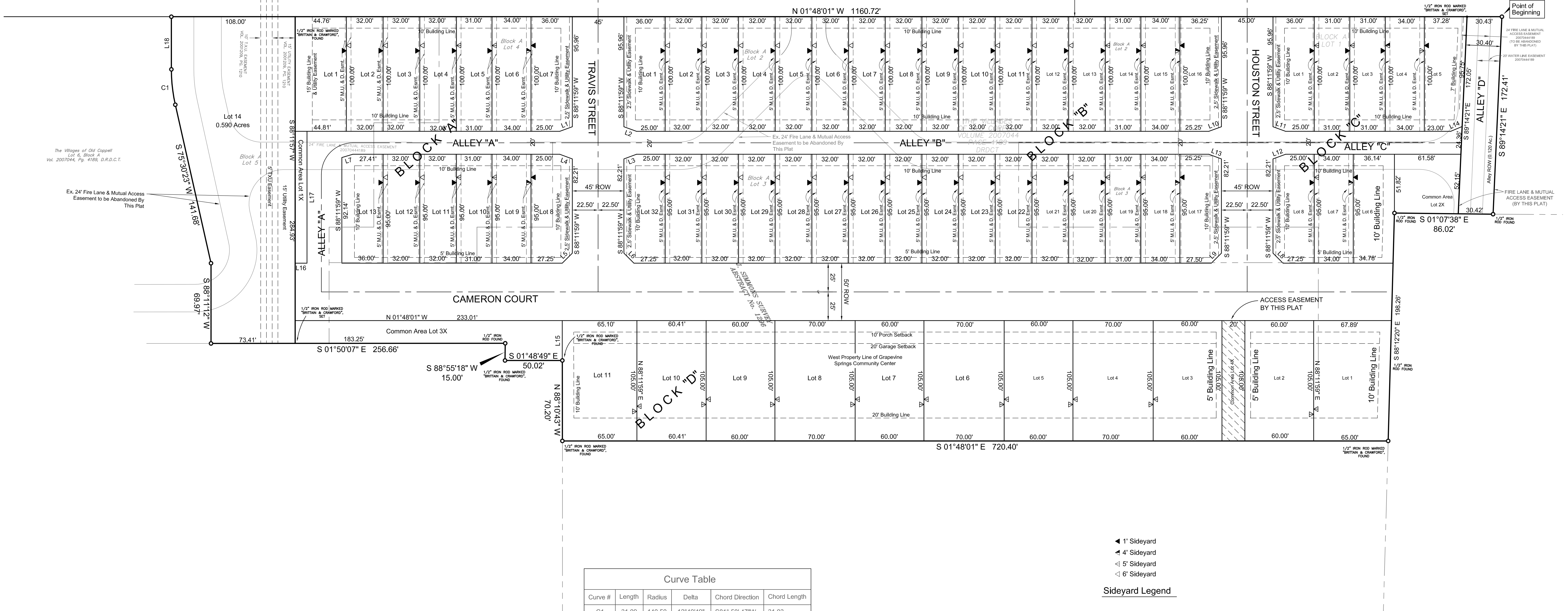
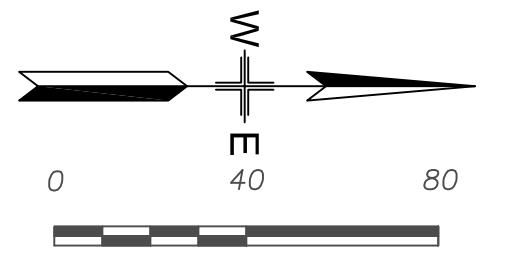
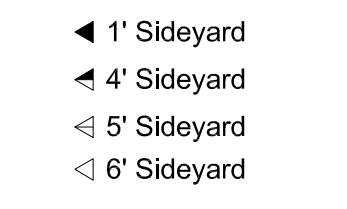


S. COPPELL ROAD



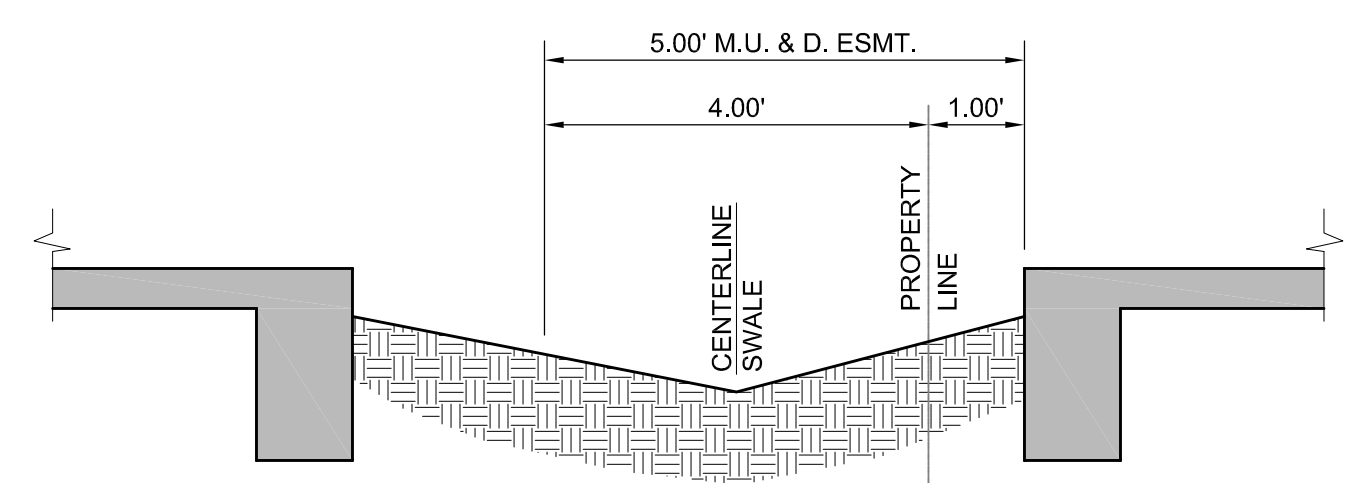
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.09	140.50	12°40'49"	S81° 50' 47"W	31.03



Sideyard Legend

Parcel Line Table

Line #	Length	Direction
L1	11.72	N21° 57' 37"W
L2	11.72	S18° 21' 35"W
L3	11.72	S21° 57' 37"E
L4	11.72	S18° 21' 35"W
L5	12.37	N46° 48' 01"W
L6	12.37	N43° 11' 59"E
L7	10.01	S18° 25' 28"E
L8	12.37	N43° 11' 59"E
L9	12.37	N46° 48' 01"W
L10	11.72	N21° 57' 37"W
L11	11.72	N18° 21' 36"E
L12	11.72	N21° 57' 38"W
L13	11.72	N18° 21' 35"E
L14	10.86	N24° 50' 14"W
L15	35.00	S88° 10' 43"W
L16	10.36	N1° 48' 01"W
L17	115.00	S88° 11' 59"W
L18	45.94	S88° 11' 12"W

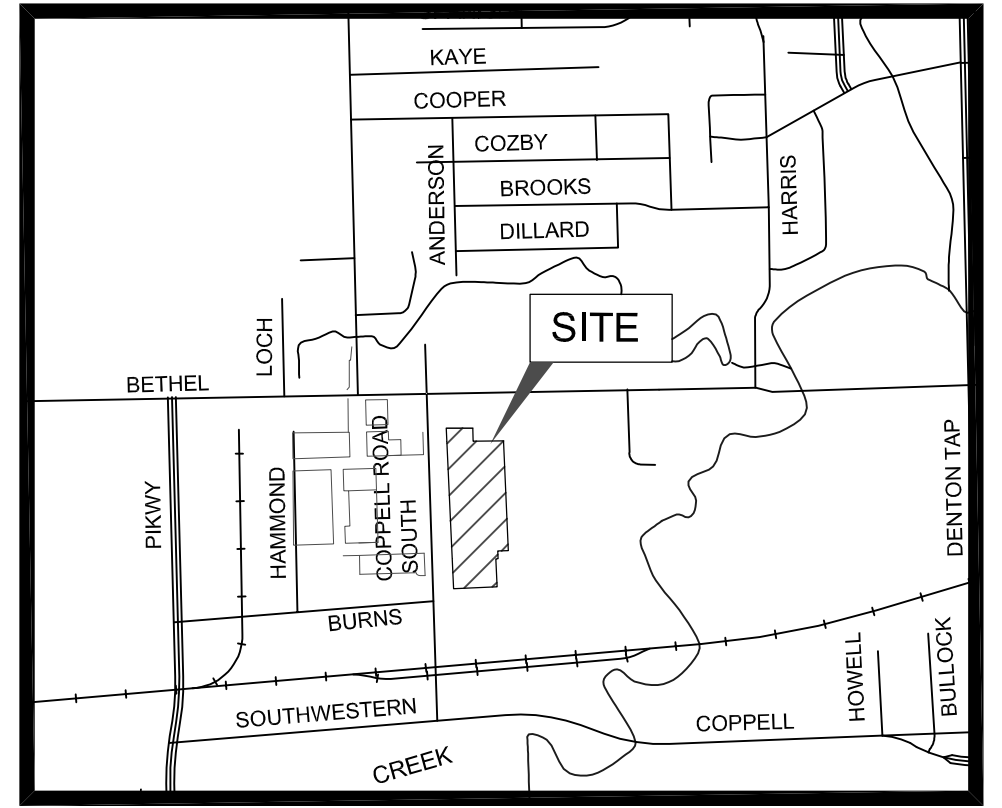


Typical Maintenance Use & Drainage Easement Section (M.U. & D)  
Scale 1" = 2"

NOTES:

- ALL IRON RODS SET (IRS) ARE CAPPED IN YELLOW AND MARKED "RPLS 3047"
- BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS NORTH 00°10'03" EAST, 1160.60', BASED ON THE WEST LINE OF BLOCKS A, THE VILLAGES OF OLD COPPELL, AN ADDITION TO THE CITY OF COPPELL, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2007044189, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS.
- MAINTENANCE OF THE 5' M.U. & D ESMT. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- PROPERTY OWNER'S ASSOCIATION (POA) SHALL BE RESPONSIBLE FOR MAINTAINING COMMON AREAS, SCREENING WALLS AND SCREENING FENCES.

NOTE: THE PROPERTY DESCRIBED IN THIS PLAT IS LOCATED WITHIN CLOSE PROXIMITY TO THE FLIGHT APPROACH AND DEPARTURE PATHS OF DALLAS-FORT WORTH INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO INCREASED NOISE LEVELS RESULTING FROM AIRCRAFT OPERATIONS OCCURRING ABOVE OR IN CLOSE PROXIMITY TO THE PROPERTY.



VICINITY PLAN  
N.T.S.

REPLAT  
LOTS 1-14 & 1X, BLOCK A  
LOTS 1-32, BLOCK B  
LOTS 1-8 & 2X, BLOCK C AND  
LOTS 1-11 & 3X-4X, BLOCK D  
OLD TOWN (MAIN STREET)  
PHASE II ADDITION  
BEING A REPLAT OF  
LOTS 1-5, BLOCK A  
THE VILLAGES OF OLD COPPELL  
AND A PORTION OF LOT 1, BLOCK A  
GRAPEVINE SPRINGS COMMUNITY CENTER  
BEING A 8.639 ACRE TRACT OUT OF THE  
JAMES A. SIMMONS SURVEY  
ABSTRACT NO. 1296  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER:  
CITY OF COPPELL  
255 PARKWAY BLVD.  
P.O. BOX 9478  
COPPELL, TEXAS 75019

SURVEYOR:  
SURVEY GROUP, LLC  
400 SOUTH INDUSTRIAL BLVD.  
SUITE 219  
IRVING, TEXAS 76048  
TBP NO. 101733-00  
(817) 354-1445  
817) 354-1451 FAX  
CONTACT: RODNEY MARTINEZ

ENGINEER:  
GLENN ENGINEERING CORP.  
105 DECKER COURT, SUITE 910  
IRVING, TEXAS 75062  
TBP FIRM NO. F-303  
(972) 717-5151  
(972) 717-2176 FAX  
CONTACT: MIKE GLENN, P.E.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE CITY OF COPPELL, acting by and through the undersigned their duly authorized representative, is the owner of two tracts of land out of the JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296, Dallas County, Texas, according to the plats recorded in County Clerk's File No. 20070444189 and No. 20080382276 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEING an 8.639 Acre tract of land and being all of LOT 1-5, BLOCK A, according to the plat THE VILLAGES OF OLD COPPELL, as recorded in County Clerk's File No. 20070444189, Dallas County, Texas and being a portion of Lot1, Block A, according to the plat of GRAPEVINE SPRINGS COMMUNITY CENTER, as recorded in County Clerk's File No. 20080382276, Dallas County, Texas being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the most northwesterly corner of Lot 1, Block A of said VILLAGES OF OLD COPPELL, said point also being in the easterly right-of-way line of South Coppel Road South ( A 90 foot width right-of-way );

THENCE South 89 deg. 14 min. 21 sec. East along the northerly line of said Lo1, Block A a distance of 172.41 to a 1/2-inch iron rod found for corner;

THENCE South 01 deg. 07 min. 38 sec. East along the northerly line of said Lot 1, Block A a distance of 86.02 feet to a 1/2-inch iron rod found for corner;

THENCE South 88 deg. 12 min. 20 sec. East along the northerly line of said Lot 1, Block A passing the mostly northeasterly line of said Lot 1, Block A and the most westerly line of Lot 1, Block A of said Grapevine Springs Community Center a distance of 128.82 feet to a 1/2-inch iron rod found at a total distance of 198.26 feet;

THENCE South 01 deg. 48 min. 01 sec. East along and 70 feet parallel to the west line of said GRAPEVINE SPRINGS COMMUNITY CENTER a distance of 720.40 feet to a 1/2-inch iron rod found for corner, said corner also being in the north line of LOT 1R, BLOCK 1, COPPELL SERVICE CENTER, as recorded in Doc. #20070444190, Deed Records, Dallas County, Texas;

THENCE North 88 deg. 10 min. 43 sec. West along the north line of said Lot 1R, Block 1, a distance of 70.20 feet to a 1/2-inch iron rod found for corner, said point also being in the easterly line of said VILLAGES OF OLD COPPELL;

THENCE South 01 deg. 48 min. 49 sec. East along the easterly line of said VILLAGES OF OLD COPPELL a distance of 50.02 feet to a 1/2-inch iron rod found for corner;

THENCE South 88 deg. 55 min. 18 sec. West along the easterly line of said VILLAGES OF OLD COPPELL a distance of 15.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 deg. 50 min. 07 sec. East along the easterly line of said VILLAGES OF OLD COPPELL a distance of 256.66 feet to a 1/2-inch iron rod found for corner, said corner also being the most southeasterly corner of LOT 5, BLOCK A, VILLAGES OF OLD COPPELL;

THENCE South 88 deg. 11 min. 12 sec. West along the southerly line of said LOT 5 a distance of 69.97 feet to a 1/2-inch iron rod found for corner;

THENCE South 75 deg. 30 min. 23 sec. West along the southerly line of said LOT 5 a distance of 141.68 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a central angle of 12 deg. 40 min. 49 sec., a radius of 140.50 feet, a chord distance of 31.03 feet and a chord bearing of South 81 deg. 50 min. 48 sec. West;

THENCE along said curve to the right and along the southerly line of said LOT 5 an arc length of 31.09 feet to a 1/2-inch iron rod found for corner;

THENCE South 88 deg. 11 min. 12 sec. West along the southerly line of said LOT 5 a distance of 45.94 feet to a 1/2-inch iron rod found for corner, said point also being in the easterly right-of-way line of South Coppel Road;

THENCE North 01 deg. 48 min. 01 sec. West along the westerly line of said VILLAGES OF OLD COPPELL and the easterly right-of-way line of South Coppel Road a distance of 1160.72 feet to the POINT OF BEGINNING;

Containing a computed area of 376,315 square feet or 8.639 acres or land, more or less.

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the City of Coppell does hereby adopt this plat designating the herein described property as REPLAT, LOTS 1-13 & 1X, BLOCK A, LOTS 1-32, BLOCK B, LOTS 1-8 & 2X, BLOCK C, LOTS 1-11 & 3X-4X, BLOCK D, OLD TOWN (MAIN STREET) PHASE II, BEING A REPLAT OF LOTS 1-5, BLOCK A, THE VILLAGES OF OLD COPPELL AND A PORTION OF LOT 1, BLOCK A, GRAPEVINE SPRINGS COMMUNITY CENTER, an addition to the City of Coppell, Dallas County, Texas and do hereby dedicate to the public use forever, the streets, alleys and easements specified as dedicated to the public shown thereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths while reconstructing, inspecting, patrolling, maintaining and adding to or removing from all parts of its respective system, within said "Utility Easements", without the necessity at any time of procuring the permission of anyone.

Notwithstanding the foregoing, the City of Coppell reserves for themselves, their successors and assigns the right to use the surface of all such easements for installing landscaping and irrigation systems, for parking of vehicles (except that parking shall not be authorized in any designated fire lanes), for the passage of pedestrian and vehicular traffic, and to construct and maintain paving on the surface of such easements for the purpose of such reserved use.

Witness my hand at Coppell, Texas this the \_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF COPPELL

Karen Selbo Hunt, Mayor

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Karen Selbo Hunt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS: That I, William P. Price, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this REPLAT, LOTS 1-13 & 1X, BLOCK A, LOTS 1-32, BLOCK B, LOTS 1-8 & 2X, BLOCK C, LOTS 1-11 & 3X-4X, BLOCK D, OLD TOWN (MAIN STREET) PHASE II, BEING A REPLAT OF LOTS 1-5, BLOCK A, THE VILLAGES OF OLD COPPELL AND A PORTION OF LOT 1, BLOCK A, GRAPEVINE SPRINGS COMMUNITY CENTER from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

NOT FOR FILING-FOR REVIEW ONLY MAY 2, 2013

William P. Price
Registered Professional Land Surveyor No. 3047

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William P. Price, 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 purposes and consideration therein.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public, State of Texas

UTILITY APPROVAL

Approved and accepted by

Almos Energy Date

Oncor Electric Delivery Company Date

Verizon Date

Time Warner Cable Date

Floodplain Development Permit Application No. N/A has been filed the City of Coppell floodplain administrator on the \_\_\_\_ day of \_\_\_\_\_, 2013.

Ken Griffin, P.E. Date
Floodplain Administrator

APPROVAL

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing REPLAT, LOTS 1-13 & 1X, BLOCK A, LOTS 1-32, BLOCK B, LOTS 1-8 & 2X, BLOCK C, LOTS 1-11 & 3X-4X, BLOCK D, OLD TOWN (MAIN STREET) PHASE II, BEING A REPLAT OF LOTS 1-5, BLOCK A, THE VILLAGES OF OLD COPPELL AND A PORTION OF LOT 1, BLOCK A, GRAPEVINE SPRINGS COMMUNITY CENTER, an addition to the City of Coppell, was submitted to the City Council on the \_\_\_\_ day of June, 2013, 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 her name above described.

WITNESS MY HAND, this \_\_\_\_ day of \_\_\_\_\_, 2013.

Christel Pettinos, City Secretary Date
City of Coppell, Texas

Recommended for Approval:

Edmund Haas, Chairman Date
Planning and Zoning Commission

Approved and Accepted:

Karen Selbo Hunt, Mayor Date
City of Coppell, Texas

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 500-year flood plain, as shown on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, Dallas County, Texas and Incorporated Areas, Map Number 48113C0135J, dated August 23, 2001".

REPLAT
LOTS 1-14 & 1X, BLOCK A
LOTS 1-32, BLOCK B
LOTS 1-8 & 2X, BLOCK C AND
LOTS 1-11 & 3X-4X, BLOCK D
OLD TOWN (MAIN STREET)
PHASE II ADDITION
BEING A REPLAT OF
LOTS 1-5, BLOCK A
THE VILLAGES OF OLD COPPELL
AND A PORTION OF LOT 1, BLOCK A
GRAPEVINE SPRINGS COMMUNITY CENTER
BEING A 8.639 ACRE TRACT OUT OF THE
JAMES A. SIMMONS SURVEY
ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS

PURPOSE OF REPLAT
The purpose of this replat is to subdivide 64 residential lots and four common areas and to dedicate necessary easements and rights-of-way for streets and alleys.

OWNER: CITY OF COPPELL, 255 PARKWAY BLVD., P.O. BOX 9478, COPPELL, TEXAS 75019
SURVEYOR: SURVEY GROUP, LLC, 400 SOUTH INDUSTRIAL BLVD., SUITE 219, EULESS, TEXAS 76048, TBPS NO. 101733-00, (817) 354-1445, 817) 354-1451 FAX, CONTACT: RODNEY MARTINEZ
ENGINEER: GLENN ENGINEERING CORP., 105 DECKER COURT, SUITE 910, IRVING, TEXAS 75062, TBPE FIRM NO. F-303, (972) 717-5151, (972) 717-2176 FAX, CONTACT: MIKE GLENN, P.E.