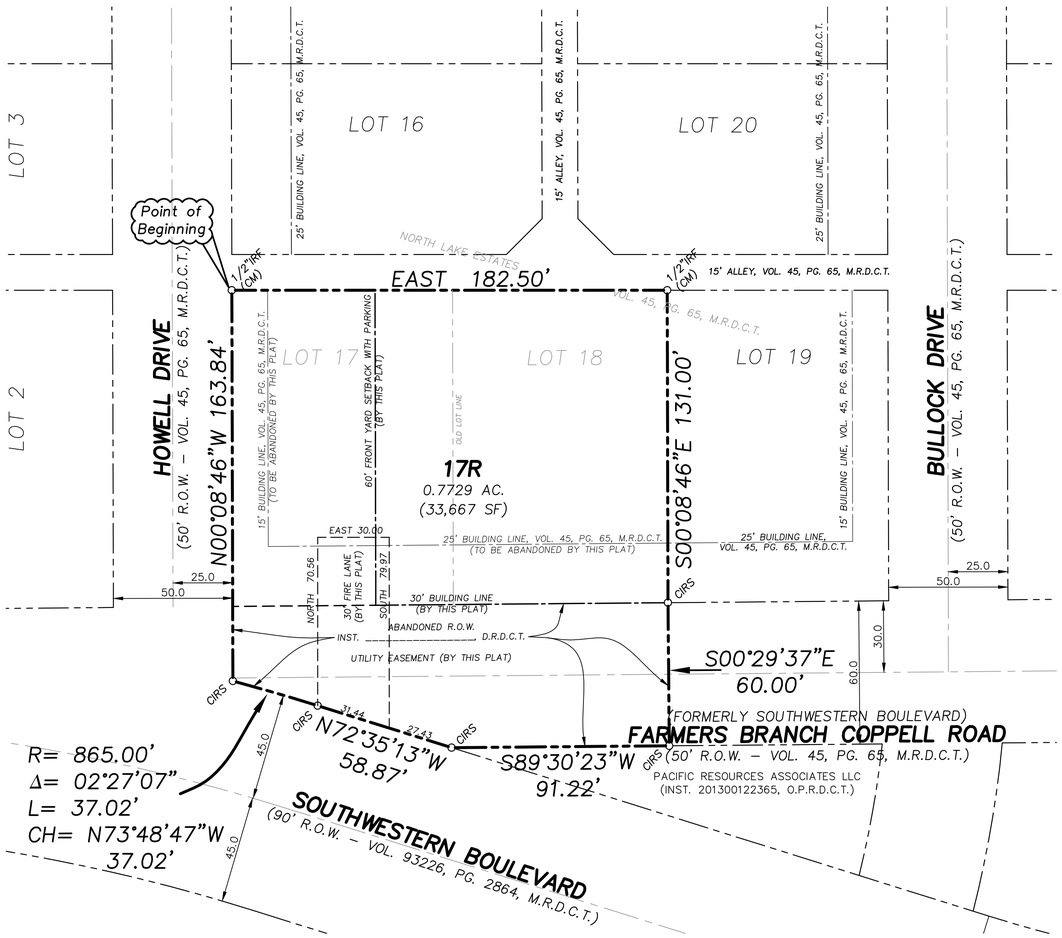
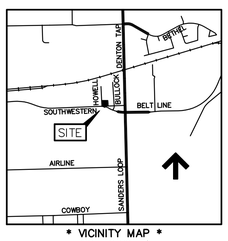
NAME	DATE	SIGNATURE
ONCOR		
ATMOS ENERGY		
VERIZON		
TIME WARNER		

GRAPHIC SCALE IN FEET

0 30 60

SCALE: 1" = 30'





* VICINITY MAP *
(NOT TO SCALE)
MAPSCO NO. 11A–E

LEGEND

CIRS	5/8 INCH IRON ROD SET WITH CAP MARKED "JDJR"
CIRF	5/8 INCH IRON ROD FOUND WITH CAP MARKED "JDJR" UNLESS OTHERWISE SHOWN
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKS	PK NAIL SET WITH WASHER STAMPED "JDJR"
(CM)	CONTROLLING MONUMENT
(XXX.XX)	RECORD BEARING/DISTANCE
INST.	COUNTY CLERK INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

OWNERS CERTIFICATION

WHEREAS We, **DIDYK, FULLER, JONES & LOCK, L.L.C.**, are the sole owners of that certain tract or parcel of land located in the JAMES A. SIMMONS SURVEY, Abstract 1296, in the City of Coppell, Dallas County, Texas, and being known as Lots 17 and 18, NORTH LAKE ESTATES, according to the plat recorded in Volume 45, Page 65, Map Records, Dallas County, Texas (M.R.D.C.T.), and being that certain tract described in Special Warranty Deed to Didyk, Fuller, Jones & Lock, L.L.C., recorded in Instrument No. 201300326438, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and that certain portion of the right–of–way of Farmers Branch Coppell Road abandoned in Instrument No. _____, 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 found (Controlling Monument) for the northwest corner of said Lot 17 located at the intersection of the south line of a 15–foot wide alley (Vol. 45, Pg. 65, M.R.D.C.T.) with the east right–of–way line of Howell Drive (a 50–foot wide right–of–way per Vol. 45, Pg. 65, M.R.D.C.T.);

THENCE due West, along the south line of said alley and the north line of said Lots 17 and 18, a distance of 182.50 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Lot 18;

THENCE South 00 degrees 08 minutes 46 seconds East, along the east line of said Lot 18, a distance of 131.00 feet to a 5/8 inch capped iron rod marked "JDJR" set (hereinafter referred to as a set iron rod) for the southeast corner of said Lot 18 located on the north right–of–way line of Farmers Branch Coppell Road (a 60–foot wide right–of–way per Vol. 45, Pg. 65, M.R.D.C.T.); said set iron rod also being the northeast corner of said abandoned right–of–way;

THENCE South 00 degrees 29 minutes 37 seconds East; a distance of 60.00 feet to a set iron rod on the south right–of–way line of said abandoned right–of–way; set iron rod also being the southeast corner of said abandoned right–of–way;

THENCE South 89 degrees 30 minutes 23 seconds West, along the south line of said abandoned right–of–way, a distance of 91.22 feet to a set iron rod on the north right–of–way line of Southwestern Boulevard (a 90–foot wide right–of–way per Vol. 93226, Pg. 2864, M.R.D.C.T.);

THENCE North 72 degrees 35 minutes 13 seconds West, continuing along said north right–of–way line and the south line of said abandoned right–of–way, a distance of 58.87 feet to a set iron rod for the beginning of a curve to the left having a radius of 865.00 feet and a chord bearing North 73 degrees 48 minutes 47 seconds West, 37.02 feet;

THENCE Northwesterly, along said curve to the left, said north right–of–way line and the south line of said abandoned right–of–way, through a central angle of 02 degrees 27 minutes 07 seconds, an arc distance of 37.02 feet to a set iron rod located at the intersection of said north right–of–way line with the extension of the aforementioned east right–of–way line of Howell Drive;

THENCE North 00 degrees 08 minutes 46 seconds West, along said east right–of–way line and the west line of the aforementioned Lot 17, a distance of 163.84 feet to the **POINT OF BEGINNING** and containing 0.7729 acres (33,667 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DIDYK, FULLER, JONES & LOCK, L.L.C., do hereby adopt this plat designating the hereon described property as **LOT 17R, NORTH LAKE ESTATES**, an Addition to the City of Coppell, Dallas County, Texas, and does/do hereby dedicate to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purpose as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easements" as shown. Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility and the City of Coppell shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs or other improvements, growths or obstructions which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said "Utility Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.

IN WITNESS THEREFORE, We have hereunto set our hands the _____ day of _____, 2014.

_____
Frank Jones – General Partner
Didyk, Fuller, Jones & Lock, L.L.C.

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 FRANK JONES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **DIDYK, FULLER, JONES & LOCK, L.L.C.**, that he/she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ___ day of _____, 2014.

_____
Notary Public in and for the State of Texas

PURPOSE STATEMENT

THE REASON FOR THIS RE–PLAT IS TO CHANGE TWO (2) LOTS AND AN ABANDONED STREET RIGHT–OF–WAY INTO ONE (1) LOT.

OWNER/DEVELOPER:

DIDYK, FULLER, JONES & LOCK, L.L.C.
6911 BREEN DRIVE, BUILDING C
HOUSTON, TX 77086
281–931–9000
FAX: 281–931–0704

* SURVEYOR'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF DALLAS §

THAT I, Kerry M. Hoefner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey on the ground of property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Coppell, Texas.

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Kerry M. Hoefner – RPLS 4562

STATE OF TEXAS REGISTERED KERRY M. HOEFNER 4562 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared **KERRY M. HOEFNER**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL:

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF COPPELL, TEXAS

APPROVED AND ACCEPTED:

_____ _____
MAYOR DATE
CITY OF COPPELL

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF COPPELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PLAT/REPLAT OF **LOT 17R, , NORTH LAKE ESTATES**, AN ADDITION TO THE CITY OF COPPELL, WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2014, 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/HER NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, 2014

_____
CITY SECRETARY

"FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. _____ HAS BEEN FILED WITH THE CITY OF COPPELL FLOODPLAIN ADMINISTRATOR ON _____, 2014.

_____ _____"
FLOODPLAIN ADMINISTRATOR DATE

GENERAL NOTES

1. The bearings shown hereon are based on the found monumentation (marked CM) plat of NORTH LAKE ESTATES, recorded in Volume 45, Page 65, Map Records, Dallas County, Texas.

2. Selling a portion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.

3. No concentration of surface flow greater than 10 c.f.s. shall be allowed to enter street R.O.W. or adjacent property.

4. Prior to issuance of building permits, a grading plan shall be submitted that demonstrates conformance with the approved drainage plan for this subdivision.

5. The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48113C0155 J, with an effective date of August 23, 2001, for Dallas County, Texas and incorporated areas. 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. This flood statement shall not create liability on the part of the surveyor.

6. All corners are monumented with a 5/8 inch iron rod set with a cap stamped "JDJR", unless otherwise shown hereon.

7. Lot to lot drainage, nor drainage to adjacent lots or properties is prohibited.

8. The reason for this re–plat is to change two (2) lots and a portion of abandoned street right–of–way into one (1) lot.

REPLAT

Lot 17R
NORTH LAKE ESTATES

BEING A REPLAT OF LOTS 17–18, NORTH LAKE ESTATES, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, RECORDED IN VOL. 45, PG. 65, M.R.D.C.T. AND A PORTION OF THE R.O.W. OF FARMERS BRANCH COPPELL ROAD, AND BEING LOCATED IN THE JAMES A. SIMMONS SURVEY, A–1296.

1 LOT – 0.7729 ACRES

FEBRUARY – 2014

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100356-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 26 FEB, 2014	DRAWN BY: JMH	JDJR PROJECT NO. 1116–1–13
SCALE: 1" = 30'	CHECKED BY: KMH	

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