



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE

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**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS ANTHONY SPENCER, is the owner of a 4.1656 acre (181,452 square foot) tract of land situated in the William A. Trimble Survey, Abstract No. 1268, City of Coppell, Dallas County, Texas; said tract being all of Lot 1, Block A, Spencer Estate, an addition to the City of Coppell according to the plat recorded in Instrument Number 20140009410 of the Official Public Records of Dallas County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set in the southwest corner of said Lot 1; said point being in the north right-of-way line of DeForest Road (a variable width right-of-way); said point also being the southeast corner of Lot 1, Block B, Prestwick, an addition to the City of Coppell according to the plat recorded in Volume 2001208, Page 937 of said Official Public Records;

**THENCE** along the east line of said Prestwick the following three (3) calls:

North 01°17'07" West, departing the said north line of said DeForest Road, a distance of 321.37 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 89°24'26" West, a distance of 111.86 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 00°45'36" West, a distance of 426.58 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the south line of Block B. The Peninsulas of Coppell, an addition to the City of Coppell according to the plat recorded in Volume 96209, Page 3329 of the Deed Records of Dallas County, Texas;

**THENCE** along the said south line of Block B the following five (5) calls:

North 65°43'10" East, a distance of 72.12 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 48°26'04" East, a distance of 77.36 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 36°26'12" East, a distance of 49.76 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 40°32'47" East, a distance of 144.12 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 38°27'37" East, a distance of 11.66 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the west line of Block 1, Saint Andrews Estates, an addition to the City of Coppell according to the plat recorded in Volume 2004150, Page 78 of said Deed Records;

**THENCE** South 00°47'11" East, along the said west line of Block 1, a distance of 982.92 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the said north line of DeForest Road;

**THENCE** South 88°35'36" West, along the said north line of DeForest Road, a distance of 142.93 feet to the **POINT OF BEGINNING** and containing 181,452 square feet or 4.1656 acres of land, more or less.

**OWNER'S DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **ANTHONY SPENCER**, does hereby adopt this plat designating the herein described property as **LOTS 1R & 2, BLOCK A, SPENCER ESTATES** 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 and the private sanitary sewer 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).

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

WITNESS, my hand this \_\_\_\_ day of \_\_\_\_\_, 2023.

**ANTHONY SPENCER**

\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **ANTHONY SPENCER**, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

APPROVED AND ACCEPTED:

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Spencer Estate, Lot 1R & Lot 2, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2023, 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., 2023.

\_\_\_\_\_  
Planning and Zoning Commission Secretary,  
City of Coppell, Texas

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Floodplain Administrator Date

**LEGEND**

IRF = IRON ROD FOUND  
XF = "X" CUT FOUND  
MNF = MAG NAIL FOUND  
IRSC = 5/8" IRON ROD SET WITH A RED CAP STAMPED "KHA"  
IRFC = IRON ROD WITH CAP FOUND

OWNER:  
ANTHONY SPENCER  
724 DEFOREST ROAD  
COPPELL, TEXAS 75019  
PHONE: 214-304-1166  
EMAIL: stonecorner93@gmail.com

CASE NO. 23-09-000739

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, #1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

**SURVEYOR'S STATEMENT**

I, Michael Cleo Billingsley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Coppell, Texas.

Michael Cleo Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
Ph. 817-335-6511  
michael.billingsley@kimley-horn.com

**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

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael Cleo Billingsley, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Michael Doggett (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.

Michael Doggett, P.E.

**NOTES**

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on June 5, 2023 with an applied combined scale factor of 1.000136506.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0155K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone AE and X defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This replat requests a waiver to the alley requirement from Planning & Zoning Commission.
- Maintenance of private drainage and sewer easements shown on this plat shall be the responsibility of the Lot owner which the easement resides.

**PURPOSE STATEMENT:**

The purpose of this plat is to create two lots from one platted lot.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°14'24"E	27.35'
L2	N65°43'10"E	83.40'
L3	N48°26'04"E	101.16'
L4	S60°45'43"E	88.91'

**REPLAT**  
**LOTS 1R & 2, BLOCK A**  
**SPENCER ESTATE**  
**4.1656 ACRES**  
**BEING A REPLAT OF**  
**LOT 1, BLOCK A**  
**SPENCER ESTATE**  
**WILLIAM A. TRIMBLE SURVEY,**  
**ABSTRACT NO. 1268**  
**CITY OF COPPELL,**  
**DALLAS COUNTY, TEXAS**

**Kimley»Horn**

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Fort Worth, Texas 76102  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CDP	MCB	8/15/2023	064554902	1 OF 1

DWG NAME: W0401E-HORN-TX\_FTWP07V\_SURVEY064554902-02 DEFOREST ROAD COPPELL DEFOREST ROAD COPPELL DEFOREST ROAD COPPELL PLOTTED BY: BILLINGSLEY, MICHAEL T042023 9:18 AM LAST SAVED: 10/3/2023 4:14 PM