

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS CHADICK CAPITAL, L.P., a Texas Limited Partnership, being the owner of a 0.946 acre tract of land situated in the J.A. Simmons Survey, Abstract Number 1296, in the City of Coppell, Dallas County, Texas, and being that certain tract of land described by deed to Chadick Capital, L.P., a Texas Limited Partnership, as recorded under Volume 99114, Page 8117, Official Public Records, 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 with a yellow cap stamped "CBG SURVEYING" found for the northeast corner of the herein described tract, lying in the south right of way line of W. Bethel Road, having variable width right of way, and lying in the west right of way line of Main Street, having a variable width right of way;

**THENCE** departing the south right of way line of said Bethel Road, South 00 degrees 36 minutes 35 seconds East, with the east line of the herein described tract, same being the west right of way line of said Main Street, a distance of 220.53 feet to the southeast corner of the herein described tract, being the north line of Lot 4R, Block A, of Old Town Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document Number 201200173120, Plat Records, Dallas County, Texas (P.R.D.C.T.), from which a 1/2 iron rod with a yellow cap stamped "CBG SURVEYING" found bears South 00 degrees 36 minutes 35 seconds East, a distance of 0.34 feet;

**THENCE** South 89 degrees 18 minutes 49 seconds West, with the south line of the herein described tract and the north line of said Old Town Addition, a distance of 186.95 feet, to the southwest corner of the herein described tract, same being the southeast corner of Lot 3, Block A, of replat, Lots 1-3, Block A, Founders Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document Number 201500124992, P.R.D.C.T., and lying in the north line of Lot 1R, Block A, of the aforementioned Old Town Addition, from which a 1/2 iron rod with a yellow cap stamped "RPLS 3047" found bears North 17 degrees 41 minutes 29 seconds East, a distance of 0.23 feet;

**THENCE** departing the north line of Lot 1R of the aforementioned Old Town Addition, North 00 degrees 42 minutes 31 seconds West, with the west line of the herein described tract and the east line of said Lot 3, Block A, Founders Crossing, a distance of 220.03 feet to the northwest corner of the herein described tract, lying in the south right of way line of the aforementioned W. Bethel Road, same being the northeast corner of founders crossing, from which a "X" cut found bears North 57 degrees 16 minutes 33 seconds East, a distance of 1.50 feet;

**THENCE** North 89 degrees 09 minutes 33 seconds East, with the north line of the herein described tract, same being the south line of W. Bethel Road, a distance of 187.33 feet to the **POINT OF BEGINNING**, and containing 0.946 acres or 41,223 square feet of land, plus or minus.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHADICK CAPITAL, L.P. and CHADICK MANAGEMENT LLC, does hereby adopt this plat designating the herein above described property as **MAIN STREET OLD TOWN ADDITION, LOT 1-6 AND 7X, 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 of 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: CHADICK CAPITAL, L.P. d/b/a CHADICK MANAGEMENT, LLC

Steve Chadick

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 **Steve Chadick**, 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 \_\_\_\_ date of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 Coppell, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/7/2022

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 \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

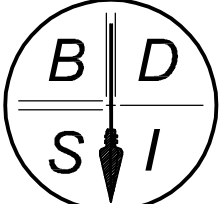
Floodplain Development Permit No. \_\_\_\_\_ has been filled with the City of Coppell floodplain administrator on \_\_\_\_\_ 2022

Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_

OWNER / APPLICANT:

CHADICK CAPITAL, L.P.  
5850 E. Lovers Ln, Apt. 353  
Dallas, Texas 75206  
Phone No: 214-477-0320  
Contact: Chris Collins

B & D  
SURVEYING, INC.  
FIRM NO. 101247-00  
MICHAEL R. DOYLE



P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
bd@bandsurveying.com  
Job No. 2206050P  
Date of Preparation: July 15, 2022

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY, RECOMMENDED FOR APPROVAL.

PRELIMINARY PLAT

MAIN STREET OLD TOWN  
ADDITION

LOTS 1-6 & 7X, BLOCK A

Date: July 19, 2022

Being a 0.946 Acres / 41,223 Square Feet

J.A. Simmons Survey, Abstract No. 1296

City of Coppell, Dallas County, Texas