

VICINITY MAP
CITY OF COPPELL, TEXAS
1" = 1000'

SURVEYOR'S NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- By scaled location of FEMA FIRM Map No. 48113C0155K, effective July 07, 2014, the subject property lies within Zone X (unshaded). Areas determined to be outside the 0.2% annual chance floodplain.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.

LEGEND

- CC#.....County Clerk's Instrument Number
- CIRS.....5/8" Yellow Capped Iron Rod Marked "BHB INC" Set
- DE.....Drainage Easement
- FAE.....Fire & Access Easement
- FAUE.....Fire, Access & Utility Easement
- MRDCT.....Map Records, Dallas County, Texas
- OPRDCT.....Official Public Records, Dallas County, Texas
- PDE.....Private Drainage Easement
- PG.....Page
- PWE.....Private Water Easement
- UE.....Utility Easement
- VOL.....Volume
- YCFR.....Yellow Capped Iron Rod Found

Floodplain Development Permit Application No. _____ has been filed with the City of Coppel floodplain administrator on _____, 2018.

Floodplain Administrator _____ Date _____

Approved and Accepted: _____ Date _____

Chairman, Planning and Zoning Commission _____ Date _____
City of Coppel, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of VISTA RIDGE (THE PLAZA), LOT 3R, BLOCK D, an addition to the City of Coppel was submitted to the Planning and Zoning Commission on the _____ day of _____, 2018, 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., 2018.

Planning and Zoning Commission Secretary,
City of Coppel, Texas

OWNER / SUBDIVIDER
HJO, LTD., A TEXAS LIMITED PARTNERSHIP
8000 WARREN PARKWAY, SUITE 100
FRISCO, TEXAS 75034
CONTACT: GEORGE MITCHELL
GMITCHELL@DALLASCOWBOYS.NET

ENGINEER / SURVEYOR

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

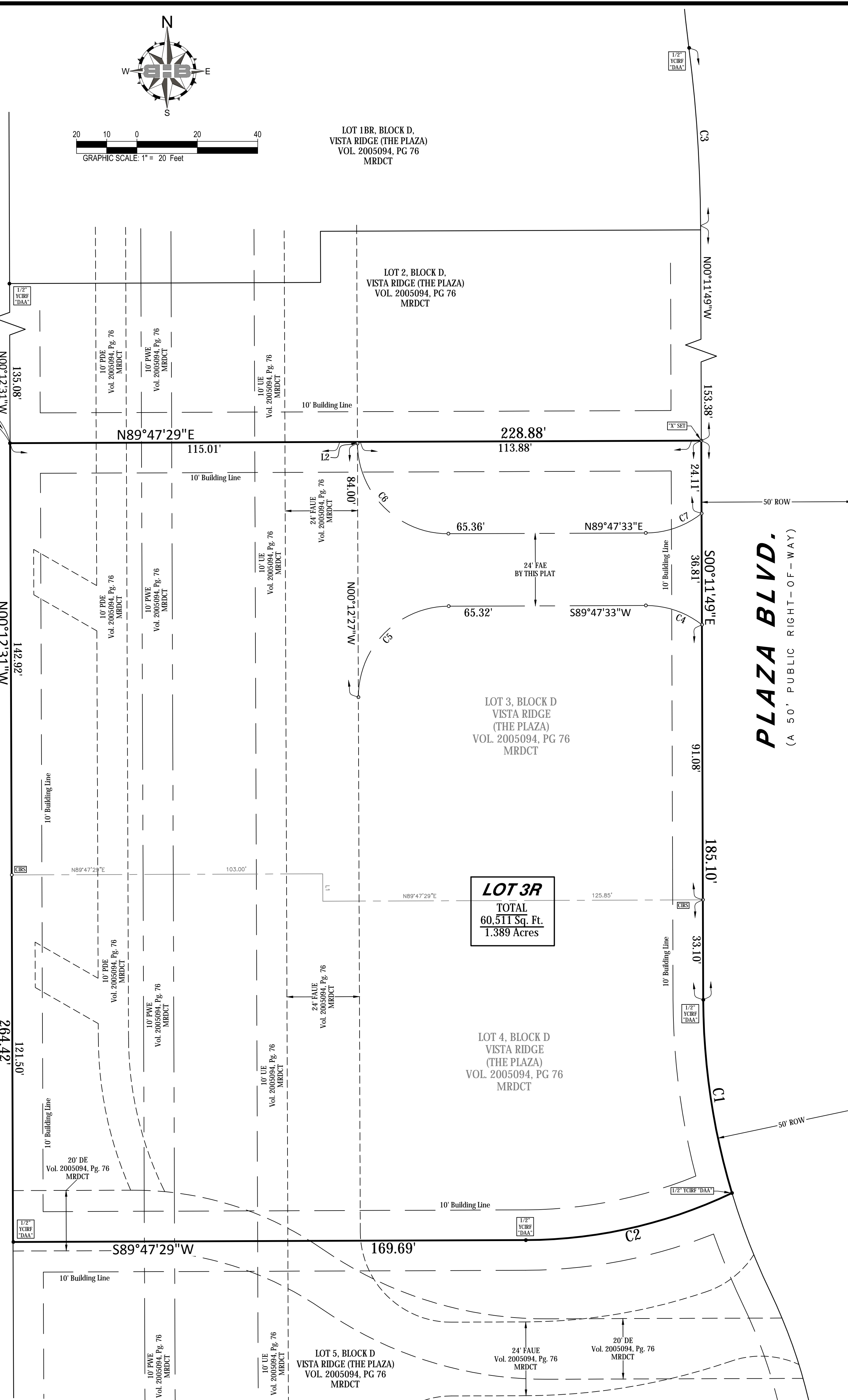
3801 William D. Tate Ave. Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 917.251.8650 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011302
PROJECT NO. 2018.728.000

FRANCHISE UTILITIES NOTE

"I, Elaine Pickering, PE (Engineer), verify that all known 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."

Line #	Direction	Length
L1	S0°12'31"E	9.08
L2	N0°12'27"W	0.50

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	16°31'31"	225.00'	64.89'	S8°27'32"E	64.67'
C2	25°14'21"	160.50'	70.70'	S77°10'17"W	70.13'
C3	7°07'02"	475.00'	59.00'	N3°45'20"W	58.97'
C4	38°11'24"	30.00'	20.00'	N71°06'45"W	19.63'
C5	90°00'00"	30.00'	47.12'	S44°47'33"W	42.43'
C6	90°00'00"	30.00'	47.12'	S45°12'27"E	42.43'
C7	38°05'51"	30.00'	19.95'	N70°44'37"E	19.58'



OWNER'S CERTIFICATE

BEING all of Lots 3 and 4, Block D, Vista Ridge (The Plaza), an addition to the City of Dallas, Dallas County, Texas as shown on plat thereof recorded in Volume 2005094, Page 76, Map Records, Dallas County, Texas, (MRDCT) and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)
 BEGINNING at a 1/2-inch yellow capped iron rod marked "DAA" found for the northwest corner of said Lot 3, the southwest corner of Lot 2, of said Block D and being in the east line of Lot 6, Block A, Amending Plat of Vista Ridge Retail addition, an addition to the City of Dallas, Dallas County, Texas as shown on plat thereof recorded in County Clerk's Instrument Number (CC#) 20080282895, (MRDCT), from which a 1/2-inch yellow capped iron rod marked "DAA" found for the northwest corner of said Lot 2 bears North 00°12'31" West, a distance of 135.08 feet;
 THENCE North 89°47'29" East, with the north line of said Lot 3 and the south line of said Lot 2, a distance of 228.88 feet to an "X" set in concrete, for the northeast corner of said Lot 3 and being the southeast corner of said Lot 2, also being in the west right of way line of Plaza Boulevard (a 50 foot public right of way);
 THENCE southerly with the west right of way line of said Plaza Boulevard, the east line of said Lot 3 and Lot 4, the following courses and distances:
 South 00°11'49" East, at 152.00 feet pass a 5/8-inch iron rod marked "BHB Inc." set and continuing a total distance of 185.10 feet to a 1/2-inch yellow capped iron rod marked "DAA" found and a PC of a curve to the left, having a radius of 225.00 feet;
 Thence with said curve to the left, having a central angle of 16°31'31", a chord bearing and distance of South 08°27'32" East, a distance of 64.67 feet, an arc length of 64.89 feet to a 1/2-inch yellow capped iron rod marked "DAA" found for the southeast corner of said Lot 4 and being the northeast corner of Lot 5, of said Block D, also being a PC of a curve to the right having a radius of 160.50 feet;
 THENCE westerly with the south line of said Lot 4 and the north line of said Lot 5, the following courses and distances:
 Thence with said curve to the right, having a central angle of 25°14'21", a chord bearing and distance of South 77°10'17" West, a distance of 70.13 feet, an arc length of 70.70 feet to a 1/2-inch yellow capped iron rod marked "DAA" found;
 South 89°47'29" West, a distance of 169.69 feet to a 1/2-inch yellow capped iron rod marked "DAA" found for the southwest corner of said Lot 4 and the northwest corner of said Lot 5, also being in the east line of said Lot 6;
 THENCE North 00°12'31" West, with the east line of said Lot 6, being in the west line of said Lot 4 and the aforesaid Lot 3, at 121.50 feet pass a 5/8-inch iron rod marked "BHB INC" set and continuing a total distance of 264.42 feet to the POINT OF BEGINNING and containing 60.511 square feet or 1.389 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HJO, LTD. does hereby adopt this plat designating the herein described property as VISTA RIDGE (THE PLAZA), LOT 3R, BLOCK D, an addition to the City of Coppel, 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 of 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 Coppel, Texas.

WITNESS, my hand this the _____ day of _____, 2018.

GEORGE MITCHELL _____ TREASURER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ of HJO, Ltd., known to me to be 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 _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert P. Allen, 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 Coppel, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 09-04-2018

Robert P. Allen
Registered Professional Land Surveyor
No. 6495

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert P. Allen, of Baird, Hampton & Brown, Inc. known to me to be 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.

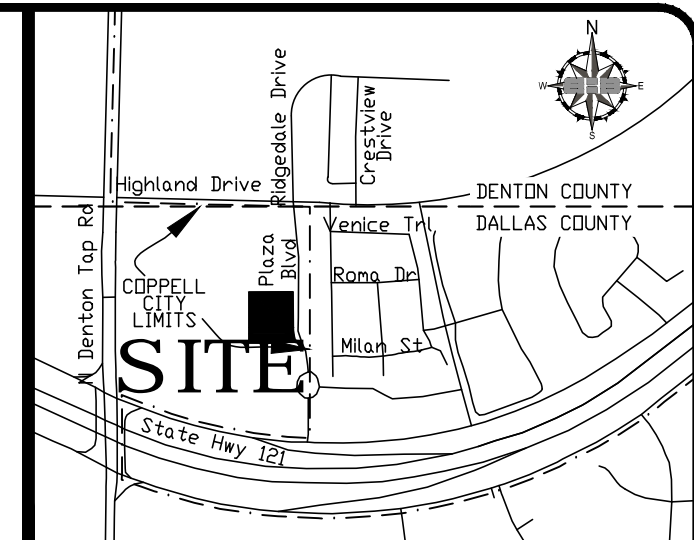
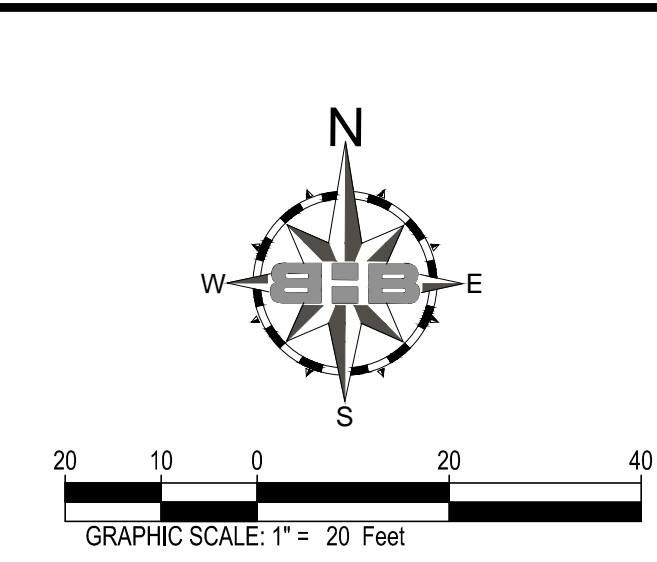
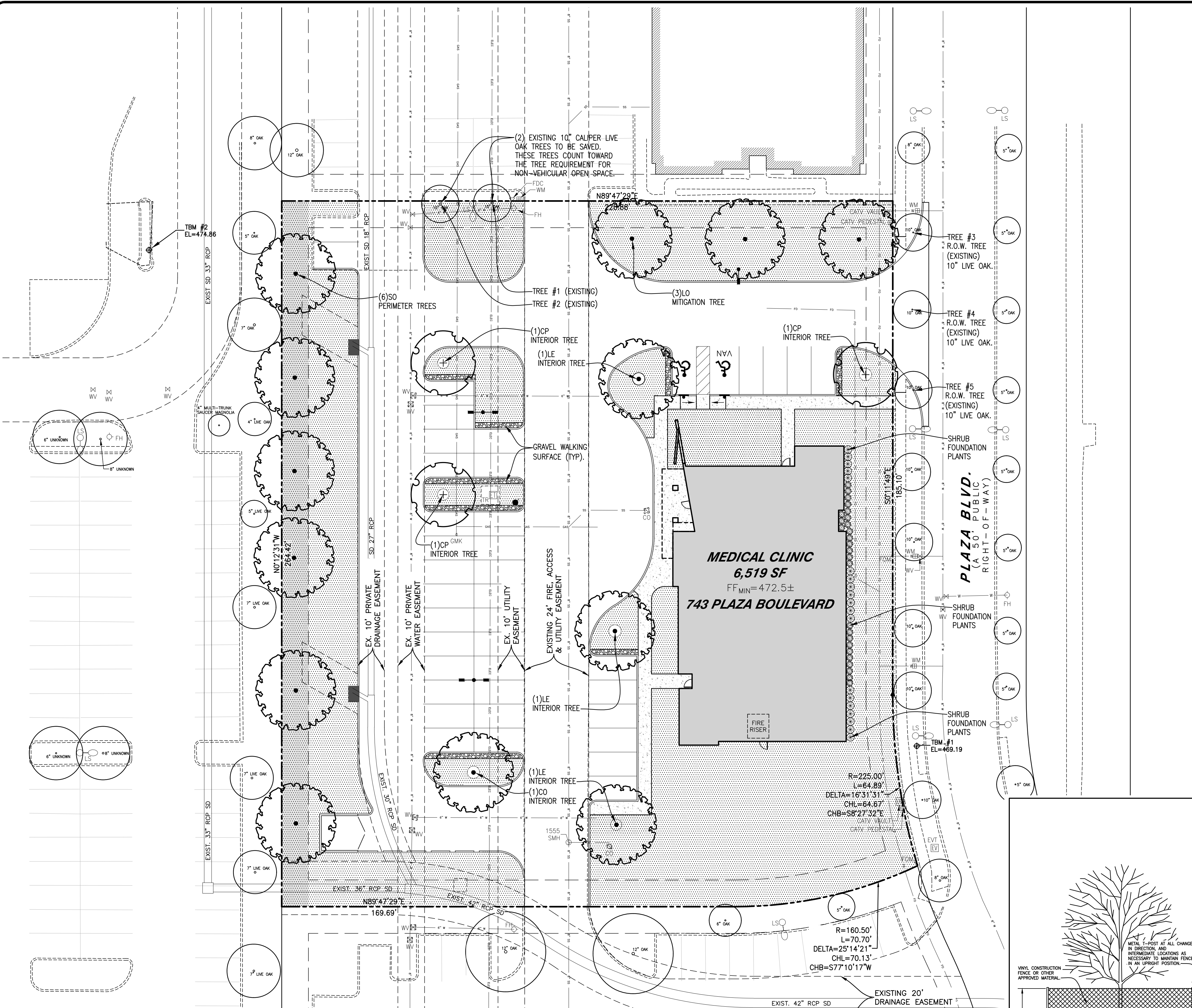
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

REPLAT OF
VISTA RIDGE (THE PLAZA)
LOT 3R, BLOCK D
1.389 ACRES, ZONED PD-205R3-HC
BEING A REPLAT OF VISTA RIDGE (THE PLAZA)
LOTS 3 & 4, BLOCK D
GILBERT C. WOOLSEY SURVEY, ABSTRACT No. 1792
CITY OF COPPELL
DALLAS COUNTY, TEXAS
SEPTEMBER 2018

9/05/2018 8:27AM E:\Survey\18728 Quanticare Coppel\000\Draw\BHB PP.dwg Layout

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VICINITY MAP
CITY OF COPPELL, TX
1" = 1000'

LANDSCAPE MAINTENANCE
THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

IRRIGATION NOTE
ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES. AN IRRIGATION PLAN IS REQUIRED WITH THE BUILDING PERMIT.

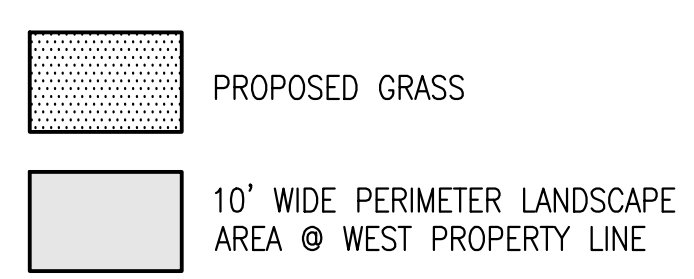
LANDSCAPE DATA TABLE

PERIMETER LANDSCAPING (REQUIRED ON WEST PROPERTY LINE ONLY): 2,644 SQ.FT. REQUIRED - 2,644 SQ.FT. PROVIDED TREES: 6 REQUIRED - 6 PROVIDED
INTERIOR LANDSCAPING: 2,769 SQ.FT. REQUIRED - 2,984 SQ.FT. PROVIDED TREES: 7 REQUIRED - 7 PROVIDED
NON-VEHICULAR LANDSCAPING: 8,099 SQ.FT. REQUIRED - 19,564 SQ.FT. PROVIDED TREES: 6 REQUIRED - 6 PROVIDED. THIS TREE REQUIREMENT IS BEING MET ENTIRELY BY SAVING THE 2 LIVE OAK TREES ON THE SITE.
PERCENTAGE OF TOTAL SITE DEVOTED TO LANDSCAPING: 40.3% (TOTAL SITE AREA=60,511 SF. TOTAL LANDSCAPE AREA=24,414 SF.)

TREE SURVEY INFORMATION

TREE #	DBH	LIVE OAK	CANOPY POINTS	CROWN CLASS	% LIVE CROWN	TO BE SAVED
TREE #1	10"	LIVE OAK	11', 12'	CO-DOMINATE	100%	TO BE SAVED
TREE #2	10"	LIVE OAK	11', 10'	CO-DOMINATE	100%	TO BE SAVED
TREE #3	10"	LIVE OAK	15', 15'	DOMINANT	100%	TO BE REMOVED
TREE #4	10"	LIVE OAK	15', 15'	DOMINANT	100%	TO BE REMOVED
TREE #5	10"	LIVE OAK	15', 15'	DOMINANT	100%	TO BE REMOVED

SUMMARY
EXISTING TREES ON SITE (INCLUDES 3 TREES WITHIN THE R.O.W. FOR PLAZA BLVD.): 5 - ALL 5 ARE PROTECTED TREES
PROTECTED TREES TO BE SAVED: 2
PROTECTED TREES TO BE REMOVED: 3
CALIPER OF PROTECTED TREES TO BE REMOVED: 30"



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 12225. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Sep 10, 2018

LANDSCAPE PLAN/TREE SURVEY

QUESTCARE CLINIC
VISTA RIDGE (THE PLAZA) ADDITION
LOT 3R, BLOCK D
1.39 ACRES, ZONED PD-205R3-HC
GILBERT C. WOOLSEY SURVEY
ABSTRACT NO. 1792
CITY OF COPPELL, DALLAS COUNTY, TEXAS

Date of Plan Preparation: 9/10/2018

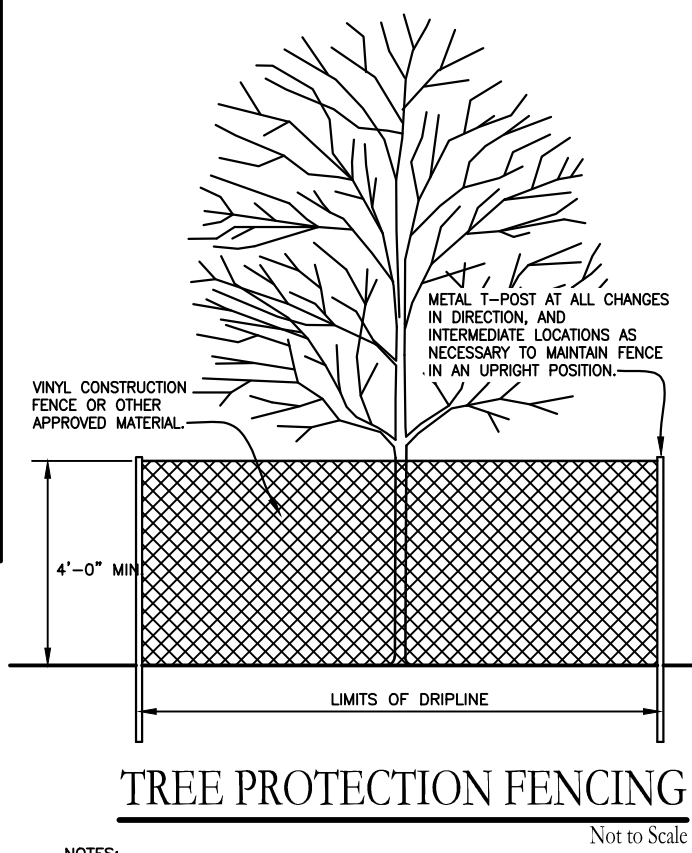
SCALE 1"=20' BHB PROJECT # 2018.728.000

TREE PLANT LIST
Trees (Shrubs to be determined. Will be selected from City plant palette.)

KEY	PLANT NAME	QUANTITY	MIN. SIZE	MIN. HT/SPR	NOTES
CP	Chinese Pistachio <i>Pistacia chinensis</i>	3	3" Caliper	10'/5'	NURSERY GROWN; FULL; 6"-6" MIN. BRANCHING HEIGHT
CO	Chinquapin Oak <i>Quercus muhlenbergii</i>	1	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
SO	Shumard Oak <i>Quercus shumardii</i>	6	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
LE	Alleee Lacebark Elm <i>Ulmus parvifolia 'Emer 11'</i>	3	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
LO	Live Oak <i>Quercus virginiana</i>	3	3" Caliper	12'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT

Grass

SFS	Square Feet Sod	Cynodon dactylon Bermudagrass	23,616 Sq. Ft.	Tifway 419, Tex Turf 10, or other improved variety
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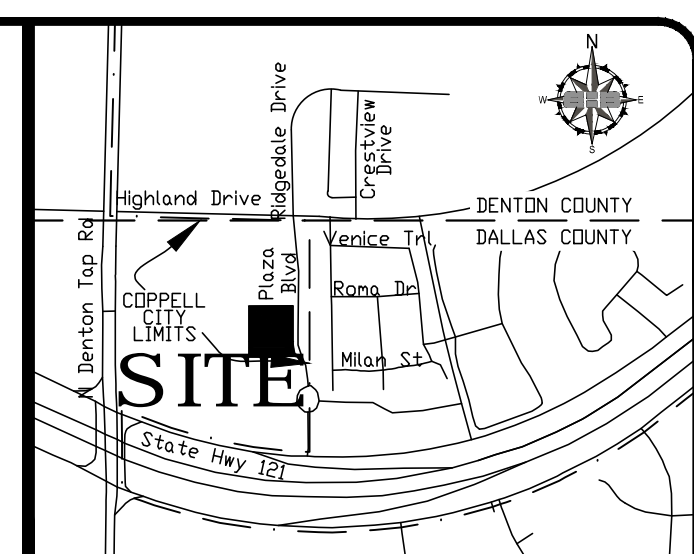
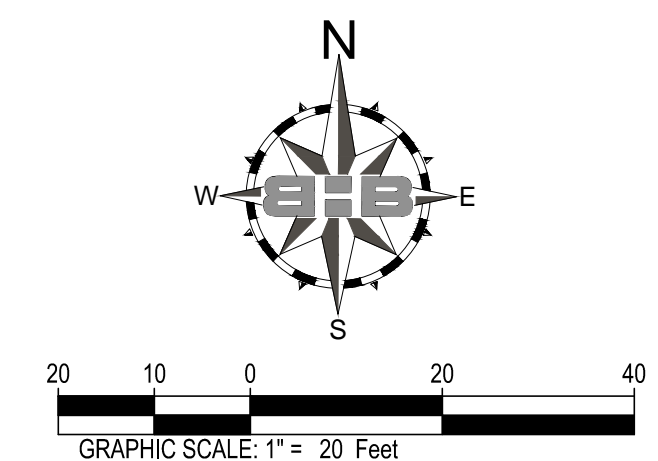
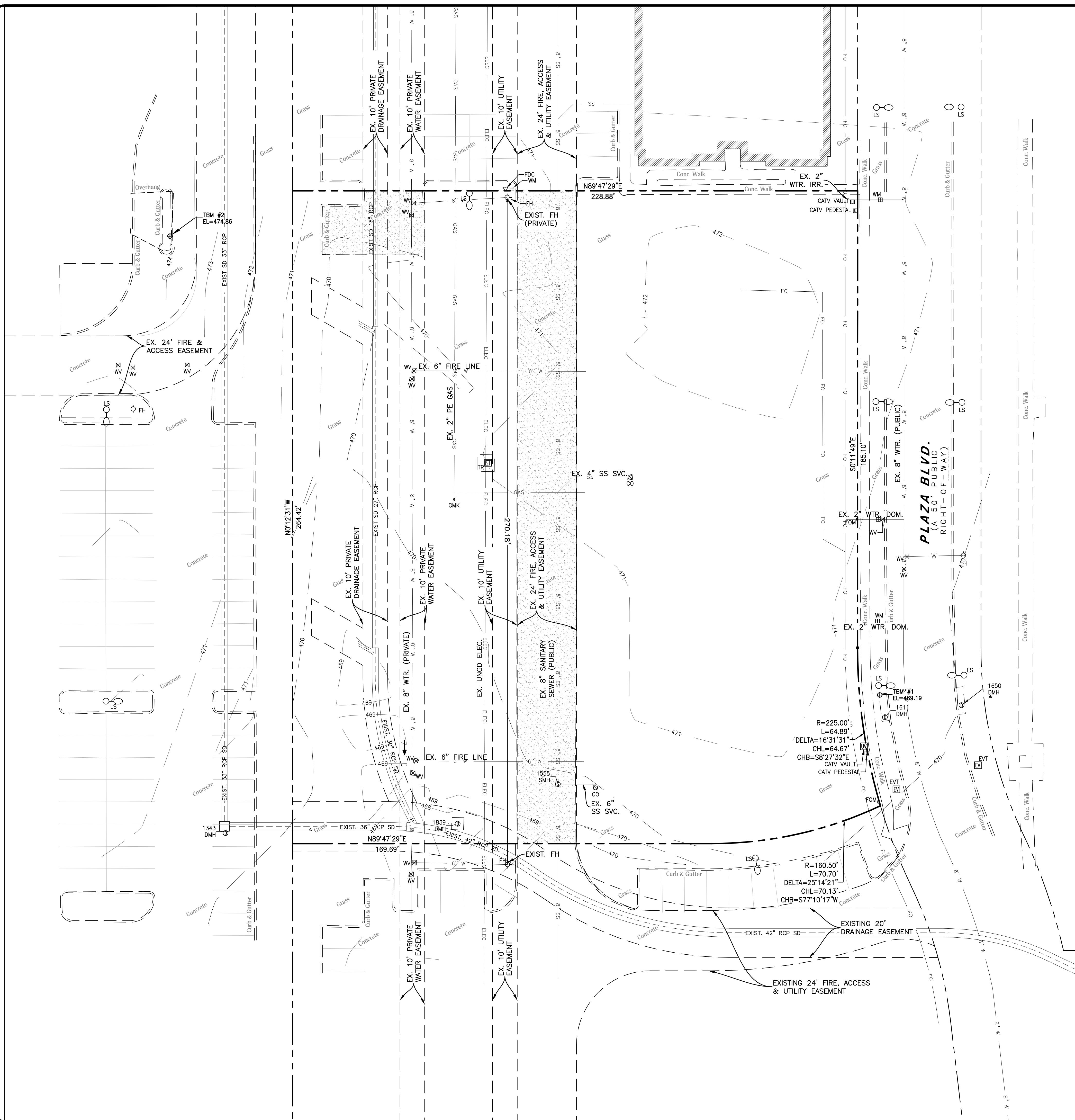
TREE PROTECTION FENCING
NOTES:
WHEN POSSIBLE, POSTS SHALL BE SET IN A GENERALLY CIRCULAR PATTERN, ALIGNED WITH THE DRIPLINE OF THE TREES. SQUARE OR RECTANGULAR SHAPES ARE ALLOWED ONLY IF THE ENTIRE DRIPLINE IS ENCLOSED. TREES MAY BE FENCED IN GROUPS.
IF CONSTRUCTION INTERFERES WITH PLACING TREE PROTECTION FENCING AROUND THE ENTIRE DRIP LINE, SET THE FENCE SO THAT AS MUCH AREA OF THE DRIP LINE AS POSSIBLE IS PROTECTED. IF IT IS NECESSARY TO MOVE A PORTION OF THE FENCING DUE TO CONSTRUCTION, ATTEMPT TO RE-SET THE FENCING AFTER THE CONSTRUCTION IS COMPLETED.
PLACE FENCING AT ALL TREES WITHIN 30 FEET OF A CONSTRUCTION AREA. MAINTAIN FENCE UNTIL PROJECT COMPLETION.
THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF EXISTING TREES TO BE SAVED: STORING MATERIALS, EQUIPMENT, CLEANING, LOGGING, DISPOSAL, VEHICLE TRAFFIC, GRADE CHANGES, IMPERVIOUS PAVING, & SOIL COMPACTON.

OWNER:
HIJO LTD
8000 WARREN PKWY BLDG 1, SUITE 100
FRISCO, TX 75034
(972) 867-1886
CONTACT: GEORGE MITCHELL
GMITCHELL@DALLASCOWBOYS.NET

APPLICANT:
TODD INTERESTS
400 NORTH ERVAY ST, SUITE 150
DALLAS, TX 75205
(214) 468-0707
CONTACT: CHARLIE SHELBY
CSHELBY@TODDINTERESTS.COM

ENGINEER & LANDSCAPE ARCHITECT
BAIRD, HAMPTON, & BROWN, INC.
3801 WILLIAM D TATE AVE, SUITE 500
GRAPEVINE, TX 76051
(817) 251-8550
ENGINEER: ELAINE PICKERING, P.E.
EPICKERING@BHBINC.COM
LANDSCAPE ARCHITECT: TOM KELLOGG, RLA
TKELLOGG@BHBINC.COM

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VICINITY MAP
CITY OF COPPELL, TX
1" = 1000'

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
▭	BUILDING FOOTPRINT	▭
---	CURB & GUTTER	---
▭	CONCRETE PAVEMENT	▭
▭	CONCRETE SIDEWALK	▭
~	ELEVATION CONTOUR	~
→	FLOW ARROW	→
+	SIGN	+
WV	GATE VALVE	WV
FH	FIRE HYDRANT	FH
WM	WATER METER	WM
⊙	SANITARY SEWER MANHOLE	⊙
⊙	SANITARY SEWER CLEANOUT	⊙
⊙	UTILITY POLE	⊙
⊙	LIGHT POLE	⊙
OE	OVERHEAD UTILITY LINE	---
⊙	TEMPORARY BENCH MARK	⊙
---	SIDEWALK RISER	---

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF ELAINE S. PICKERING, P.E. REGISTRATION No. 106699, ON 09/10/18 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

OWNER:
HIJO LTD
8000 WARREN PKWY BLDG 1, SUITE 170
FRISCO, TX 75034
(972) 867-1886
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APPLICANT:
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(214) 468-0707
CONTACT: CHARLIE SHELBY
CSHELBY@TODDINTERESTS.COM

ENGINEER & LANDSCAPE ARCHITECT
BAIRD, HAMPTON, & BROWN, INC.
3801 WILLIAM D TATE AVE, SUITE 500
GRAPEVINE, TX 76051
(817) 251-8550
ENGINEER: ELAINE PICKERING, P.E.
EPICKERING@BHINC.COM
LANDSCAPE ARCHITECT: TOM KELLOGG, RLA
TKELLOGG@BHINC.COM

EXISTING ENGINEERING

QUESTCARE CLINIC
VISTA RIDGE (THE PLAZA) ADDITION
LOT 3R, BLOCK D
1.39 ACRES, ZONED PD-205R3-HC
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