

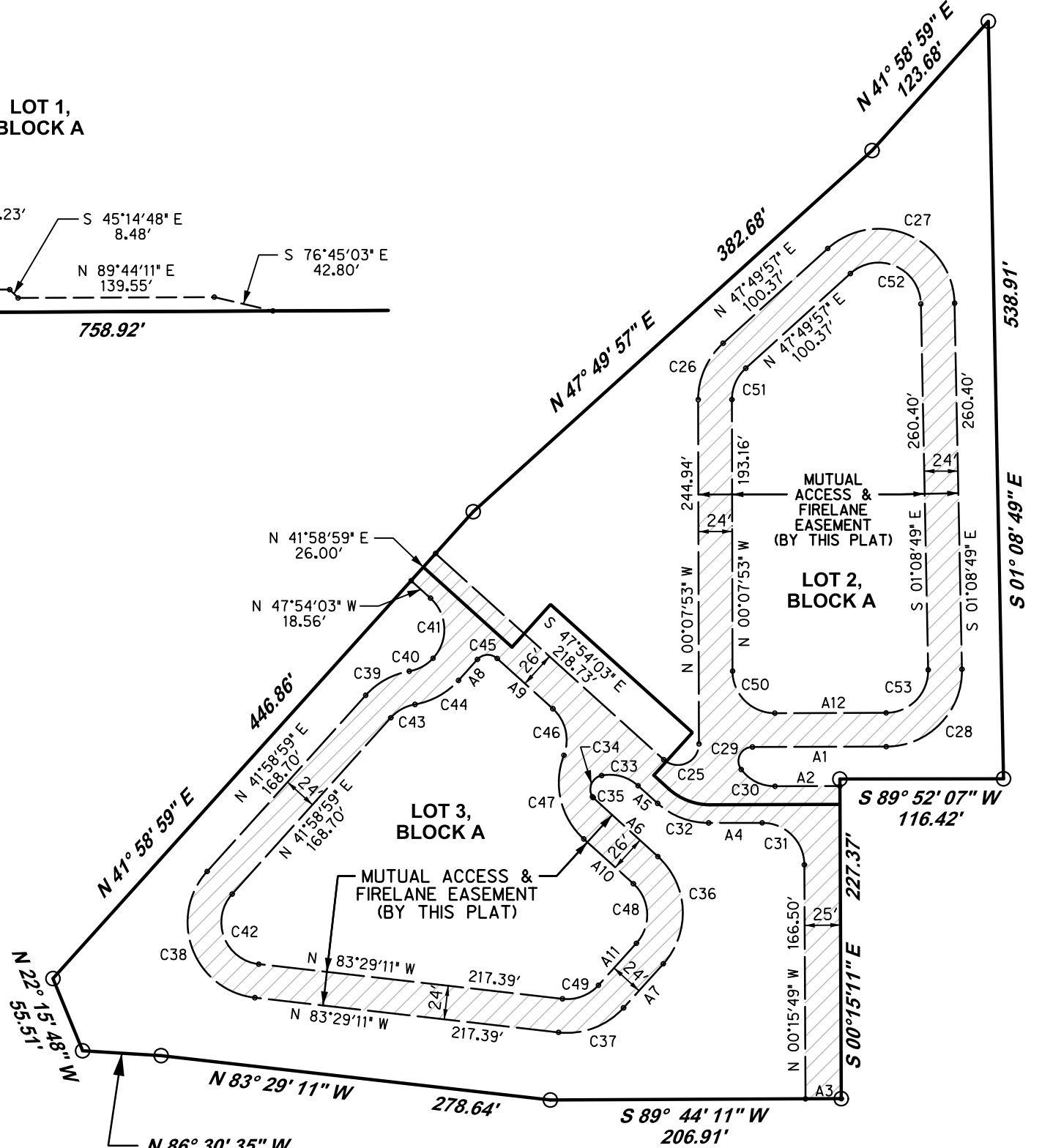
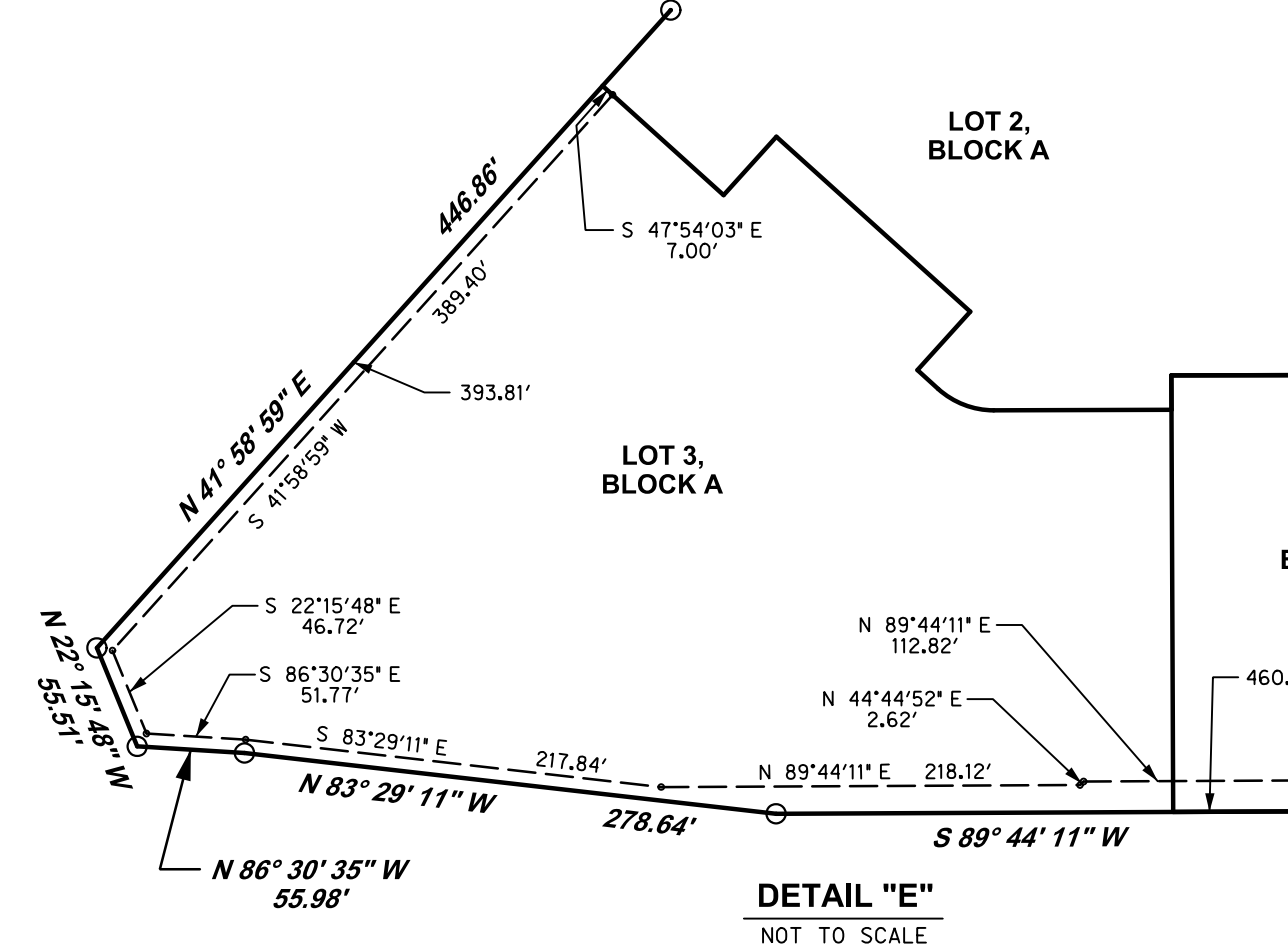
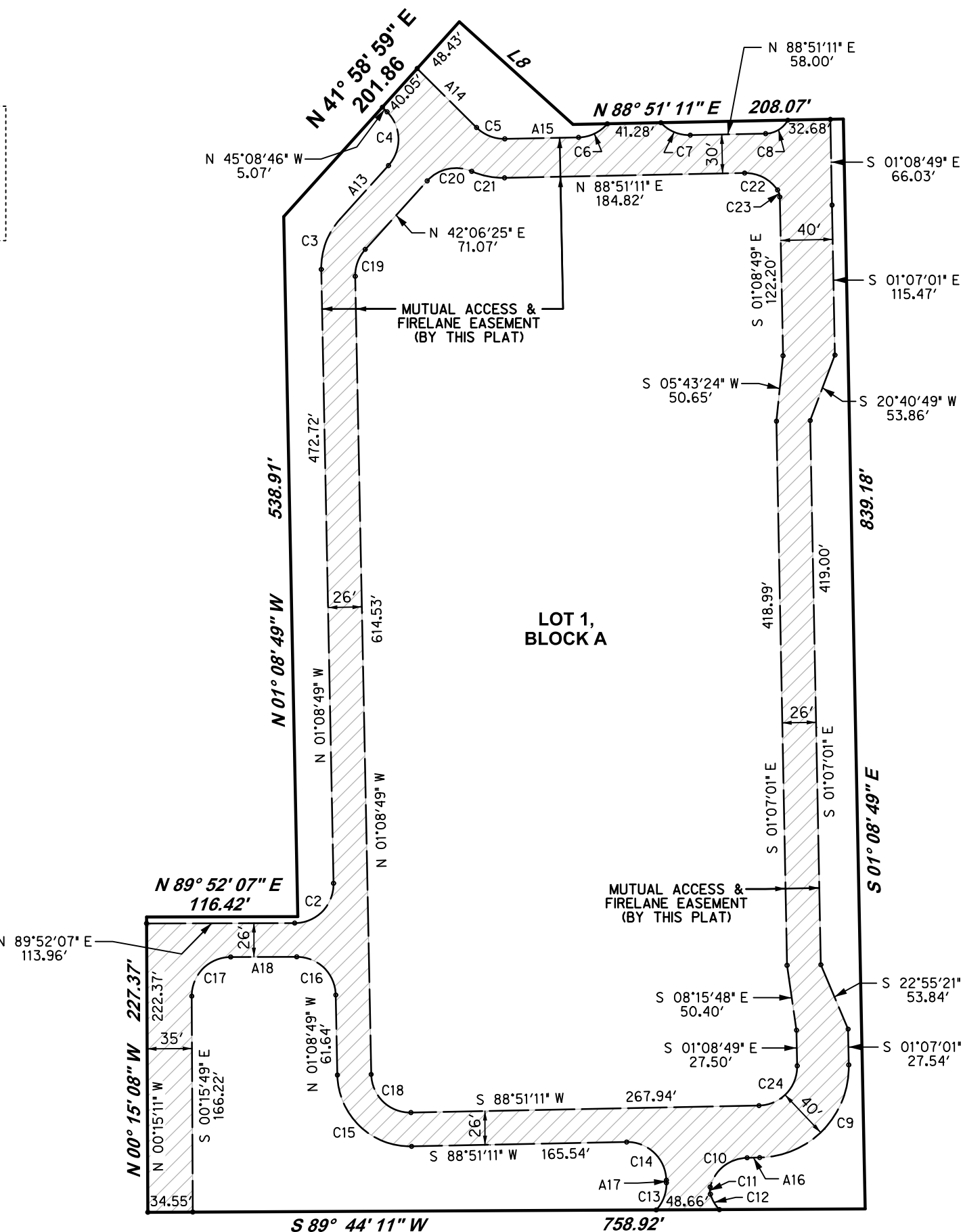
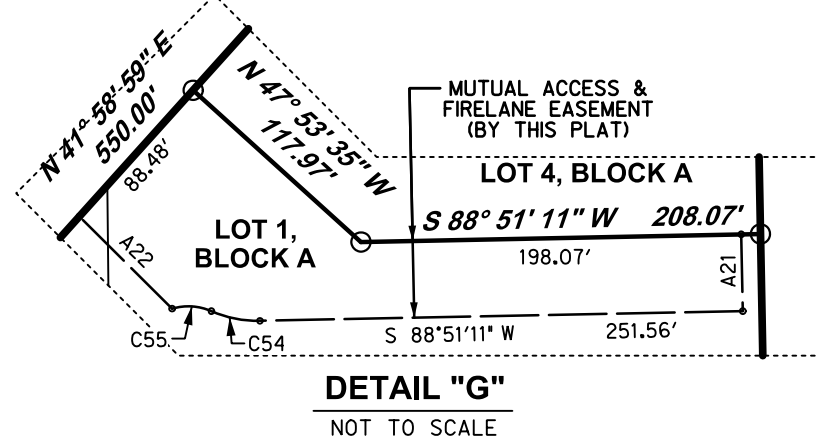
LOCATION MAP  
NOT TO SCALE

CURVE TABLE				
LINE	BEARING	RADIUS	LENGTH	CHORD BEARING
C1	42°13'50"(RT)	43.00'	31.69'	N 69°00'58" W
C2	91°00'56"(LT)	30.00'	47.66'	N 44°21'39" E
C3	43°15'14"(RT)	56.00'	42.28'	N 20°28'48" E
C4	87°15'11"(LT)	30.00'	45.69'	N 01°31'10" W
C5	46°00'03"(LT)	30.00'	24.09'	S 68°08'47" E
C6	48°11'23"(LT)	30.00'	25.23'	N 64°45'29" E
C7	48°11'23"(LT)	30.00'	25.23'	S 67°03'08" E
C8	60°00'00"(LT)	20.00'	20.94'	N 58°51'11" E
C9	89°58'12"(RT)	70.00'	109.32'	S 43°52'05" W
C10	74°18'30"(LT)	30.00'	38.91'	S 51°41'56" W
C11	31°48'19"(LT)	10.00'	5.55'	S 01°21'28" E
C12	26°40'51"(LT)	30.00'	13.97'	S 30°19'14" E
C13	43°41'39"(LT)	30.00'	22.88'	N 20°42'00" E
C14	90°00'00"(LT)	30.00'	47.12'	N 46°08'49" W
C15	90°00'00"(RT)	56.00'	87.96'	N 46°08'49" W
C16	88°59'04"(LT)	30.00'	46.59'	N 45°38'21" W
C17	90°07'56"(LT)	30.00'	47.19'	N 44°48'09" W
C18	90°00'00"(RT)	30.00'	47.12'	N 46°08'49" W
C19	43°15'14"(RT)	30.00'	22.65'	N 20°28'48" E
C20	71°32'20"(RT)	30.00'	37.46'	N 77°52'35" E
C21	24°47'34"(LT)	60.00'	25.96'	S 78°45'02" E
C22	56°39'36"(RT)	30.00'	29.67'	S 62°49'01" E
C23	33°22'02"(RT)	10.00'	5.82'	S 17°48'12" E
C24	90°00'00"(RT)	30.00'	47.12'	S 43°51'11" E
C25	132°13'50"(LT)	15.00'	34.62'	N 65°59'02" E
C26	26°40'51"(LT)	30.00'	13.97'	S 30°19'14" E
C27	47°57'51"(RT)	54.00'	45.21'	N 23°51'02" E
C28	131°01'14"(RT)	54.00'	123.48'	S 66°39'26" E
C29	91°00'56"(RT)	54.00'	85.78'	S 44°21'39" W
C30	126°52'16"(LT)	10.00'	22.14'	S 26°25'59" W
C31	53°07'47"(LT)	30.00'	27.82'	S 63°34'00" E
C32	89°52'04"(LT)	30.00'	47.05'	N 45°11'51" W
C33	42°13'50"(RT)	54.00'	39.80'	N 69°00'58" W
C34	53°07'49"(LT)	30.00'	27.82'	N 74°27'58" W
C35	110°16'03"(LT)	10.00'	19.25'	S 23°50'04" W
C36	16°18'21"(LT)	3.00'	0.85'	S 39°27'08" E
C37	89°59'37"(RT)	54.00'	84.82'	S 02°54'14" E
C38	54°25'15"(RT)	54.00'	51.29'	S 69°18'12" W
C39	125°28'10"(RT)	54.00'	118.25'	N 20°45'06" W
C40	38°12'48"(RT)	54.00'	36.02'	N 61°05'23" E
C41	37°23'18"(LT)	30.00'	19.58'	N 61°30'08" E
C42	91°02'16"(LT)	30.00'	47.67'	N 02°22'55" W
C43	125°28'10"(RT)	30.00'	65.70'	N 20°45'06" W
C44	38°12'48"(LT)	54.00'	20.01'	N 19°64'1" E
C45	90°06'58"(RT)	10.00'	15.73'	N 87°02'28" E
C46	69°04'31"(LT)	30.00'	36.17'	N 13°21'48" E
C47	69°04'31"(LT)	54.00'	65.10'	N 13°21'48" E
C48	89°59'37"(RT)	30.00'	47.12'	S 02°54'14" E
C49	54°25'15"(RT)	30.00'	28.49'	S 69°18'12" W
C50	90°00'00"(RT)	30.00'	47.12'	N 45°07'53" W
C51	47°57'51"(RT)	30.00'	25.11'	N 23°51'02" E
C52	131°01'14"(RT)	30.00'	68.60'	S 66°39'26" E
C53	91°00'56"(RT)	30.00'	47.66'	S 44°21'39" W
C54	91°00'56"(RT)	30.00'	47.66'	S 44°21'39" W
C55	91°00'56"(RT)	30.00'	47.66'	S 44°21'39" W

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°54'03" E	84.94'
L2	N 42°05'57" E	41.00'
L3	S 47°54'03" E	136.00'
L4	S 42°05'57" W	41.00'
L5	S 47°54'03" E	14.62'
L6	N 89°52'07" E	92.60'
L7	N 89°52'07" E	116.42'
L8	N 47°53'35" W	117.97'

MUTUAL ACCESS & FIRELANE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
A1	S 89°52'07" W	95.16'
A2	N 89°52'09" E	46.13'
A3	S 89°44'11" W	25.45'
A4	S 89°52'07" W	37.98'
A5	N 47°54'03" W	18.78'
A6	S 47°37'57" E	62.29'
A7	S 42°05'34" W	42.19'
A8	N 41°58'59" E	20.04'
A9	S 47°54'03" E	53.32'
A10	S 47°54'03" E	47.49'
A11	S 42°05'34" W	40.19'
A12	S 89°52'07" W	79.16'
A13	N 42°06'25" E	55.53'
A14	S 45°08'46" E	64.41'
A15	N 88°51'11" E	56.78'
A16	S 88°51'11" W	9.65'
A17	N 01°08'49" W	1.98'
A18	S 89°52'07" W	50.85'
A19	N 89°52'07" E	34.51'
A20	N 89°52'07" E	25.49'
A21	S 01°08'49" E	40.00'
A22	N 45°08'46" W	68.14'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
W1	S 48°01'01" E	17.19'
W2	S 41°58'59" W	20.00'
W3	N 48°01'01" W	17.19'
W4	S 47°54'03" E	17.46'
W5	S 42°05'57" W	20.00'
W6	N 47°54'03" W	19.47'
W7	S 48°01'01" E	17.19'
W8	S 41°58'59" W	20.00'
W9	N 48°01'01" W	17.19'
W10	N 01°08'49" W	55.98'
W11	N 88°51'11" E	20.00'
W12	S 01°08'49" E	56.29'



MINOR PLAT  
WEST SANDY LAKE ROAD ADDITION II  
LOTS 1-4, BLOCK A  
OF A  
16.57 ACRE TRACT  
SITUATED IN THE  
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614  
CITY OF COPPELL, DALLAS COUNTY, TEXAS



SURVEYOR  
HALFF ASSOCIATES, INC.  
2115 ROYAL DOMINION COURT  
ARLINGTON, TEXAS 76010  
CONTACT: ANDREW CHAVCHALOV  
PHONE: (214) 217-6461  
EMAIL: achavchalo@halff.com

OWNER  
FERGUSON REALTY COMPANY  
2115 ROYAL DOMINION COURT  
ARLINGTON, TEXAS 76010  
CONTACT: VICTOR MUNSON  
PHONE: (214) 237-2920  
EMAIL: vmunson@flash.net

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, FERGUSON REALTY COMPANY, a Texas Corporation, is the owner of a 16.57 acre tract of land in the John E. Holland Survey, Abstract Number 614, City of Coppell, Dallas County, Texas, and being a part of the remainder of a called 54.769 acre tract of land described in Correction Warranty Deed to Ferguson Realty Company, as recorded in Volume 79085, Page 2171 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of the remainder of a called 0.58 acre tract of land described in Warranty Deed to Ferguson Realty Company as recorded in Volume 2004221, Page 10586, D.R.D.C.T. and being part of the remainder of a called 1.034 acre tract of land described in Special Warranty Deed to Ferguson Realty as recorded in Volume 2004238, Page 10338, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch found iron rod with an illegible cap for the southwest corner of Lot 1, Block 1 of the West Sandy Lake Road Addition, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 2005005, Page 70 D.R.D.C.T., said corner being on the north right-of-way line of Sandy Lake Road (a variable width right-of-way), and on the south line of said 54.769 acre tract;

THENCE South 89 degrees 44 minutes 11 seconds West, with the north right-of-way line of said Sandy Lake Road and the south line of said 54.769 acre tract, a distance of 758.92 feet to a 1/2-inch set iron rod with cap stamped "HALFF" (hereafter referred to as "with HALFF cap") for the east corner of a called 0.105 acre tract of land described in deed to The State of Texas, as recorded in Instrument Number 201300214903 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said corner being the south end of a corner clip at the intersection of the southeast right-of-way line of State Highway 121 (a variable width right-of-way line) and the north right-of-way line of said Sandy Lake Road;

THENCE North 83 degrees 29 minutes 11 seconds West, departing said north right-of-way line of Sandy Lake Road, with said corner clip and with the north line of said 0.105 acre tract and with the southeast right-of-way line of said State Highway 121, a distance of 278.64 feet to a 1/2-inch set iron rod with HALFF cap for the northwest corner of said 0.105 acre tract and the southerly northeast corner of a called 6.925 acre tract of land described in Judgment of court in absence of objection deed to The State of Texas, as recorded in Instrument Number 201400150002, O.P.R.D.C.T., from which a found monument bears North 73 degrees 08 minutes 39 seconds East, a distance of 1.30 feet;

THENCE with the southeast right-of-way line of said State Highway 121, and the southeasterly line of said 6.925 acre tract, the following bearings and distances:

North 86 degrees 30 minutes 35 seconds West, a distance of 55.98 feet to a corner, from which a found monument bears South 25 degrees 34 minutes 31 seconds East, a distance of 0.56 of a foot;

North 22 degrees 15 minutes 48 seconds West, a distance of 55.51 feet to a found monument for corner;

North 41 degrees 58 minutes 59 seconds East, passing at a distance of 200.00 feet a found monument, and continuing, in all, a total distance of 446.86 feet to a found monument for corner;

North 47 degrees 49 minutes 57 seconds East, a distance of 382.68 feet to a found monument for corner;

North 41 degrees 58 minutes 59 seconds East, passing at a distance of 63.60 feet a 5/8-inch found iron rod bent, and continuing, in all, a total distance of 550.00 feet to a found monument for corner;

North 38 degrees 15 minutes 53 seconds East, a distance of 221.37 feet to a 1/2-inch set iron rod with HALFF cap for corner, said corner being on the west line of said West Sandy Lake Road addition;

THENCE South 01 degree 08 minutes 49 seconds East, departing the southeast right-of-way line of said State Highway 121, and the southerly line of said 6.925 acre tract, and with the west line of said Lot 1, Block 1 of the West Sandy Lake Road addition, a distance of 1,254.86 feet to the **POINT OF BEGINNING AND CONTAINING** 16.57 acres (721,891 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That FERGUSON REALTY COMPANY, a Texas corporation, does hereby adopt this plat designating the herein described property as **WEST SANDY LAKE ROAD ADDITION II, LOTS 1-4, BLOCK A**, 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 growth 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 easements 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 OUR HANDS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**FERGUSON REALTY COMPANY,**  
a Texas Corporation  
Its: Sole Member

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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 \_\_\_\_\_, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- 2) By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 48113C0135 K, dated July 07, 2014, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- 3) The purpose of this plat is to create four lots from an unplatted tract of land.

SURVEY CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Andrew Chavchalov, 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.

**PRELIMINARY:**  
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

Andrew Chavchalov  
Registered Professional Land Surveyor  
Texas Registration No. 6708  
TBPELS Firm No. 10029600

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Andrew Chavchalov, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

Floodplain Administrator \_\_\_\_\_ Date of Approval \_\_\_\_\_  
City of Coppell, Texas

Approved and Accepted:

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date of Approval \_\_\_\_\_  
City of Coppell, Texas

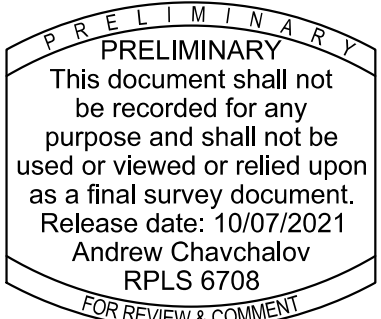
The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing Plat of \_\_\_\_\_, an Addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and the Planning and Zoning 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 signing his/her name as hereinabove subscribed.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Planning and Zoning Commission Secretary,  
City of Coppell, Texas

FRANCHISE UTILITY NOTE:

"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."



MINOR PLAT  
WEST SANDY LAKE ROAD ADDITION II  
LOTS 1-4, BLOCK A  
OF A  
16.57 ACRE TRACT  
SITUATED IN THE  
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. \_\_\_\_\_

BY \_\_\_\_\_



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' (214)346-6200 AVO-45520 OCTOBER, 2021

DEVELOPER

MCII DEVELOPMENT, LLC  
3811 TURTLE CREEK BOULEVARD  
SUITE 1460  
DALLAS, TEXAS 75219  
CONTACT: MARC MYERS  
PHONE: (214)-520-7800  
EMAIL: jmarcmeyers@myerscrow.com

SURVEYOR

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDREW CHAVCHALOV  
PHONE: (214) 217-6461  
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OWNER

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2115 ROYAL DOMINION COURT  
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