

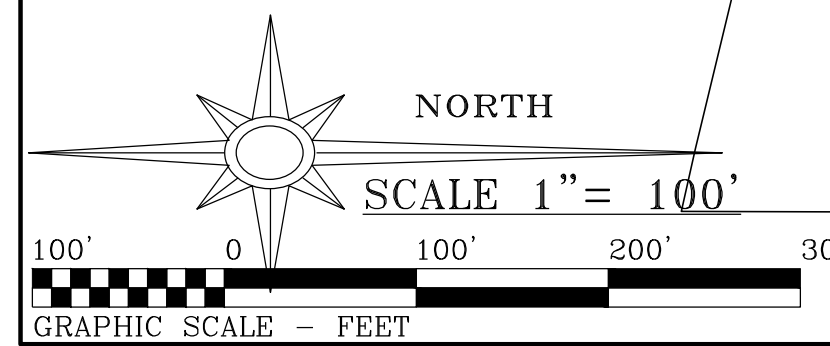
Approved and Accepted:

Chairman, Planning and Zoning Commission Date
City of Coppel, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of **CARROLLTON FARMERS BRANCH I.S.D. AG BARN ADDITION, Lot 1, Block A**, an addition to the City of Coppel was submitted to the Planning and Zoning Commission on the ___ day of ___, 2025, 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., 2025.

Planning and Zoning Commission Secretary,
City of Coppel, Texas



DWG SHARE:
<https://drive.google.com/file/d/1LW6m-1LdBYRSRKPnLysJPSd76ITGJ9F1/view?usp=sharing>

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CARROLLTON FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT, acting by and through the undersigned, their duly authorized representative, is the sole owner of 41.5753 acres of land situated in the JOHN JACKSON SURVEY, Abstract No. 698, and the WESTON PERRY SURVEY, Abstract No. 1152, City of Coppel, Dallas County, Texas, according to the deed recorded in Volume 80230, Page 510, of the Deed Records of Dallas County, Texas.

LEGAL DESCRIPTION

BEING 41.5753 acres of land located in THE JOHN JACKSON SURVEY, ABSTRACT NO. 698, and WESTON PERRY SURVEY, ABSTRACT NO. 1152, City of Coppel, Dallas County, Texas, and being a portion of 41.971 acre 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 41.5753 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the West boundary line of said Carrollton-Farmers Branch tract, and the new North right-of-way line of Sandy Lake Road (a 120 foot wide right-of-way at this point), same point lying in the East boundary line of Lot 1, Block A, Signature Living at Denton Creek Addition, to the city of Coppel, Dallas County, Texas, according to the plat recorded in Instrument No. 201200197995, of the Plat Records of Dallas County, Texas, and said Point of Beginning also being located N 00° 58' 38" W 10.21 from a 1/2" iron rod found at the Southeast corners of said Lot 1.

THENCE N 00° 58' 38" W 1,071.74 feet, along the West boundary line of said Carrollton-Farmers Branch tract, and the East boundary line of said Lot 1, Block A, to a point in waters of Denton Creek, from which point a 1/2" iron rod marked "Random", set for reference, bears S 50° 07' 38" E 70.30 feet;

THENCE along the West, North, and East boundary lines of said Carrollton-Farmers Branch tract, following the waters of said Denton Creek, as follows:

1. N 37° 05' 05" E 224.41 feet, to a point in water;
2. N 14° 02' 55" W 318.09 feet, to a point in water;
3. N 26° 46' 05" E 463.77 feet, to a point in water;
4. N 66° 42' 05" E 289.33 feet, to a point in water;
5. N 84° 01' 05" E 210.79 feet, to a point in water;
6. N 87° 06' 05" E 100.00 feet, to a point in water;
7. S 13° 39' 55" E 99.95 feet, to a point in water;
8. S 15° 32' 55" E 215.72 feet, to a point in water;
9. S 23° 04' 55" E 274.15 feet, to a point in waters of Elm Fork Trinity River, from which

point a 1/2" iron rod marked "Random", set for reference, bears S 53° 18' 34" W 124.71 feet;

THENCE along the East boundary line of said Carrollton-Farmers Branch tract, following the waters of said Elm Fork Trinity River, as follows:

1. S 02° 17' 55" E 246.00 feet, to a point in water;
2. S 34° 15' 55" E 292.70 feet, to a point in water;
3. S 15° 23' 55" E 290.75 feet, to a point in water;
4. S 48° 10' 05" W 568.39 feet, to a point in water;

THENCE N 45° 20' 55" W 115.29 feet, leaving said waters of Elm Fork Trinity River, to a 5/8" iron rod found;

THENCE S 46° 30' 30" W 208.47 feet, to 5/8" iron rod found at the Northeast corner of a tract of land conveyed to the City of Coppel, by a deed recorded in Instrument No. 201300273238, of the Deed Records of Dallas County, Texas;

THENCE along the Northwest and West boundary line of said City of Coppel tract, as follows:

1. S 14° 36' 50" W 290.55 feet, to a 1/2" iron rod found, from which a chain link fence post bears S 64° E 1.0 foot.
2. S 00° 24' 07" E 123.58 feet, to a point in the new right-of-way line of aforesaid Sandy Lake Road;

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

1. SOUTHWESTERLY 344.29 feet, with a curve to the right, a radius of 2435.00 feet, a delta angle of 08° 06' 05", a chord bearing of S 85° 52' 44" W, and a chord length of 344.01 feet, to a 1/2" iron rod set.
- THENCE S 89° 51' 39" W 54.56 feet, to the Point of Beginning, containing 41.5753 acres, (1,811,022 Square Feet), of land.

The legal description shown hereon contains a portion of 41.971 acre 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, and a 0.5836 acre portion of a right-of-way dedication to the County of Dallas, recorded in Volume 96205, Page 190, of the Deed Records of Dallas County, Texas, later Quit Claimed by the County of Dallas to the CITY OF COPPELL, by an Instrument No. 202500130835, of the Deed of Dallas County, Texas. Said 0.5836 acre portion of a right-of-way is to be abandoned and quit claimed to CARROLLTON FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT by a separate document.

OWNER:
CARROLLTON FARMERS
BRANCH I.S.D.
1445 North Perry Road
Carrollton, TX 75006

TEL.: 972.968.6100
EMAIL: cfbinfo@cfbisd.edu

SURVEYOR:
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: ssm@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CARROLLTON FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT, does hereby adopt this plat designating the herein described property as CARROLLTON FARMERS BRANCH I.S.D. AG BARN ADDITION, LOT 1, BLOCK A, an addition to the City of Coppel, 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 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 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 Coppel, Texas.

WITNESS, my hand this the ___ day of ___, 2025.

CARROLLTON FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT

By: _____
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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/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 ___, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **KRYSTIAN GOLEBIEWSKI**, 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 Coppel, Texas.



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

STATE OF TEXAS COUNTY OF TARRANT.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **KRYSTIAN GOLEBIEWSKI**, of Fort Worth, 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 ___, 2025.

Notary Public in and for the State of Texas

DRAWING REVISED:
October 7, 2025

MINOR PLAT:
**CARROLLTON FARMERS BRANCH I.S.D.
AG BARN ADDITION, LOT 1, BLOCK A
41.5753 ACRES, LOCATED IN THE JOHN JACKSON
SURVEY, ABSTRACT No. 698, and WESTON PERRY
SURVEY, ABSTRACT 1152, CITY OF COPPELL
DALLAS COUNTY, TEXAS
TOTAL ACREAGE: 41.5753 AC.**

FLOOD NOTE:
EXCEPT THE SOUTHWEST PORTION, THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48113C0155K, MAP REVISED 7/7/2014.

FULLY DEVELOPED FLOOD PLAIN LIMITS WERE ESTABLISHED BY A FLOOD STUDY PERFORMED IN SEPTEMBER OF 2025, BY PARKHILL ENGINEERING.

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

