

FLOOD PLAIN NOTE

The subject property lies within Zone AE – Special Flood Hazard Areas inundated by the 100 year flood, Zone X – Shaded areas lying between the 100 year and 500 year flood plain and Zone X - Other areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Panel 135 of 725, Map Number 48113C0135 J, map revised August 23, 2001 as published by the Federal Emergency Management Agency (FEMA).

FLOODPLAIN ORDINANCE NOTE

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

Ken Griffin, P.E. _____ Date _____
Floodplain Administrator

The developer, builder, seller, or agent shall inform in writing, each prospective buyer of subdivision lots or property located within special flood hazards areas of this site that such property s in an identified flood hazard area and that all development must conform to the provisions of the City of Coppell Floodplain Management Ordinance.

The written notice shall be filed for record in the county Deed Records and a copy of the notice must accompany the application for development permit.

NOTE: The City of Coppell will not have responsibility for maintenance of the floodway/flood plain area as shown hereon. The maintenance for these areas shall be the sole responsibility of the individual lot owner adjacent to said areas and/or the Homeowner's Association. 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 or any other structures (pools, decks, gazebos, etc.) per the City's Floodplain Ordinance.

UTILITY COMPANY RECEIPT ACKNOWLEDGEMENT:

ONCOR: _____

ATMOS ENERGY: _____

TIME WARNER: _____

VERIZON: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, L. LYNN KADLECK, a Registered Professional Land Surveyor in the State of Texas, 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 regulation of the City of Coppell, Texas.

DATED this the _____ day of _____, 20__.

NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

OWNER'S CERTIFICATION

WHEREAS, ALFORD COPPELL REAL ESTATE HOLDINGS, L.L.C., is the Owner of a tract of land situated in the John F. Vest Survey, Abstract No. 1508, City of Coppell, Dallas County, Texas and being all of Lot 2, Block 1 of Alford Media Addition Revised, an addition to the City of Coppell, Dallas County, Texas according to the map thereof recorded in Volume 98078, Page 76, Deed Records of Dallas County, Texas, said tract of land being a part of a called 14.793 acre tract conveyed to Alford Coppell Real Estate Holdings, L.L.C. by Special Warranty Deed recorded in Volume 2003133, Page 1569, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3 inch pipe in the east line of Freeport Parkway (a 120 foot right of way) , said point be the northwest corner of said Lot 1 and said point being the southwest corner of a called 0.716 acre tract of land conveyed to Mary Twell by deed recorded in County Clerk Instrument Number 201200104979, Official Public Records of Dallas County, Texas;

THENCE, N 89°31'40" E, departing the east line of Freeport Parkway and with the north line of said Lot 1, passing at a called distance of 365.44 feet the southwest corner of Lot 40, Block A of Oakbend Addition as recorded in Volume 91059, Page 1427, Deed Records of Dallas County, Texas, passing at a called distance of 440.41 feet the southwest corner of a called 0.8121 acre tract of land conveyed to the City of Coppell by deed recorded in Volume 92122, Page 2165, Deed Records of Dallas County, Texas, passing at a called distance of 971.67 feet the southwest corner of Lot 13, Block A of Shadow Woods Estates as recorded in Volume 89189, Page 1904, Deed Records of Dallas County, Texas, passing at a called distance of 1,532.20 feet the common south corner of said Lot 13 and Lot 12, Block A of the Shadow Woods Estates, continuing in all a distance of 1,559.63 feet to a set 5/8 inch iron rod for a corner, said point being the northeast corner of said Lot 1 and in the west line of Lot 14 of Irby Addition as recorded in Volume 32, Page 165, Map Records of Dallas County, Texas;

THENCE, S 00°42'25" E, with the common line of said Lot 1 and Lot 14, passing at a distance of 147.48 feet the southwest corner of said Lot 14 and the north line of Oak Grove Lane, passing at a distance of 207.48 the south line Oak Grove Lane and the northwest corner of said Lot 13 of the Irby Addition, continuing in all a distance of 360.71 feet to a set 5/8 inch iron rod for a corner at the southeast corner of said Lot 1 and the southwest corner of said Lot 13, said point lying in the north line of a called 19.69 acre tract of land conveyed to ARC Communities I, LLC by deed recorded in Volume 2002109, Page 7183, Deed Records of Dallas County, Texas;

THENCE, N 89°17'30" W, with the south line of said Lot 1 and the north line of the said 19.69 acre tract, a distance of 359.28 feet a found ½ inch iron rod at the northwest corner of the said 19.69 acre tract;

THENCE, S 00°29'30" E, with the east line of said Lot 1 and the west line of the said 19.69 acre tract, a distance of 142.31 feet to a found ½ inch iron rod for a corner at the southeast corner of said Lot 1 and the northeast corner of a called 21.549 acre tract of land conveyed to the City of Coppell by deed recorded in Volume 2000242, Page 6802, Deed Records of Dallas County, Texas;

THENCE, S 89°38'00" W, with the south line of said Lot 1 and the north line of the said 21.549 acre tract, passing the northeast corner of Lot 1R, Block A of Rolling Oaks Memorial Center as recorded in County clerk Instrument Number 200900195932, Official Public Records of Dallas County, Texas, continuing in all a distance of 823.65 feet to a found 5/8 inch iron rod for a corner, said point being the southwest corner of said Lot 1 and the southeast corner of a called 2.152 acre tract of land conveyed to Stewart Family Living Trust by deed recorded in County Clerk Instrument Number 20080196140, Official Public Records of Dallas County, Texas;

THENCE, N 00°31'45" W, with the west line of said Lot 1 and the east line of the said 2.152 acre tract, a distance of 246.28 feet to a set 5/8 inch iron rod for a corner at the northeast corner of the said 2.152 acre tract;

THENCE, S 89°30'42" W, with the south line of said Lot 1 and the north line of the said 2.152 acre tract, a distance of 379.48 feet to a set 5/8 inch iron rod for a corner in the east line of Freeport Parkway, said point being the southwest corner of said Lot 1;

THENCE, N 00°08'40" W, with the east line of Freeport Parkway, a distance of 247.96 feet to the Point of Beginning and Containing 629,521 square feet or 14.452 acres of land.

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date of Approval _____
City of Coppell, Texas

Approved and Accepted:

Mayor _____ Date of Approval _____
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of Alford Media Addition Revised, an addition to the City of Coppell was submitted to the City Council on the __ day of _____, 20__, and the Council, by formal action, then and there accepted the dedication of the 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 her name as hereinabove subscribed.

WITNESS MY HAND, this the ____ day of _____, 20__.

City Secretary _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, ALFORD COPPELL REAL ESTATE HOLDINGS, L.L.C. are the owners of the herein described property, does hereby adopt this plat designating the herein described property as **ALFORD MEDIA ADDITION REVISED**, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for 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 public utilities, 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 as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the 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 of ingress and 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 plating ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

Executed this the ____ day of _____, 20__.

BY: ALFORD COPPELL REAL ESTATE HOLDINGS, L.L.C.

Steve Alford

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Steve Alford of Alford Coppell Real Estate Holdings, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

SHEET 2 OF 2

REPLAT

ALFORD MEDIA ADDITION REVISED
LOTS 1R AND 2, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1

ALFORD MEDIA ADDITION

A 14.452 ACRE TRACT IN THE

JOHN F. VEST SURVEY, ABSTRACT NO. 1508

CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER

ALFORD COPPELL REAL ESTATE HOLDINGS, LLC
296 FREEPORT PARKWAY
COPPELL, TEXAS 75019
PH 972-538-3400
PREPARED FEB. 2014 BY:

KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6420/TBPLS Reg. No. 100555-00