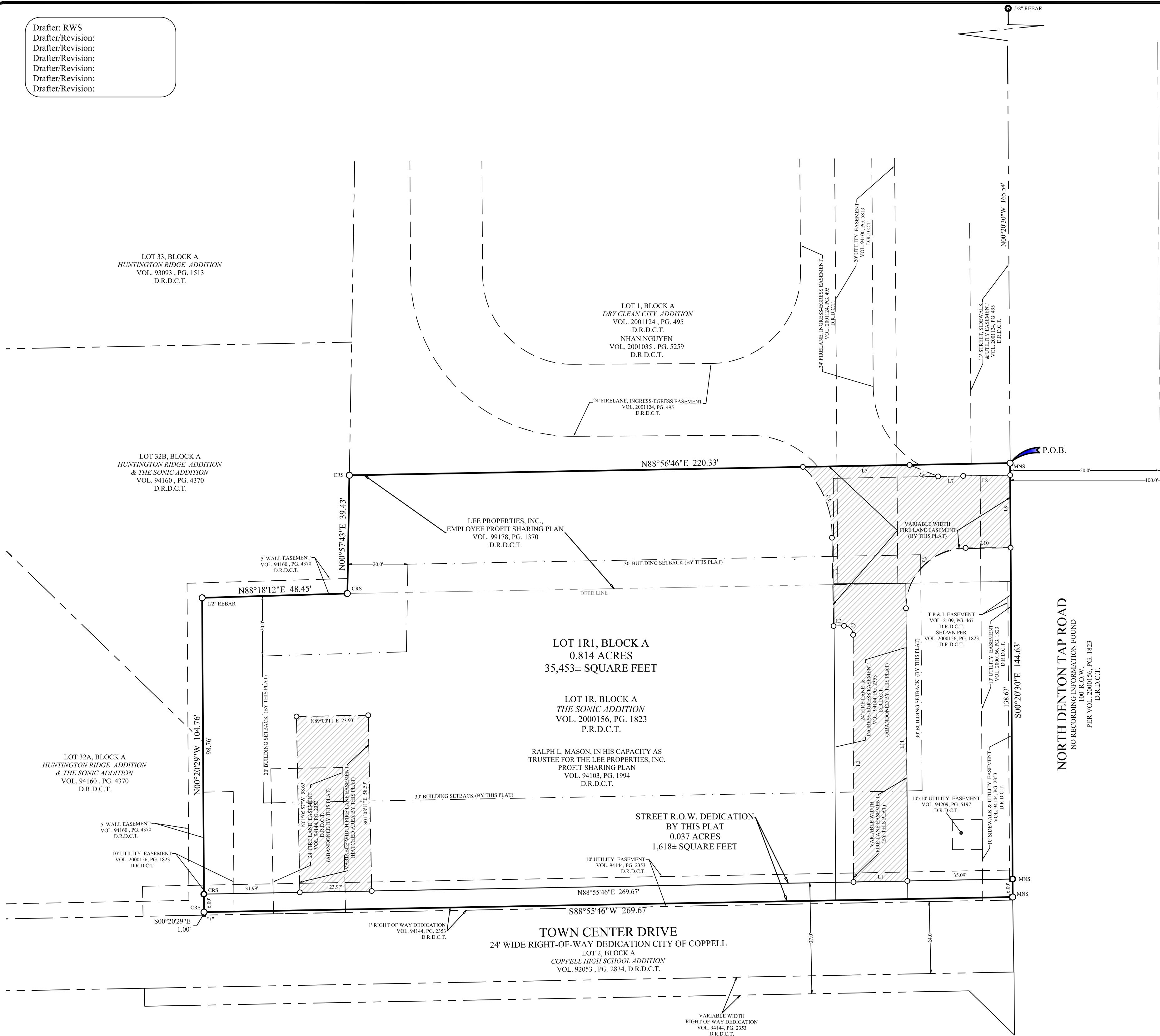
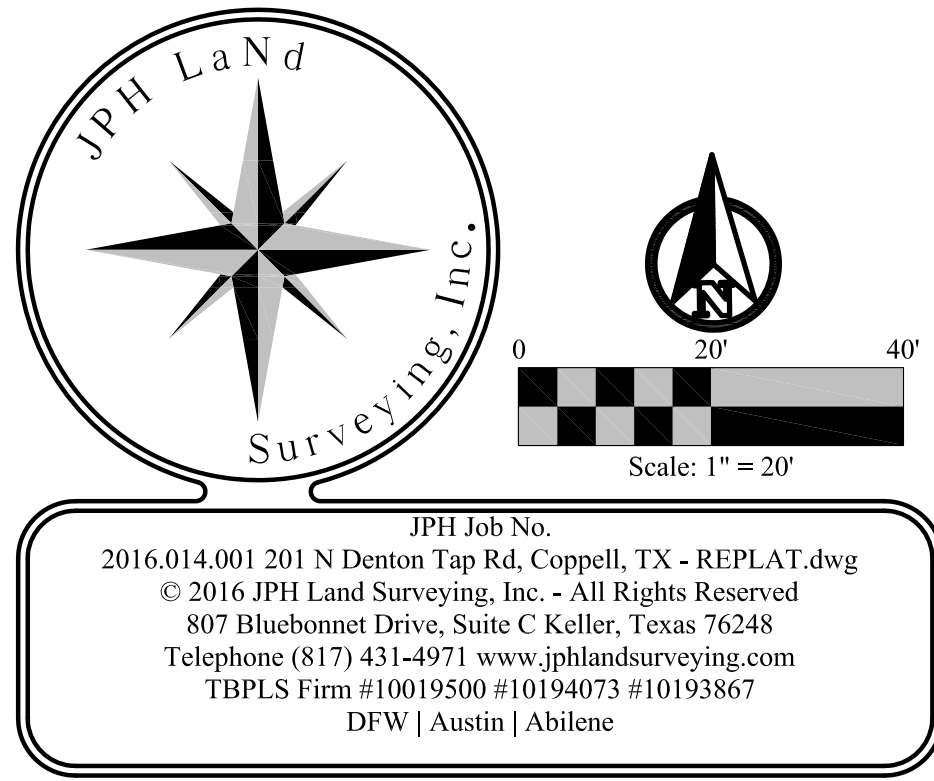


Drafter: RWS
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:



SURVEYOR'S NOTES:

- The finished floor of an existing building is 476.9' based on North American Vertical Datum of 1988.



Engineer

Cedar Creek
P.O. Box 14534
Oklahoma City, Oklahoma 73113
Telephone (405) 406-4622

Owner

Lee Properties, Inc., Employee
Profit Sharing Plan
2825 Kings Gate Drive
Carrollton, Texas 75006

Owner

Ralph L. Mason, in his capacity as
trustee for the Lee Properties, Inc.
Profit Sharing Plan
5725 NW 132nd Street,
Oklahoma City, Oklahoma 73142
Telephone (405) 722-9390

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0155K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
"±" ○ Monuments are found if not marked MNS or CRS.
X - found scribed in concrete
Bearings are based on grid north (TxCS,83,NCZ)

LEGEND OF ABBREVIATIONS

US.SyPt. United States Survey Feet
TxCS,83,NCZ Texas Coordinate System of 1983, North Central Zone
NAD'83 North American Vertical Datum of 1988
P.R.D.C.T. Plat Records of Dallas County, Texas
O.P.R.D.C.T. Official Public Records of Dallas County, Texas
D.R.D.C.T. Deed Records of Dallas County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way

Line Data Table		
Line #	Distance	Bearing
L1	17.96'	S88°55'46"W
L2	82.39'	N00°04'21"W
L3	3.48'	S88°55'46"W
L4	29.44'	N01°04'14"W
L5	35.55'	N88°56'46"E
L6	10.27'	S68°07'41"E
L7	8.36'	N88°53'05"E
L8	15.66'	N88°58'44"E
L9	24.19'	S00°20'30"E
L10	15.00'	S89°39'30"W
L11	90.89'	S00°17'09"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	4.76'	3.00'	090°59'53"	N45°34'17"W	4.28'
C2	26.31'	30.37'	049°38'45"	N22°15'57"W	25.50'
C3	31.42'	20.00'	090°00'01"	S44°39'30"W	28.28'

SURVEYOR'S CERTIFICATE

That I, Jewel Chadd, 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 USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

*RELEASED FOR REVIEW TO THE CITY OF COPPELL ON JULY 06, 2016.

Jewel Chadd
Registered Professional Land Surveyor
No. 5754

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Jewel Chadd**, 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 purposes and considerations therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for the State of Texas

That, Lee Properties, Inc., Employee Profit Sharing Plan and Ralph L. Mason, in his capacity as trustee for the Lee Properties, Inc. Profit Sharing Plan, do hereby adopt this plat designating the herein described property as The Sonic Addition, Lot 1R, Block A, an addition in the City of Coppell, Texas, and do 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).

SURVEYED DESCRIPTION:

WHEREAS, Lee Properties, Inc., Employee Profit Sharing Plan and Ralph L. Mason, in his capacity as trustee for the Lee Properties, Inc. Profit Sharing Plan are the owners of that certain tract situated in the George W. Jack Survey, Abstract Number 694 in the City of Coppell, Dallas County, Texas, said tract being all of Lot 1R, Block A of The Sonic Addition, an addition in the City of Coppell, Dallas County, Texas, recorded in Volume 2000156, Page 1823 of the Deed Records of Dallas County, Texas; according to the deeds to said Lee Properties, Inc., Employee Profit Sharing Plan and Ralph L. Mason, in his capacity as trustee for the Lee Properties, Inc. Profit Sharing Plan recorded in Volume 99178, Page 1370 Deed Records of Dallas County, Texas and Volume 94103, Page 1994 of the Deed Records of Dallas County, Texas, respectfully; the subject tract being more particularly described as follows:

Beginning at a Mag nail with a metal washer stamped "JPH Land Surveying" set at the northeast corner of Lot 1R, Block A, The Sonic Addition recorded in Volume 2000156, Page 1823 of the Deed Records of Dallas County, Texas from which a found 5/8 inch rebar bears NORTH 00 degrees 20 minutes 30 seconds WEST, a distance of 165.54;

THENCE with the perimeter and to the corners of said Lot 1R, Block A, The Sonic Addition, the following calls:

- SOUTH 00 degrees 20 minutes 30 seconds EAST, a distance of 144.63 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";
- SOUTH 88 degrees 55 minutes 46 seconds WEST, a distance of 269.67 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying from which an "±" found at the southwest corner of the 1' Right-of-Way dedication recorded in Volume 94144, Page 2353 of the Deed Records of Dallas County, Texas bears SOUTH 02 degrees 20 minutes 29 seconds EAST, a distance of 1.00 feet;
- NORTH 00 degrees 20 minutes 29 seconds WEST, a distance of 104.76 feet to a found 1/2 inch rebar;
- NORTH 88 degrees 18 minutes 12 seconds EAST, a distance of 48.45 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- NORTH 00 degrees 57 minutes 43 seconds EAST, a distance of 39.43 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying;
- NORTH 88 degrees 56 minutes 46 seconds EAST, a distance of 220.33 feet returning to the **Point of Beginning** and enclosing 0.851 acres (37,071 square feet).

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2016.

Floodplain Administrator _____ Date _____

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 the ____ day of _____, 2016.

By: _____
NAME PRINT NAME TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ralph L. Mason, Trustee of Lee Properties, Inc., Employee Profit Sharing Plan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2016.

Notary Public in and for the State of Texas

WITNESS, my hand this the ____ day of _____, 2016.

By: _____
NAME PRINT NAME TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ralph L. Mason, in his capacity as trustee for the Lee Properties, Inc. Profit Sharing Plan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2016.

Notary Public in and for the State of Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of The Sonic Addition, Lot 1R1, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 2016, 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 Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Approved and Accepted:

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

Witness my hand this ____ day of _____, A.D., 2016.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

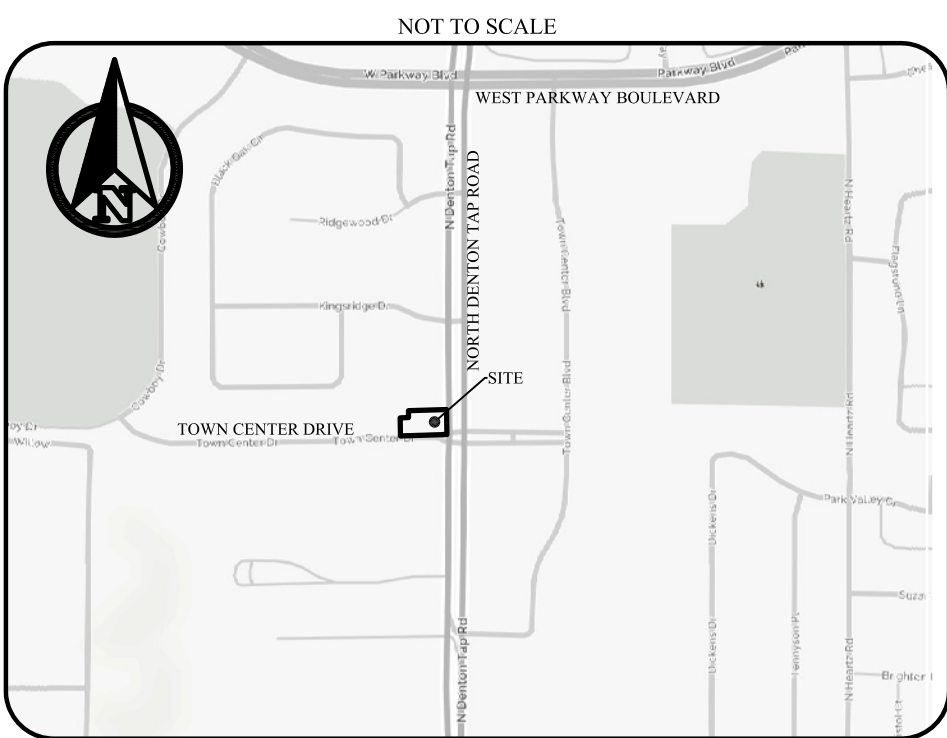
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

"I, Jewel Chadd, RPLS, verifies that the franchise utilities provided by the City of Coppell listed below have each been contacted and provided a copy of the plat and/or development proposal and the franchise utility easements and/or abandonments are currently shown."

CITY UTILITY CONTACTS

ONCOR: Small-scale residential and commercial projects: Blake Skrhak 1015 Hutton Drive Carrollton, TX 75006 (972) 323-8989 blake.skrhak@oncor.com Date Contacted: 05/11/2016	ATMOS ENERGY: Brandon Ball 1400 Patton Place Carrollton, Texas 75007 (972) 360-4428 brandon.ball@atmosenergy.com Date Contacted: 05/11/2016
VERIZON: Plan Review and Signature William (Bill) Jezewski North Central District Verizon - Wireline 1132 Hwy 407 Lewisville, TX 75067 (972) 318-5186 william.jezewski@ftr.com Date Contacted: 05/11/2016	TIME WARNER: Lisa N. Law Supervisor Desktop Survey Time Warner Cable 750 Canyon Drive Coppell, TX 75019 Office 972-537-5323 Lisa.Law@twcable.com Date Contacted: 05/11/2016

VICINITY MAP



THIS IS A REPLAT TO PROVIDE ADDITIONAL DEDICATION FOR THE WIDENING OF TOWN CENTER DRIVE

REPLAT
THE SONIC ADDITION
LOT 1R1, BLOCK A
0.814 ACRES

A REPLAT OF
LOT 1R, BLOCK A
THE SONIC ADDITION
VOLUME 2000156, PAGE 1823
CITY OF COPPELL
DALLAS COUNTY, TEXAS

SURVEY PREPARED ON May 20, 2016