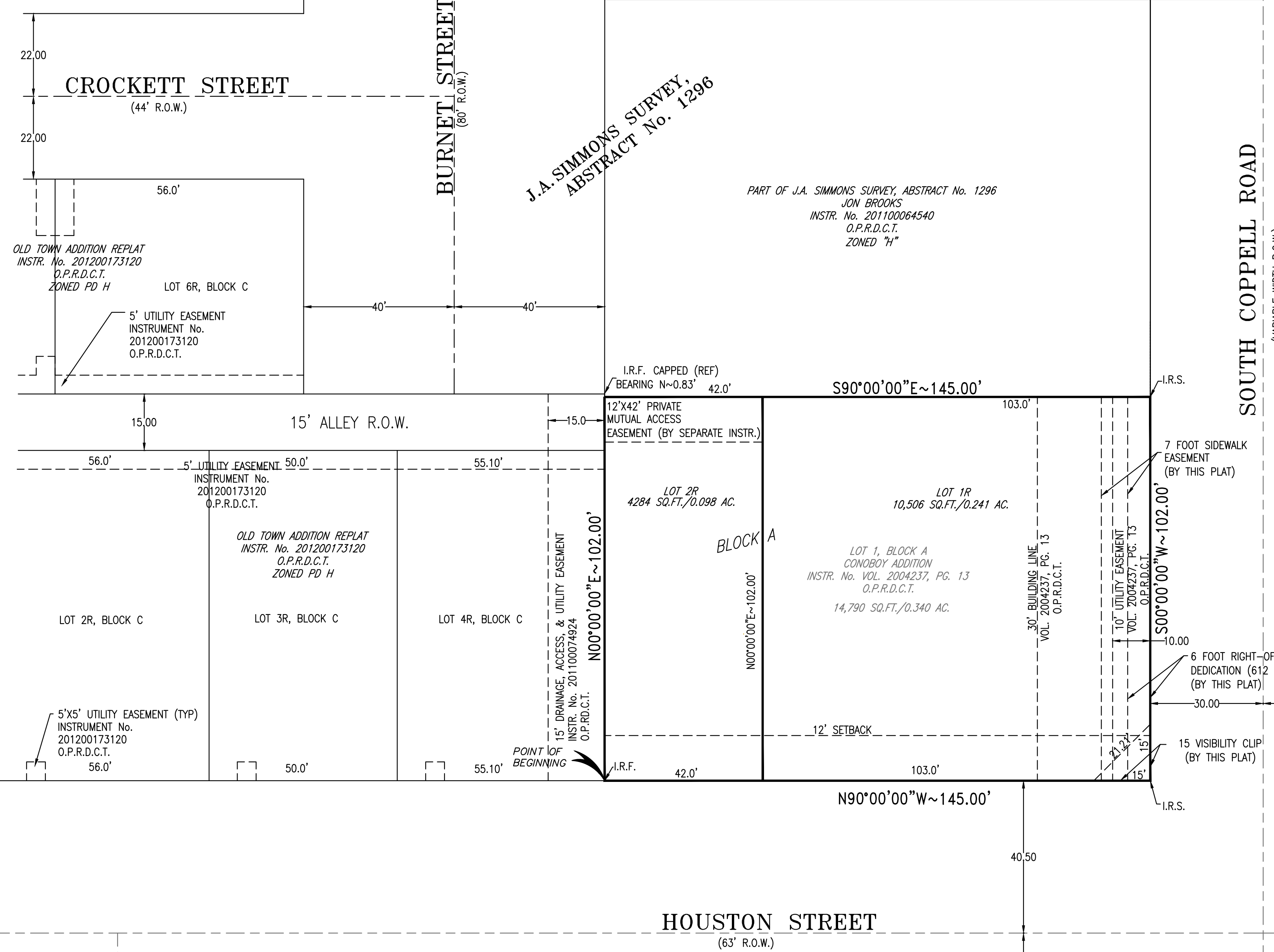
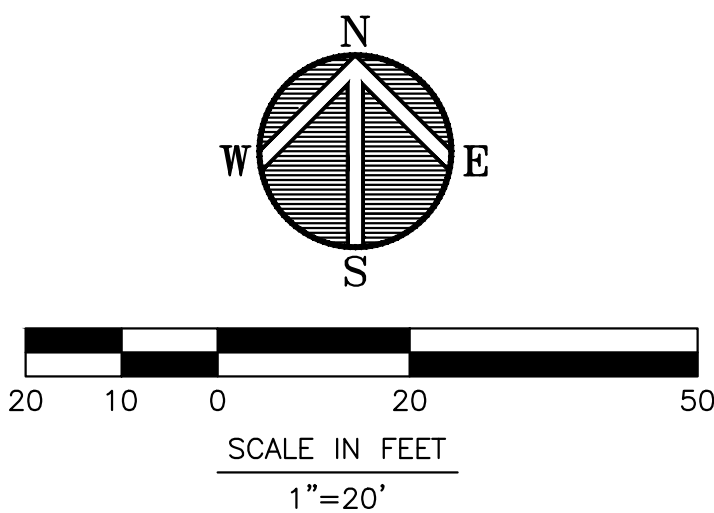
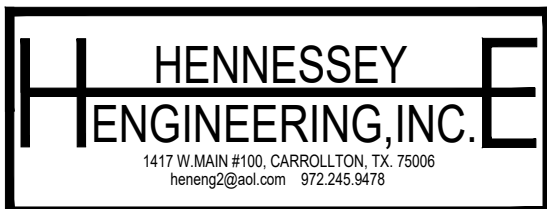


I.P.F. IRON PIPE FOUND
I.R.F. IRON ROD FOUND
I.R.S. IRON ROD SET
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
INSTR. INSTRUMENT
No. NUMBER
P.O.B. POINT OF BEGINNING



E. MAIN STREET
(78' R.O.W.)



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REPLAT CONBOY ADDITION INTO TWO BUILDING LOTS.
2. THE BASIS OF BEARING IS THE WEST LINE OF SOUTH COPPELL ROAD BEING NORTH AS SHOWN ON CONBOY ADDITION PLAT AS RECORDED IN VOLUME 2004237, PAGE 13, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JET Financial Group, LLC, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, OUT OF THE J. A. SIMMONS SURVEY, ABSTRACT 1296 AND BEING ALL OF LOT 1, BLOCK A, OF THE CONBOY ADDITION, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2004237, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HOUSTON STREET (A 63' RIGHT-OF-WAY AT THAT POINT), ALSO BEING THE SOUTHEAST CORNER OF LOT 4R, BLOCK C OF THE REPLAT OF LOT 1, BLOCK A; LOT 1, BLOCK B; LOT 1, BLOCK C; LOT 1, BLOCK D AND LOT 1 AND 2, BLOCK E, OLD TOWN ADDITION, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF AS RECORDED BY INSTRUMENT No. 201200173120, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON STREET, N00°00'00"E, ALONG THE EAST LINE OF SAID LOT 4R, BLOCK C, A DISTANCE OF 102.00 FEET TO A 1/2 INCH IRON SET FROM WHICH A 1/2 INCH IRON FOUND WITH YELLOW CAP BEARS N00°00'00"E, A DISTANCE OF 0.83 FEET FOR REFERENCE;

THENCE, S90°00'00"E, A DISTANCE OF 145.00 FEET TO AN IRON ROD SET FOR CORNER, IN THE WEST RIGHT-OF-WAY LINE OF SOUTH COPPELL ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S00°00'00"W, ALONG THE WEST LINE OF SAID SOUTH COPPELL ROAD, A DISTANCE OF 102.00 FEET TO AN 1/2 INCH IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH COPPELL ROAD ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON STREET;

THENCE, N90°00'00"W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH COPPELL ROAD, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON STREET, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14790 SQUARE FEET OR 0.340 ACRES OF LAND.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1R AND 2R, BLOCK A, OF THE CONBOY ADDITION REPLAT, 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 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 THE ____ DAY OF ____, 2017.

NAME _____ TITLE _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OF _____, 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 ____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE UNDERSIGNED, THE PLANNING AND ZONING COMMISSION SECRETARY OF THE CITY OF COPPELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF _____ LOT _____, BLOCK _____, AN ADDITION TO THE CITY OF COPPELL WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 2017, 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., 2017.

ASHLEY OWENS
PLANNING AND ZONING COMMISSION SECRETARY,
CITY OF COPPELL, TEXAS

APPROVED AND ACCEPTED:

EDMUND HAAS
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF COPPELL, TEXAS

DATE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PETER F. HENNESSEY, 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 OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF COPPELL.

DATED THIS THE ____ DAY OF ____, 2017.

PETER F. HENNESSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO 3740

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PETER F. HENNESSEY, OF HENNESSEY ENGINEERING, 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 ____ DAY OF ____, 2017.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

OWNER: LYNN PENCE, OWNER
JET Financial Group, LLC
717 SOUTH COPPELL STREET
COPPELL, TEXAS 75019

PREPARED BY: PETER F. HENNESSEY, R.P.L.S.
HENNESSEY ENGINEERING, INC.
henesq2@aol.com
1417 W. MAIN ST., SUITE 100
CARROLLTON, TEXAS 75006
PH: 972.245.9478

JOB NO. J1731

SCALE 1" = 20'

08.24.17

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. ____ HAS BEEN FILED WITH THE CITY OF COPPELL FLOODPLAIN ADMINISTRATOR ON ____ 2017.

FLOODPLAIN ADMINISTRATOR

DATE