Owner's Certificate.

STATE OF TEXAS |
COUNTY OF DALLAS |

WHEREAS, HOBART DEVELOPMENT., ACTING BY AND THROUGH, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF THE TRACT OF LAND SITUATED IN THE WESTON PERRY SURVEY, ABSTRACT NO. 1152 IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO FLOYD C. FARROW AND EARL K. FARROW, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 76127, PAGE 2568 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF A 25.0' WIDE RIGHT-OF-WAY DEDICATION FOR SANDY LAKE ROAD AS PER VOL. 96179, PG. 3298;

THENCE South 89 degrees 59 minutes 03 seconds East ALONG THE SOUTH LINE OF SAID R.O.W. DEDICATION FOR 125.96' feet TO A FOUND CAPPED 1/2 INCH IRON ROD AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE CHORD BEARS N 87 51' 15" E FOR 195.92' AND HAVING A CENTRAL ANGLE OF 04 23' 41" AND A RADIUS OF 2,555.00' ;

THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTH LINE FOR AN ARC LENGTH OF 195.97' TO A FOUND CAPPED IRON ROD AT THE NORTHWEST CORNER (AFTER R/W TAKING) OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED LEE HARRINGTON, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 69137, PAGE 1745 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE South 04 degrees 22 minutes 53 seconds East FOR A DISTANCE OF 396.99 FEET TO A FOUND 2 INCH PIPE FOR THE SOUTHWEST CORNER OF SAID HARRINGTON TRACT ;

THENCE South 87 degrees 30 minutes 44 seconds East for a distance of 172.42 feet TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID HARRINGTON TRACT, AND IN THE WEST LINE OF TRACT CERTAIN TRACT OF LAND CONVEYED TO THE TRINITY RIVER AUTHORITY;

THENCE South 11 degrees 38 minutes 09 seconds East for a distance of 133.47 feet TO A SET CAPPED 1/2 INCH IRON ROD (STAMPED WITH R.P.L.S. #2437) IN THE SAID WEST LINE OF THE TRINITY RIVER AUTHORITY;

THENCE South 35 degrees 13 minutes 39 seconds East for a distance of 315.69 feet TO A FOUND CONCRETE MONUMENT FOR CORNER IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GOLF ENTERPRISES, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 87174, PAGE 3449 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE South 88 degrees 50 minutes 55 seconds West for a distance of 450.95 feet TO A FOUND CAPPED 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF SAID GOLF ENTERPRISES TRACT, AND THE MOST NORTHEASTERLY CORNER OF THE EAGLE POINT VILLAGE AT RIVERCHASE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93055, PAGE 43 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE North 89 degrees 48 minutes 38 seconds West for a distance of 173.73 feet TO A SET CAPPED 1/2 INCH IRON ROD (STAMPED WITH R.P.L.S. #2437) FOR THE SOUTHEAST CORNER OF RIVERVIEW ESTATES, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97174, PAGE 5346 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS ;

THENCE North 02 degrees 43 minutes 49 seconds East for a distance of 260.10 feet TO A FOUND PIPE FOR CORNER;

THENCE North 12 degrees 48 minutes 04 seconds West for a distance of 546.82 feet TO THE POINT OF BEGINNING AND CONTAINING 313,009 SQUARE FEET OR 7.1857 ACRES OF LAND.

Matthew H. Marchant, President
Hobart Development, Inc.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HOBART DEVELOPMENT, INC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS TRINITY SHORES ADDITION, LOTS 1-19, BLOCK "A", AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL HAVE, AT ALL TIMES, THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND THIS 5th Day of April 2002.

MATTHEW H. MARCHANT, PRESIDENT.
HOBART DEVELOPMENT, INC.

STATE OF TEXAS |
COUNTY OF DENTON |

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Matthew H. Marchant, 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 therein stated.

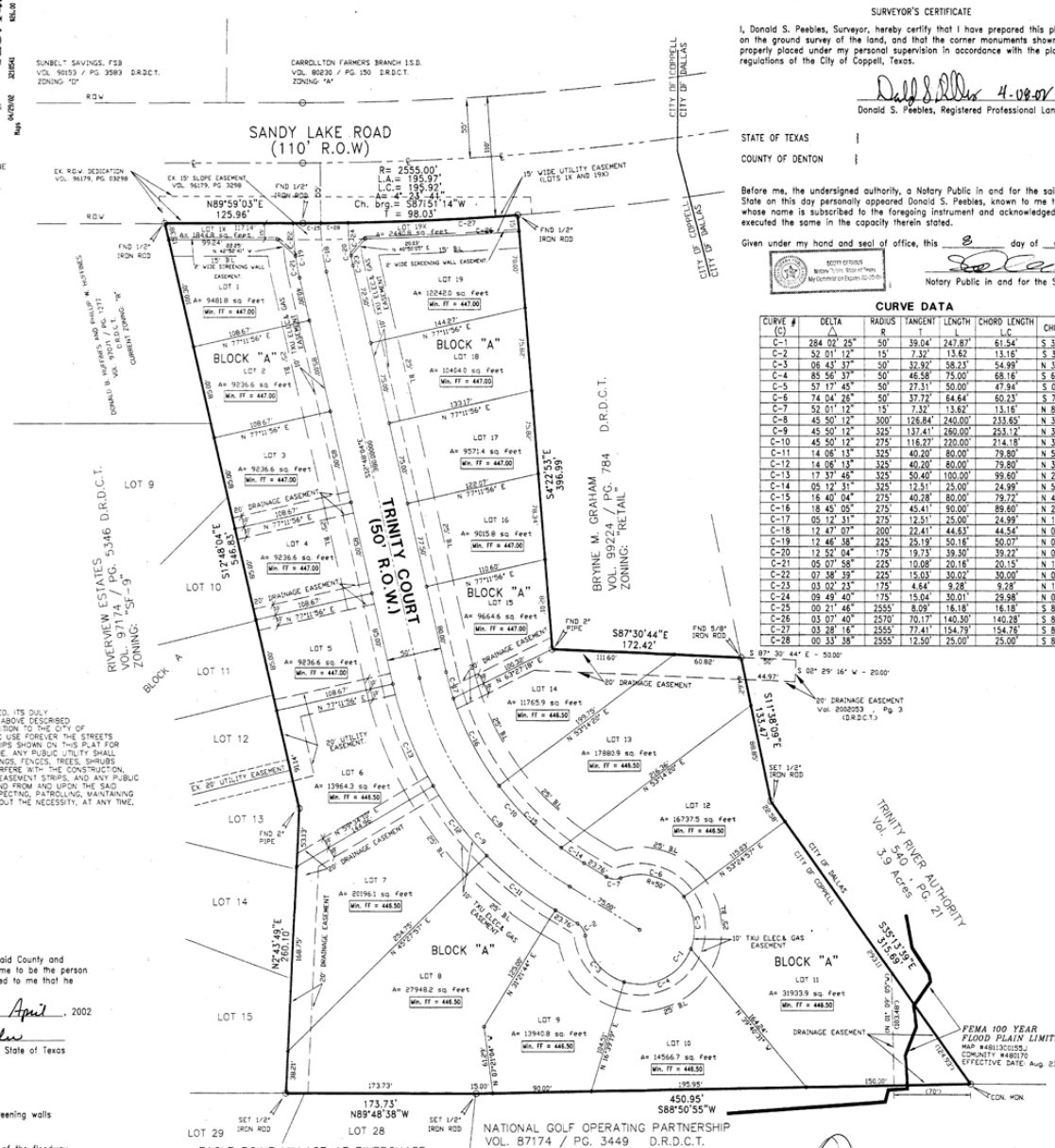
Given under my hand and seal of office, this 5th day of April, 2002

SUSIE MILLER
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-01-2005

Notary Public in and for the State of Texas

NOTES:

1. Lots 1X, and 19X are Common Areas and the landscaping and screening walls are to be maintained by Homeowners Association.
2. The City of Coppell will have no responsibility for the maintenance of the floodway, floodplain areas as shown hereon. The maintenance for these areas shall be the sole responsibility of the individual lot owners adjacent to said areas. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from erosion by the owners.
3. Sidewalks meeting City Specifications will be constructed as required along Trinity Court.
4. No improvements (fences, decks, structures, etc.) will be allowed in the 100-year floodplain.



SURVEYOR'S CERTIFICATE

I, Donald S. Peebles, Surveyor, hereby certify that I have prepared this plat from an actual on the ground survey of the land, and 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, Texas.

4-08-02

Donald S. Peebles, Registered Professional Land Surveyor #2437

STATE OF TEXAS |
COUNTY OF DENTON |

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Donald S. Peebles, 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 therein stated.

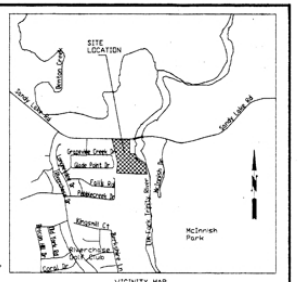
Given under my hand and seal of office, this 8 day of March, 2002

SCOTT OTTOSEN
Notary Public State of Texas
My Commission Expires 02-05-05

Notary Public in and for the State of Texas

STATE OF TEXAS
REGISTERED
DONALD S. PEEBLES
2437
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 50'



VICINITY MAP

CURVE DATA

CURVE # (C)	DELTA Δ	RADIUS R	TANGENT T	LENGTH L	CHORD LENGTH LC	CHORD BEARING
C-1	284 02' 25"	50'	39.04'	247.87'	61.54'	S 31 21' 44" W
C-2	52 01' 12"	15'	7.32'	13.62'	13.16'	S 32 37' 40" E
C-3	06 43' 37"	50'	32.92'	58.23'	54.99'	N 39 58' 52" W
C-4	85 56' 37"	50'	46.58'	75.00'	68.16'	S 63 41' 01" W
C-5	57 17' 45"	50'	27.31'	50.00'	47.94'	S 07 56' 10" E
C-6	74 04' 26"	50'	37.72'	64.64'	60.23'	S 73 37' 15" E
C-7	52 01' 12"	15'	7.32'	13.62'	13.16'	N 84 38' 52" W
C-8	45 50' 12"	300'	126.84'	240.00'	233.63'	N 35 43' 10" W
C-9	45 50' 12"	325'	137.41'	260.00'	253.13'	N 35 43' 10" W
C-10	45 50' 12"	275'	116.27'	220.00'	214.18'	N 35 43' 10" W
C-11	14 06' 13"	325'	40.20'	80.00'	79.80'	N 51 35' 09" W
C-12	14 06' 13"	325'	40.20'	80.00'	79.80'	N 37 28' 57" W
C-13	17 37' 46"	325'	50.40'	100.00'	99.60'	N 21 36' 57" W
C-14	05 12' 31"	325'	12.51'	25.00'	24.99'	N 56 02' 00" W
C-15	16 40' 04"	275'	40.28'	80.00'	79.72'	N 45 05' 42" W
C-16	18 45' 05"	275'	45.41'	90.00'	89.60'	N 27 23' 08" W
C-17	05 12' 31"	275'	12.51'	25.00'	24.99'	N 15 24' 20" W
C-18	12 47' 07"	200'	22.41'	44.63'	44.54'	N 06 24' 30" W
C-19	12 46' 38"	225'	25.19'	50.16'	50.07'	N 06 24' 45" W
C-20	12 52' 04"	175'	19.73'	39.30'	39.22'	N 06 22' 02" W
C-21	05 07' 56"	225'	10.08'	20.16'	20.15'	N 10 14' 05" W
C-22	07 38' 39"	225'	15.03'	30.02'	30.00'	N 03 50' 46" W
C-23	03 02' 23"	175'	4.64'	9.28'	9.28'	N 11 16' 52" W
C-24	09 49' 40"	175'	15.04'	30.01'	29.98'	N 04 50' 51" W
C-25	00 21' 46"	2555'	8.09'	16.18'	16.18'	S 89 52' 12" W
C-26	03 07' 40"	2570'	70.17'	140.30'	140.28'	S 87 13' 13" W
C-27	03 28' 16"	2555'	77.41'	154.73'	154.76'	S 87 23' 32" W
C-28	00 33' 38"	2555'	12.50'	25.00'	25.00'	S 89 24' 29" W

UTILITY CERTIFICATE

This plat correctly presents the required easements for this development.

Verizon Telephone
TXU Electric and Gas
ATT Broadband

PLANNED DEVELOPMENT CONDITIONS AND VARIANCES.

1. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE SF-9 REGULATION OF THE ZONING ORDINANCE, AS AMENDED, UNLESS OTHERWISE AMENDED HEREIN.
2. DELETION OF ALLEY REQUIREMENT (APPENDIX "C", SECTION "1A10) OF THE SUBDIVISION ORDINANCE.
3. CUL-DE-SAC LENGTH OF 740 FEET, WHICH EXCEEDS THE PERMITTED 600 FEET (APPENDIX "C", SECTION "A.A.8") OF THE SUBDIVISION ORDINANCE.
4. ALL HOMES BUILT IN TRINITY SHORES ADDITION SHALL BE CONSTRUCTED WITH SWING ENTRY GARAGES.
5. A MINIMUM 6' HIGH FENCE OF UNIFORM MATERIAL SHALL BE CONSTRUCTED ALONG THE REAR PROPERTY LINE OF LOTS 14-19X, CONTINUING ALONG THE NORTHERMOST PROPERTY LINE OF LOT 13 AND INSTALLED PRIOR TO CONSTRUCTION OF THE HOMES WITHIN THE DEVELOPMENT.
6. THE COMMON AREAS, LOTS 1X AND 19X SHALL BE LANDSCAPED AND SCREENED IN ACCORDANCE WITH THE PROVISIONS OF THE REGULATIONS OF PD-190 AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS.

A DECORATIVE METAL FENCE SHALL BE CONSTRUCTED ALONG THE REAR PROPERTY LINES OF LOTS 8, 9, 10 AND 11.

Recommended for Approval
Chairman, Planning and Zoning Commission
City of Coppell, Texas.
Date 4-16-02

Approved and Accepted
Mayor
City of Coppell, Texas.
Date 4/17/02

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing Final Plat of Trinity Shores Addition, an addition to the City of Coppell, Texas was submitted to the City Council on the 9th Day of April 2001, 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 his name as herein above subscribed.

Witness my hand this 18th Day of April 2002.

City Secretary

"The developer, builder, seller, or agent shall inform in writing, each prospective buyer of subdivision lots or property located within special flood hazard areas of this site, that such property is in an identified flood hazard area and that all development must conform to the provisions of the City of Coppell Flood Plain Management Ordinance. The written notice shall be filed for record in the Deed Records of Dallas County and a copy of the notice must accompany in the deed application for development permit."

"Flood Plain Development Permit, Application No. n/a has been filed with the City of Coppell."

Flood Plain Administrator
Date 4-16-02

FINAL PLAT
OF
TRINITY SHORES ADDITION
"LOTS 1-19 , AND 2 COMMON AREA LOTS"

ZONING : "PD 190-SF-9"
7.1857 ACRE TRACT
IN THE
WESTON PERRY SURVEY, ABSTRACT NO. 1152
IN THE CITY OF
COPPELL DALLAS COUNTY, TEXAS

Scale : 1" = 50' Date: 4-5-2002 Job: 121 File: FP.DWG Sheet 1 of 1

PLAT PREPARED BY:
JAHVANI CONSULTING ENGINEERS, INC.
2125 N. JOSEY LANE, SUITE 202-B
CARROLLTON, TEXAS 75006
TEL #.(972) 446-0605
FAX #. (972) 446-1108

OWNER:
HOBART DEVELOPMENT, INC.
2125 N. JOSEY LANE, SUITE 100
CARROLLTON, TEXAS 75006
TEL #. (972) 841-6127
FAX #. (972) 446-1108

FILED
02 APR 29 AM 10:50
COUNTY CLERK
DALLAS COUNTY

00208 0000083

"ACKNOWLEDGMENT" STATE OF TEXAS COUNTY OF DALLAS I hereby certify that this instrument was filed on the date and at the time stamped hereon by me and was duly recorded in the volume and page as stamped hereon by me in the Official Records of Dallas County, Texas. COUNTY CLERK DALLAS COUNTY, TEXAS

ACK/ERC DALLAS Doc: 01807144 Date: 04/29/2002 Vol: 2002083 Page: 00028 Page: 1 Of 1