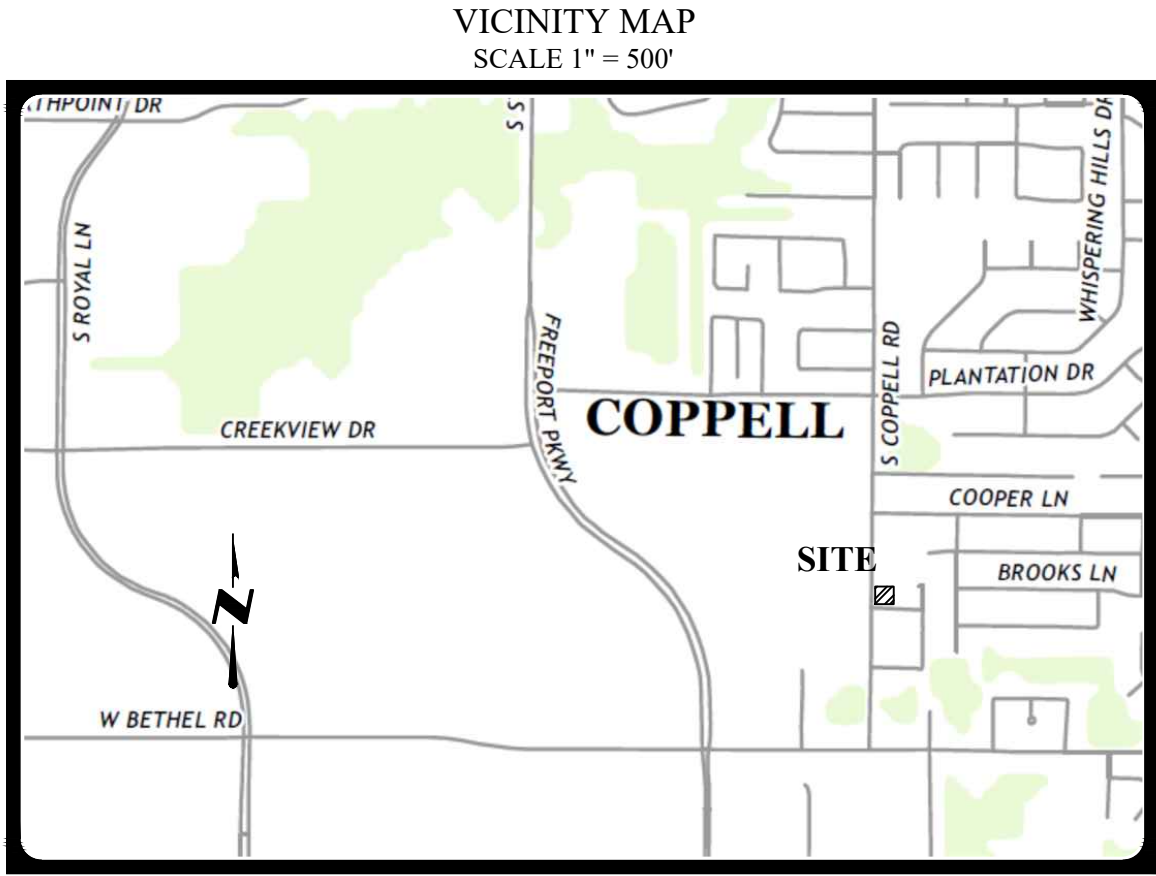


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0135K, dated July 7, 2014, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to replat a single lot into two newly platted lots.



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 12/7/2018

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS R.L. Robertson, LLC is the owner of a tract of land situated in the J.W. Anderson Survey, Abstract Number 18, same being Lot 1, Block A, Old Coppell Town Homes, an addition to the City of Coppell, recorded in Volume 2004148, Page 58, Plat Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000136506);

BEGINNING at a 1/2 inch rebar found for the southwest corner of a tract of land conveyed to Charles R. Price in deed recorded in Volume 98160, Page 5529, Deed Records, same being the northwest corner of said Lot 1, and lying on the east right of way line of South Coppell Road (60 foot right of way);

THENCE South 88 degrees 25 minutes 26 seconds East departing the east right of way line of said South Coppell Road, with the south line of said Price tract, a distance of 115.06 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of Lot 2, Block A of said Old Coppell Townhomes, same being the northeast corner of said Lot 1;

THENCE South 00 degrees 13 minutes 25 seconds East departing the south line of said Price tract, with the west line of said Lot 2, a distance of 104.99 feet to a 1/2 inch rebar capped "PRECISE" found for the southwest corner of said Lot 2, same being the southeast corner of said Lot 1, and lying on the north right of way line of McNear Drive (50 foot right of way);

THENCE North 89 degrees 53 minutes 30 seconds West with the north right of way line of said McNear Drive, a distance of 32.33 feet to a 1/2 inch rebar capped "PRECISE" found for corner, also being the beginning of a curve to the right with a central angle of 15 degrees 12 minutes 18 seconds, a radius of 100.00 feet and a chord bearing and distance of North 82 degrees 17 minutes 24 seconds West, 26.46 feet;

THENCE in a westerly direction, continuing with the north right of way line of said McNear Drive, along said curve to the right an arc length of 26.54 feet to a 1/2 inch rebar capped "PRECISE" found for corner and being the beginning of a curve to the left having a central angle of 15 degrees 15 minutes 05 seconds, a radius of 100.00 feet and a chord bearing and distance of North 82 degrees 17 minutes 24 seconds West, 26.54 feet;

THENCE in a westerly direction, continuing with the north right of way line of said McNear Drive, and along said curve to the left an arc length of 26.62 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 89 degrees 53 minutes 30 seconds West continuing with the north right of way line of said McNear Drive, a distance of 30.26 feet to a 1/2 inch rebar capped "ARTHUR SURVEYING" found for the southwest corner of said Lot 1, also being the intersection at the north right of way line of said McNear Drive with the east right of way line of said South Coppell Road;

THENCE North 00 degrees 10 minutes 45 seconds West with the east right of way line of said South Coppell Road, a distance of 100.93 feet to THE POINT OF BEGINNING and containing 11,852 square feet or 0.272 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That R.L. Robertson, LLC does hereby adpot this plat designating the herein described property as OLD COPPELL TOWNHOMES ADDITION, Lots 1R-1 and 1R-2, 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 all 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 efficacy of its respective right or ingress or egress to or from and upon the said easement for the purpose of construction, 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 ____.

R.L. Robertson, LLC

By: _____
R.L. Robertson

Title _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared R.L. Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

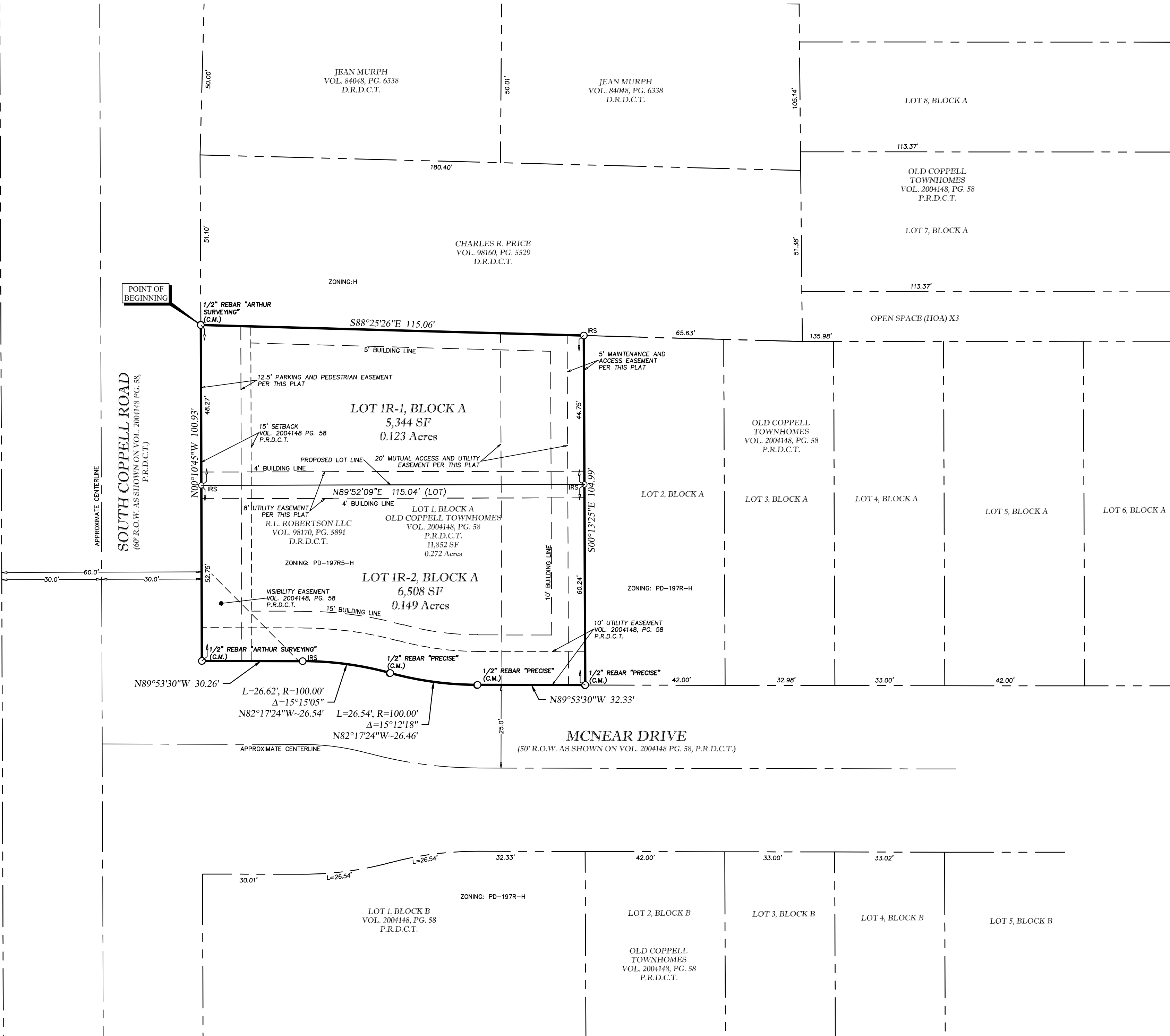
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

REPLAT

OLD COPPELL TOWNHOMES ADDITION
LOTS 1R-1 AND 1R-2, BLOCK A

Being a replat of Lot 1, Block A, Old Coppell Townhomes
Recorded in Volume 2004148, Page 58
Plat Records, Dallas County, Texas
Containing 0.272 Acres
J.W. Anderson Survey, Abstract No. 18
Zoned PD-197R5-H
City of Coppell, Dallas County, Texas



Floodplain Development Permit Application No. ____ has been filed with the City of Coppell floodplain administrator on _____, 20 ____.

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 Old Coppell Townhomes Addition, Lots 1R-1 and 1R-2, 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 Chairman to note the acceptance thereof by signing his name as herein subscribed.

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

Planning and Zoning Commission Secretary,
City of Coppell, Texas

ENGINEER
MEW ENGINEERING, LLC
4924 BOLERO COURT
FORT WORTH, TEXAS, 76135
817-782-9821

OWNER/DEVELOPER
R.L. ROBERTSON, LLC
569 COPPELL ROAD
COPPELL, TEXAS 75019



DRAWN BY: G.L.C. DATE: 12/05/2018 CHECKED BY: T.M. JOB NO.: 201810014

-- December 2018 --