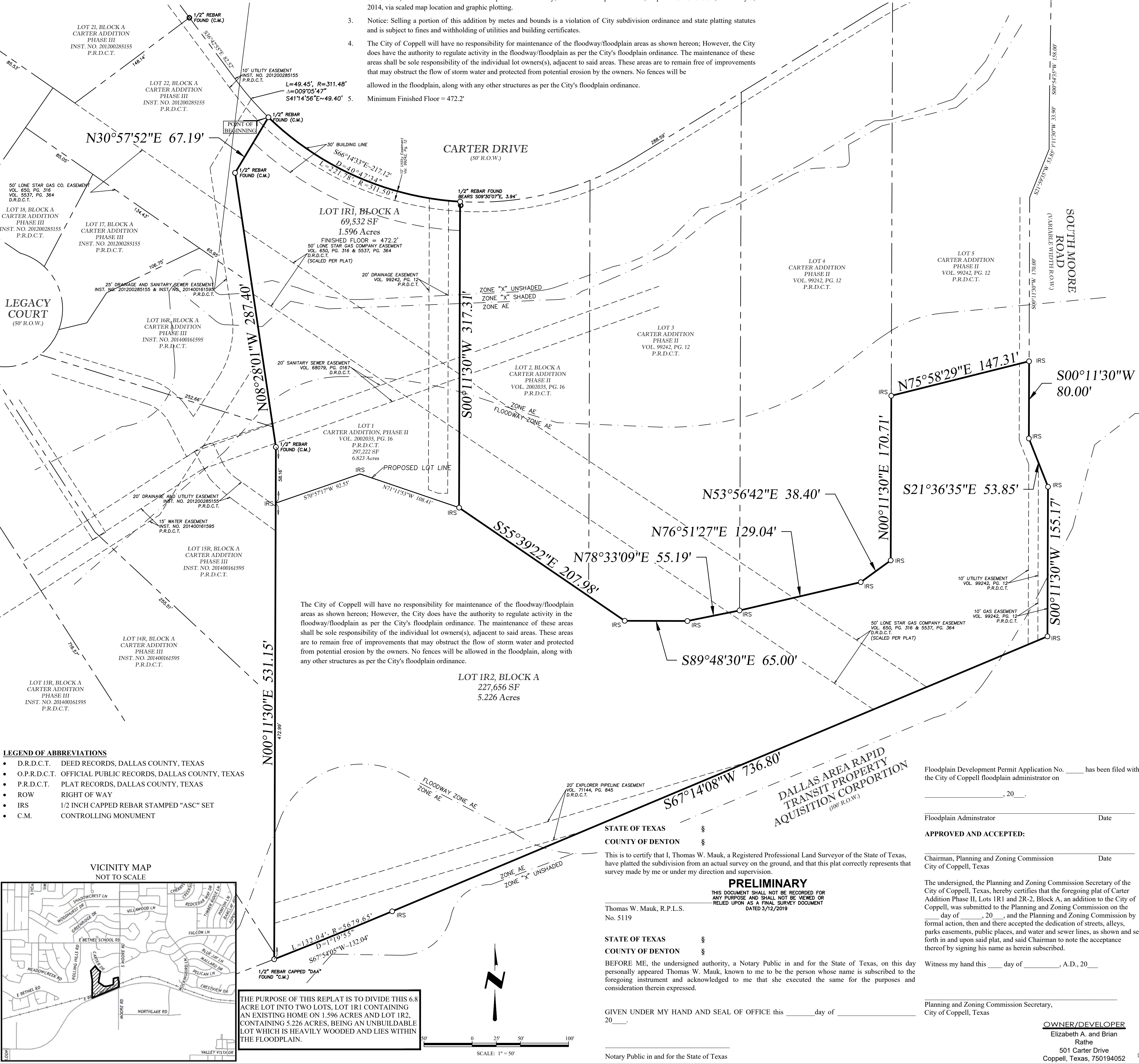


Franchise Note:

I, _____, 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.



SURVEYOR'S NOTES:

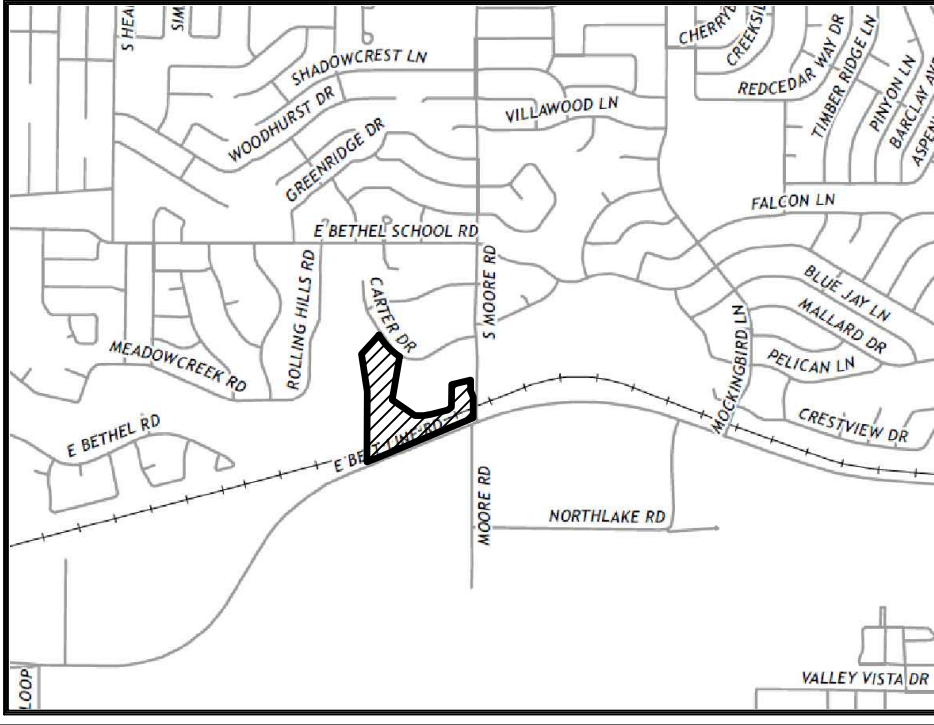
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- This property lies within Zone "X" Unshaded, "X" Shaded, Zone AE, and being a portion of LOMR 13-06-3463P (effective date of 09/15/2014) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0155K, dated July 7, 2014, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The City of Coppell will have no responsibility for maintenance of the floodway/floodplain areas as shown hereon; However, the City does have the authority to regulate activity in the floodway/floodplain as per the City's floodplain ordinance. The maintenance of these areas shall be sole responsibility of the individual lot owners(s), adjacent to said areas. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from potential erosion by the owners. No fences will be allowed in the floodplain, along with any other structures as per the City's floodplain ordinance.
- Minimum Finished Floor = 472.2'

The City of Coppell will have no responsibility for maintenance of the floodway/floodplain areas as shown hereon; However, the City does have the authority to regulate activity in the floodway/floodplain as per the City's floodplain ordinance. The maintenance of these areas shall be sole responsibility of the individual lot owners(s), adjacent to said areas. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from potential erosion by the owners. No fences will be allowed in the floodplain, along with any other structures as per the City's floodplain ordinance.

LEGEND OF ABBREVIATIONS

- 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
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

VICINITY MAP
NOT TO SCALE



THE PURPOSE OF THIS REPLAT IS TO DIVIDE THIS 6.8 ACRE LOT INTO TWO LOTS, LOT 1R1 CONTAINING AN EXISTING HOME ON 1.596 ACRES AND LOT 1R2, CONTAINING 5.226 ACRES, BEING AN UNBUILDABLE LOT WHICH IS HEAVILY WOODED AND LIES WITHIN THE FLOODPLAIN.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 5/12/2019

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 20____.

Floodplain Administrator _____ Date _____

APPROVED AND ACCEPTED:

Chairman, Planning and Zoning Commission _____ Date _____
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 Carter Addition Phase II, Lots 1R1 and 2R-2, Block A, an addition to the City of Coppell, was submitted to the Planning and Zoning Commission on the _____ day of _____, 20____, 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 herein subscribed.

Witness my hand this _____ day of _____, A.D., 20____

Planning and Zoning Commission Secretary,
City of Coppell, Texas

OWNER/DEVELOPER
Elizabeth A. and Brian
Rathe
501 Carter Drive
Coppell, Texas, 750194052

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Brian and Elizabeth Rathe are the owners of a 6.823 acre tract of land situated in the Jacob Carlock Survey, Abstract Number 312 being all of Lot 1 Carter Addition, Phase II, an addition to the City of Coppell, as recorded in Volume 2002035, Page 16, Plat Records, Dallas County, Texas, same being a tract of land conveyed to Brian and Elizabeth Rathe by deed recorded in Volume 2000065, Page 3250, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000136506);

BEGINNING at a 1/2 inch rebar found for the northwest corner of said Lot 1, same being the northeast corner of Lot 22, Block A Carter Addition, Phase III, an addition to the City of Coppell, as recorded in Instrument Number 201200285155, Plat Records, Dallas County, Texas and lying on the south right of way line of Carter Drive (50 foot right of way) and being the beginning of a curve to the left, with a central angle of 40 degrees 47 minutes 34 seconds, a radius of 311.50 feet and a chord bearing and distance of South 66 degrees 14 minutes 33 seconds East, 217.12 feet;

THENCE with said curve to the left, with the south right of way line of said Carter Drive, an are length of 221.78 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said Lot 1, same being the northwest corner of Lot 2, Block A of said Carter Addition;

THENCE South 00 degrees 11 minutes 30 seconds West departing the south right of way line of said Carter Drive, with the west line of said Lot 2, same being the northernmost east line of said Lot 1, a distance of 317.31 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of said Lot 2, same being an interior "ell" corner of said Lot 1;

THENCE South 55 degrees 39 minutes 22 seconds East with the south line of said Lot 2 and continuing with the southwest line of Lot 3, Carter Addition, Phase II, an addition to the City of Coppell, as recorded in Volume 99242, Page 12, Plat Records, Dallas County, Texas a distance of 207.98 feet to a 1/2 inch rebar capped "ASC" set for an interior "ell" corner of said Lot 1, same being an exterior "ell" corner of said Lot 3;

THENCE South 89 degrees 48 minutes 30 seconds East with the south line of said Lot 3, a distance of 65.00 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 78 degrees 33 minutes 09 seconds East with the southeast line of said Lot 3, a distance of 55.19 feet to the southeast corner of said Lot 3, same being the southwest corner of Lot 4 of said second referenced Carter Addition, Phase II;

THENCE North 76 degrees 51 minutes 27 seconds East with the southernmost line of said Lot 4, a distance of 129.04 feet to a 1/2 inch rebar capped "ASC" set for an exterior "ell" corner of said Lot 1;

THENCE North 53 degrees 56 minutes 42 seconds East with the southeast line of said Lot 4, a distance of 38.40 feet to a 1/2 inch rebar capped "ASC" set for the easternmost southern corner of said Lot 4, same being an exterior "ell" corner of said Lot 1;

THENCE North 00 degrees 11 minutes 30 seconds East with the east line of said Lot 4, same being the easternmost west line of said Lot 1, a distance of 170.71 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of Lot 5 of said second referenced Carter Addition, Phase II, and being an exterior "ell" corner of said Lot 1;

THENCE North 75 degrees 58 minutes 29 seconds East with the south line of said Lot 5, departing the east line of said Lot 4, a distance of 147.31 feet to a 1/2 inch rebar capped "ASC" set for the easternmost northeast corner of said Lot 1 and lying on the west right of way line of said South Moore Road (Variable Width Right of Way);

THENCE South 00 degrees 11 minutes 30 seconds West with the west right of way line of said South Moore Road, a distance of 80.00 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 21 degrees 36 minutes 35 seconds East continuing with the west right of way line of said South Moore Road, a distance of 53.85 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 00 degrees 11 minutes 30 seconds West with the west right of way line of said South Moore Road, a distance of 155.17 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said Lot 1 and being at the intersection of the north right of way line of East Belt Line Road (150 foot right of way) and the west right of way line of said South Moore Road;

THENCE South 67 degrees 14 minutes 08 seconds West with the north right of way line of said East Belt Line Road, a distance of 736.80 feet to a 1/2 inch rebar capped "DAA" found for the southwest corner of said Lot 1, same being the southernmost corner of Lot 14R, Block A of Carter Addition Phase III, an addition to the City of Coppell, as recorded in Instrument Number 201400161595, Plat Records, Dallas County, Texas;

THENCE North 00 degrees 11 minutes 30 seconds East with the east line of said Block A of Carter Addition Phase III, a distance of 531.15 feet to a 1/2 inch rebar found for an interior "ell" corner of said Lot 1, same being an interior "ell" corner of Lot 16R, Block A of said second referenced Carter Addition, Phase III;

THENCE North 08 degrees 28 minutes 01 seconds West with the east line of said Lot 16R and continuing with the east line of said Lot 22, a distance of 287.40 feet to a 1/2 inch rebar found for an exterior "ell" corner of said Lot 1 and being an interior "ell" corner on said Lot 22;

THENCE North 30 degrees 58 minutes 52 seconds East with the east line of said Lot 22, a distance of 67.19 feet to THE POINT OF BEGINNING and containing 297, 222 square feet or 6.823 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Elizabeth A. and Brian Rathe do hereby adopt this plat designating the herein described property as CARTER ADDITION PHASE II, Lots 1R1 and 1R2, 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 all 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 construction, 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 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 Coppell, Texas.

Witness my hand this _____ day of _____, 20____.

By: _____
Brian Rathe

By: _____
Elizabeth Rathe

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brian Rathe, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Elizabeth Rathe, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas



DRAWN BY: G.L.C. DATE: 02/13/2019 CHECKED BY: E.R. JOB NO.: 2019.2.74

REPLAT
CARTER ADDITION PHASE II
LOTS 1R1 AND 1R2, BLOCK A
BEING A REPLAT OF LOT 1
CARTER ADDITION, PHASE II
AS RECORDED IN
VOL. 2002035, PG. 16, P.R.D.C.T.
BEING IN THE JACOB CARLOCK SURVEY,
ABSTRACT NO. 312
CITY OF COPPELL, DALLAS COUNTY, TEXAS