



LINE DATA TABLE			CURVE DATA TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N 89°00'00" E	24.00	L32	S 89°57'41" W	23.38
L2	N 89°00'00" E	24.00	L33	N 00°02'16" W	15.00
L3	S 89°00'00" W	25.00	L34	N 89°57'41" W	23.38
L4	N 89°00'00" E	25.00	L35	N 44°52'00" W	45.37
L5	N 89°00'00" W	24.00	L36	N 00°02'16" W	15.00
L6	S 89°00'00" W	25.00	L37	N 44°52'00" W	45.37
L7	S 84°56'57" E	7.07	L38	N 44°52'00" W	45.37
L8	S 45°00'23" W	5.00	L39	N 44°52'00" W	45.37
L9	S 45°00'23" W	5.00	L40	N 44°52'00" W	45.37
L10	N 45°00'23" E	5.00	L41	S 00°00'00" W	16.43
L11	S 44°59'37" E	11.21	L42	S 00°00'00" W	16.43
L12	N 89°00'00" E	24.00	L43	S 00°00'00" W	16.43
L13	N 89°00'00" E	24.00	L44	N 00°02'16" W	15.00
L14	S 89°00'00" W	25.00	L45	N 00°02'16" W	15.00
L15	N 89°00'00" E	25.00	L46	N 00°02'16" W	15.00
L16	S 89°00'00" W	24.00	L47	S 00°00'00" W	16.43
L17	S 89°00'00" W	25.00	L48	S 00°00'00" W	16.43
L18	N 89°00'00" E	24.00	L49	S 00°00'00" W	16.43
L19	N 89°00'00" E	24.00	L50	S 00°00'00" W	16.43
L20	N 89°00'00" E	24.00	L51	S 00°00'00" W	16.43
L21	N 89°00'00" E	24.00	L52	S 00°00'00" W	16.43
L22	N 89°00'00" E	24.00	L53	S 00°00'00" W	16.43
L23	N 89°00'00" E	24.00	L54	S 00°00'00" W	16.43
L24	N 89°00'00" E	24.00	L55	S 00°00'00" W	16.43
L25	N 89°00'00" E	24.00	L56	S 00°00'00" W	16.43
L26	N 89°00'00" E	24.00	L57	S 00°00'00" W	16.43
L27	N 89°00'00" E	24.00	L58	S 00°00'00" W	16.43
L28	N 89°00'00" E	24.00	L59	S 00°00'00" W	16.43
L29	N 89°00'00" E	24.00	L60	S 00°00'00" W	16.43
L30	N 89°00'00" E	24.00	L61	S 00°00'00" W	16.43

CURVE DATA TABLE			CURVE DATA TABLE		
CURVE NO.	DELTA	RADIUS	CURVE NO.	DELTA	RADIUS
CV1	73°10'58"	25.00	CV18	27°01'33"	75.00
CV2	33°30'44"	213.77	CV19	39°11'38"	215.00
CV3	25°40'16"	86.67	CV20	82°39'57"	20.00
CV4	86°27'02"	15.00	CV21	43°13'31"	215.00
CV5	86°27'02"	15.00	CV22	130°50'06"	10.00
CV6	86°27'02"	15.00	CV23	44°59'47"	45.00
CV7	86°27'02"	15.00	CV24	44°59'47"	45.00
CV8	86°27'02"	15.00	CV25	44°59'47"	45.00
CV9	86°27'02"	15.00	CV26	44°59'47"	45.00
CV10	21°10'58"	25.00	CV27	44°59'47"	45.00
CV11	21°10'58"	25.00	CV28	44°59'47"	45.00
CV12	89°00'00"	25.00	CV29	44°59'47"	45.00
CV13	39°21'04"	25.00	CV30	44°59'47"	45.00
CV14	39°21'04"	25.00	CV31	51°10'54"	215.00
CV15	21°10'58"	25.00	CV32	44°59'47"	45.00
CV16	21°10'58"	25.00	CV33	44°59'47"	45.00
CV17	74°10'58"	25.00	CV34	39°11'38"	215.00

CURVE DATA TABLE			CURVE DATA TABLE		
CURVE NO.	DELTA	RADIUS	CURVE NO.	DELTA	RADIUS
CV1	73°10'58"	25.00	CV18	27°01'33"	75.00
CV2	33°30'44"	213.77	CV19	39°11'38"	215.00
CV3	25°40'16"	86.67	CV20	82°39'57"	20.00
CV4	86°27'02"	15.00	CV21	43°13'31"	215.00
CV5	86°27'02"	15.00	CV22	130°50'06"	10.00
CV6	86°27'02"	15.00	CV23	44°59'47"	45.00
CV7	86°27'02"	15.00	CV24	44°59'47"	45.00
CV8	86°27'02"	15.00	CV25	44°59'47"	45.00
CV9	86°27'02"	15.00	CV26	44°59'47"	45.00
CV10	21°10'58"	25.00	CV27	44°59'47"	45.00
CV11	21°10'58"	25.00	CV28	44°59'47"	45.00
CV12	89°00'00"	25.00	CV29	44°59'47"	45.00
CV13	39°21'04"	25.00	CV30	44°59'47"	45.00
CV14	39°21'04"	25.00	CV31	51°10'54"	215.00
CV15	21°10'58"	25.00	CV32	44°59'47"	45.00
CV16	21°10'58"	25.00	CV33	44°59'47"	45.00
CV17	74°10'58"	25.00	CV34	39°11'38"	215.00

REPLAT
COPELL HIGH SCHOOL ADDITION
LOT 1, BLOCK 1
BEING A REPLAT OF COPPELL HIGH SCHOOL ADDITION
LOT 1, BLOCK 1
VOLUME 2000074, PAGE 00420, O.P.R.D.C.T.

AN ADDITION TO THE CITY OF COPPELL
DALLAS COUNTY, TEXAS
SITUATED IN THE GEORGE W. JACK SURVEY
ABSTRACT NO. 694, AND THE S.A. & M.G.R.R.
SURVEY ABSTRACT NO. 1430
IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS
APRIL 2024
SCALE 1"= 100'

OWNER: **COPELL INDEPENDENT SCHOOL DISTRICT**
200 S. DENTON TAP ROAD
COPELL, TEXAS 75019 (214) 496-6000

ENGINEER: **GLENN ENGINEERING CORP.**
4500 FULLER DRIVE SUITE 220
IRVING, TEXAS 75038 (972) 717-5151
TBPE F-303

SURVEYOR: **PRISM SURVEYS, INC.**
REG. NO. 101325.00
COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
1361 W. EULESS BOULEVARD, #112
EULESS, TEXAS 76040
(817) 540-8048

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Coppell Independent School District is the owner of a 63.478 acre tract of land situated in the S.A. & M.G.R.R. Survey Abstract No. 1430 and the George W. Jack Survey Abstract No. 694, in the City of Coppell, Dallas County, Texas, as shown in deeds recorded in Volume 94066 at Page 7212 and Volume 89008 at Page 2731 of the Deed Records of Dallas County, Texas. Said 63.478 acre tract being more fully described as follows:

BEGINNING at a 1/2-inch steel rod set for corner at the intersection of the curving southwest right-of-way line of Parkway Boulevard (an 85 foot wide right-of-way) with the northwest line of High School Access Drive (also known as Cowboy Drive, 60 feet wide);

THENCE South 29 deg. 34 min. 06 sec. West, departing said Parkway Boulevard and along said High School Access Drive, a distance of 78.24 feet to a 1/2-inch steel rod set for corner at the beginning of a curve to the right having a central angle of 22 deg. 19 min. 45 sec., a radius distance of 330.00 feet, a chord distance of 127.79 feet and a chord bearing of South 40 deg. 43 min. 59 sec. West;

THENCE southwesterly along said curve to the right and said High School Access Drive an arc distance of 128.61 feet to a 1/2-inch steel rod set for corner;

THENCE South 51 deg. 53 min. 50 sec. West, continuing along said drive, a distance of 41.42 feet to a 1/2-inch steel rod set for corner at the beginning of a curve to the left having a central angle of 19 deg. 26 min. 38 sec., a radius distance of 390.00 feet, a chord distance of 131.72 feet and a chord bearing of South 42 deg. 10 min. 31 sec. West;

THENCE southwesterly along said curve to the left and said High School Access Drive, an arc distance of 132.35 feet to a 1/2-inch steel rod set for corner;

THENCE South 00 deg. 45 min. 04 sec. East, a distance of 1,125.84 feet to a chiseled "X" set for corner, and being the northeast corner of that portion of Willow Lane (a 30 foot wide right-of-way) as dedicated on the plat of Shadydale Acres, an addition to the City of Coppell, as shown on the plat recorded in Volume 42 at Page 96 of the Map Records of Dallas County, Texas;

THENCE North 86 deg. 34 min. 00 sec. West, along the said north line of Willow Lane, a distance of 97.93 feet to a chiseled "X" set for corner and being the southeast corner of a right-of-way dedication as shown on the plat recorded in Volume 92053 at Page 2834 of the Map Records of Dallas County, Texas;

THENCE North 00 deg. 06 min. 30 sec. East, along the east line of said dedication, a distance of 15.73 feet to a 1/2-inch red cap steel rod set for corner;

THENCE South 89 deg. 58 min. 59 sec. West, along the north line of said dedication, a distance of 260.89 feet to a 1/2-inch red cap steel rod set for corner;

THENCE North 86 deg. 34 min. 00 sec. West, a distance of 419.77 feet to a 5/8-inch steel rod found for corner and being on the east line of Cottonwood Estates, an addition to the City of Coppell, as shown on the Plat recorded in Volume 78225 at Page 23 of the Map Records of Dallas County, Texas;

THENCE North 00 deg. 00 min. 23 sec. East, along said east line, a distance of 1,742.03 feet to a point for corner in the center of Cottonwood Creek and being on a south line of Lot 8 in Block F of Copperstone Addition an addition to the City of Coppell, as shown on the plat recorded in Volume 98013 at Page 0087 of the said Dallas County Map Records;

THENCE along the south line of said Lot 8, meandering the centerline of said Cottonwood Creek, the following:

North 88 deg. 18 min. 44 sec. East, a distance of 171.02 feet to a point for corner;

South 86 deg. 39 min. 17 sec. East, a distance of 89.85 feet to a point for corner;

South 89 deg. 41 min. 34 sec. East, a distance of 100.34 feet to a point for corner;

North 89 deg. 17 min. 40 sec. East, a distance of 88.13 feet to a point for corner;

South 82 deg. 02 min. 56 sec. East, a distance of 112.87 feet to a point for corner;

South 83 deg. 56 min. 36 sec. East, a distance of 99.98 feet to a point for corner;

South 55 deg. 38 min. 27 sec. East, a distance of 119.30 feet to a point for corner;

South 47 deg. 17 min. 18 sec. East, a distance of 132.56 feet to a point for corner;

South 73 deg. 10 min. 22 sec. East, a distance of 105.76 feet to a point for corner;

South 66 deg. 41 min. 46 sec. East, a distance of 104.81 feet to a point for corner;

South 61 deg. 41 min. 17 sec. East, a distance of 113.41 feet to a point for corner;

North 89 deg. 43 min. 30 sec. East, a distance of 98.18 feet to a point for corner;

North 78 deg. 25 min. 20 sec. East, a distance of 104.42 feet to a point for corner;

North 85 deg. 29 min. 27 sec. East, a distance of 98.48 feet to a point for corner;

North 89 deg. 34 min. 45 sec. East, a distance of 100.46 feet to a point for corner;

North 84 deg. 30 min. 11 sec. East, a distance of 101.04 feet to a point for corner;

North 86 deg. 55 min. 15 sec. East, a distance of 24.00 feet to a point for corner on the previously mentioned curving southwest right-of-way line of Parkway Boulevard, and being a curve to the left having a central angle of 18 deg. 30 min. 49 sec., a radius distance of 862.50 feet, a chord distance of 247.73 feet and a chord bearing of South 50 deg. 10 min. 55 sec. East;

THENCE southeasterly along said curve to the left and said right-of-way line, an arc distance of 248.59 feet to the POINT OF BEGINNING;

and containing 63.478 acres or 2,765,079 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, COPPELL INDEPENDENT SCHOOL DISTRICT, does hereby adopt this plat designating the herein described property as COPPELL HIGH SCHOOL ADDITION, Lot 1R, 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 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 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 of 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 wastewater easements shall also include additional areas of working space for construction and maintenance or the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater 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 ___ day of ___, 2024.

OWNER:
Coppell Independent School District

Dr. Brad Hunt
Superintendent

SURVEYOR'S CERTIFICATE

That I, Michael Dale Linke, 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 platting rules and regulations of the City of Coppell, Texas. Dated this the _____ day of _____, 2024.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared Michael Dale Linke, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary for the State of Texas
My Commission Expires: _____

THE PURPOSE OF THIS REPLAT IS TO RELOCATE WATER, SEWER AND FIRELANE EASEMENTS.

Franchise Utility Note:

I, Mike Glenn, P.E. (Engineer), verify that all franchise utilities have each been contacted and provided a copy of the replat and development proposal and all franchise utility easements and/or abandonments are currently shown.

