

SURVEYOR'S NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, South Central Zone (4204).
2. The surveyor has relied upon that commitment for the Insurance as prepared by Fidelity National Title Insurance Company, GF No. LT-19155-1901551900344Jordan, having an effective date of November 12, 2019 and an Issued date of November 22, 2019, in the preparation of this survey.
3. All distances shown hereon are surface distances measured at ground level.
4. Based upon graphical plotting the subject property is located entirely within Zone X, being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on "Flood Insurance Rate Map" Number 48113C0165K, dated July 7, 2014.
5. The purpose of this plat is to create two Lots for development.

FRANCHISE UTILITIES NOTES:

I, Joel C. Howard, 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:
PLAT RECORDS OF BEAR COUNTY, TEXAS
DEED RECORDS OF BEAR COUNTY, TEXAS
REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
FOUND 1/2 IRON ROD
SET 1/2 IRON ROD WITH YELLOW CAP STAMPED "GEO-NAV"
FOUND IRON PIPE
DOCUMENT
NUMBER
VOLUME
PAGE
OVERHEAD ELECTRIC

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.
Release date: 03/04/2020
JOEL C. HOWARD
RPLS No. 6267
FOR REVIEW & COMMENT

APPLICANT/ENGINEER:

WGI
CONTACT: MEGAN SILVA, P.E.
PH: 214-307-4767 (EXT. 1057)
EMAIL: MEGAN.SILVA@WGINC.COM
OWNER:
BELTLINE PROPERTIES, LLC
2111 W WALNUT HILL LN.
IRVING, TEXAS 75038-4406
PH: 817-338-1050
EMAIL: JWH@HULLLP.COM

GEO NAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=50' (372) 243-2409 PROJECT NUMBER: 1788
TBPLS FIRM NO. 10194205
EMAIL: CHRIS.HOWARD@GEO-NAV.COM

DATED: MARCH 04, 2020 DRAWN BY: LEO

SHEET 1 OF 2

MINOR PLAT
DAVE & BUSTER'S ADDITION
LOTS 1 AND 2, BLOCK A
16.722 ACRES
IN THE
JOHN L. WHITMAN SURVEY
ABSTRACT NO. 1521
CITY OF COPPELL,
DALLAS COUNTY, TEXAS
02/03/2020

STATE OF TEXAS
DALLAS COUNTY

OWNER CERTIFICATE

WHEREAS BELTLINE PROPERTIES, LLC are the owner of a 16,722 acre tract of land situated in the John L. Whitman Survey, Abstract No. 1521, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Hackbelt 27 Partners, L.P., recorded in Volume 2003167, Page 12149 of the Deed Records of Dallas County, Texas; said 16,722 acre tract being more particularly described as follows:

BEGINNING, at an "X"-Cut set for corner at the South end of a right-of-way corner clip at the intersection of the East right-of-way line of S. Belt Line Road (120' right-of-way) and the South right-of-way line of East Dividend Drive (90' right-of-way);

THENCE, North 44 degrees, 29 minutes, 02 seconds East, along the said corner clip, a distance of 21.21 feet to a 1/2-inch Iron rod with yellow cap stamped "GEONAV (hereinafter referred to as "with cap") set for corner at the Northeast end of said corner;

THENCE, North 89 degrees, 29 minutes, 02 seconds East, along the said South line of East Dividend Drive, a distance of 695.00 feet to a 1/2-inch Iron rod with "PACHICO KOCH" cap found for corner, said point being in the West line of Lot 2, Block H/8465, Cypress Waters Addition No. 2, Phase 3, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400117339 of the Official Public Records of Dallas County, Texas;

THENCE, South 00 degrees, 30 minutes, 58 seconds East, along the said West line of Lot 2, Block H/8465, passing at a distance of 615.45 feet, the Southwest corner of said Lot 2, Block H/8465 and the Northwest corner of Lot 1B, Block H/8465, Cypress Waters Addition No. 3, Phase 1, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500010982 of said Official Public Records, continuing at a distance of 757.28 feet the Southwest corner of said Lot 1B, Block H/8465 and the Northwest corner of Lot 1A, Block H/8465 of said Cypress Waters Addition No. 3, Phase 1, continuing for a total distance of 1,014.22 feet to a 5/8-inch Iron rod with cap stamped "RPLS 4804 found for corner;

THENCE, South 89 degrees, 08 minutes, 54 seconds West, departing the West line of said Lot 1A, Block H/8465 and over and across said Hackbelt 27 Partners, L.P., tract, a distance of 397.12 feet to a 5/8-inch Iron rod found for corner;

THENCE, South 00 degrees, 51 minutes, 06 seconds East, a distance of 442.44 feet to a 1/2-inch Iron rod with cap set for corner in the North right-of-way line of Hackberry Drive (a variable width right-of-way);

THENCE, South 89 degrees, 29 minutes, 02 seconds West, along the said North line of Hackberry Drive, a distance of 195.48 feet to a 1/2-inch Iron rod with cap set for corner at the Southeast corner of a right-of-way corner clip at the intersection of said North line of Hackberry Drive and the said East line of S. Belt Line Road;

THENCE, North 45 degrees, 30 minutes, 58 seconds West, along the said corner clip, a distance of 42.43 feet to a 1/2-inch Iron rod with cap set for corner at the Northwest end of said corner clip in the said East line of S. Belt Line Road;

THENCE, North 00 degrees, 30 minutes, 58 seconds West, along the said East line of S. Belt Line Road, a distance of 1,413.97 feet to the POINT OF BEGINNING; CONTAINING: 728,414 square feet or 16,722 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Beltline Properties, LLC, does hereby adopt this plat designating the herein described property as Dave & Buster's Addition, Lots 1 and 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 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 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 ____, 2020.

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 ____, 2020.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

Planning & Zoning Commission Chairman Date
City of Coppell, TX

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Dave & Buster's Addition, Lots 1 and 2, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of ____, 2020, 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., 2020.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

Floodplain Development Permit Application No. ____ has been filed with the City of Coppell floodplain administrator on ____, 2020.

Floodplain Administrator Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, 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.

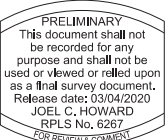
JOEL C. HOWARD
Registered Professional Land Surveyor
No. 6267

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 Joel C. Howard, of GEONAV, LLC, 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 ____, 2020.

Notary Public in and for the State of Texas



APPLICANT/ENGINEER:

WGI
CONTACT: MEGAN SILVA, P.E.
PH: 214-307-4767 (EXT. 1057)
EMAIL: MEGAN.SILVA@WGINC.COM

OWNER:

BELTLINE PROPERTIES, LLC
2111 W WALNUT HILL LN,
IRVING, TEXAS 75038-4406
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SHEET 2 OF 2

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