

(214)622-6511 ATTN: CAMERON LEJEUNE

cl@morancan.com

30'x57' INGRESS/ EGRESS EASEMENT VOL. 87229, PG. 2137 D.R.D.C.T.

BROOK

ICHRISTI - 24

BBurger@burgerengineering.com

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS 3 Denton Tap, I.L.C, is the owner of a tract of land in the EDWARD A. CROW SURVEY, ABSTRACT NO. 301, City of Coppet, Dallac County, Teasa, and being all of that tract of land conveyed in Special Warranty Deed to 3 Denton Tap, ILC, cacceding to the document renorded in Document Number of 20100061643, Official Police Records, Dallace County, Teasa, service being Lot 3, Block A of Anton Marons, an addition to the City of Coppet, Dalsa County, Teasa, according to the more recorded in Institutent Number 20000062044, Official Records, Dallace County, Teasa, according to the more recorded in Institutent Number 20000062044, Official Public Records, Dallace County, Teasa, according to the more recorded in Institutent Number 200000620440, Official Public Records, Dallace County, Teasa and Debt in more procedure, of the County Teasa and Debt in more procedured by described by metals.

Beginning at an "X" in concrete found at the northeast corner of said Lot 3, Block A of Arbor Manors, common with the southeast corner of Lot 1, Block A of M.P. McDonald's Addition, an addition to the City of Coppell, Dallas County, according to the map recorded in Youthers 87239, Page 676, Map Records, Dallas County, Yeas, and Iying on the weathyr right-of-way in for 5. Dention Tap Road (120' public ight-of-way)

Theore South 102 degrees 40 minutes 21 seconds East, along the easterly line of said Lot 3, Block A of Arbor Manors, common with the weelerly right-d-way line of said S. Denton Tap Road, a distense of 87.55 feet to a bound 17.2 not into not with yellow plastic cap stamped 17.04, x and point brief light most easterly southered corner of said Lot, 3, Block A of Arbor Manors, common with the mode assetly northeast corner of said Lot, 3, Block A of Arbor Manors, common with the mode assetly northeast corner of the stame intac of land as seconded in a Superial Warranty Deed to Don Rockston and Lam Ellen Setter Robinson, recorded in Doument Manarce 27/1000/11460 (Office Public Records), Dates Courty, Treatment Carlo Statistics and Carlo State Robinson, recorded in Doument Manarce 27/1000/11460 (Office Public Records), Dates Courty, Treatment Carlo Statistics and C

Thence departing the westerly right-of-way line of said S. Denton Tap Road, and traversing along the southerly line of said Lot 3, Block A of Arbor Manors, common with the northerly line of said Robinson tract the following bearings and distances:

Thence South 87 degrees 19 minutes 40 seconds West, a distance of 60,00 feet to a found 1/2 inch iron rod for corner,

Thence North 02 degrees 40 minutes 20 seconds West, a distance of 12.68 feet to a found 1/2 inch iron rod with a yellow cap stamped "DAA" for corner:

Thence South 87 degrees 19 minutes 40 seconds West, a distance of 63.33 feet to a found 1/2 Inch iron rod with a yellow cap stamped "DAA" for corner;

Theore South 42 degrees 19 minutes 46 seconds West, a distance of 16.2 5 test to a set 10.2 inch bron of with a yellow one stamoned "This?" and plotte though term to solve they come of assistance of 27.6.2" and plotte though the most solveley come of assistance of 27.6.2" and plotte though the most solveley come of assistance of 27.6.2" and 27.6.2 inch plotted and

Thence North 21 degrees 05 minutes 58 seconds West, along the common line of the southwesterly line of said Lot 3, Block A of Arbor Mannors (Instrument Number 20080226494), common with the noticesterly line of said Lot 17, Block A of Arbor Mannors (Instrument Number 20080041696), acksises of 104,14 feet to a set 1/2 in his in one with a yealow cap legreed TY-MSF; and point being the northeasterly comer of said Lot 17, Block A of Arbor Mannors (Instrument Number 201000014056), common with the southeasterly comer of Lot 18, Block A of and Arbor Mannor Instrument Number 201000014056; common with the southeasterly comer of Lot 18, Block A of and Arbor Mannor Instrument Number 201000014056).

Therea North 02 degrees 45 minutes 14 seconds West (BASIS OF BEARNISS), along the westerly line of said Lot 3, Block A of Africe Manner (Instrument Number 20090254244), passing at a distance of 58 88 84 s. f. bourd 12 fize his nor dot with a yellow cap stamped "DAA" said position being the northeast corner of said Lot 3, Block A of Africe Manner (Instrument Number 201000014088), common with the southwesterly corner of Lot 2, Block A of Africe Manners (Instrument Number 20100014088), confiscing along said line, passing at a classrace of 2024 69 sets in bound 12 finish on on with a yellow cap sarped TDAA", said position being the northeast corner of said Lot 2, Block A of Africe Manners (Instrument Number 20100014088), common with the southwest corner of said Lot 2, Block A of Africe Manners (Instrument Number 20100014088), common with the southwest corner of said Lot 2, Block A of Africe Manners (Instrument Number 20100014088), common with the southwest corner of said Lot 2, Block A of Africe Manners (Instrument Number 20100014088), common with the northeast corner of said Lot 1, Block A of Africe Manners (Instrument Number 20000014088), but lips on the southwest corner of said Lot 1, Block A of Africe Manners (Instrument Number 20000014088), but lips on the southwest lips of Lot 28, Block Of Sandy Lake Cooking, an addition to the City of Corpute, Dislas County, Texas, according to the map recorded in Instrument Number 200000000821, Official Public Records, Dates County, Texas,

Thence North 89 degrees 30 minutes 31 seconds East, along the most northerly line of said Lot 3. Block A of Arbor Manor remore resum on suggests and multitude 3 seconds tests, but only the form of morthering files of seal Lot 3, Block A of Arbor Mannor (Instrument National Arbor Mannor with the south in the South file and Lot 2R, Block 1 of Samply Laser Consequent, and default of 2R, Block 1 of Samply Laser Consequent, and default of 30.02 files to an 3"x" in concrete Dollow254494, common with the southering common of seal Lot 2R, Block 1 of Samply Laser Consequent (Instrument National Consequent Consequent

There's South G2 degrees 43 minutes 14 seconds East, along the most northerly northwest line of seld Lxt 3, Block A of Arbor Manoro (Instrument Number 200800292494), common with the westerly line of seld Lxt 3, Block 1 of Sank), Laise Cossing (Volume 90012, Pages 3001), pages 3001, pages 3001,

Thence North 87 degrees 18 minutes 46 seconds East, along the south line of said Lot 1, Block A of M.P. McDonal'ds Addition, a distance of 199,96 feet to the Point of Beginning and containing 30,,519 square feet or 0,7006 of an acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Thus, 3 DENTON TAP, LLC, is Toxas limited isability company, dose hereby adopt this plat designating the herein described properly as 167 COFFEE ADDITION, LOT 1, BLOCK A, an addition to the City of Coppell. Toxas, and dose hereby decides in, in set settings, to the public dues flower the refered six horse histore. The examents shown thereon are hereby reserved for the purpose indicated. The utility and fire late essentients shall be open to the public, fire and police units, gardings and nibbles collection specifics, and all public and private attention shall be open to the public, fire and police units, gardings and nibbles collection specifics, and all public and private attentions the second shall be constructed or properly and the second shall be constructed or properly and the second shall be constructed or properly and the properly and the second shall be constructed or properly and the properly and the second shall be constructed or properly and the properly and the second shall be constructed or properly and the properly and the second shall be constructed. Properly and the properly and

Water main and veste vester essements that also include actitional ensus of vesting space for construction and maintenance or the registers. Additional essement ensus is also conveyed for intensitions and entertenance of maintenance places, developed, feet by the registers, additional essements have sentices and vester services from the main to the cush or pavement line, and description of such additional essements herein granted and the determined by their boutions 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 20 day of _____, 2020.

By: 3 DENTON THP, CCC Owner

RILL. NW Douglas M. Macmahon Manager

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notery Public in and for said County and State, on this day personally appeared Douglas M. Macmahon, Manager of 3 DENTON TAP, LLC, Owner of Lot 1, Block 1, 81 College Addition, known to me to be the person and officer vibrox names subscribed to the foregoing instrument and acconsiderated to me that he executed the same for the purposes and considerations therein expressed, and in the capsoly therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of 2020.



SURVEYOR TEXAS HERITAGE SURVEYING ILC

10610 Metric Drive, Suite 124. Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com
Firm #10169300 gary@txheritage.com

SURVEYOR'S CERTIFICATE

That L GAVY E. JCCHEGOU. It Projusted Profusional Land Surveyu: do harely carefy that I have prepared this date from an accidant on the ground saviny of the lack and the monaments above herors were found and/or placed under my personal supervision in accordance with the platting gigs and regulations of the City of Cooped, Texas.

Geny-E. Johnson

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Gary E. Johnson, if Texas Herilage Surveying, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the 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 15th day of 15th 2020.

Notary Public in and for the State of Texas

Water H Chairman, Planning and Zor City of Coppell, Texas 120/2000

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing pixel of 151 COPPEE ADDITION, LOT 1, BLOCK A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission to the $\frac{1}{2}$ Log and $\frac{1}{2}$ Lo

Witness my hand this 30 day of JanvavuA.D., 2020.

Kanu Milee

Kami McGee Planning and Zoning Commission Secretary, City of Copnell Towns

7. REVAN BURGER verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility desembnts and/or abandomments are currently shown."

Floodplain Development Permit Application No. 1/2 has been filed with the City of Coppell floodplain administrator on 2020.

2,13.20

20200005826

REPLAT 151 COFFEE ADDITION LOT 1. BLOCK A

0.7006 ACRES BEING A REPLAT OF LOT 3, BLOCK A MINOR AMENDING PLAT ARBOR MANORS, INSTRUMENT NUMBER 20080292484, O.P.R.D.C.T 131 S. DENTON TAP ROAD

AN ADDITION TO THE CITY OF COPPELL EDWARD A. CROW SURVEY ~ ABSTRACT NO. 301 IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS

DATE: 1/14/2020 / JOB # 1500796-7 / SCALE - 1" = 30' /JACOE