017003470977

SURVEYOR:  
WEBB SURVEYING, INC.  
3517 Darion Lane  
Plano, TX 75093  
Phone: 469-512-8370

OWNER:  
FRISCO 5 VENTURES, LP  
3318 Forest Lane  
Suite 200  
Dallas, TX 75234

Date: 9/5/19

SHEET 1 OF 2

GENERAL NOTES:

- Bearings shown hereon are based on found monumentation (marked CM) as indicated on the plat recorded in Document No. 201700347097, Official Public Records, Dallas County, Texas.
- Selling a portion 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.
- 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 48113C0165K, dated 07/07/2014. No surveying was done to determine this flood zone.
- Unless otherwise shown hereon, all corners are monumented with a 5/8" iron rod with cap marked "WEBB 4125".

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 1R-8, Block C, of Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition, an Addition to the City of Coppell, Dallas County, Texas, Dallas County, Texas, according to the plat thereof recorded in Document No. 201700347097, Official Public Records, Dallas County, Texas, and being out of and a portion of that certain tract of land conveyed to Frisco 5 Ventures, LP, by Special Warranty Deed dated July 30, 2007, and recorded Document No. 20070290188, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found with cap marked "WEBB-4125" for the northeast corner of Lot 1R-1, Block C, of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition, same being on 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 Document No. 200900210489, Official Public Records, Dallas County, Texas, and being on the west right-of-way line of South Belt Line Road (variable width right-of-way);

THENCE along the north line of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition, same being the south line of said Lot 3R, Block C, Duke Lesley Addition, North 89 degrees 58 minutes 18 seconds West, a distance of 331.22 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northwest corner of said Lot 1R-1, same being the northeast corner of said Lot 1R-8, for the POINT OF BEGINNING hereof;

THENCE along the east line of said Lot 1R-1, same being the west line of said Lot 1R-8, SOUTH, distance of 258.16 feet to a chiseled "x" set in concrete for the southwest corner of said Lot 1R-1, same being the northwest corner of Lot 1R-X, of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition, and the northeast corner of Lot 1R-6, of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition, and being an interior corner of said Lot 1R-8;

THENCE along the west line of said Lot 1R-X, same being the east line of said Lot 1R-8, South 18 degrees 24 minutes 55 seconds West, a distance of 371.74 feet to a chiseled "x" set in concrete for the southeast corner of said Lot 1R-8, same being the southwest corner of said Lot 1R-X, the northwest corner of Lot 1R-5 of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition, and the northeast corner of Lot 1R-6, of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition;

THENCE along the south line of said Lot 1R-8, same being the north line of said Lot 1R-6, North 71 degrees 35 minutes 05 seconds West, a distance of 225.99 feet to a chiseled "x" set in concrete for the southwest corner of said Lot 1R-8, same being northwest corner of said Lot 1R-6 and being on the east line of Lot 1R-7 of said Lots 1R-1, 1R-2, 1R-3, 1R-4, 1R-5, 1R-6, 1R-7 & 1R-8, Block C, Duke Lesley Addition;

THENCE along the west line of said Lot 1R-8, same being the east line of said Lot 1R-7, North 18 degrees 24 minutes 55 seconds East, a distance of 96.62 feet to a 1/2" iron rod found for the northeast corner of said Lot 1R-7, same being the southeast 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 Document No. 201400082516, Official Public Records, Dallas County, Texas;

THENCE along the east line of said Lot 2R, same being the west line of Lot 1R-8, North 00 degrees 01 minutes 28 seconds East, a distance of 447.96 feet to a 5/8" iron rod found for the northwest corner of said Lot 1R-8, same being the northeast corner of said Lot 2R, and being on the south line of said Lot 3R;

THENCE along the north line of said Lot 1R-8, same being the south line of said Lot 3R, South 89 degrees 58 minutes 18 seconds East, a distance of 301.14 feet to the POINT OF BEGINNING hereof and containing 3.6563 acres or 159,268 square feet 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-8R & 1R-8X, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Guillermo Perales  
President/CEO

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 Guillermo Perales, of Frisco 5 Ventures, LP, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
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-8R & 1R-8X, BLOCK C, DUKE LESLEY ADDITION**, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2019, 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., 2019.

\_\_\_\_\_  
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  
DUKE LESLEY ADDITION  
LOTS 1R-8R & 1R-8X, BLOCK C  
3.6563 ACRES  
BEING A REPLAT OF DUKE LESLEY ADDITION,  
LOT 1R-8 BLOCK C,  
CORDELIA BOWEN SURVEY, ABSTRACT NO. 56  
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DOC. NO. 2017003470977

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3517 Darion Lane  
Plano, TX 75093  
Phone: 469-512-8370

OWNER:  
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3318 Forest Lane  
Suite 200  
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Date: 9/5/19

SHEET 2 OF 2