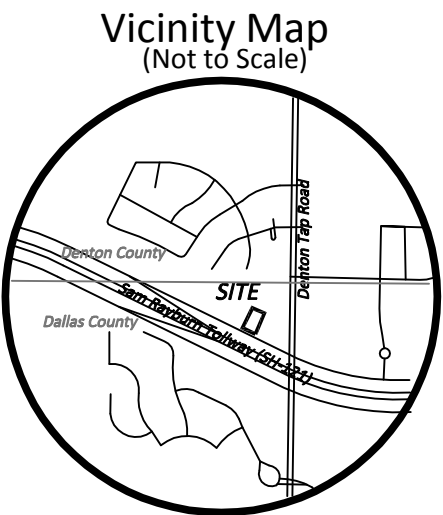
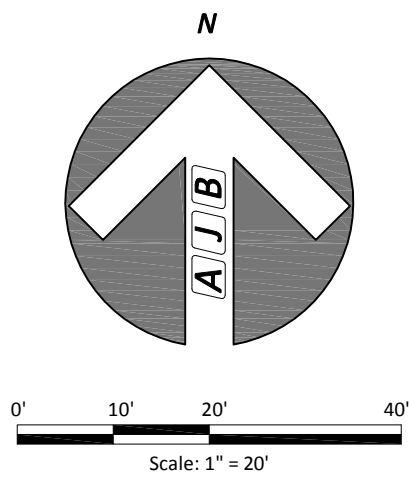
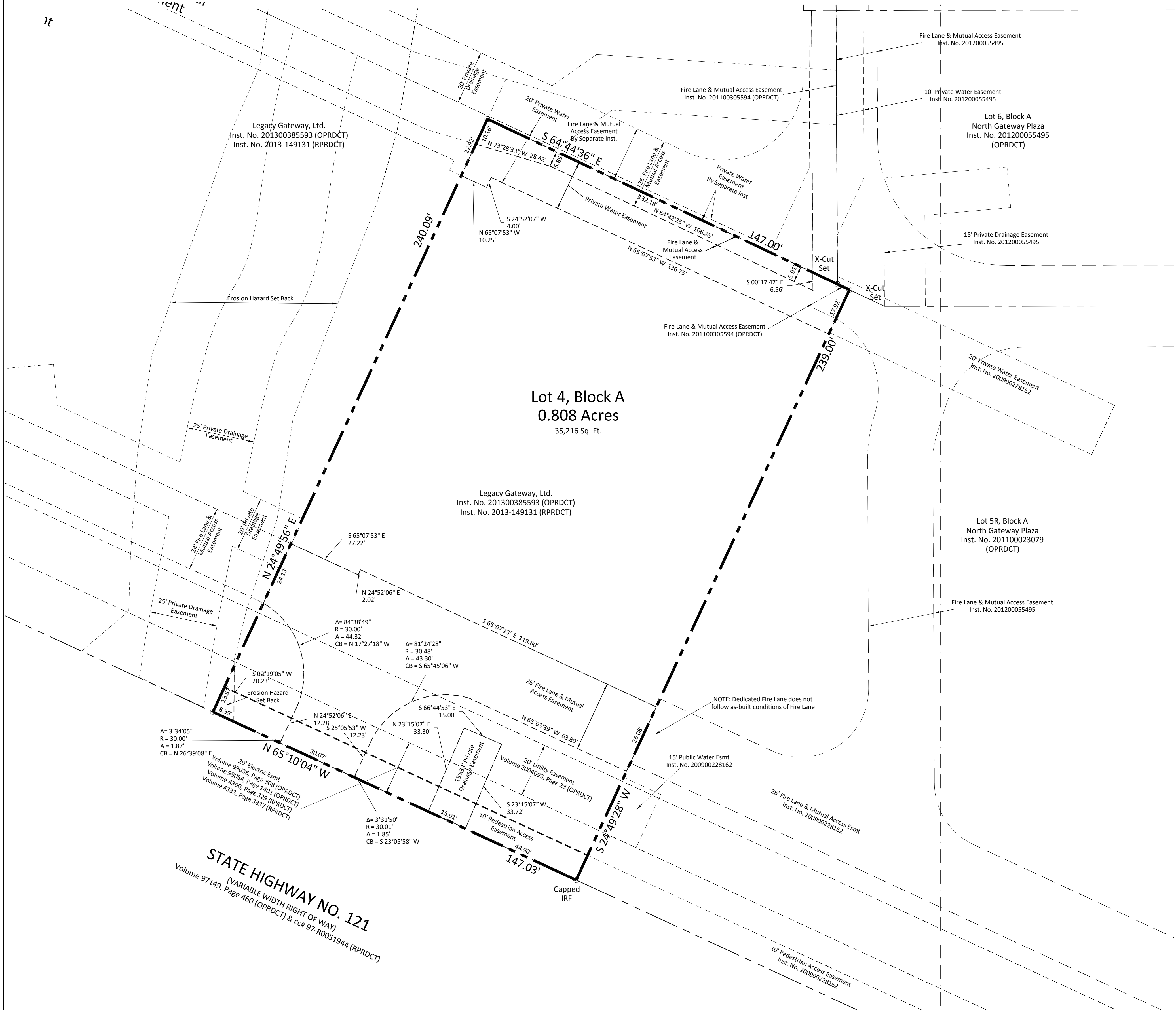


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LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
RPRDCT	Real Property Records Denton County, Texas
OPRDCT	Official Public Records Dallas County, Texas



OWNER'S CERTIFICATE

WHEREAS, LEGACY GATEWAY, LTD., a 0.808 acre tract of land situated in the Clarinda Squires Survey Abstract No. 1327, Dallas County, Texas and being a portion of a called 6.127 acre tract of land described in a deed to Legacy Gateway, Ltd. recorded in Inst. No. 201300385593, Official Public Records Dallas County, Texas (OPRDCT) and Inst. No. 2013-149131, Real Property Records Denton County, Texas (RPRDCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the north line of State Highway No. 121 a variable width right of way and being the southwest corner of Lot 5R, Block A of North Gateway Plaza an addition to the City of Coppell according to the plat recorded in Instrument No. 201100023079 (OPRDCT);

THENCE along the north line of said State Highway No. 121, NORTH 65°10'04" WEST a distance of 147.03 feet to a point for corner;

THENCE NORTH 24°49'56" EAST a distance of 240.09 feet to a point for corner;

THENCE SOUTH 64°44'36" EAST a distance of 147.00 feet to an x-cut in concrete found for corner;

THENCE SOUTH 24°49'28" WEST a distance of 239.00 feet to the POINT OF BEGINNING;

CONTAINING 0.808 acres or 35,216 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LEGACY GATEWAY, LTD., does hereby adopt this plat designating the herein described property as NORTH GATEWAY PLAZA, Lot 4, 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 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).

Water main and waste water easements shall also include additional areas of working space for construction and maintenance or 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 _____, 2016.

LEGACY GATEWAY, LTD.

NAME _____ TITLE _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ of Legacy Gateway, Ltd., 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 the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Austin J. Bedford, 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"

Austin J. Bedford
Registered Professional Land Surveyor
No. 4132

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Austin J. Bedford, of A. J. Bedford Group, Inc., 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 the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Owner:
Legacy Gateway, Ltd.
2929 Carlisle Street, Suite 365
Dallas, Texas 75204-1025
Phone _____
Name _____
Email _____

Engineer:
Claymoore Engineering, Inc.
1903 Central Drive, Suite 406
Bedford, TX 76021
Phone: 817-458-8996
Matt Moore, PE
matt@claymooreeng.com

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the deed recorded in Inst. No. 201300385593 Official Public Records Dallas County, Texas (OPRDCT)

FLOOD STATEMENT: According to Community Panel No. 48121C0705G dated April 18, 2011 and 48113CD155K dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Water line location per As-Built Drawings of North Gateway Plaza.

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

Floodplain Administrator _____ Date _____

Approved and Accepted:

Chairman, 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 NORTH GATEWAY PLAZA, LOT 4, 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.

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

Planning and Zoning Commission Secretary,
City of Coppell, Texas

Franchise Utilities Note:

I, _____ (Engineer), 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.

FINAL PLAT NORTH GATEWAY PLAZA BLOCK A, LOT 4

BEING 0.808 ACRES
CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1227, DALLAS COUNTY, TEXAS
CITY OF COPPELL, DALLAS COUNTY, TEXAS

Scale: 1" = 50'

Date: August 11, 2016

Technician: Spradling/Elam

Drawn By: Spradling/Elam

Checked By: A.J. Bedford

P.C.: Cryer/Spradling

File: Denton Tap FP 2016-08-11

Job. No. 552-048

GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200