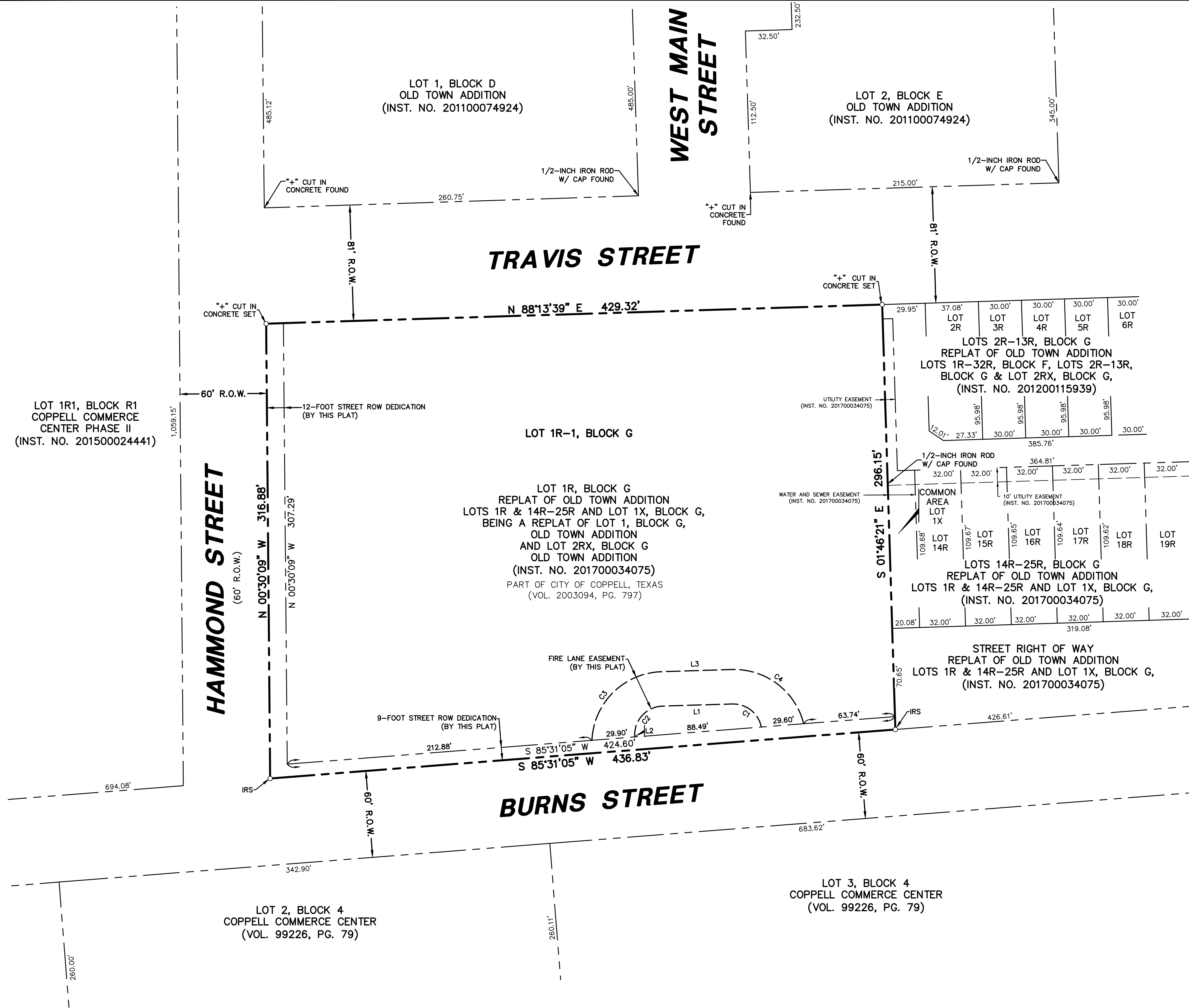


J:\COOPER\17167\DWG\17167.DWG, SURVEY, CJD, 2015/09/05-17:16:16, RPP, DWG

AREA TABLE		
NET: Lot 1R-1, BLOCK G	2.869 Acres	124,996 SF
ROW DEDICATION	0.175 Acres	7,621 SF
GROSS: TOTAL AREA	3.044 Acres	132,617 SF

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING CHORD
C1	80°28'51"	20.00'	28.09'	16.93'	N 51°31'56" W 25.84'
C2	90°00'00"	20.00'	31.42'	20.00'	S 43°13'39" W 28.28'
C3	85°44'36"	50.00'	74.83'	46.42'	N 45°21'21" E 68.04'
C4	77°38'06"	50.00'	67.75'	40.23'	S 52°57'18" E 62.68'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°13'39" E	49.12'
L2	S 01°46'21" E	0.88'
L3	S 88°13'39" W	48.67'



Floodplain Development Permit Application No. ____ has been filed with the City of Coppell floodplain administrator on _____, 2018.

Floodplain Administrator _____ Date _____

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of REPLAT OLD TOWN ADDITION LOT 1R-1, BLOCK G, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 2018, 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., 2018.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

Approved and Accepted:

Chairman, Planning and Zoning Commission
City of Coppell, Texas

Date _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, THE CITY OF COPPELL, TEXAS, acting by and through the undersigned their duly authorized representative, is the owner of a 3.044 acre (132,617 square feet) tract of land situated in James A. Simmons Survey, Abstract No. 1296, Dallas County, Texas; said tract being part Lot 1, Block J, of the proposed Old Town Main (Main Street) Phase IV addition, an addition proposed (unrecorded replat) to the City of Coppell; said tract of land also being all of Lot 1R, Block G, Replat Old Town Addition, Lots 1R & 14R-25R and Lot 1X, Block G, being a Replat of Lot 1, Block G, Old Town Addition and Lot 2RX, Block G, Old Town Addition to the City of Coppell, Texas, according to the replat recorded in Instrument No. 201700034075 of the Official Public Records of Dallas County, Texas; said 3.044 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the southwest corner of said Lot 1R; said point being at the intersection of the north right-of-way line of Burns Street (a 60-foot wide right-of-way) and the east right-of-way line of Hammond Street (a 60-foot wide right-of-way);

THENCE, North 00 degrees, 30 minutes, 09 seconds West, along the said east line of Hammond Street and the west line of said Lot 1R, a distance of 316.88 feet to a "x" cut in concrete set for the northwest corner of said Lot 1R; said point being at the intersection of the south right-of-way line of Travis Street (a 81-foot wide right-of-way) and the said east right-of-way line of Hammond Street (a 60-foot wide right-of-way);

THENCE, North 88 degrees, 13 minutes, 39 seconds East, along the south line of said Travis Street and the north line of said Lot 1R a distance of 429.32 feet to a "x" cut in concrete set for the northeast corner of said Lot 1R; said point being the northwest corner of an alley dedicated in Replat of Old Town Addition Lots 1R-32R, Block F, Lots 2R-13R, Block G, and Lot 2RX, Block G, an addition to the City of Coppell, Texas, according to the replat recorded in Instrument No. 201200115939 of said Official Public Records;

THENCE, South 01 degrees, 46 minutes, 21 seconds East, along the east line of said Lot 1R, the west line of said alley, and the west line of said Lot 1X, a distance of 296.15 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the southeast corner of said Lot 1R; said point being at the southwest corner of a street right-of-way dedicated in said Replat in Instrument No. 201700034075 and being in the north line of said Burns Street;

THENCE, South 85 degrees, 35 minutes, 05 seconds West, along the south line of said Lot 1R and the north line of said Burns Street, a distance of 436.83 feet to the POINT OF BEGINNING;

CONTAINING: 132,617 square feet or 3.044 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, THE CITY OF COPPELL, TEXAS, does hereby adopt this plat designating the herein described property as REPLAT OLD TOWN ADDITION LOT 1R-1, BLOCK G, 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 of any 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 _____, 2018.

THE CITY OF COPPELL, TEXAS

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 _____ 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.

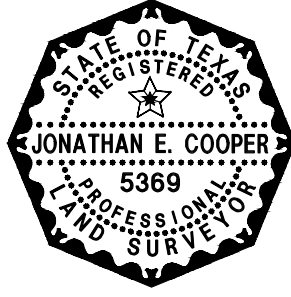
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Jonathan E. Cooper, 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.



Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

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 Jonathan E. Cooper, 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 _____, 2018.

Notary Public in and for the State of Texas

My commission expires: _____

FRANCHISE UTILITY NOTE

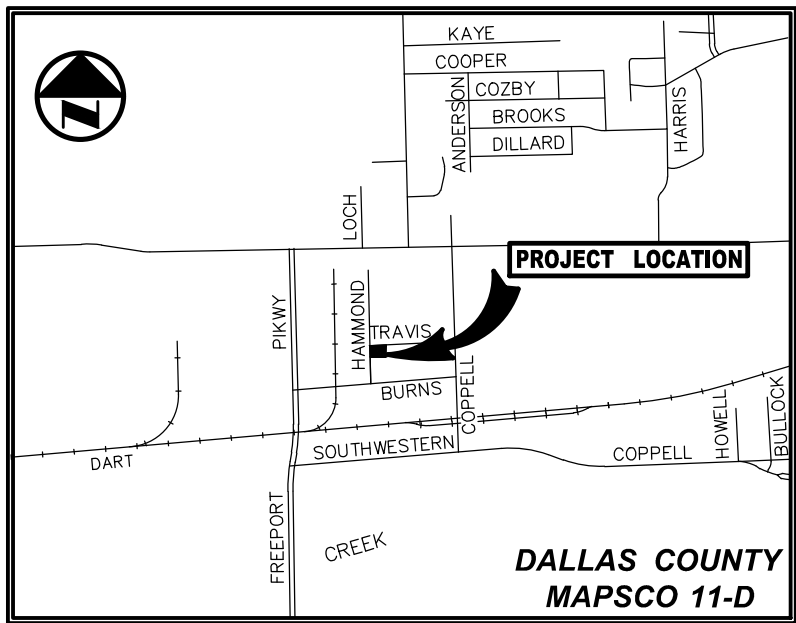
I, Jonathan E. Cooper, Registered Professional Land Surveyor, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

SURVEYOR / ENGINEER

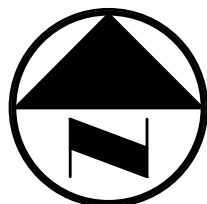
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER

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



VICINITY MAP
(NOT TO SCALE)



0 20 40 80 120
GRAPHIC SCALE IN FEET
1" = 40'

LEGEND

--- PROPERTY LINE
--- EASEMENT LINE
○ (UNLESS OTHERWISE NOTED)
IRS 5/8-INCH IRON ROD
WITH "PACHECO-KOCH"
YELLOW CAP SET

NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County Tx00T surface adjustment factor of 1.000136506.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135 K, Community-Panel No. 480170 0135 K, Map Revised: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zone is defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

3. 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 said property.

REPLAT OLD TOWN ADDITION LOT 1R-1, BLOCK G,

BEING A REPLAT OF
LOT 1R, BLOCK G
OLD TOWN ADDITION
SITUATED IN
JAMES A. SIMMONS SURVEY
ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS
SHEET 1 OF 1

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805
DRAWN BY LMG	CHECKED BY JEC	SCALE 1"=40'
DATE JULY 2018		JOB NUMBER 3965-17.167

REPLAT- OLD TOWN ADDITION LOT 1R, BLOCK G