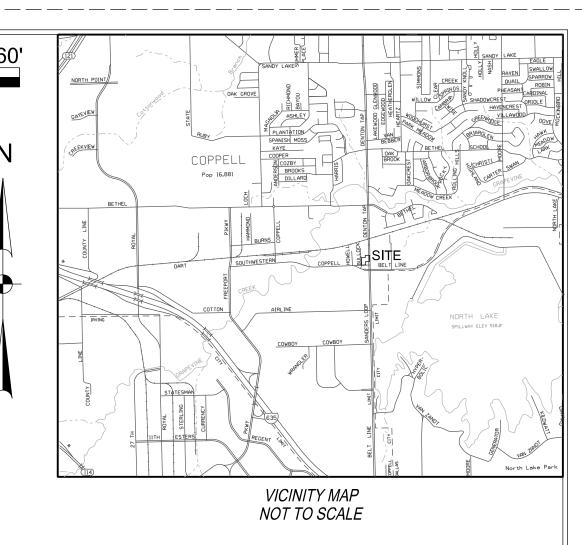
DEDICATION STATEMENT: STATE OF TEXAS COUNTY OF DALLAS NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That DENTONTAP881 INVESTMENT LLC., acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as THE AVENUE AT DENTON TAP ADDITION, LOT 1, BLOCK A, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Coppell's use thereof. The City of Coppell and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with then construction, maintenance, or efficiency of its respective system on any of these easements. And the City of Coppell or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. DENTONTAP881 INVESTMENT LLC. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell. WITNESS MY HAND THIS _____ DAY OF _____, 2021. DENTONTAP881 INVESTMENT LLC. Signature of Owner-Position in Corporation (if applicable) To the best of my knowledge, there are no liens against this property. Signature of Owner STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, a Notary Public in and for the 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 he/she executed the same for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this Notary's Signature Notary Stamp: SURVEYOR'S CERTIFICATE: STATE OF TEXAS I, Joel C. Howard, Registered Public 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 Carrollton, Texas. (Ord. No. 3271, 01/01/09) Joel C. Howard RPLS No. 6267 STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Joel C. Howard, 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 for the purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this _____ day of _____, 2021. Notary's Signature **Notary Stamp:** Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on ____, 2021. Floodplain Administrator Approved and Accepted Chairman, Planning and Zoning Commission 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 THE AVENUE AT DENTON TAP ADDITION, Lot 1, Block A, an addition to the City of Coppell was submitted to the Planning and 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 hereinabove subscribed. Witness my hand this _____ day of _____, A.D., 2021. Planning and Zoning Commission Secretary, City of Coppell, Texas "I, Joel C. Howard (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 abandonments are currently shown.

SEYD M. R. MANSÓORY AND ZAHRA MANSOORY OL. 2004196, PG. 9769 D.R.D.C.T. POINT OF IBEGINNING LOT 29A N89°28'32"E 153.7 **REVISION OF LOTS 20 THROUGHT 33** OF NORTH LAKE ESTATES VOL. 71102, PG. 65 ____15' BUILDING LINE M.R.D.C.T. YOUNGKER FAMILY TRUST 24' FIRE LANE AND MUTUAL INST. NO. 201400168639 **ACCESS EASEMENT** O.P.R.D.C.T. (BY THIS PLAT) (OWNER) **NORTH LAKE ESTATES** CITY OF COPPELL VOL. 83246, PG. 3885 VOL. 45, PG. 65 M.R.D.C.T. D.R.D.C.T. N89°30'55"F 15' BUILDING LINE NORTH LAKE ESTATES VOL. 45, PG. 65 M.R.D.C.T. 10'x10' TRANSFORMER PAD EASEMENT VOL. 71084, PG. 678 D.R.D.C.T. BLOCK A THE AVENUE AT **DENTON TAP** ADDITION CURRENT ZONING: PD-270-RBN 76,926 SQ. FT. NORTH LAKE ESTATES (1.766 ACRE) VOL. 45, PG. 65 (OWNER) M.R.D.C.T. DENTONTAP881 INVESTMENT LLC. INST. NO. 202000069409 O.P.R.D.C.T. 15' BUILDING LINE 15' ALLEY ABANDONMENT 15' UTILITY \$89°32'43"W 150.01 EASEMENT (BY THIS PLAT) - 24' FIRE LANE, DRAINAGE AND UTILITY EASEMENT (BY THIS PLAT) W.W. WILLINGHAM FAMILY LIMITED PARTNERSHIP II INST. NO. 201200053967 O.P.R.D.C.T. __L<u>10</u> ___ __ . 15' BUILDING LINE S88°23'04"W "148.83" SOUTHWESTERN BOULEVARD OWNER: DENTONTAP881 INV. LLC 1031 SADDLE TREE TRAIL IRVING, TX 75063-4492 EMAIL: PHONE:



LEGAL DESCRIPTION:

1" = 30'

OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"

DEED RECORDS OF DALLAS COUNTY, TEXAS

MAP RECORDS OF DALLAS COUNTY, TEXAS

SQUARE FEET

RIGHT OF WAY

IRON ROD FOUND

INSTRUMENT

VOLUME

NUMBER

LEGEND

O.P.R.D.C.T.

D.R.D.C.T.

M.R.D.C.T

SQ.FT.

VOL. R.O.W.

PG.

NO.

IRF

INST.

BEING a 1.766 acre tract situated in the J.A. Simmons Survey, Abstract Number 1296, City of Coppell, Dallas County, Texas, and being all of a tract of land described in deed to Dentontap881 Investment LLC. as recorded in Instrument Number 202000069409 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV" for the northeast corner of said Dentontap881 tract and the southeast corner of a tract of land described in deed to Seyd M.R. Mansoory and Zahra Mansoory as recorded in Volume 2004196, Page 9769, Deed Records of Dallas County, Texas, (D.R.D.C.T.) said iron being on the west right-of-way line of Denton Tap Road (variable width right-of-way);

THENCE South 00 degrees 31 minutes 28 seconds East, along the west right-of-way line of said Denton Tap Road, and along the east line of said Dentontap881 tract, a distance of 233.87 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV", at the easterly most southeast corner of said Dentontap881 tract and a northeast corner of a tract of land described in a deed to W.W. Willingham Family Limited Partnership II, as recorded in Instrument No. 201200053967, (O.P.R.D.C.T.)

THENCE South 89 degrees 32 minutes 43 seconds West, departing the west right-of-way line of said Denton Tap Road, and along the northerly south line of said Dentontap881 tract and the north line of said Willingham tract a distance of 150.01 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV", at ell corner of said Dentontap881 tract and the northwest corner of said Willingham tract, for a corner;

THENCE South 00 degrees 29 minutes 05 seconds East, along the southerly east line of said Dentontap881 tract and the west line of said Willingham tract a distance of 126.72 feet to a 1/2-inch iron rod found at the southerly most southeast corner of said Dentontap881 tract and the southwest corner of said Willingham tract and on the north right-of-way line of Southwestern Boulevard, for a corner;

THENCE South 88 degrees 23 minutes 04 seconds West, along the south line of said Dentontap881 tract and along the north right-of-way line of said Southwestern Boulevard, a distance of 148.83 feet to a 1/2-inch iron rod found at the southwest corner of said Dentontap881 tract and at the intersection of the north right-of-way line of said Southwestern Boulevard and the east right-of-way line Bullock Drive, for a corner:

THENCE North 00 degrees 29 minutes 23 seconds West, departing the north right-of-way line of said Southwestern Boulevard, and along the west line of said Dentontap881 tract and on the east right-of-way line of said Bullock Drive, a distance of 280.73 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV", at the westerly most northwest corner of said Dentontap881 tract and the southwest corner of a tract of land described in a deed to the City of Coppell as recorded in Volume 83246, Page 3885, (D.R.D.C.T.), for a corner;

THENCE North 89 degrees 30 minutes 55 seconds East, departing the east right-of-way line of said Bullock Drive, and along the southerly most north line of said Dentontap881 tract and the south line of said City of Coppell tract a distance of 145.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV".

THENCE North 00 degrees 29 minutes 23 seconds West, along the northerly most west line of said Dentontap881 tract a distance of 25.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV", for a corner;

THENCE North 00 degrees 32 minutes 16 seconds West, along the northerly most west line of said Dentontap881 tract a distance of 57.61 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "GEONAV", at the northerly northwest corner of said Dentontap881 tract and the southwest corner of said Mansoory tract, for a corner;

THENCE North 89 degrees 28 minutes 32 seconds East, along the north line of said Dentontap881 tract and the south line of said Mansoory tract a distance of 153.73 feet to THE POINT OF AND CONTAINING 76,926 square feet or 1.766 acres of land, more or less.

SURVEYOR'S NOTES:

1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone

2. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48113C0155K, dated July 07, 2014.

3. Elevations and contours shown hereon are based upon the NAVD88 Vertical Datum, as derived by GPS

4. Selling off a portion of this addition by metes and bounds description without a replat being approved by the City of Coppell is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

5. GPS Coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202

6. The purpose of this replat is to combine part of Lot 34, Lot 35 and Lot 36, and to dedicate all necessary

This document shall not be recorded for any purpose and shall not be used or viewed or relied upor as a final survey document, Release date: 10/13/2021 JOEL C. HOWARD

RPLS No. 6267

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 2102 TBPLS FIRM NO. 10194205

DATED: OCTOBER 13, 2021 DRAWN BY: LEO

REPLAT THE AVENUE AT **DENTON TAP ADDITION** LOT 1, BLOCK A

PAT OF LOT 34, LOT 35 AND LOT 36 OF NORTH LAKE ESTATES

1.766 ACRES

J.A. SIMMONS SURVEY, ABSTRACT NO. 1296 CITY OF COPPELL, DALLAS COUNTY, TEXAS