



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dustin D. Davison, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell.

Dustin D. Davison, R.P.L.S.
Registration No. 6451



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dustin D. Davison, known to me to be the person 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 herein stated.

GIVEN under my hand and seal of office, on this the 24th day of July, 2015.

Maria Carmen Duenes-Hodgin
Notary Public in and for the State of Texas

William P. Jozwik Verzon
Scott A. Kline Onor
Kevin W. Hunt Atmos Energy
Janet A. Hunt Time Warner

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of the KYRA COURT, an addition to the City of Coppell, Texas, was submitted to the City Council on the 27th day of July, 2015, and the council, 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 Council further authorized the Mayor to note the acceptance thereof by signing their name as hereinabove subscribed.

Witness my hand this 12th day of August, A.D., 2015.

Michael Pettinato
City Secretary
City of Coppell, Texas

Recommended for approval:
George Hays
Planning & Zoning Chairperson
City of Coppell, Texas

Date: 8/15/2015

Approved and accepted:
Karen S. Hunt
Karen S. Hunt, Mayor
City of Coppell, Texas

Date: 8/10/2015

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/20/2015 10:46:37 AM
\$76.00

Karen S. Hunt
Floodplain Administrator,
City of Coppell, Texas

Date: 8-11-15

Floodplain Development Permit Application No. has been filed with the City of Coppell Floodplain Administrator on 2014.

Karen S. Hunt
Floodplain Administrator,
City of Coppell, Texas

Date: 8-11-15

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HAAS ROSE AT LOST CREEK, LLC AND HAAS ROSE LLC, do hereby adopt this plat, designating the herein above described property as LOTS 1 - 22, 1X, 2X, & 3X, BLOCK 1, KYRA COURT, an addition to the City of Coppell, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes intended. 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 easement 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements 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 of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area 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 wastewater services form 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 on this the 23 day of July, 2015.

By: HAAS ROSE AT LOST CREEK, LLC, & HAAS ROSE LLC

Jason Rose

STATE OF TEXAS ()
COUNTY OF DALLAS ()

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason Rose, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated and as the act and deed of said company.

GIVEN under my hand and seal of office, this the 23rd day of July, 2015.

Jason Rose
Notary Public in and for the State of Texas

Block Boundary

C1 Δ=124°16'56" R=41.00' AL=88.93' CB=N 41°54'32" W CL=72.50'	C2 Δ=93°37'31" R=50.00' AL=81.70' CB=N 32°45'45" E CL=72.91'
C3 Δ=68°26'20" R=39.00' AL=46.58' CB=S 66°12'19" E CL=43.86'	C4 Δ=107°56'09" R=50.00' AL=94.19' CB=S 21°58'56" W CL=80.87'

6' Sidewalk Easements

LINE	BEARING	DISTANCE
L1	S 14°03'00" E	6.50'
L2	S 75°57'00" W	63.21'
L3	S 36°34'22" E	7.04'
L4	S 36°34'22" E	6.50'
L5	N 75°57'00" E	71.89'
L6	S 14°03'00" E	12.50'
L7	S 10°25'29" E	12.56'
L8	S 10°25'29" E	6.50'
L9	S 57°26'28" W	12.57'
L10	N 57°26'28" E	6.50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	67°21'32"	56.50'	66.42'	N 66°14'18" W	82.68'
C2	78°25'24"	62.50'	85.55'	N 66°15'42" W	79.02'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, HAAS ROSE AT LOST CREEK, LLC AND HAAS ROSE LLC, are the owners of a 4.227 acre tract of land situated in the J.G. CARLOCK SURVEY, ABSTRACT NO. 312, Dallas County, Texas and being all of that certain tract of land conveyed to HAAS ROSE AT LOST CREEK, LLC, by deed recorded in Instrument Number 201400081948, Official Public Records, Dallas County, Texas and that certain tract of land conveyed to HAAS ROSE LLC, by deed recorded in Instrument Number 201400317903, Official Public Records, Dallas County, Texas; said 4.227 acre tract of land being more particularly described as follows:

BEGINNING at a capped iron rod stamped "HALFF" found for the southern most corner of herein described tract, same being in the northwesterly right-of-way line of East Belt Line Road ("20' public R.O.W.") at its intersection with the southwesterly line of said tract of land conveyed to HAAS ROSE LLC, by deed recorded in Instrument Number 201400317903, Official Public Records, Dallas County, Texas;

THENCE North 63°16'03" West, departing said right-of-way, along the southwesterly line of herein described tract, for a distance of 297.95 feet to capped iron rod stamped "HALFF" found for corner, said iron being the beginning of a curve to the left with a radius of 604.36 feet and a chord which bears North 83°39'31" West, for a distance of 421.15 feet;

THENCE continuing along said curve to the left, through a central angle of 40°46'56" and having an arc length of 430.17 feet to a capped iron rod stamped "HALFF" found for the northwest corner of herein described tract, same being in the southeasterly line of a tract of land conveyed to D.A.R.T. as recorded in Volume 91008, Page 1341, Deed Records, Dallas County, Texas;

THENCE North 75°57'00" East, along said southeasterly line of said D.A.R.T. tract, for a distance of 1,113.28 feet to a 1/2" iron rod found for corner;

THENCE South 28°45'51" East, departing said D.A.R.T. tracts, for a distance of 122.60 feet to a capped iron rod stamped "HALFF" found in the aforementioned northwesterly right-of-way line of East Belt Line Road, said iron being the beginning of a curve to the left, having a radius of 1,969.66 feet and a chord which bears South 52°55'11" West, for a distance of 569.45 feet;

THENCE continuing along said curve to the left, through a central angle of 16°37'22" and having an arc length of 571.45 feet to the **POINT OF BEGINNING** and containing 184,129 square feet or 4.227 acres of land, more or less.

FINAL PLAT
KYRA COURT
Lots 1 - 22, 1X, 2X, & 3X, Block 1
4.227 ACRES SITUATED IN THE
J.G. CARLOCK SURVEY, ABSTRACT No. 312
City of Coppell,
Dallas County, Texas

OWNER/DEVELOPER
Rockbrook Development LLC
2500 Rockbrook #1
Lewisville, Texas 75067
(214) 454-7895
CONTACT: JASON ROSE

ENGINEER
ORACLE ENGINEERING
330 Fairfax Drive
Little Rock, AR 72205
(214)-226-5325
CONTACT: MATT KOSTIAL

SURVEYOR
ARS ENGINEERS, INC.
12801 N. CENTRAL EXPY., SUITE 1250
DALLAS, TX 75243
(214) 328-3500
CONTACT: DUSTIN DAVISON

March 6, 2015

SHEET 1 OF 1