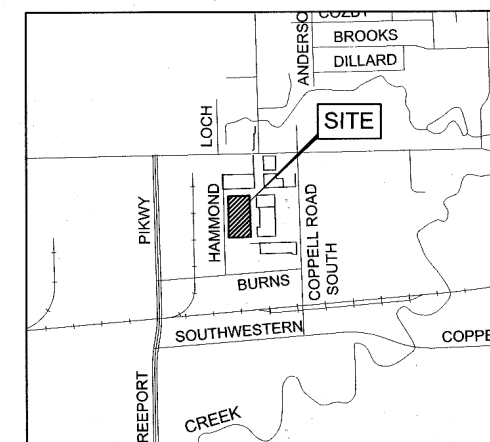
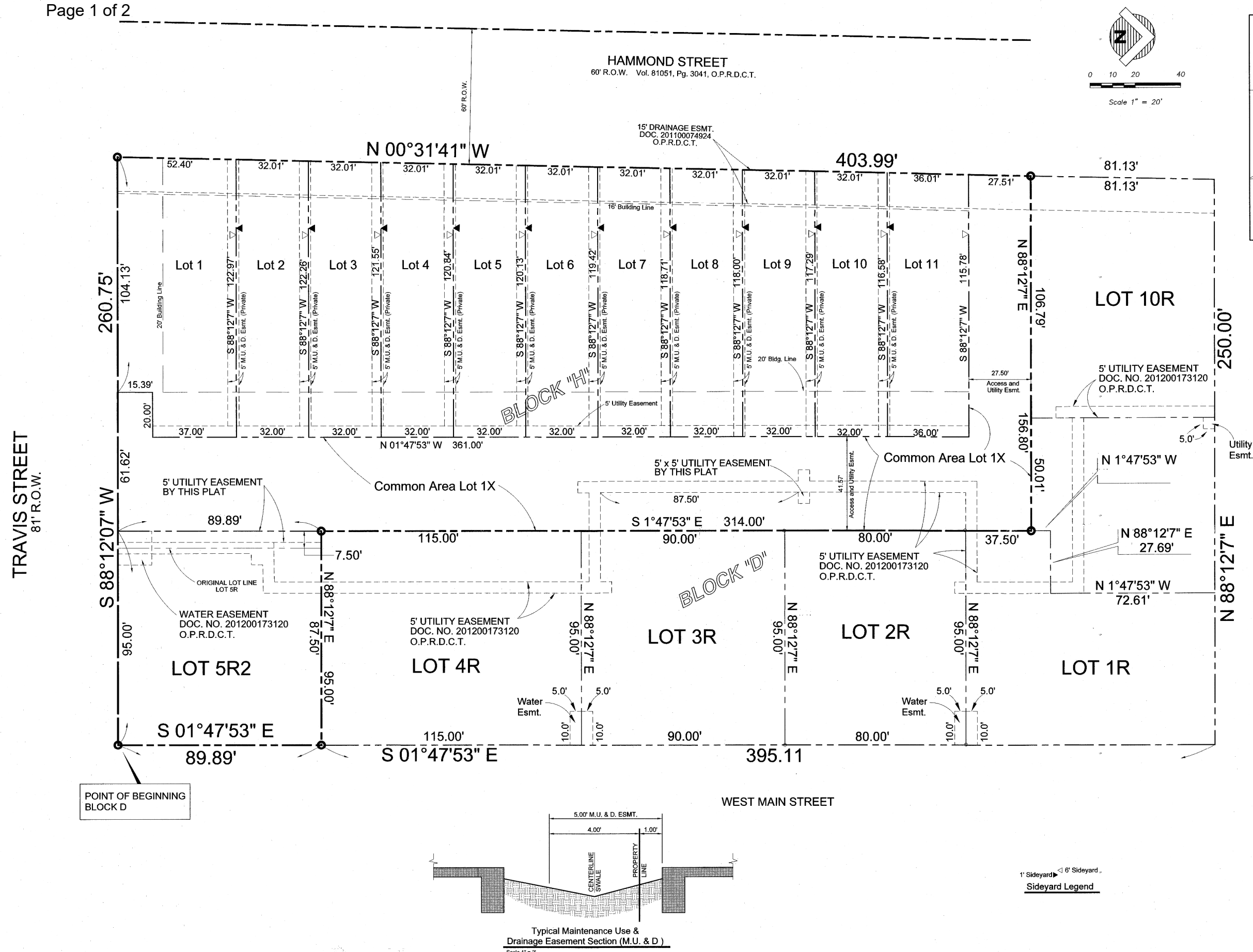




VICINITY PLAN
NTS

OWNER:
CITY OF COPPELL
255 PARKWAY BLVD.
P.O. BOX 9478
COPPELL, TEXAS 75019

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT
LOTS 1-11; BLOCK H, LOT 1X, BLOCK H,
and LOT 5R2, BLOCK D
OLD TOWN MAIN (MAIN STREET) PHASE III
BEING A REPLAT OF
LOT 5R-9R
BLOCK D
OLD TOWN ADDITION
SITUATED IN
JAMES A. SIMMONS SURVEY
ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE CITY OF COPPELL, acting by and through the undersigned their duly authorized representative, is the owner of a tract of land out of the JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296, Dallas County, Texas, according to the deeds recorded in County Clerk's File No. 20070000802, No. 200900282446 and Volume 2003094, Page 797, of the Deed Records of Dallas County, Texas and being more particularly described as follows:

LEGAL DESCRIPTION - LOTS 1-11 AND LOT 1X, BLOCK H and LOT 5R2, BLOCK D

BEING A 1.691 Acre tract of land and being all of LOTS 5R-9R, BLOCK D, according to the plat OLD TOWN ADDITION, as recorded in County Clerk's File No. 201200173120, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the most southeasterly corner of said Lot 5R, Block D, said point also being the northwest corner of the intersection of Travis Street (A variable width right-of-way) and East Main Street (A 76 foot right-of-way);

THENCE South 88 deg. 12 min. 07 sec. West along the northerly right-of-way line of said Travis Street, a distance of 280.75 feet to a 1/2-inch iron rod found for corner, said corner also being in the easterly line of Hammond Street and the northerly right-of-way line of Travis Street (an 80 foot right-of-way);

THENCE North 00 deg. 31 min. 41 sec. West, along the easterly right-of-way line of said Hammond Street a distance of 403.99 feet to a 1/2-inch iron rod found for corner, said corner being in the easterly right-of-way line of Hammond Street (A variable width right-of-way), and also being the most northwesterly corner of Lot 9R;

THENCE North 88 deg. 12 min. 07 sec. East along the northerly line of said Lot 9R a distance of 156.80 feet to an 'x' set for corner at the most northeasterly corner of said Lot 9R,

THENCE South 01 deg. 47 min. 53 sec. East along the east line of Lots 9R, 8R and 7R a distance of 314.00 feet to 'x' set for corner at the most southwesterly corner of Lot 4R;

THENCE North 88 deg. 12 min. 07 sec. East along the southerly line of said Lot 4R a distance of 95.00 feet to a 1/2-inch iron rod found for corner, said point also being in the westerly right-of-way line of said West Main Street;

THENCE South 01 deg. 47 min. 53 sec. East along the westerly right-of-way line of said West Main Street a distance of 89.89 feet to a 1/2-inch iron rod found for corner at the POINT OF BEGINNING;

Containing a computed area of 73,677 square feet or 1.691 acres or land, more or less.

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the City of Coppell does hereby adopt this plat designating the herein described property as REPLAT, LOTS 1-11 & LOT 1X, BLOCK H, and LOT 5R2, BLOCK D, BEING A REPLAT OF LOTS 5R-9R, BLOCK D, OLD TOWN ADDITION, an addition to the City of Coppell, Dallas County, Texas and do hereby dedicate to the public use forever, the streets, alleys and easements specified as dedicated to the public shown thereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths while reconstructing, inspecting, patrolling, maintaining and adding to or removing from all parts of its respective system, within said "Utility Easements", without the necessity at any time of procuring the permission of anyone.

Notwithstanding the foregoing, the City of Coppell reserves for themselves, their successors and assigns the right to use the surface of all such easements for installing landscaping and irrigation systems, for parking of vehicles (except that parking shall not be authorized in any designated fire lanes), for the passage of pedestrian and vehicular traffic, and to construct and maintain paving on the surface of such easements for the purpose of such reserved use.

Witness my hand at Coppell, Texas this the 18th day of September, 2015.

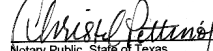
CITY OF COPPELL


Karen Selbo Hunt, Mayor

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Karen Selbo Hunt, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this 18th day of September, 2015.


Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

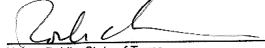
KNOW ALL MEN BY THESE PRESENTS: That I, William P. Price, Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this REPLAT, LOTS 1-11 & LOT 1X, BLOCK H, and LOT 5R2, BLOCK D, BEING A REPLAT OF LOTS 5R-9R, BLOCK D, OLD TOWN ADDITION from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

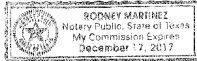

William P. Price
Registered Professional Land Surveyor No. 3047

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William P. Price, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this 22nd day of September, 2015.


Notary Public, State of Texas



NOTES:

1. ALL IRON RODS SET (IRS) ARE CAPPED IN YELLOW AND MARKED "RPLS 3047"
2. BASIS OF BEARING IS THE MOST WESTERLY LINE OF LOT 1, BLOCK G, BEARING S 85° 29' 33" W.
3. MAINTENANCE OF THE S' M.U. & D ESMT. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. PROPERTY OWNER'S ASSOCIATION (POA) SHALL BE RESPONSIBLE FOR MAINTAINING COMMON AREAS, SCREENING WALLS AND SCREENING FENCES.
5. NO CONSTRUCTION OF STRUTURES OR FLATWORK, OR LOCATION OF GRILLS OR COOKING APPLIANCES BETWEEN UNITS. NO OUTSIDE STORAGE VISIBLE FROM STREETS. SELLER TO RELAY THIS INFORMATION TO PROSPECTIVE PURCHASERS.

NOTICE: THE PROPERTY DESCRIBED IN THIS PLAT IS LOCATED WITHIN CLOSE PROXIMITY TO THE FLIGHT APPROACH AND DEPARTURE PATHS OF DALLAS-FORT WORTH INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO INCREASED NOISE LEVELS RESULTING FROM AIRCRAFT OPERATIONS OCCURRING ABOVE OR IN CLOSE PROXIMITY TO THE PROPERTY.

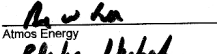
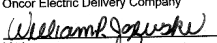
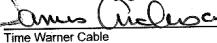


PURPOSE OF REPLAT

The purpose of this replat is to subdivide 11 residential lots, 1 Common Area lot and to dedicate necessary easements and to move the west lot line of Lot 5R.

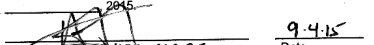
UTILITY APPROVAL

Approved and accepted by


Blake J. Harkins
Onco Electric Delivery Company

William P. Price
Verizon

James R. Anderson
Time Warner Cable

7-27-15
Date
7-24-15
Date
8-10-15
Date
9-2-15
Date

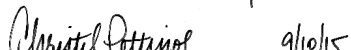
Floodplain Development Permit Application No. N/A has been filed the the City of Coppell floodplain administrator on the day of


Robert Martinez, P.E.
Floodplain Administrator
9-4-15
Date

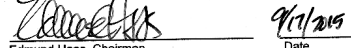
APPROVAL

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing REPLAT, LOTS 1-11 & LOT 1X, BLOCK H, and LOT 5R2, BLOCK D, BEING A REPLAT OF LOTS 5R-9R, BLOCK D, OLD TOWN ADDITION, an addition to the City of Coppell, was submitted to the City Council on the 18th day of September, 2015, 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 her name above described.

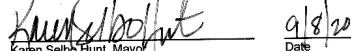
WITNESS MY HAND, this 18th day of September, 2015.


Christel Pettinos, City Secretary
City of Coppell, Texas
9/10/15
Date

Recommended for Approval:


Edmund Haas, Chairman
Planning and Zoning Commission
9/11/15
Date

Approved and Accepted:


Karen Selbo Hunt, Mayor
City of Coppell, Texas
9/18/2015
Date

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 500-year flood plain, as shown on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, Dallas County, Texas and Incorporated Areas, Map Number 48113C0135J, dated August 23, 2001".

OWNER:
CITY OF COPPELL
255 PARKWAY BLVD.
P.O. BOX 8478
COPPELL, TEXAS 75019

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TELEPHONE NO. 7-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
DALLAS, TEXAS 75048
TELEPHONE NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT
LOTS 1-11, BLOCK H, LOT 1X, BLOCK H,
and LOT 5R2, BLOCK D
OLD TOWN MAIN (MAIN STREET) PHASE III
BEING A REPLAT OF
LOT 5R-9R
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OLD TOWN ADDITION
SITUATED IN
JAMES A. SIMMONS SURVEY
ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/29/2015 11:15:06 AM
\$109.00



201500256509

March 9, 2015

Sheet 2 of 2