

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, ABANDONING A PORTION OF THE STREET RIGHT-OF-WAY OF SANDY LAKE ROAD, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “B”, TO THE ABUTTING OWNER, CARROLLTON-FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT; AND, PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 24, 2025, Dallas County Quitclaimed certain Right-of-Way as set forth in Instrument Number: 202500130835 of Sandy Lake Road to the City of Coppel, of approximately 0.962 acres ± which is described and depicted in the attached Exhibit “A”; and

WHEREAS, such Right-of-Way is in excess of the public needs of the City of Coppel; and

WHEREAS, the City of Coppel desires to abandon a portion of approximately 0.5836 acres± to the abutting property owner, Carrollton-Farmers Branch Independent School District for its public use; and

WHEREAS, the City Council of the City of Coppel, Texas, has determined that a portion of the right-of-way of Sandy Lake Road, described and depicted in Exhibit “B”, is not needed or necessary for public purposes by the City and the same portion should be abandoned to the abutting owner in exchange for fair and adequate consideration. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. That the City of Coppel hereby abandons and quitclaims, in favor of the abutting owner, Carrollton-Farmers Branch Independent School District, a portion of the street right-of-way of Sandy Lake Road, more particularly described and depicted in Exhibit “B” attached hereto and made a part hereof for all purposes, the same as if fully copied herein, in the City of Coppel, Dallas County, Texas.

SECTION 2. In exchange for the abandonment of this real property interest, the abutting owner, Carrollton-Farmers Branch Independent School District, will dedicate Easements to the City of Coppel by plat to be recorded at a future date, and will pay the City a cash consideration in the amount of Ten Dollars (\$10.00) receipt of which is hereby acknowledged.

SECTION 3. That the City of Coppel retains, reserves, and maintain all other interest other than described herein, but does hereby retains and except from abandonment the reserved portion of the Right-of-Way retained in the described real property interest, together with any and all improvements thereon which is described and depicted in the attached Exhibit “C”.

SECTION 4. That the City Secretary is directed to prepare a certified copy of this Ordinance and furnish the same to the abutting owner for recording the right-of-way described in Exhibit “B”. The recording of this abandonment Ordinance in the Real Property Records of Dallas County, Texas, shall serve as a quitclaim deed of the City of Coppell of such right, title or interest of the City of Coppell in and to the street right-of-way described in Exhibit “B”.

SECTION 5. This ordinance shall take effect immediately from and after its passage, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of Coppell, Texas, on the ____ day of _____ 2025.

APPROVED:

WES MAYS, MAYOR

ATTEST:

PHOEBE STELL, INTERIM-CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

EXHIBIT “A”

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

QUITCLAIM DEED

THE STATE OF TEXAS §

COUNTY OF DALLAS § KNOW ALL PERSONS BY THESE
PRESENTS: THAT the County of Dallas, a political subdivision of the State of Texas, (hereinafter "Grantor") for valuable consideration in the amount of One Dollar (\$1.00), and other good and valuable consideration, in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged, does hereby release, remise, quitclaim, and surrender to the City of Coppel, a Texas home rule municipality, hereinafter "Grantee") such title or interest as Grantors may have acquired, if any, by virtue of right of way deed dedication, recorded in Volume 96205, Page 190, of the Official Public Record of Dallas County, Texas, in and to the following described real property situated in Dallas County, Texas ("Property"), to wit:

Being a 0.962-acre tract of land located within the Weston Perry Survey, Abstract Number 1152, City of Coppel, Dallas County, Texas; the subject tract being a portion of a 41.971-acre tract of land conveyed from Jean Hundall Marsh and John W. Hundall III, to the Carrollton Farmers Branch Independent School District by Warranty Deed dated November 10, 1980, and recorded in Volume 80230, Page 0510 of the Deed Records of Dallas County, Texas (DRDCT), the subject tract being part of the proposed right-of-way for Sandy Lake Road (variable width right-of-way, Dallas County Project No. 91-838) and the subject tract of land being more particularly described as follows:

COMMENCING at a found PK nail on the southwesterly most corner of a 11.62 acre tract of land conveyed to the City of Dallas as recorded in Volume 540, Page 21 (DRDCT), said point also lying within the existing pavement of Sandy Lake Road;

THENCE North 00° 29' 16" West, a distance of 22.70 feet along the west line of said 11.62- acre tract, to a 1/2" set iron rod with yellow plastic cap stamped "HALFF ASSOC. ,INC." (hereafter referred to as with cap) for the POINT OF BEGINNING;

THENCE South 81° 28' 44" West, a distance of 38.50 feet departing said west line and along the southerly line of the aforementioned 41.971-acre tract to a set PK nail for an angle point;

THENCE North 89° 37' 16" West, a distance of 26.50 feet along said southerly line to a 1/2" set iron rod with cap for an angle point;

THENCE South 89° 49' 44" West a distance of 331.49 feet along said southerly line to a 1/2" set iron rod with cap for corner;

THENCE North 01° 10' 05" West, a distance of 79.65 feet departing said southerly line and along the common line of the aforementioned 41.971-acre tract and a tract of land as described in Volume 90153, Page 3583 (DRDCT) to a 1/2" set iron rod with cap lying 99.39 feet north of the proposed centerline of Sandy Lake Road;

THENCE North 56° 58' 34" East, a distance of 37. 82 feet departing said common line to a 1/2" set iron rod with cap lying 120.00 feet north of said proposed centerline for corner;

THENCE North 90° 00' 00" East, a distance of 23.20 feet continuing 120.00 feet north of said proposed centerline to a 1/2" set iron rod with cap for the point of curvature of a curve to the left

having a central angle of $06^{\circ} 52' 26''$, a radius of 2380.00 feet, a chord bearing of North $86^{\circ} 33' 47''$ East a distance of 285.36 feet;

THENCE continuing 120.00 feet north of said proposed centerline and along said curve an arc distance of 285.53 feet to a $1/2''$ set iron rod with cap for the point of tangency;

THENCE North $83^{\circ} 07' 34''$ East, a distance of 57.34 feet continuing 120.00 feet north of said proposed centerline to a $1/2''$ set iron rod with cap lying on the common line of said 41.971-acre tract and a tract of land conveyed to Dallas Power and Light Company as recorded in Volume 4631, Page 01(DRDCT) for corner;

THENCE South $00^{\circ} 29' 16''$ East, along said common line passing a $1/2''$ set iron rod with cap at a distance of 41.99 feet for the southern most corner of said Dallas Power and Light Company tract, in all a distance of 117.70 feet to the POINT OF BEGINNING AND CONTAINING 41,903 square feet or 0.962 acres of land more or less.

Note: Bearing system is rotated $00^{\circ} 28' 51''$ seconds counterclockwise from plat boundary of Carrollton Dam dated August 25, 1988 and prepared by the City of Dallas Water Utilities.

By these presents and in accordance with Court Order No. 2025-0749, approved by the Dallas County Commissioners Court on June 17, 2025, Grantor does hereby release, remise, quitclaim, and surrender to the Grantee, subject to all easements, rights-of-way, reservations, conditions, covenants and restrictive covenants as the same appears of record in the Official Public Records of Dallas County, Texas, or apparent on the ground, and to all encroachments, zoning, regulations and ordinances of municipal and/or other governmental authorities, if any, which affect the property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

IN ACCEPTING THE QUITCLAIM OF THE PROPERTY, AND AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTEE EXPRESSLY AGREES TO USE THE PROPERTY IN CARRYING OUT A PUBLIC PURPOSE THAT BENEFITS THE PUBLIC INTEREST OF GRANTOR OR GRANTEE, AND WHENEVER SUCH PROPERTY SHALL CEASE TO BE USED FOR SAID PUBLIC PURPOSE BY THE GRANTEE, THEN AND THEREUPON GRANTEE'S INTEREST IN THE LAND WILL REVERT TO GRANTORS WITHOUT ANY NECESSITY FOR SUIT TO THE GRANTEE HEREIN, ITS SUCCESSORS OR ASSIGNS. GRANTEE FURTHER ACCEPTS THE PROPERTY IN "AS IS" CONDITION, WITH ALL ITS FAULTS AND PENALTIES, IF ANY. GRANTOR DISCLAIMS RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF ANY INFORMATION RELATING TO THE PROPERTY. GRANTEE RELEASES ALL CLAIMS AND CAUSES OF ACTION, AT LAW OR IN EQUITY, GRANTEE MAY HAVE AGAINST GRANTORS, COUNTY COMMISSIONERS, COUNTY JUDGE, THE COUNTY'S ELECTED OFFICIALS AND DIRECTORS, THEIR OFFICERS, AGENTS, AND EMPLOYEES, IN CONNECTION WITH THIS TRANSACTION. THIS RELEASE IS BINDING ON GRANTEE'S SUCCESSORS, HEIRS, AND ASSIGNS.

GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS OR DISCLOSURES BY GRANTORS IN CONNECTION WITH THE PURCHASE OF THE PROPERTY. GRANTEE EXPRESSLY ASSUMES RESPONSIBILITY FOR ANY ENVIRONMENTAL, HAZARDOUS OR REGULATED MATERIAL PROBLEMS ON OR WITH THE PROPERTY AND ANY PUBLIC NUISANCES OR HEALTH, SAFETY OR FIRE HAZARDS.

For the consideration described herein, and subject to the aforesaid, Grantor does hereby release, remise, quitclaim, and surrender all right, title and interest, if any, in and to the above described property and premises, unto the said Grantee, its successors, and assigns forever..

EXECUTED this the 24 day of June A.D., 2025.

*Approved as to Form:

COUNTY OF DALLAS

JOHN CREUZOT
DALLAS COUNTY DISTRICT ATTORNEY

By: Clay Lewis Jenkins
Clay Lewis Jenkins
Dallas County Judge

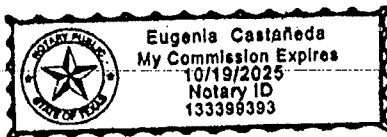
Clara H. Saafir
Clara H. Saafir
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24 day of June, 2025, by Clay Lewis Jenkins, County Judge for the County of Dallas, on behalf of the County of Dallas, a political subdivision of the State of Texas, and as trustee on behalf of the taxing units receiving tax title under the Sheriff's Deed, pursuant to Chapter 34 of the Texas Tax Code.



Eugenia Castañeda
Notary Public, State of Texas
My Commission Expires 10/19/25

GRANTOR ADDRESS: RETURN TO:

County of Dallas
500 Elm Street, Suite 5300
Dallas, Texas 75202
Attn: Assistant Director
Public Works Property Mgmt. Division

GRANTEE'S ADDRESS:

City of Coppell
255 Parkway Blvd
Coppell, TX 75019



VG-364-2025-202500130835

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500130835

Real Property Recordings

Recorded On: June 24, 2025 03:46 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$0.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500130835
Receipt Number: 20250624001035
Recorded Date/Time: June 24, 2025 03:46 PM
User: Kathleen M
Station: Cc140

Record and Return To:

PUBLIC WORKS
500 ELM ST, STE 5300
DALLAS TX 75202



STATE OF TEXAS

Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

COUNTY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
FORM 93 8/95

Project: Sandy Lake Road 91-838
(Coppell Cty Lmts to Carrollton Cty Lmts)
Parcel 127

COUNTY OF DALLAS

2050042

RIGHT-OF-WAY DEED DEDICATION

10/18/96 249577 \$1.00
No Fee - REAL PROPERTY

STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS §

THAT, Carrollton - Farmers Branch Independent School District acting herein by and through its duly authorized representative(s)

hereinafter termed GRANTOR, whether one or several, of the County of Dallas, State of Texas, for and in consideration of sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration including the benefits which will accrue to GRANTOR in hand paid by the County of Dallas, the receipt and sufficiency of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and do by these presents GRANT, SELL and CONVEY unto the County of Dallas, hereinafter termed GRANTEE, its successors and assigns, the following described tract or parcel of land situated in Dallas County, Texas and being more particularly described in:

Property to be conveyed is described in Exhibit "A" attached hereto which by this reference becomes a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the GRANTEE, its successors and assigns, forever; and GRANTOR hereby binds himself and his heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the rights and title to said premises unto the GRANTEE, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 12th day of September, A.D., 1996.

CARROLLTON - FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT

Linda Taylor

Linda Taylor
President, Board of Trustees

RE-4

ACKNOWLEDGEMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority,
on this day personally appeared _____

_____ known to me to be the person....whose
name....subscribed to the foregoing instrument, and acknowledged to me that ____ he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, A.D. 19____.

(L.S.)

.....
Notary Public, in and for the State of Texas.
My Commission Expires

ACKNOWLEDGEMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day
personally appeared _____

_____ known to me to be the person....whose
name....subscribed to the foregoing instrument, and acknowledged to me that ____ he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This _____ day of _____, A.D. 19____.

(L.S.)

.....
Notary Public, in and for the State of Texas
My Commission Expires

CORPORATION ACKNOWLEDGEMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority,
on this day personally appeared _____ Linda Taylor

_____ whose name subscribed to the
foregoing instrument and acknowledged to me that the same was the act of said
school district
a corporation, and that she executed the same as the act of such corporation for the
purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 24th day of September, A.D. 1996.



Sally Jo August
Notary Public, in and for the State of Texas
My Commission Expires 02/01/98

RETURN TO GRANTEE'S ADDRESS: County of Dallas, ATTN: Public Works Department,
411 Elm Street, Dallas, Texas 75202

B:\DRODRED.27

Dept. of Public Works
County of Dallas
411 Elm Street
Dallas, Texas 75202

96205 00191

EXHIBIT "A"

Sandy Lake Road
Project No. 91-838
Parcel: 27 ROW
May 24, 1996

RIGHT-OF-WAY DESCRIPTION

BEING a 0.962-acre tract of land located within the Weston Perry Survey, Abstract Number 1152, City of Coppell, Dallas County, Texas; the subject tract being a portion of a 41.971-acre tract of land conveyed from Jean Hundall Marsh and John W. Hundall III, to the Carrollton-Farmers Branch Independent School District by Warranty Deed dated November 10, 1980, and recorded in Volume 80230, Page 0510 of the Deed Records of Dallas County, Texas (DRDCT), the subject tract being part of the proposed right-of-way for Sandy Lake Road (variable width right-of-way, Dallas County Project No. 91-838) and the subject tract of land being more particularly described as follows:

COMMENCING at a found PK nail on the southwesterly most corner of a 11.62 acre tract of land conveyed to the City of Dallas as recorded in Volume 540, Page 21 (DRDCT), said point also lying within the existing pavement of Sandy Lake Road;

THENCE North 00° 29' 16" West, a distance of 22.70 feet along the west line of said 11.62-acre tract, to a 1/2" set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereafter referred to as with cap) for the POINT OF BEGINNING;

THENCE South 81° 28' 44" West, a distance of 38.50 feet departing said west line and along the southerly line of the aforementioned 41.971-acre tract to a set PK nail for an angle point;

THENCE North 89° 37' 16" West, a distance of 26.50 feet along said southerly line to a 1/2" set iron rod with cap for an angle point;

THENCE South 89° 49' 44" West a distance of 331.49 feet along said southerly line to a 1/2" set iron rod with cap for corner;

THENCE North 01° 10' 05" West, a distance of 79.65 feet departing said southerly line and along the common line of the aforementioned 41.971-acre tract and a tract of land as described in Volume 90153, Page 3583 (DRDCT) to a 1/2" set iron rod with cap lying 99.39 feet north of the proposed centerline of Sandy Lake Road;

THENCE North 56° 58' 34" East, a distance of 37.82 feet departing said common line to a 1/2" set iron rod with cap lying 120.00 feet north of said proposed centerline for corner;

THENCE North 90° 00' 00" East, a distance of 23.20 feet continuing 120.00 feet north of said proposed centerline to a 1/2" set iron rod with cap for the point of curvature of a curve to the

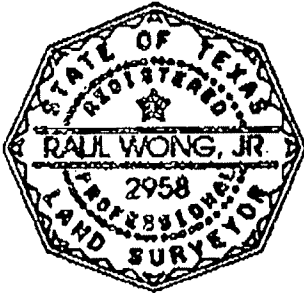
left having a central angle of $06^{\circ} 52' 26''$, a radius of 2380.00 feet, a chord bearing of North $86^{\circ} 33' 47''$ East a distance of 285.36 feet;

THENCE continuing 120.00 feet north of said proposed centerline and along said curve an arc distance of 285.53 feet to a $1/2$ " set iron rod with cap for the point of tangency;

THENCE North $83^{\circ} 07' 34''$ East, a distance of 57.34 feet continuing 120.00 feet north of said proposed centerline to a $1/2$ " set iron rod with cap lying on the common line of said 41.971-acre tract and a tract of land conveyed to Dallas Power and Light Company as recorded in Volume 4631; Page 01(DRDCT) for corner;

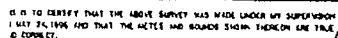
THENCE South $00^{\circ} 29' 16''$ East, along said common line passing a $1/2$ " set iron rod with cap at a distance of 41.99 feet for the southern most corner of said Dallas Power and Light Company tract, in all a distance of 117.70 feet to the POINT OF BEGINNING AND CONTAINING 41,903 square feet or 0.962 acres of land more or less.

Note: Bearing system is rotated $00^{\circ} 28' 51''$ seconds counterclockwise from plat boundary of Carrollton Dam dated August 25, 1988 and prepared by the City of Dallas Water Utilities.



Raul Wong Jr. 24/1996
Raul Wong Jr., P.E., R.P.L.S.
Texas Surveying Registration Number 2958

Page 3 of 3



COUNTY OF DALLAS, TEXAS

FILED
Earl Burch
COUNTY CLERK
DALLAS COUNTY.

76100 50296

96 OCT 17 PM 3:02

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

OCT 18 1996



Earl Burch
COUNTY CLERK, Dallas County, Texas

Dept. of Public Works
County of Dallas
411 Elm Street
Dallas, Texas 75202

EXHIBIT “B”

LEGAL DESCRIPTION

BEING 0.5836 acre of land located in WESTON PERRY SURVEY, ABSTRACT No.1152, City of Coppell, Dallas County, Texas, and being a portion of the tract of land, conveyed to CARROLLTON-FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT, by a deed recorded in Volume 80230, Page 510, of the Deed Records of Dallas County, Texas. Said 0.5836 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford", set in the West boundary line of said Carrollton-Farmers Branch ISD tract, also being the East boundary line of LOT 1, BLOCK A, SIGNATURE LIVING AT DENTON CREEK ADDITION, to the City of Coppell, Dallas County, Texas, according to the plat recorded in the instrument No. 201200197995, of the Plat Records of Dallas County, Texas, being located N 00° 58' 38" W 54.65 feet, from a 1/2" iron rod found at the Southeast corner of said Lot 1, said Point of Beginning also being located N 00° 58' 38" W 54.62 from a ½" iron rod found at the Southeast corners of said Lot 1, and Said Point of Beginning also being the most westerly Northwest corner of a right-of-way tract of land quitclaimed to the City of Coppell, by a deed recorded in the Instrument No. 202500130835, of the Deed Records of Dallas County, Texas;

THENCE along the North boundary line of said City of Coppell right-of-way tract, as follows:

1. N 57° 01' 06" E 37.74 feet, to a ½" iron rod marked "Brittain & Crawford", set;
2. S 89° 57' 28" E 23.20 feet, to a ½" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the left;
3. NORTHEASTERLY 285.53 feet, with said curve to the left, having a radius of 2,380.00 feet, a central angle of 06° 52' 26", and a chord bearing N 86° 36' 19" E 285.36 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve;
4. N 83° 08' 51" E 58.69 feet, to a ½" iron rod marked "Brittain & Crawford", set in the East boundary line of aforesaid Carrollton-Farmers Branch ISD tract;

THENCE S 00° 24' 07" E 64.00 feet, along the East boundary line of said Carrollton-Farmers Branch ISD tract, to a ½" iron rod marked "Brittain & Crawford", set at the intersection with proposed North right-of-way line of Sandy Lake Road (proposed 120' public right-of-way);

THENCE along the proposed North right-of-way line of Sandy Lake Road, as follows:

1. SOUTHWESTERLY 344.29 feet, with a curve to the right, having a radius of 2,435.00 feet, a central angle of 08° 06' 05", and a chord bearing S 85° 52' 44" W 344.01 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve;
2. S 89° 51' 39" W 54.56 feet, to a ½" iron rod marked "Brittain & Crawford", set at the intersection with the West boundary line of aforesaid Carrollton-Farmers Branch ISD tract, same being the East boundary of aforesaid Lot 1, Block A;

THENCE N 00° 58' 38" W 44.44 feet, along West boundary line of said Carrollton-Farmers Branch ISD tract, and the East boundary of said Lot 1, Block A, to the Point of Beginning, containing 0.5836 acre, (25,422 Square Feet), of land.

KRYSTIAN GOLEBIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400

August 11th, 2025

Krystian Golebiewski



CALL TABLE		
Course	Bearing	Distance
L1	N 57°01'06" E	37.74'
L2	S 89°57'28" E	23.20'
L3	Rad: 2380.00' Tan: 142.94' Chd: N 86°36'19" E	Arc: 285.53' CA: 6°52'26" 285.36'
L4	N 83°08'51" E	58.69'
L5	S 00°24'07" E	64.00'
L6	Rad: 2435.00' Tan: 172.43' Chd: S 85°52'44" W	Arc: 344.29' CA: 8°06'05" 344.01'
L7	S 89°51'39" W	54.56'
L8	N 00°58'38" W	44.44'

WESTON PERRY
ABSTRACT 1152

DRAINAGE EASEMENT
CC# 201200197995,
P.R.D.C.T.

LOT 1, BLOCK A
SIGNATURE LIVING AT
DENTON CREEK
ADDITION
INS.# 201200197995
P.R.D.C.T.

CARROLLTON-FARMERS
BRANCH INDEPENDENT
SCHOOL DISTRICT
41.971 ACRES
VOL. 80230, PG. 510
D.R.D.C.T.

PERMANENT RIGHT-OF-WAY
0.5836 ACRE (25,422 SQ.F.)
TO ABANDONED AND QUITCLAIMED

REMAINDER OF
25' EASEMENT FOR 42"
WTR. PIPELINE
VOL. 4619, PG. 562,
P.R.D.C.T.

REMAINDER OF
DALLAS POWER ESMT
VOL. 4619, PG. 562,
P.R.D.C.T.

C.L. FNC. POST
BRS.: S 64°E 1.0'

CITY LIMIT LINE
CITY OF COPPELL 0.39
INS.# 201300273238,
DISKS FOUND
RPLS-5991

GRID COORD.:
N: 7038002.40
E: 2444967.67

POINT OF
BEGINNING
1/2" IRON
ROD SET

30' UT. ESMNT.
V. 95025, PG. 2897

30' UT. ESMNT.
V. 72159, PG. 2694

1/2" IRON
ROD FOUND
SE CRN LOT 1

RIGHT-OF-WAY DEDICATION
QUITCLAIMED TO THE CITY OF COPPELL
INS.# 202500130835
D.R.D.C.T.

CITY OF IRVING 30'
WATER MAIN EASEMENT/
VOL. 95037, PG. 1556,
P.R.D.C.T.

SANDY LAKE RD.
PROPOSED 120' RIGHT-OF-WAY

R.O.W. DEDICATION
V. 96179, PG. 3298

5/8 IRF(C.M.)
LOT 1x

2' SCR. WALL ESMNT.
INS.# 200201807146

LOT 2
BLOCK A
TRINITY SHORES ADDN
CC# 200201807146

LOT 2
10' ELEC. & GAS EASEMENT
INS.# 200201807146

TRINITY CT.
50' RIGHT-OF-WAY

5' SLOPE EASEMENT
VOL. 96179, PG. 3298

2' SCR. WALL ESMNT.
INS.# 200201807146

LOT 19

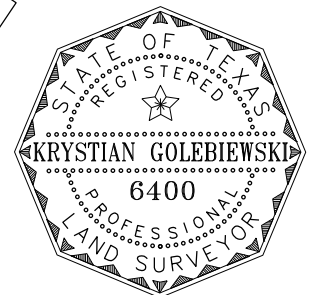
LOT 18

LOT 17

TRINITY SHORES HOA
VOL. 2003189, PG. 5829

VARNELL HOLDINGS LLC
INT.# 201200295159
D.R.D.C.T.

CITY OF COPPELL



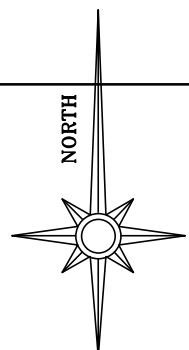
Krystian Golebiewski
AUGUST 11th, 2025

CITY OF DALLAS

CARROLLTON FARMERS BRANCH I.S.D.
CITY OF COPPELL, DALLAS COUNTY, TEXAS

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
TEL (817) 926-0211 - FAX (817) 926-9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

EXHIBIT MAP OF:
RIGHT-OF-WAY AREA TO BE
ABANDONED
0.5836 ACRE OF LAND
LOCATED IN THE WESTON PERRY
SURVEY, ABSTRACT No. 698, CITY
OF COPPELL, DALLAS COUNTY, TX.



SCALE 1"=80'



Carrollton FB ISD AG Barn, L1, B1 - ROW Abandonment

8/11/2025

Scale: 1 inch= 52 feet

File: Carrollton FB ISD AG Barn, L1, B1 - ROW Abandonment.ndp

Tract 1: 0.5836 Acres (25422 Sq. Feet), Closure: s09.2402e 0.01 ft. (1/116429), Perimeter=912 ft.

01 n57.0106e 37.74

02 s89.5728e 23.20

03 Lt, r=2380.00, chord=n86.3619e 285.36

04 n83.0851e 58.69

05 s00.2407e 64.00

06 Rt, r=2435.00, chord=s85.5244w 344.01

07 s89.5139w 54.56

08 n00.5838w 44.44

EXHIBIT “C”

LEGAL DESCRIPTION

BEING 0.3842 acre of land located in WESTON PERRY SURVEY, ABSTRACT No.1152, City of Coppell, Dallas County, Texas, and being a portion of the tract of land, conveyed to CARROLLTON-FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT, by a deed recorded in Volume 80230, Page 510, of the Deed Records of Dallas County, Texas. Said 0.3842 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the West boundary line of said CARROLLTON-FARMERS BRANCH ISD tract, and said point lying at the Southeast corner of LOT 1, BLOCK A, SIGNATURE LIVING AT DENTON CREEK ADDITION, to the City of Coppell, Dallas County, Texas, according to the plat recorded in the instrument No. 201200197995, of the Plat Records of Dallas County, Texas, and said Point of Beginning having a State Plane grid coordinates of Northing: 7037947.78 and Easting: 2444968.60;

THENCE N 00° 58' 38" W 10.21 feet, along the West boundary line of said CARROLLTON-FARMERS BRANCH ISD tract, and the East boundary line of said Lot 1, to a 1/2" iron rod marked "Brittain & Crawford" set in the proposed North right-of-way line of Sandy Lake Road (proposed 120 feet right-of-way);

THENCE along the proposed North right-of-way line of said Sandy Lake Road, as follows:

1. N 89° 51' 39" E 54.56 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the left;
2. NORTHEASTERLY 344.29 feet, with said curve to the left, having a radius of 2,435.00 feet, a central angle of 08° 06' 05", and a chord bearing N 85° 52' 44" E 344.01 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the East boundary line of said CARROLLTON-FARMERS BRANCH ISD tract, from which a found disk marked RPLS-5991 bears N 00° 24' 07" W 12.58 feet;

THENCE S 00° 24' 07" E 54.15 feet, along the East boundary line of said CARROLLTON-FARMERS BRANCH ISD tract, to a point at the Southeast corner thereof, same lying in within said Sandy Lake Road;

THENCE along the South boundary line of said CARROLLTON-FARMERS BRANCH ISD tract, as follows:

1. S 81° 35' 05" W 39.86 feet, to a point;
2. N 89° 30' 55" W 26.50 feet, to a point;
3. S 89° 56' 05" W 331.49 feet, to a point at the Southwest corner of said CARROLLTON-FARMERS BRANCH ISD tract;

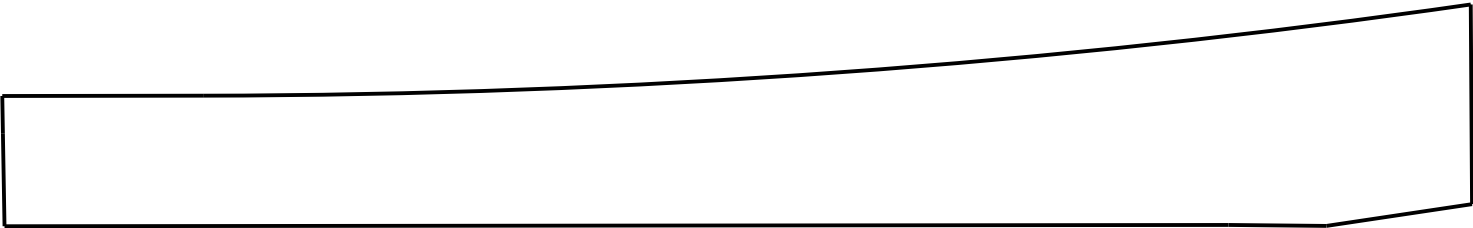
THENCE N 01° 03' 43" W 25.08 feet, along the West boundary of said CARROLLTON-FARMERS BRANCH ISD tract, to the Point of Beginning, containing 0.3842 acres, (16,737 Square Feet), of land.

KRYSTIAN GOLEBIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400

August 28th, 2025

Krystian Golebiewski





Carrollton FB ISD AG Barn, Lot 1, Blk 1 - ROW 2 - 0.384 Acre	8/28/2025
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Scale: 1 inch= 52 feet	File: Carrollton FB ISD AG Barn, Lot 1, Blk 1 - ROW 2 - 0.384 Acre.ndp
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Tract 1: 0.3842 Acres (16737 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/232425), Perimeter=886 ft.	
01 n00.5838w 10.21	08 n01.0343w 25.08
02 n89.5139e 54.56	
03 Lt, r=2435.00, chord=n85.5244e 344.01	
04 s00.2407e 54.15	
05 s81.3505w 39.86	
06 n89.3055w 26.50	
07 s89.5605w 331.49	