



Vicinity Map

Location



MILLER SURVEYING EST. 1985

State of Texas 5  
County of Dallas 5

Owner's Acknowledgement and Dedication

Whereas DFW Canyon Partners, Ltd. is the sole owner of the following described tract of land to wit:  
Being a tract of land out of the T. W. Cowsey Survey, Abstract No. 317 and situated in the City of Coppell, Dallas County, Texas, said tract being a portion of Lot 1R1A, Block 1, GTE Shared Services Center Addition, an addition to the City of Coppell, Texas according to the plat thereof recorded as Document No. 201200179322, Map Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of said Lot 1R1A, said rod being in the northerly right-of-way line of Canyon Drive;  
Thence North 88 degrees 26 minutes 15 seconds West with the southerly boundary line of said Lot 1R1A and said northerly right-of-way line a distance of 466.20 feet to a 5/8 inch steel rod found for the beginning of a curve to the right whose center bears North 01 degree 33 minutes 45 seconds East at 339.73 feet;  
Thence northwesterly continuing with said southerly boundary line and said northerly right-of-way line and with said curve through a central angle of 24 degrees 42 minutes 48 seconds and an arc length of 146.54 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of Sam Rayburn Tollway (State Hwy. 121) as established by the Right-of-Way Deed to State of Texas recorded as Document No. 201200271719, Real Property Records, Dallas County, Texas, said rod being the beginning of Denial of Access set forth by said Right-of-Way Deed;  
Thence North 00 degrees 09 minutes 09 seconds West with the easterly right-of-way line of said Right-of-Way Deed and with said Denial of Access line a distance of 70.48 feet to a 1/2 inch "MILLER 5665" capped steel rod set;  
Thence North 38 degrees 57 minutes 45 seconds East continuing with said easterly right-of-way and said Denial of Access line, passing at 200.00 feet the end of said Denial of Access and continuing with said easterly right-of-way line a total distance of 361.92 feet to a 1/2 inch "MILLER 5665" capped steel rod set;  
Thence North 43 degrees 14 minutes 42 seconds East continuing with said easterly right-of-way line a distance of 513.54 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northeasterly boundary line of said Lot 1R1A;  
Thence South 43 degrees 05 minutes 34 seconds East with the northerly boundary line of said Lot 1R1A a distance of 69.40 feet to a 1/2 inch capped steel rod found for the northeast corner thereof;  
Thence South 01 degree 32 minutes 38 seconds West with the easterly boundary line of said Lot 1R1A a distance of 723.25 feet to the point of beginning and containing 6.5948 acres of land as surveyed by Miller Surveying, Inc. in September 2012;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That DFW Canyon Partners, Ltd. does hereby adopt this plat designating the herein described property as GTE Shared Services Center Addition, Lot 1R1A and Lot 1R1B, Block 1, 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 line 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 line 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 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 Coppell, Texas.

WITNESS, my hand this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

Richard Crow  
DFW Canyon Partners, Ltd.

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 Richard Crow of DFW Canyon Partners, Ltd. 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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, 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.

Jason B. Rawlings, RPLS No. 5665

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 Jason B. Rawlings, 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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas



Recommended for Approval:

Chairman, Planning and Zoning Commission  
City of Coppell, Texas \_\_\_\_\_ Date \_\_\_\_\_

Approved and Accepted:

Mayor  
City of Coppell, Texas \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of GTE Shared Services Center Addition, Lot 1R1A-R, Block 1, an addition to the City of Coppell was submitted to the City Council on the \_\_\_ day of \_\_\_\_\_, 20\_\_, and the Council, 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 Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

City Secretary,  
City of Coppell, Texas

**PURPOSE STATEMENT:** The reason for this replat is to add the firelane easement, and to reflect the area acquired by State of Texas for SH121.

STATE HIGHWAY 121

LOT 1R1A-R  
6.5948 ACRES  
287,270 S.F.

LOT 1R2  
DOC. NO. 200900124402, M.R.D.C.T.

LOT 1R1B

LOT 2  
DOC. NO. 200900124402, M.R.D.C.T.

BLOCK 1 - GTE SHARED SERVICES CENTER ADDITION  
DOC. NO. 201200179322, M.R.D.C.T.

CANYON DRIVE  
(60' Right-of-Way dedicated by plat 81094/2568)

Length - 146.54'  
Radius - 339.73'  
Cen. Angle - 24°42'48"

Utility Company Receipt Acknowledgement:  
Oncor \_\_\_\_\_  
Atmos Energy: \_\_\_\_\_  
Time Warner: \_\_\_\_\_  
Verizon: \_\_\_\_\_

FLOOD STATEMENT: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48113C0135 J (Rev. 8-23-2001), said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.  
Floodplain Development Permit Application No. \_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 20\_\_.  
Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_

Applicant: Azimuth Architecture, Inc.  
9660 Audelia Road, Suite 123-66  
Dallas, Texas 75238  
214-261-9060  
Contact: John Taylor  
Owner: DFW Canyon Partners, Ltd.  
3811 Turtle Creek Blvd, Ste. 730  
Dallas, Texas 75219  
214-520-7800  
Contact: Richard Crow

**MILLER**  
Surveying, Inc.  
Residential - Commercial - Municipal  
430 Mid Cities Blvd.  
Hurst, Texas 76054  
817.577.1052 Fax 817.577.0972  
www.MillerSurveying-Inc.com

The Replat of Lot 1R1A, Block 1, GTE Shared Services Center Addition into LOTS 1R1A-R, BLOCK 1  
**GTE SHARED SERVICES CENTER ADDITION**  
An addition to the City of Coppell, Dallas County, Texas  
Being 6.5948 acres out of the T. W. Cowsey Survey, Abstract No. 317  
Date of plat preparation - October 12, 2012