

FRANCHISE UTILITY NOTE

I, Michael R. Doyle, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

LEGEND

CM = CONTROLLING MONUMENT
FD = FOUND MON. (AS DESCRIBED)
IRF(S) = IRON ROD FOUND (SET)
"B&D" = RED CAP STAMPED
"B&D SURVEYING"
"CBG" = YELLOW CAP STAMPED
"CBG SURVEYING"
"3047" = YELLOW CAP STAMPED
"RPLS 3047"
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS OF
DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS OF
DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC
RECORDS, DALLAS COUNTY
TEXAS
P.D. & S.E. = PRIVATE DRAINAGE &
SIDEWALK EASEMENT
U.E. = UTILITY EASEMENT
B.T.P. = BY THIS PLAT
REF = REFERENCE
F.E. = FINISHED FLOOR
PROPERTY LINE
ADJOINER LINE
BUILDING LINE (BL)
EASEMENT LINE (UE)
CENTER LINE (CL) / SURVEY LINE

FLOOD STATEMENT

The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map panel no. 4813C0135K present effective date of map July 7, 2014, herein property situated within Zone "X" (Unshaded).

GENERAL NOTES

- 1.) The basis of bearing for this survey was derived from GPS observations, Texas State Plane Coordinate System, North Central Zone (US Feet), North American Datum of 1983 (NAD83) grid location.
- 2.) As of this date, all easements, rights-of-way or other locatable matters of record shown or noted hereon were derived from the recorded plat, the vesting deed, or the title report and supporting documents. All such items were obtained during the research phase of this survey or provided by the client/owner company listed hereon. B & D Surveying, Inc. makes no representation as to the accuracy or completeness of such items and has made no attempts to obtain or show any additional restrictions on or near this property put in place by local municipalities or associations.
- 3.) This property may be subject to charges related to impact fees, and the applicant should contact the city regarding any applicable fees due.
- 4.) Selling a portion of this addition by metes and bounds is a violation of the town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- 5.) This plat does not alter or remove deed restrictions or covenants, if any on this property.
- 6.) Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- 7.) The purpose of this plat is for development.
- 8.) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 9.) Plat is subject to all Historic (H) regulations.
- 10.) Trees exist on site, but have not been located by surveyor. Tree removal permit is required prior to the start of construction.
- 11.) Existing structures are to be removed prior to filing of plat.
- 12.) This survey was done without the benefit of title commitment; therefore, no search of recorded easements was performed.
- 13.) All lot corners are set 1/2 inch iron rods with red caps stamped "B&D Surveying".
- 14.) Lot 7X shall be maintained by the P.O.A.
- 15.) Park fees required for residential units.

PLAT EXCEPTION: Lot 7X shall be allowed without street frontage access. Access shall be provided via an access easement

APPROVED and ACCEPTED:

Chairperson, Planning and Zoning Commission _____ Date
City of Coppell, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Main Street Old Town Addition, Lot 1-6 and 7X, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the _____ day of _____, 20____, 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 Chairperson to note the acceptance thereof by signing their name as hereinabove subscribed.

WITNESS my hand this _____ day of _____, A.D., 20____.

Planning and Zoning Commission Secretary _____ Date
City of Coppell, Texas

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 line 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 line 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

By: Chadick Management LLC

Steve Chadick

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

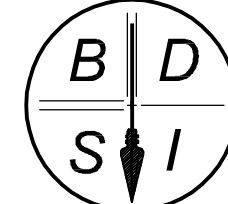
Floodplain Development Permit No _____ has been filled with the City of Coppell floodplain administrator on _____ 2022

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 283264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com
Job No. 2206050P
Date of Preparation: July 15, 2022

FINAL 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

PROPOSED F.F. ELEVATIONS

LOT 1	F.F. ELEVATION = 510.55'
LOT 2	F.F. ELEVATION = 510.70'
LOT 3	F.F. ELEVATION = 512.75'
LOT 4	F.F. ELEVATION = 513.00'
LOT 5	F.F. ELEVATION = 512.85'
LOT 6	F.F. ELEVATION = 513.20'

30 0 30 60 90 Feet
SCALE: 1"=30'