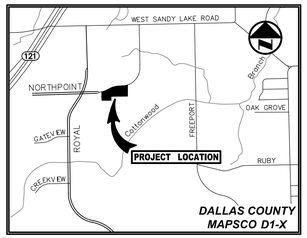
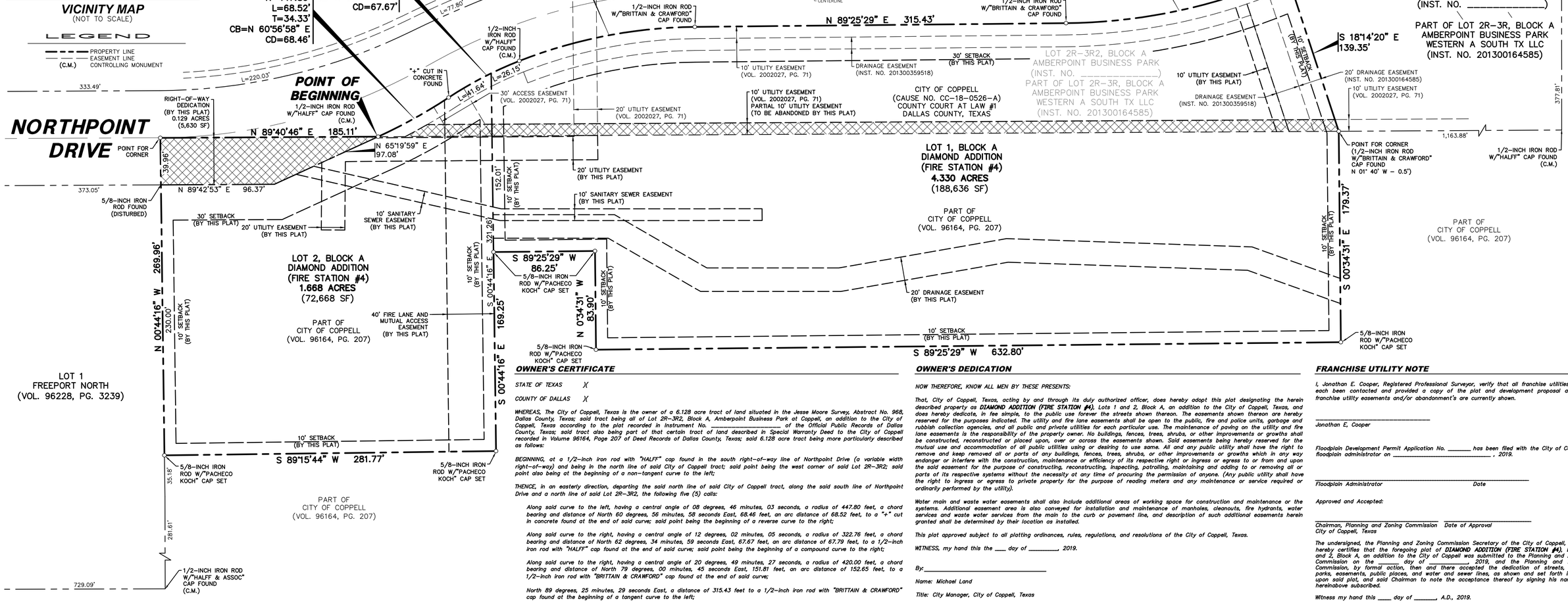


VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT



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.

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.
RELEASED 7/5/19.

_____
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 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 _____, 2019.

_____
Notary Public in and for the State of Texas

My commission expires: _____

OWNER:
CITY OF COPPELL
255 E. PARKWAY BLVD.
P.O. BOX 9478
COPPELL, TX 76019
CONTACT: KEN POPE

SURVEYOR:
PACHECO KOCH
7557 RAMBLER ROAD. SUITE 1400
DALLAS, TEXAS 75231
PHONE: 972-235-3031
CONTACT: JONATHAN COOPER

OWNER'S CERTIFICATE

STATE OF TEXAS)(

COUNTY OF DALLAS)(

WHEREAS, The City of Coppell, Texas is the owner of a 6.128 acre tract of land situated in the Jesse Moore Survey, Abstract No. 968, Dallas County, Texas; said tract being all of Lot 2R-3R2, Block A, Amberpoint Business Park at Coppell, an addition to the City of Coppell, Texas according to the plat recorded in Instrument No. _____, of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to the City of Coppell recorded in Volume 96164, Page 207 of Deed Records of Dallas County, Texas; said 6.128 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "HALFF" cap found in the south right-of-way line of Northpoint Drive (a variable width right-of-way) and being in the north line of said City of Coppell tract; said point being the west corner of said Lot 2R-3R2; said point also being at the beginning of a non-tangent curve to the left;

THENCE, in an easterly direction, departing the said north line of said City of Coppell tract, along the said south line of Northpoint Drive and a north line of said Lot 2R-3R2, the following five (5) calls:

Along said curve to the left, having a central angle of 08 degrees, 46 minutes, 03 seconds, a radius of 447.80 feet, a chord bearing and distance of North 60 degrees, 56 minutes, 58 seconds East, 68.46 feet, an arc distance of 68.52 feet, to a "+" cut in concrete found at the end of said curve; said point being the beginning of a reverse curve to the right;

Along said curve to the right, having a central angle of 12 degrees, 02 minutes, 05 seconds, a radius of 322.76 feet, a chord bearing and distance of North 62 degrees, 34 minutes, 59 seconds East, 67.67 feet, an arc distance of 67.79 feet, to a 1/2-inch iron rod with "HALFF" cap found at the end of said curve; said point being the beginning of a compound curve to the right;

Along said curve to the right, having a central angle of 20 degrees, 49 minutes, 27 seconds, a radius of 420.00 feet, a chord bearing and distance of North 79 degrees, 00 minutes, 45 seconds East, 151.81 feet, an arc distance of 152.65 feet, to a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found at the end of said curve;

North 89 degrees, 25 minutes, 29 seconds East, a distance of 315.43 feet to a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 23 degrees, 06 minutes, 44 seconds, a radius of 480.00 feet, a chord bearing and distance of North 77 degrees, 52 minutes, 07 seconds East, 192.31 feet, an arc distance of 193.62 feet, to a point at the end of said curve; said point being the northeast corner of said Lot 2R-3R2 and northernmost southwest corner of Lot 2R-3R1 of said Block A, Amberpoint Business Park, from said point a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found bears North 13 degrees, 43 minutes West, a distance of 0.5 feet;

THENCE, South 18 degrees, 14 minutes, 20 seconds East, departing the said south line of Northpoint Drive and along the east line of said Lot 2R-3R2 and the southwest line of said Lot 2R-3R1, a distance of 139.35 feet to a point for corner in the said north line of said City of Coppell tract; said point being the southeast corner of said Lot 2R-3R1 and the southernmost southwest corner of said Lot 2R-3R1; from said point a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found bears North 01 degree, 40 minutes West, a distance of 0.5 feet;

THENCE, departing the said north line of said City of Coppell tract, and over and across the said City of Coppell tract, the following six (6) calls;

South 00 degrees, 34 minutes, 31 seconds East, a distance of 179.37 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 89 degrees, 25 minutes, 29 seconds West, a distance of 632.80 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 34 minutes, 31 seconds West, a distance of 83.90 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 89 degrees, 25 minutes, 29 seconds West, a distance of 86.25 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 00 degrees, 44 minutes, 16 seconds East, a distance of 169.25 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 89 degrees, 15 minutes, 44 seconds West, a distance of 281.77 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the west line of said City of Coppell tract; said point being in the east line of Lot 1, Freeport North an addition to the City of Coppell according to the plat recorded in Volume 96228, Page 3239 of said Deed Records;

THENCE, North 00 degrees, 44 minutes, 16 seconds West, along the said East line of said Lot 1 and the said west line of said City of Coppell tract, at a distance of 230.00 feet passing a 5/8-inch iron rod found for the northeast corner of said Lot 1, the said south line of Northpoint Drive, continuing in all a total distance of 269.96 feet to a point for corner; said point being the northwest corner of said City of Coppell tract;

THENCE, North 89 degrees, 40 minutes, 46 seconds East, along the said north line of said City of Coppell tract, a distance of 185.11 feet to the POINT OF BEGINNING;

CONTAINING: 266,934 square feet or 6.128 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, City of Coppell, Texas, acting by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as ***DIAMOND ADDITION (FIRE STATION #4)****, 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 or 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 _____, 2019.

By: _____

Name: Michael Land

Title: City Manager, City of Coppell, Texas

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 Michael Land, of the City of Coppell, Texas, 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 _____, 2019.

_____
Notary Public in and for the State of Texas

My commission expires: _____

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 TxDOT 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. 48113C0135K, Community-Panel No. 480170 0135 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:*

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. *The purpose of this plat is to create two (2) lots from an unplatted tract of land and one (1) plated lot.*

FRANCHISE UTILITY NOTE

I, Jonathan E. Cooper, Registered Professional 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 abandonment's are currently shown.

_____
Jonathan E, Cooper

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2019.

_____
Floodplain Administrator *Date*

Approved and Accepted:

_____
Chairman, Planning and Zoning Commission *Date of Approval*
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 ***DIAMOND ADDITION (FIRE STATION #4)****, 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 _____, 2019, 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., 2019.

_____
Planning and Zoning Commission Secretary,
City of Coppell, Texas

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.
RELEASED 7/5/19.

REPLAT/MINOR PLAT

DIAMOND ADDITION (FIRE STATION #4)

LOTS 1 AND 2, BLOCK A

A TOTAL OF 6.128 ACRES (266,934 SF)
LOCATED IN THE CITY OF COPPELL, TEXAS
AND BEING OUT OF THE
JESSE MOORE SURVEY, ABSTRACT NO. 968,
DALLAS COUNTY, TEXAS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=40'	JULY 2019	4167-18.409

REPLAT/MINOR PLAT-DIAMOND ADDITION (FIRE STATION #4), LOTS 1 AND 2, BLOCK A

SPHILLIPS
7/5/2019 11:07 AM
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