



NO.	DATE	REVISION
1.		
2.		
3.		

OWNER
TRINITY LINE INVESTMENT, LLC.
4117 BERING WAY
IRVING, TX 75063

OWNER CONTACT:
MD MOZHARUL ISLAM
MMI.ENGINEERS11@GMAIL.COM
469-226-5965 CELL
4117 BERING WAY
IRVING, TX 75063

PROPERTY ADDRESS:
1301 E Belt Line Rd
COPPELL, TX 75019

SURVEYOR:
L - R SURVEYING, LLC
P.O. BOX 2415
GRANDBURY, TEXAS 76048

ENGINEER & APPLICANT:
MD MOZHARUL ISLAM, PE
CIVIL URBAN ASSOCIATES, INC.
9401 LBJ FRWY, STE#305
DALLAS, TX 75243
PH-469-226-5965
EMAIL: MMI.ENGINEERS@CUAINC.COM

STATE OF TEXAS §

COUNTY OF DALLAS §

OWNER'S CERTIFICATE

Being a 0.919 acre tract of land out of the Singleton Thompson Survey, Abstract No. 1493 in the City of Coppell, Dallas County, Texas, being all of Lot A, Block 1, Valley Ranch Center, an Addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 88035, Pages 1680, Map Records, Dallas County, Texas.

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SAID LOT A IN A 1/2" IRON REBAR TO BE SET AND COMMON WITH THE SOUTHEAST RIGHT-OF-WAY CORNER OF E BELTLINE RD (120' RIGHT-OF-WAY) AND S MacArthur Blvd (110' RIGHT-OF-WAY);

THENCE SOUTH 86°15'50" EAST, ALONG NORTH LINE OF SAID LOT A AND SOUTH RIGHT OF -WAY LINE OF E BELT LINE ROAD, A DISTANCE OF 202.40 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT A AT A 1/2" IRON REBAR TO BE SET;

THENCE SOUTH 3°44'10" WEST, ALONG EAST LINE OF SAID LOT A, A DISTANCE OF 205.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT A AT A 1/2" IRON REBAR TO BE SET;

THENCE NORTH 86°15'50" WEST ALONG SOUTH LINE OF SAID LOT A, A DISTANCE OF 187.60 FEET TO ITS SOUTHWEST CORNER TO A 1/2" IRON REBAR FOUND;

THENCE NORTH 0°23'15" WEST ALONG WEST LINE OF SAID LOT A AND SAME BEING EAST RIGHT OF WAY LINE OF MacArthur Blvd, A DISTANCE OF 205.79 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 40,025 SQUARE FEET (0.919 ACRE) OF LAND, MORE OR LESS.

BEARING BASIS: Horizontal datum based on the Texas State Plane Coordinate System (NAD 83), Texas North Central Zone 4202.

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2021.

Floodplain Administrator _____

Date _____

Approved & Accepted: _____

Chairman, Planning and Zoning Commission
City of Coppell, Texas

Date _____

The undersigned, the Planning & Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Valley Ranch Center Addition, Lot A-R1, Block 1, an addition to the City of Coppell was submitted to the Planning & Zoning Commission on the _____ day of _____, 2021, 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 above subscribed.

Witness my hand this _____ day of _____, A.D., 2021.

Planning & Zoning Commission Secretary,
City of Coppell, Texas

PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	68°09'27"	10.00'	11.90'	N85°08'31"E	11.21'
C2	51°09'29"	30.00'	26.79'	N25°29'03"E	25.91'
C3	89°29'17"	54.00'	84.34'	N44°38'57"E	76.03'
C4	81°48'07"	27.33'	39.02'	N41°33'11"E	35.79'
C5	13°26'28"	26.15'	6.13'	N7°01'02"W	6.12'
C6	14°20'44"	27.00'	6.76'	S6°39'47"W	6.74'
C7	63°38'14"	20.00'	22.22'	S58°10'28"E	21.09'
C8	11°55'07"	184.80'	38.44'	S81°58'28"W	38.37'
C9	19°51'42"	54.00'	18.72'	S79°27'44"W	18.63'
C10	90°48'14"	30.02'	47.57'	S43°58'37"W	42.75'
C11	72°02'46"	54.80'	68.91'	S36°25'00"W	64.46'
C12	17°03'52"	20.00'	5.96'	S63°54'27"W	5.93'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°05'41"W	7.56'
L2	N89°23'35"E	18.71'
L3	N0°17'48"W	0.90'
L4	N90°00'00"E	202.40'
L5	S0°30'35"E	7.03'
L6	N89°56'57"E	31.59'
L7	S0°00'00"E	205.26'
L8	S89°27'28"W	46.73'
L9	S89°23'35"W	14.74'
L10	S0°05'38"W	13.96'
L11	N4°07'25"W	205.79'

FOR REVIEW PURPOSES ONLY, NOT TO BE RECORDED
RELEASED 10-3/2021

Legend:

IRF=Iron Rebar Found
IRS=5/8" Iron Rebar Set
CM=Controlling Monument
O.P.R.D.C.T.=Official Public Records Dallas County, Texas
D.R.D.C.T.=Deed Records Dallas County, Texas
B.L.=BUILDING LINE
P.U.E.=PUBLIC UTILITY EASEMENT
V OR VOL= VOLUME
PG=PAGE
ESMT=EASEMENT

I, Md Mozharul Islam, P.E., Engineer, 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.

MD MOZHARUL ISLAM, P.E.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY LINE INVESTMENT LLC, a Texas Limited Liability Company, is the owner of the herein described property, and do hereby adopt this plat designating the herein described property as LOT A-R1, BLOCK 1, VALLEY RANCH CENTER ADDITION, an addition to the City of Coppell, Dallas County, 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 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 place upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the 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 of 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 of ingress and 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 wastewater 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 wastewater 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 _____, 2021.

BY: TRINITY LINE INVESTMENT, LLC

MD MOZHARUL ISLAM (MANAGER)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the state of Texas, on this day personally appeared MD MOZHARUL ISLAM, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires _____, _____

SURVEYOR CERTIFICATE

STATE OF TEXAS

I, Larry Turman, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Larry Turman, R.P.L.S. No 1740, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____

REPLAT
VALLEY RANCH CENTER ADDITION
LOT A-R1, BLOCK 1,
0.919 ACRE TRACT
SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493
CITY OF COPPELL, DALLAS COUNTY, TEXAS

FOR COUNTY USE ONLY

SHEET: 1 OF 1

L - R SURVEYING, LLC

TBPS No. 10194623

P.O. BOX 2415

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net