



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000136506.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0155K, with an effective date of July 7, 2014, via scaled map location and graphic plotting, as modified by LOMR 16-06-0213P (effective 10/03/2016) and LOMR 22-06-0396P (effective 02/14/2022).
- Monuments are found unless specifically designated as set.
- Existing 24' mutual access easement is shown as "to be abandoned by this plat" recorded in document number 201900054429. Surveyor has been advised that this may not have been legally sufficient to actually abandon the easement. This is a matter of legal opinion and to be determined by a legal professional, and surveyor renders no legal opinion or makes no statement other than the location of the easement area. If said easement was, in fact, abandoned - a 24' firelane and mutual access easement in the same location is hereby dedicated by this plat.
- NOTICE - Selling a portion of this addition by metes-and-bounds is a violation of state law and city ordinance, and is subject to fines and withholding of utilities and building permits.

Line Data Table		
Line #	Distance	Bearing
L1	18.00'	N89°18'58"E
L2	10.00'	S00°24'16"E
L3	17.95'	S89°18'58"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	29.19'	30.00'	05°45'16"	S62°48'24"E	28.05'
C2	47.12'	30.00'	09°00'00"	N44°18'58"E	42.43'
C3	47.12'	30.00'	089°59'59"	S44°18'57"W	42.43'
C4	47.12'	30.00'	090°00'01"	N45°41'03"W	42.43'
C5	56.55'	54.00'	06°00'00"	N29°18'58"E	54.00'
C6	31.42'	30.00'	06°00'00"	S29°18'58"W	30.00'
C7	84.82'	54.00'	09°00'00"	N44°18'58"E	76.37'
C8	18.46'	30.00'	03°51'54"	S71°41'05"W	18.17'
C9	32.51'	30.00'	06°20'54"	S59°38'09"E	30.95'
C10	47.12'	30.00'	09°00'00"	N44°18'58"E	42.43'
C11	47.12'	30.00'	09°00'00"	N45°41'02"W	42.43'
C12	38.28'	30.00'	07°30'36"	S52°45'40"W	35.74'
C13	59.69'	19.00'	18°00'01"	N89°18'58"E	38.00'
C14	59.69'	19.00'	18°00'00"	S89°18'58"W	38.00'

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SOUTH DENTON TAP ROAD

(VARIABLE WIDTH ROW PER DOC.# 201900054429, P.R.D.C.T.)

LA. SIMMONS SURVEY, ABSTRACT #1054
MCKINNEY & WILLIAMS SURVEY, ABSTRACT #1054

SANITARY SEWER EASEMENT
(VOL. 96006, PG. 2854, D.R.D.C.T.)

ROW DEDICATION
DOC.# 201900054429, P.R.D.C.T.

DALLAS AREA RAPID TRANSIT
RAILROAD RIGHT-OF-WAY
(100' ROW AS SHOWN ON DOC.# 201900054429, P.R.D.C.T.)

LOT 1R
ADVANTAGE SELF STORAGE ADDITION
VOL. 96151, PG. 1472
P.R.D.C.T.

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **BILADI INVESTMENTS, LLC** is the owner of Lot 2A, Block A, Pecan Creek Addition, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded in document number 201900054429, Plat Records, Dallas County, Texas, (P.R.D.C.T.), said Lot 2A being conveyed by deed to Biladi Investments, LLC, recorded in document number 201600099800, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped, "SHIELDS AND LEE" found at the northeast corner of said Lot 2A and the herein described tract, same being a re-entrant corner of Lot 1, Block A, Pecan Creek Addition, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded in document number 20070367017, (P.R.D.C.T.);

THENCE with the perimeter and to the corners of said Lot 2A, the following calls:

- South 00 degrees 41 minutes 03 seconds East, a distance of 248.42 feet to a point within a creek;
- South 04 degrees 52 minutes 34 seconds East, a distance of 39.40 feet to a point within a creek;
- South 41 degrees 24 minutes 15 seconds West, a distance of 26.29 feet to a point within a creek;
- South 11 degrees 08 minutes 32 seconds West, a distance of 54.94 feet to a point within a creek;
- South 20 degrees 14 minutes 00 seconds East, a distance of 34.54 feet to a point within a creek;
- South 18 degrees 06 minutes 01 seconds West, a distance of 29.70 feet to a point within a creek;
- South 74 degrees 20 minutes 03 seconds West, a distance of 222.83 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set"), from which an "X" cut found bears South 74 degrees 20 minutes 03 seconds West, 8.28 feet;
- North 00 degrees 41 minutes 02 seconds West, a distance of 211.93 feet to a capped rebar set;
- South 89 degrees 18 minutes 58 seconds West, a distance of 8.00 feet to an "X" cut set in concrete;
- North 00 degrees 41 minutes 02 seconds West, a distance of 267.34 feet to an "X" cut found in concrete;
- North 89 degrees 18 minutes 57 seconds East, a distance of 247.26 feet, returning to the **POINT OF BEGINNING** and enclosing 2.453 acres (106,873 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, **BILADI INVESTMENTS, LLC**, does hereby adopt this plat designating the herein described property as **LOT 2A-R, BLOCK A, PECAN CREEK ADDITION**, 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 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 _____, 20 ____.

SHAYMA BAIRUTY, GENERAL MANAGER

SURVEYOR
John H. Barton III
Barton Chapa Surveying, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdw.com
TBPLS Firm #10194474

OWNER
Biladi Investments, LLC
P.O. Box 631806
Irving, TX 75063

ENGINEER
MAZIDI GROUP
11105 FERNALD AVE.
DALLAS, TX 75218
PH. 214.663.1068
COSTA@MAZIDIGROUP.COM
TBPLS FIRM F-10158

BILADI INVESTMENTS, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, John H. Barton III, 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 Coppell, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW June 13, 2025

John H. Barton III Registered Professional Land Surveyor No. 6737

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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 _____, 20 ____.

Floodplain Administrator Date

CERTIFICATE OF APPROVAL

The undersigned, Planning and Zoning Commission Secretary of the City of Coppell, Texas hereby certifies that the foregoing plat of **LOT 2A-R, BLOCK A, PECAN CREEK ADDITION**, an addition in 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 an upon said plat, and said Chairman to note the acceptance thereof by signing their name as hereinabove subscribed

Witness my hand this ____ day of _____, 20 ____

Planning and Zoning Commission Secretary
City of Coppell, Texas

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission
City of Coppell, Texas

FRANCHISE UTILITY NOTE

I, Costa Mazidji, P.E., verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all known franchise utility easements and/or abandonments are currently shown

Costa Mazidji
Registered Professional Engineer

REPLAT PECAN CREEK SHOPPING CENTER ADDITION LOT 2A-R, BLOCK A

BEING A REPLAT OF LOT 2A, BLOCK A, PECAN CREEK ADDITION
2.453 ACRES SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY, ABSTRACT #1054
CITY OF COPPELL, DALLAS COUNTY, TEXAS
PREPARED DECEMBER 2023



**BARTON CHAPA
SURVEYING**

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdw.com
TBPLS Firm #10194474

JOB NO. 2023.090.010

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
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SHEET:

VO1