

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 within 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 ____ day of ____, 2021.

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."

CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
C1	89° 14' 25"	30.00	46.78	N 47° 33' 12" E	26.48
C2	19° 39' 39"	50.00	10.23	N 76° 47' 31" E	10.23
C3	39° 36' 33"	54.00	10.23	N 76° 47' 31" E	10.23
C4	39° 36' 33"	54.00	10.23	N 76° 47' 31" E	10.23
C5	31° 21' 49"	30.00	2.59	N 76° 47' 31" E	2.59
C6	19° 39' 39"	50.00	10.23	N 76° 47' 31" E	10.23
C7	19° 39' 39"	50.00	10.23	N 76° 47' 31" E	10.23
C8	19° 39' 39"	50.00	10.23	N 76° 47' 31" E	10.23
C9	19° 39' 39"	50.00	10.23	N 76° 47' 31" E	10.23
C10	88° 23' 24"	8.00	12.41	N 25° 31' 11" E	12.41
C11	88° 23' 24"	8.00	12.41	N 25° 31' 11" E	12.41
C12	71° 33' 10"	28.00	34.97	S 54° 42' 15" E	32.74

LINE	DIRECTION	DISTANCE
L1	N 00° 29' 23" W	280.73
L2	N 00° 29' 23" W	280.73
L3	N 00° 29' 23" W	280.73
L4	N 00° 29' 23" W	280.73
L5	N 00° 29' 23" W	280.73
L6	N 00° 29' 23" W	280.73
L7	N 00° 29' 23" W	280.73
L8	N 00° 29' 23" W	280.73
L9	N 00° 29' 23" W	280.73
L10	N 00° 29' 23" W	280.73
L11	N 00° 29' 23" W	280.73
L12	N 00° 29' 23" W	280.73
L13	N 00° 29' 23" W	280.73
L14	N 00° 29' 23" W	280.73
L15	N 00° 29' 23" W	280.73
L16	N 00° 29' 23" W	280.73
L17	N 00° 29' 23" W	280.73
L18	N 00° 29' 23" W	280.73
L19	N 00° 29' 23" W	280.73
L20	N 00° 29' 23" W	280.73

