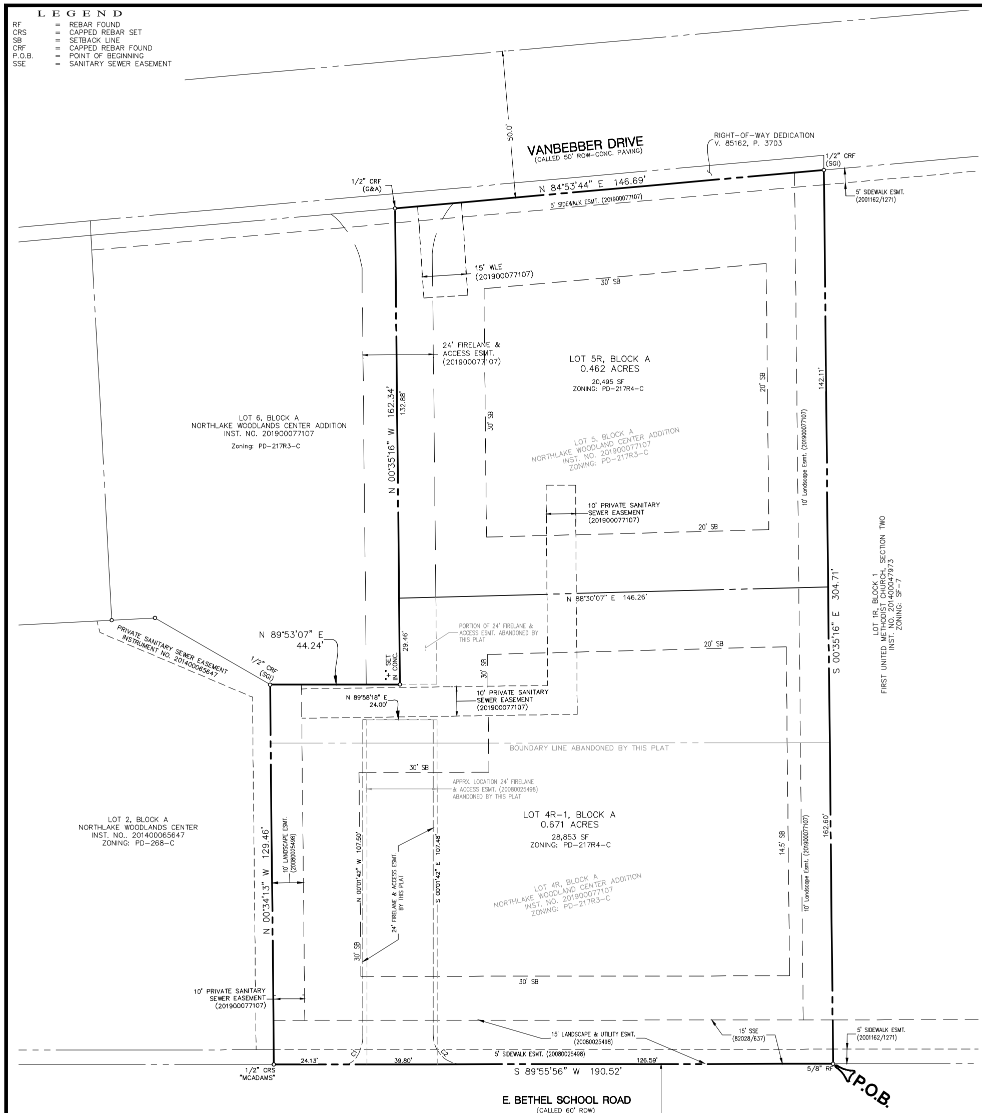


NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. 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.
3. 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.
4. No flood zone area analysis has been performed by MCADAMS on the subject property.
5. According to Community/Panel No. 48113C0155 K, effective July 7, 2014, of the FLOOD INSURANCE RATE MAP for Dallas County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

File: M:\Projects\SureshSuru\2021310546 - Coppell Chess Club\02-Geomatics\Survey\Plats\2021310546 REPLAT
Plotted: 8/9/2021 1:46 PM, by Cox, Bradley; Saved: 8/9/2021 1:44 PM, by bcox

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, GANESAN, LLC. and COPPELL REALTY INVESTMENT, LLC, are the owner's 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 Lots 4R and 5, Block A, Northlake Woodlands Center Addition, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201900077107, 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 Lot 4R, and being the southwest corner of Lot 1R, Block 1, First United Methodist Church, Section Two, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument Number 201400047973, Official Public Records, Dallas County, Texas, and being on the north line of E. Bethel Road (Called 60' ROW);

THENCE S 89°55'56" W, with the north line of said E. Bethel School Road, and the south line of said Lot 4R, a distance of 190.52 feet to a 1/2" capped rebar set (MCADAMS) at the southwest corner thereof, and being the southeast corner of Lot 2, Block A, Northlake Woodlands Center, an 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, with the east line of said Lot 2, and the west line of said Lot 4R, passing the northwest corner thereof, same being the southwest corner of said Lot 5, continuing with the most southerly west line thereof a total distance of 129.46 feet to a 1/2" capped rebar found (SGI) at the most southerly northwest corner thereof, same being the northeast corner of said Lot 2, and being in the south line of Lot 6, of said Northlake Woodland Center Addition;

THENCE N 89°53'07" E, with the most southerly north line of said Lot 5, same being the south line of said Lot 6, a distance of 44.24 feet to a "+"set in concrete at the inner ell corner of said Lot 5, same being the southeast corner of said Lot 6;

THENCE N 00°35'16" W, with the east line of said Lot 6, and the most northerly west line of said Lot 5, a distance of 162.34 feet to a 1/2" capped rebar found (G&A) at the northwest corner thereof, same being the northeast corner of said Lot 6, being in the south line of a Right-of-Way Dedication, recorded in Volume 85162, Page 3703, Deed Records, Dallas County, Texas, and being in the south line of Vanbebber Drive (Called 50' ROW);

THENCE N 84°53'44" E, with the north line of said Lot 5, and the south line of said Right-of-Way Dedication, a distance of 146.69 feet to a 1/2" capped rebar found (SGI) at the southeast corner thereof, being the northeast corner of said Lot 5, and being the northwest corner of said Lot 1R;

THENCE S 00°35'16" E, with the east line of said Lot 5, and the west line of said Lot 1R, passing the southeast corner of said Lot 5, same being the northeast corner of said Lot 4R, continuing with the east line thereof, a total distance of 304.71 feet to the POINT OF BEGINNING and containing approximately 1.133 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GANESAN, LLC, and COPPELL REALTY INVESTMENT, LLC, do hereby adopt this plat designating the herein described property as NORTHLAKE WOODLAND CENTER ADDITION, Lots 4R-1, and 5R, 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 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 ______________, 2021.

BY:

____
SURESH SURULIRAJ, AUTHORIZED REPRESENTATIVE
GANESAN, LLC

____
Date

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, SURESH SURULIRAJ, 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 ______________, 2021.

____
Notary Public
State of Texas

My commission expires the _______ day of ______________, _______.

BY:

____
CHRISTOPHER LU, AUTHORIZED REPRESENTATIVE
COPPELL REALTY INVESTMENT, LLC

____
Date

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, CHRISTOPHER LU, 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 ______________, 2021.

____
Notary Public
State of Texas

My commission expires the _______ day of ______________, _______.

Floodplain Development Permit Application No. ________ has been filed with the City of Coppell floodplain administrator on ______________, 2021.

____
Floodplain Administrator

____
Date

Approved and Accepted:

____
Chairman, Planning and Zoning Commission
City of Coppell, Texas

____
Date

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-1, and 5R, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the _____ day of ______________, 2021, 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., 2021.

____
Kami McGee
Planning and Zoning Commission Secretary,
City of Coppell, Texas

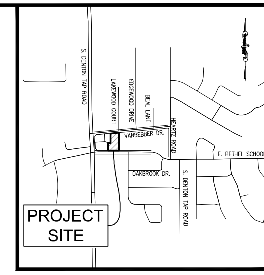
"I, ___________________________ (Surveyor or Engineer), verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown."

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 6/9/21

James Stowell
Texas Registration No. 6513



Vicinity Map 1"=1000'

20 0 20 40 60 Feet
SCALE: 1"=20'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	10.00'	89°59'07"	15.71'	N 45°00'27" W, 14.14'
C2	10.00'	90°02'38"	15.72'	S 44°58'41" W, 14.15'

REPLAT
Northlake Woodland Center Addition
Lot 4R-1 and 5R, Block A
1.133 Acres
Zoned: PD-217R4-C

Being a replat of Lot 4R and 5, Block A
Northlake Woodlands Center Addition
in the
CITY OF COPPELL
DALLAS COUNTY, TEXAS
EDWARD A. CROW SURVEY, ABSTRACT NO. 301

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 6/9/2021 SCALE: 1"=20' JOB. No. SURESHSURU 2021310546

OWNER/DEVELOPER

GANESAN, LLC
PH. 469-235-2108
EMAIL: suresh.ganesan@gmail.com
CONACT: SURESH SURULIRAJ

COPPELL REALTY INVESTMENT, LLC
PH. 214-641-6450
EMAIL: christopherlu3571@gmail.com
CONACT: CHRISTOPHER LU