

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The Bearings shown hereon are geodetic and are referenced to the Texas State Plane Coordinate System, North Central Zone (4202) NAD-83 with GPS observations to City of McKinney Control Monument No. 54.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0135K (effective date July 7, 2014) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that a portion of the subject parcel (as shown) lies within "ZONE AE" (Shaded) and is inside of the 100 Year Flood Plain and is determined to be inside the 0.2% annual chance floodplain.

FRANCHISE UTILITIES NOTE:

1. CROSS ENGINEERING, INC., verify that all franchise utilities have been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

LEGEND

○ PROPERTY CORNER

BOUNDARY LINE

ADJOINER BOUNDARY LINE

EASEMENT LINE

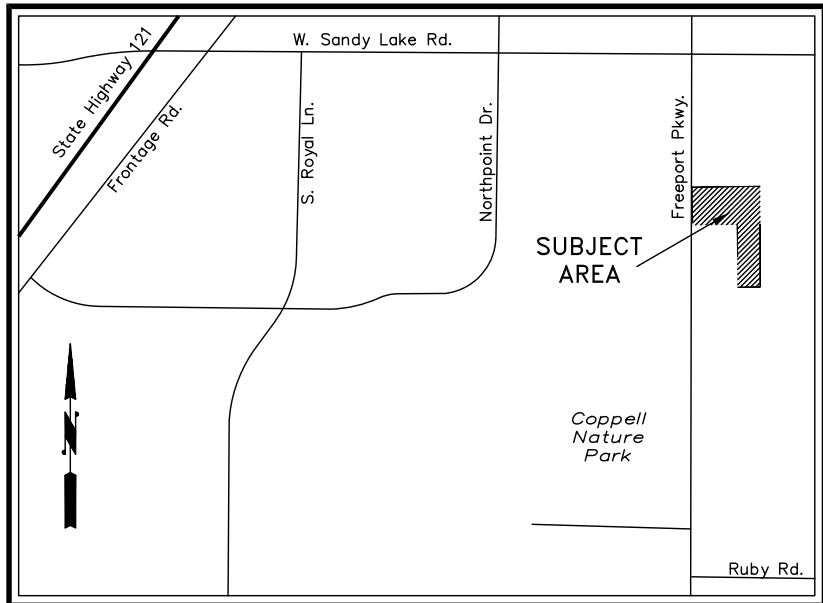
RIGHT-OF-WAY TAKE

SURVEY ABSTRACT LINE

FEMA 100YR FLOODPLAIN LINE

VICINITY MAP

Not To Scale



NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
IRF = Iron Rod Found
CM = Controlling Monument
CIRS = 1/2" Iron Rod Set with a red plastic cap, stamped "RPLS 4701"
RPLS = Registered Professional Land Surveyor
4701 = State of Texas Registration Number
M.A.E. = Mutual Access Easement (By This Plat)
V.W.W.E. = Variable Width Water Easement (By This Plat)

VARIANCE REQUESTS:

1.) THIS SITE PLAN IS REQUESTING A VARIANCE TO SECTION 13-8-3.A.18.D OF THE CITY SUBDIVISION ORDINANCE: "ALL NON-RESIDENTIAL LOTS ON A DIVIDED THOROUGHFARE SHALL HAVE DIRECT OR INDIRECT ACCESS TO A MEDIAN OPENING. INDIRECT ACCESS SHALL BE PROVIDED THROUGH A SERIES OF FIRE LANES AND MUTUAL ACCESS EASEMENTS."

2.) THIS SITE PLAN IS REQUESTING A VARIANCE TO SECTION THIS SITE PLAN IS REQUESTING A VARIANCE TO SECTION 13-8-3.D.3, WHEREBY ALL LOTS SHALL BE ADJACENT TO A DEDICATED STREET

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 ONEAL PAINTING ADDITION, Lots 1 and 2, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of ____, 2025, 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., 2025.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, J&M REALTY LLC, is the owner of that certain tract of land situated in the City of Coppell, in the John F. Vest Survey, Abstract No. 1508 of Dallas County, Texas and being all of that certain called 2.808 acre tract of land described in a deed to J&M Realty LLC, recorded in Instrument No. 202300249369, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5213", found for the northeast corner of the above described J&M Realty tract and same being the inside ell corner of Block A of Oakbend Addition, an addition to the City of Coppell, according to the plat thereof, recorded in Volume 91059, Page 1427, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: South 00 deg. 13 min. 52 sec. East, along the common line of said J&M Realty tract and Block A of said Oakbend Addition, a distance of 209.49 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5213", found for an angle corner;

THENCE: South 00 deg. 08 min. 41 sec. East, continuing along said common line, a distance of 349.24 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southeast corner of said J&M Realty tract and same being the most easterly northeast corner of Lot 1, Block A of SFS Addition, an addition to the City of Coppell, according to the plat thereof, recorded in Instrument No. 201700113497, O.P.R.D.C.T.;

THENCE: South 89 deg. 23 min. 32 sec. West, departing from said Oakbend Addition, along the common line of said J&M Realty tract and said SFS Addition, a distance of 123.79 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most southerly southwest corner of said J&M Realty tract and an inside ell corner of said SFS Addition;

THENCE: North 00 deg. 27 min. 58 sec. West, continuing along said common line, a distance of 168.80 feet to a 1/2 inch iron rod found for the northerly northeast corner of said SFS Addition and the southeast corner of that certain called 1.156 acre tract of land described in a deed to Joe Charles Hardman, recorded in Instrument No. 20070363271, O.P.R.D.C.T.;

THENCE: North 00 deg. 31 min. 55 sec. West, along the common line of said J&M Realty tract and said Hardman tract, a distance of 179.58 feet to a 1 inch iron pipe found for the northeast corner of said Hardman tract and an inside ell corner of said J&M Realty tract;

THENCE: South 89 deg. 16 min. 59 sec. West, continuing along said common line, a distance of 247.66 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" set for the westerly southwest corner of said J&M Realty tract, on the east right-of-way line of Freeport Parkway (a variable width right-of-way) according to the Permanent Right-Of-Way Deed to the City of Coppell, recorded in Instrument No. 201200143820, O.P.R.D.C.T.;

THENCE: North 01 deg. 36 min. 28 sec. West, along the common line of said J&M Realty tract and said Freeport Parkway, a distance of 20.24 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 7,765.00 feet, a central angle of 1 deg. 23 min. 57 sec. and a chord that bears North 00 deg. 54 min. 28 sec. West -189.60 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 189.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of said J&M Realty tract;

THENCE: North 89 deg. 14 min. 39 sec. East, departing from Freeport Parkway, along the north line of said J&M Realty tract and the south line of Block A of the above described Oakbend Addition, a distance of 376.34 feet to the POINT OF BEGINNING and containing 122,328 square feet or 2.808 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That J&M REALTY LLC, does hereby adopt this plat, designating the herein described property as ONEAL PAINTING ADDITION, LOTS 1 AND 2, 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 paying 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 wastewater easements shall also include additional areas 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 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 ____, 2025.

JUSTIN O'NEAL
Owner
J&M Realty LLC

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JUSTIN O'NEAL, of J&M REALTY, LLC known to me to the person and officer 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, 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 and rules and regulations of the City of Coppell, Texas.

Lawrence H. Ringley
Texas Registered Professional
Land Surveyor, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LAWRENCE H. RINGLEY, of RINGLEY & ASSOCIATES, INC., known to me to the person and officer 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 2025.

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 ____, 2025

Floodplain Administrator

Date

OWNER:

J&M REALTY LLC
Justin O'Neal, Owner
200 E. Beltline Road, Suite 502
Coppell, Texas 75019
214-972-7881
joneal@onealcp.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley
lhr@ringley.com

MINOR PLAT

ONEAL PAINTING ADDITION
LOTS 1 & 2, BLOCK A
2.808 ACRES

situated in the
John F. Vest Survey, Abstract No. 1508
City of Coppell, Dallas County, Texas

Date of Preparation: 05-01-2025



RINGLEY & ASSOCIATES, INC.

SURVEYING MAPPING PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	04/08/2025	1" = 40'	2024-064	2024-064-MP.DWG	1 of 1