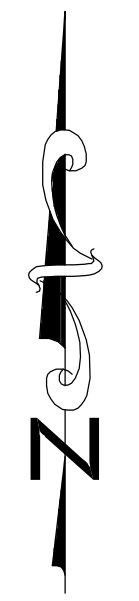
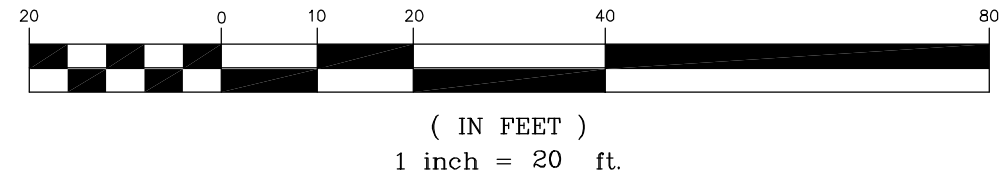


VICINITY MAP
NOT TO SCALE

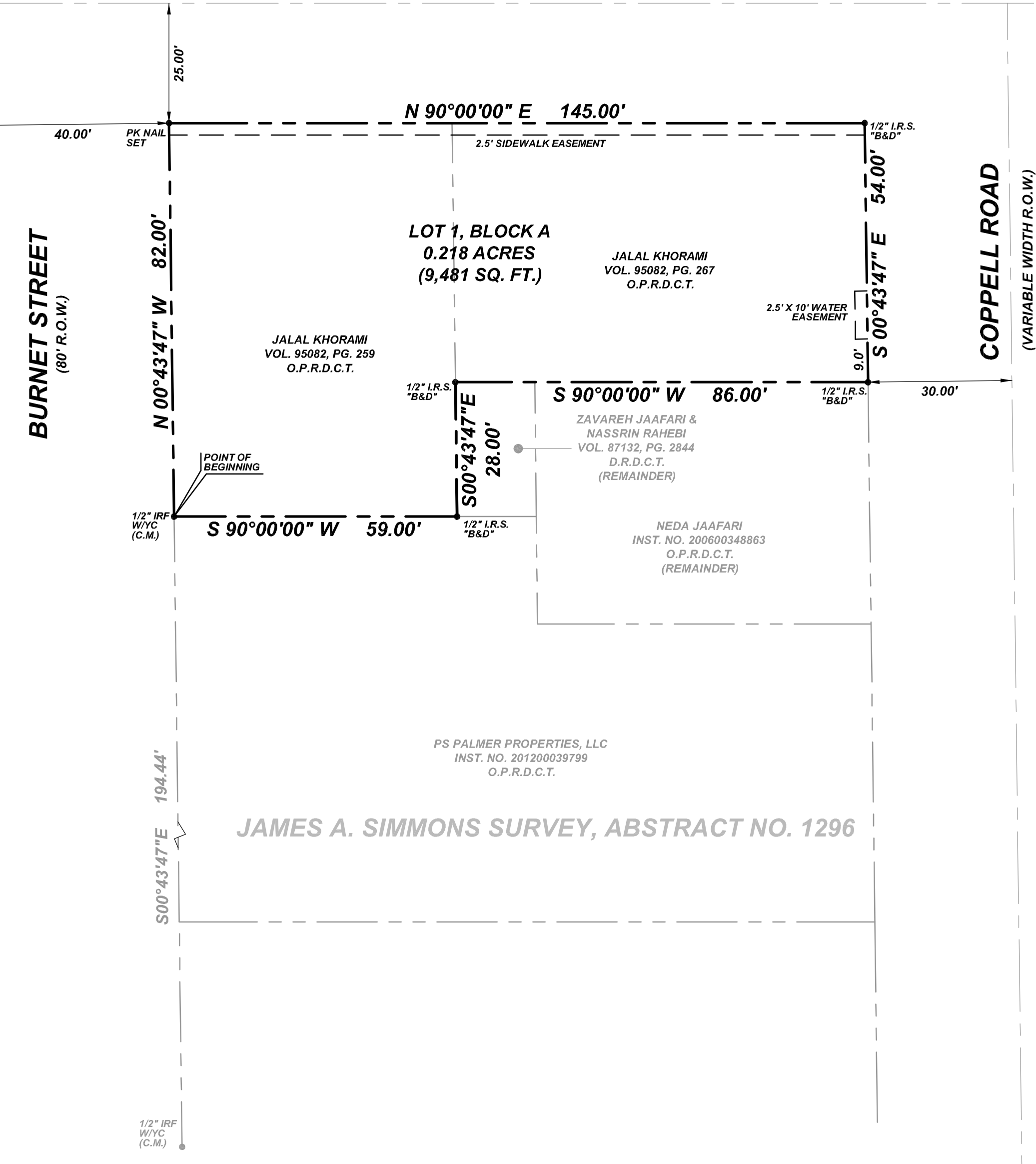


GRAPHIC SCALE



LOT 1R, BLOCK B
WILSON-KIRKLAND-MINYARD
DOC. NO. 201200773120
P.R.D.C.T.

BETHEL ROAD
(VARIABLE WIDTH R.O.W.)



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS JALAL KHORAMI IS THE OWNER OF A 0.218 ACRE TRACT OF LAND OUT OF THE JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296, IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JALAL KHORAMI AS RECORDED IN VOLUME 95082, PAGE 259 AND VOLUME 95082, PAGE 267 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.218 ACRE TRACT, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF THE LAND DESCRIBED IN DEED TO PS PALMER PROPERTIES, LLC AS RECORDED UNDER INSTRUMENT NO. 201200039799, O.P.R.D.C.T., AND ALSO BEING IN THE EAST LINE OF BURNET STREET, HAVING AN 80 FOOT WIDE RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 43 MINUTES 47 SECONDS WEST, WITH THE EAST LINE OF SAID BURNET STREET AND WITH THE WEST LINE OF SAID 0.218 ACRE TRACT, A DISTANCE OF 82.00 FEET TO A PK NAIL SET FOR THE NORTHWEST CORNER OF SAID 0.218 ACRE TRACT, BEING IN THE EAST LINE OF SAID BURNET STREET AND THE SOUTH LINE OF BETHEL ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING THE EAST LINE OF SAID BURNET STREET AND WITH THE SOUTH LINE OF SAID BETHEL ROAD, A DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT THE NORTHEAST CORNER OF SAID 0.218 ACRE TRACT AND BEING IN THE WEST LINE OF COPPELL ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, AND THE SOUTH LINE OF SAID BETHEL ROAD;

THENCE SOUTH 00 DEGREES 43 MINUTES 47 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID BETHEL ROAD AND WITH THE WEST LINE OF SAID COPPELL ROAD, A DISTANCE OF 54.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT THE SOUTHEAST CORNER OF SAID 0.218 ACRE TRACT AND BEING THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NEDA JAAFARI AS RECORDED UNDER INSTRUMENT NO. 200600348863, O.P.R.D.C.T.;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE WEST LINE OF SAID COPPELL ROAD AND WITH THE NORTH LINE OF SAID JAAFARI TRACT, A DISTANCE OF 86.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT AN INNER ELL CORNER OF SAID 0.218 ACRE TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 47 SECONDS EAST, DEPARTING THE INNER ELL CORNER OF SAID 0.218 ACRE TRACT AND WITH A EAST LINE OF SAID 0.218 ACRE TRACT, A DISTANCE OF 28.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET AT THE MOST SOUTHEAST CORNER OF SAID 0.218 ACRE TRACT AND BEING IN THE NORTH LINE OF THE AFOREMENTIONED PS PALMER PROPERTIES TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE MOST SOUTHEAST CORNER OF SAID 0.218 ACRE TRACT AND WITH THE NORTH LINE OF SAID PS PALMER PROPERTIES TRACT, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9,481 SQUARE FEET OR 0.218 ACRES OF LAND, PLUS OR MINUS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JALAL KHORAMI DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS OLD TOWN COPPELL DELI, LOT 1, 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 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.

JALAL KHORAMI, OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared JALAL KHORAMI known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this ____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Floodplain Development Permit Application No. _____ has been filed with the City of Coppel floodplain administrator on _____, 2013.

Floodplain Administrator _____ Date _____

Recommended for Approval:

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

Approved and Accepted:

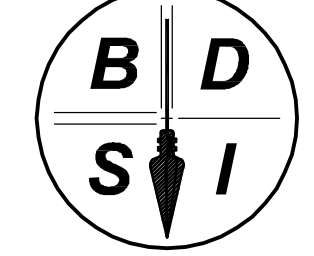
Mayor _____ Date _____
City of Coppel, Texas

The undersigned, the City Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of Old Town Coppel Deli, Lot 1, Block A, an addition to the City of Coppel was submitted to the City Council on the ____ day of _____, 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 his name as herein above subscribed.

Witness my hand this ____ day of _____, A.D., 2013.

City Secretary,
City of Coppel, Texas

**B & D
SURVEYING, INC.**



P.O. BOX 293264,
LEWISVILLE, TEXAS 75029
PHONE/FAX: 972-221-2838
Job No. 1209013
Date of Survey: September 17, 2012

OWNER:
JALAL KHORAMI
449 W. BETHEL ROAD
COPPELL, TX 75019-4417
PHONE NO: 214-734-3604

MINOR PLAT
OLD TOWN COPPELL DELI
LOT 1, BLOCK A
0.218 ACRES
JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS
DATE PREPARED: SEPTEMBER 24, 2012

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael R. Doyle, 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.

**FOR REVIEW PURPOSES ONLY
PRELIMINARY**

Michael R. Doyle
Registered Professional Land Surveyor
No. 5517

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael R. Doyle, of B&D Surveying, 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 _____, 2013.

Notary Public in and for the State of Texas

LEGEND

- C.M. = CONTROLLING MONUMENT
- I.R.F. = IRON ROD FOUND; IPF = IRON PIPE FOUND
- I.R.S. = IRON ROD SET WITH RED CAP STAMPED "B & D SURVEYING"
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME; PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

- 1.) Basis of Bearing is the west line of Jalal Khorami tract, recorded in Volume 95082, Page 259, Deed Records, Dallas County, Texas.
- 2.) The purpose of this plat is to create one legally platted lot to conform to the Subdivision Ordinances set by the City of Coppel, Texas.
- 3.) Lot-to-lot drainage is not permitted without Engineering Section approval
- 4.) ALL CORNERS SET ARE 1/2" REBAR 18" LONG.