



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jay Khorrami is the owner of a tract of land situated in the City of Coppell, Dallas County, Texas, out of the Clarinda Squires Survey, Abstract Number 1327, and being a portion of the tract of land described in the deed to SCI Denton Tap, Ltd., recorded in Volume 99106, Page 7729, Deed Records of Dallas County, Texas, said 0.881 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red Clark-Geogram plastic cap found for the point of intersection of the westerly right-of-way line of Denton Tap Road (a variable width right-of-way) with a northerly line of the Magnolia Park Addition, an addition to the City of Coppell as recorded by plat in Volume 98145, Page 506, Deed Records of Dallas County, Texas;

THENCE with a northerly line of said Magnolia Park Addition the following:

North 90°00'00" West a distance of 188.75 feet to a 1/2 inch iron rod found for corner;

North 49°10'04" East a distance of 80.94 feet to a 1/2 inch iron rod found in an easterly line of said Magnolia Park Addition;

THENCE departing said northerly line with an easterly line of said Magnolia Park Addition, North 00°00'00" West a distance of 107.08 feet to a 5/8 inch iron rod with a red Clark-Geogram plastic cap found in the southwestern corner of Lot 1, Block A, Magnolia Village Addition, an addition to the City of Coppell as recorded by plat in Volume 2001134, Page 1039, Deed Records of Dallas County, Texas;

THENCE departing said easterly line with the southerly line of said Lot 1, Block A, South 90°00'00" East a distance of 249.99 feet to a 5/8 inch iron rod with a red Clark-Geogram plastic cap found in the westerly right-of-way line of Denton Tap Road for the southeasterly corner of said Lot 1, Block A;

THENCE with the westerly right-of-way line of Denton Tap Road, South 00°00'00" East a distance of 160.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.881 acres (38,380 square feet) of land.

Bearings shown hereon are referenced to the bearing cited in the deed to SCI Denton Tap, Ltd. as recorded in Volume 99106, Page 7729, Deed Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jay Khorrami do hereby adopt this plat designating the herein above described property as Lot 1, Block A, MAGNOLIA RESTAURANT ADDITION, an addition to the City of Coppell, Texas, and do hereby dedicate to the public use forever, the streets and alleys, shown thereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

Witness my hand at Coppell Texas this 14 day of March, 2003

by: *Jay Khorrami*
Jay Khorrami

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jay Khorrami, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 14 day of March, 2003

George H. Williford IV
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed by my personal supervision in accordance with the Subdivision Regulations of the City of Coppell.

Gregory S. Iffland
R.P.L.S. No. 4351

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gregory S. Iffland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 15 day of March, 2003

Randi L. Wear
Notary Public in and for the State of Texas

FLOODPLAIN ORDINANCE NOTES:

Floodplain Development Permit No. 412 has been filed with the City of Coppell Floodplain Administrator on _____

Ken P. P. 4-2-3, Floodplain Administrator
Date

UTILITY SIGNATURES

This plat correctly represents the required easements for development

	BY	DATE
Verizon (Telephone)	<i>Bob Hearn</i>	3-13-02
Oncor (Electric & Gas)	<i>Daniel Dean</i>	3-13-03
AT&T Broad band (Cable)	<i>Michael R. Ross</i>	03-26-2003

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing Final Plat of Lot 1, Block A, MAGNOLIA RESTAURANT ADDITION, an addition to the City of Coppell, was submitted to the City Council on the 11 day of November, 2002, and the council, 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 council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

WITNESS MY HAND this 4 day of April, 2003

Larry Wilkerson
City Secretary
City of Coppell, Texas

RECOMMENDED FOR APPROVAL:

Chairman Planning & Zoning Commission 4-2-3
City of Coppell, Texas Date of Approval

APPROVED AND ACCEPTED:

Candy Sheh 4/3/03
Mayor Date of Approval
City of Coppell, Texas

MINOR PLAT MAGNOLIA RESTAURANT ADDITION LOT 1, BLOCK A

situated in the
Clarinda Squires Survey, Abstract No. 1327
City of Coppell, Dallas County, Texas

OWNER

JAY KHORRAMI
449 W. BETHEL ROAD
COPPELL, TEXAS 75019
(972) 462-0101

ARCHITECT

DANNY TOSH ARCHITECT
16051 ADDISON ROAD
SUITE 206
ADDISON, TEXAS
(972) 991-4475

SURVEYOR

CLARK-GEORAM, INC.
10711 M. PLANO ROAD
SUITE 100
DALLAS, TEXAS 75238
(214) 221-4848 FAX (214) 221-4949

August 12, 2002

SCALE 1" = 20'

This plat filed in Volume 2003067, Page 00083 Date 4-09-2003

FILED
2003 APR - 9 PM 1:51
DALLAS COUNTY
CLERK OF COURTS