

Summer Place

**OWNER'S CERTIFICATE**

Whereas Nancy J. Petterson is the sole owner of Lots 1 through 4 and Lots 1-X Block A of the Petterson Addition, an addition to the City of Coppell as recorded in Doc #20070090356, of the Map Records of Dallas County, said tract being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for a corner in the North line of Sandy Lake Road (75' R.O.W.) at this point, said point also being in the east line of Cottonwood Estates Addition, an addition to the City of Coppell, Dallas County, Texas as recorded in Volume 78225, Page 923 of the Map Records of Dallas County, Texas;

Thence N 00 deg 04 mins 33 secs E along the said east line of Cottonwood Estates a distance of 500.00 feet to a 1/2 inch iron rod found for a corner and being the most northerly Southwest line of Summer Place Addition, an addition to the City of Coppell, Dallas County, Texas as recorded in Volume 86115, page 923 of the Map Records of Dallas County, Texas;

Thence East along said south line of Summer Place Addition a distance of 177.42 feet to a "x" cut in the concrete for a curve to the right having a radius of 20.00 feet, and a central angle of 90 degs 00 mins 00 secs;

Thence along said curve to the right an arc length of 31.42 feet to an "x" cut in the concrete for a point of tangency, said point being in the southwesterly line of Summer Place Addition;

Thence South along the West line of Summer Place Addition a distance of 480.00 feet to a 1/2 inch iron rod found for a corner in the North line of Sandy Lake Road;

Thence West along said North line of Sandy Lake Road a distance of 198.08 feet to the POINT OF BEGINNING and CONTAINING 98,787 or 2.268 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, NANCY J. PETERSON does hereby adopt this final re-plat designating the herein above described property as PETERSON ADDITION, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate to the City of Coppell and public use forever the streets and easements shown hereon. The easements shown hereon being reserved for the purposes as indicated.

NANCY J. PETERSON

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE Me, the undersigned authority, a notary public, on this day personally appeared NANCY J. PETERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and considerations herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_ 2012.

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, do hereby certify that the re-plat shown hereon represents the results of an on the ground survey made under my direction and supervision and that all the corner monuments are as shown hereon.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE Me, the undersigned authority, a notary public, 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 executed the same for the purposes and considerations herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_ 2012.

**Recommended for Approval:**

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

**Approved and Accepted:**

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

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing re-plat of PETERSON ADDITION, Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 1XR, & 2XR Block A, an addition to the City of Coppell was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, 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 re-plat, and said Council further authorized the Mayor to note the acceptance thereof by signing her name as herein above subscribed.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Secretary, City of Coppell, Texas

"Floodplain Development Permit Application No. \_\_\_\_\_" has been filed with the City of Coppell Floodplain

Administrator on \_\_\_\_\_, 2012.

(Floodplain Administrator) \_\_\_\_\_ Date \_\_\_\_\_

**H. O. A. STATEMENT**  
The Home Owner Association shall maintain all common areas, parallel parking, drainage structures and the perimeter fences of the development.

**PURPOSE STATEMENT**  
The purpose of this re-plat is to increase the number of single family lots from 4 to 7, to increase the common areas lots from one to two, dedicate ROW and to establish the necessary easements.

RE-PLAT PETERSON ADDITION  
LOTS 1R-7R, LOTS 1XR, 2XR, BLOCK A,  
being a re-plat of  
Lots 1-4 & LOT 1X, BLOCK A PETERSON ADDITION  
**PETERSON ADDITION**  
~ 7 SINGLE FAMILY LOTS & TWO COMMON LOTS~  
(Lots 1R-7R, Lot 1XR, 2XR of Blk. A)  
BEING A 2.268 ACRE TRACT OF LAND, OUT OF THE  
GEORGE JACK SURVEY, ABSTRACT NO. 694  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

APPLICANT/DEVELOPER:  
TIMBERLAND CREEK COMPANIES, INC.  
3930 GLADE ROAD - SUITE 108-322  
COLLEYVILLE, TEXAS 76034  
469-688-8224 - 111TCC@ATT.NET

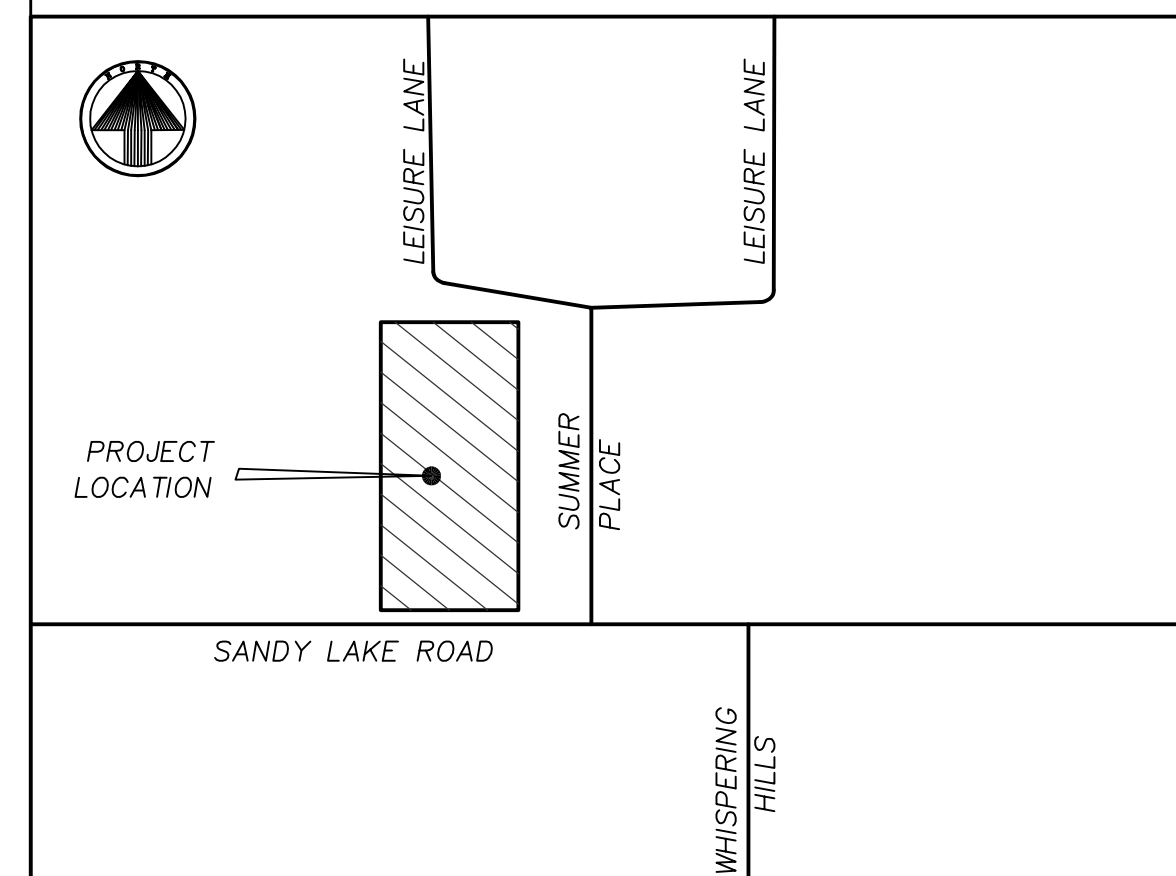
PREPARED BY:  
T. TABOR CONSULTING, PLLC  
FIRM I.D. # 5279  
1301 EAST DEBBIE LANE, SUITE 102-152  
MANSFIELD, TEXAS 76063  
CONTACT: TOMMY D. TABOR, P.E.  
972-896-6989 - TTABOR@TTC-PLLC.COM

OWNER:  
NANCY J. PETERSON  
440 LEISURE LANE  
COPPELL, TEXAS 75019  
214-288-2295 - FAX 972-853-9060

PREPARED - DEC. 3, 2012  
1" = 40'

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, OR BIDDING PURPOSES AND WAS PREPARED BY T. TABOR CONSULTING, PLLC (5279) UNDER TOMMY D. TABOR, TEXAS P.E. NO. 57246 AUTHORIZATION

**VICINITY MAP**



**UTILITY COMPANY RECEIPT ACKNOWLEDGMENT**

Verizon Telephone \_\_\_\_\_ Date \_\_\_\_\_  
Oncor \_\_\_\_\_ Date \_\_\_\_\_  
Time Warner Cable \_\_\_\_\_ Date \_\_\_\_\_  
Atmos Energy \_\_\_\_\_ Date \_\_\_\_\_