

**VICINITY MAP**

1" = 1000'

SCALE IN FEET



**LEGEND**

- = EX. PROPERTY LINE
- - - = EX. EASEMENT LINE
- · - · - = APPROXIMATE ABSTRACT LINE
- · - · - = EX. FLOOD HAZARD ZONE LINE
- ⊕ = TEMPORARY BENCHMARK
- P.O.B. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
- P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE

**SURVEYOR'S NOTES**

- THIS SUBDIVISION CONSISTS OF LOTS 1, AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF READY MIX ADDITION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- PROPERTY DOES NOT INCLUDE DIRECT ACCESS TO A PUBLIC RIGHT-OF-WAY. AN EXCEPTION TO THIS REQUIREMENT IS BEING REQUESTED.
- A REPEAT OF THIS PROPERTY WILL BE NEEDED WHEN A SITE PLAN SUBMITTAL IS REQUIRED FOR DEVELOPMENT. THIS WILL INCLUDE NECESSARY EASEMENTS SUCH AS WATERLINE, SEWER, AND FIRE LANE.

**EXCEPTIONS**

- DIRECT ACCESS TO A PUBLIC RIGHT-OF-WAY.
- EXTENSION OF PUBLIC UTILITIES TO THE PROPERTY.

**ZONING**

LIGHT INDUSTRIAL (LI)

**PROPERTY AREA**

LOT 1 = 194,907 SQ. FT. (4.474 ACRES)

TOTAL AREA = 194,907 SQ. FT. (4.474 ACRES)

**PLANNING AND ZONING**

APPROVED AND ACCEPTED:

CHAIRMAN, PLANNING AND ZONING COMMISSION  
CITY OF COPPELL, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF COPPELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING MINOR PLAT OF READY MIX ADDITION, AN ADDITION TO THE CITY OF COPPELL, WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_ DAY OF, \_\_\_\_ A.D. 2026.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2026

PLANNING AND ZONING COMMISSION SECRETARY  
CITY OF COPPELL, TEXAS

**FLOODPLAIN ADMINISTRATOR**

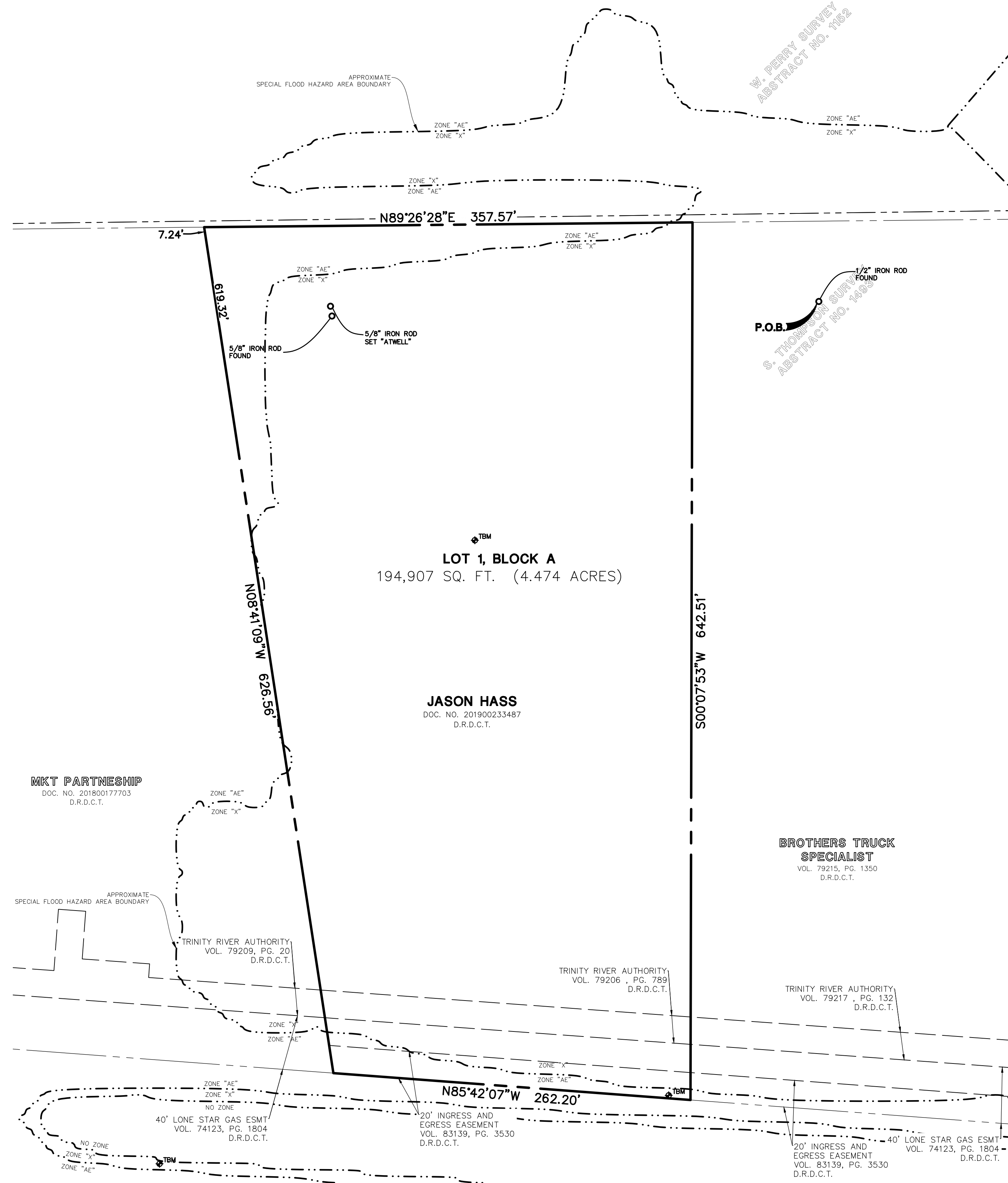
FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. \_\_\_\_ HAS BEEN FILED WITH THE CITY OF COPPELL  
FLOODPLAIN ADMINISTRATOR ON \_\_\_\_ 2026

FLOODPLAIN ADMINISTRATOR

DATE

**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), UTILIZING THE ALTIERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00010



**LOT 1, BLOCK A**  
194,907 SQ. FT. (4.474 ACRES)

**JASON HASS**  
DOC. NO. 201900233487  
D.R.D.C.T.

**MKT PARTNESHIP**  
DOC. NO. 201800177703  
D.R.D.C.T.

**BROTHERS TRUCK SPECIALIST**  
VOL. 79215, PG. 1350  
D.R.D.C.T.

TRINITY RIVER AUTHORITY  
VOL. 79206, PG. 789  
D.R.D.C.T.

TRINITY RIVER AUTHORITY  
VOL. 79217, PG. 132  
D.R.D.C.T.

40' LONE STAR GAS ESMT  
VOL. 74123, PG. 1804  
D.R.D.C.T.

20' INGRESS AND EGRESS EASEMENT  
VOL. 83139, PG. 3530  
D.R.D.C.T.

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40' LONE STAR GAS ESMT  
VOL. 74123, PG. 1804  
D.R.D.C.T.

Surveyor  
Atwell, LLC  
505 Pecan Street, Suite 201  
Fort Worth, TX 76102  
(817) 865-5344  
Jeremy Deal, RPLS  
jdeal@atwell.com

Engineer  
Atwell, LLC  
505 Pecan Street, Suite 201  
Fort Worth, TX 76102  
(972) 972-4209  
Jason Gutshall, PE  
jgutshall@atwell.com

Owner  
Estrada Concrete  
1834 Carpenter Road  
Hutchins, TX 75141

**LEGAL DESCRIPTION**

BEING A 4.474 ACRE TRACT OF LAND SITUATED IN DALLAS COUNTY OUT OF A TRACT OF 16.48 ACRES OF THE SINGLETON THOMSON SURVEY, ABSTRACT NO. 1493 AS CONVEYED IN DEED TO RUFUS HARRISON HEADS RECORDED IN VOLUME 274, PAGE 309, DEED RECORDS DALLAS COUNTY TEXAS (D.R.D.C.T.) ON 11/16/01 AND AS CONVEYED IN GENERAL WARRANTY DEED TO JASON DEWAYNE HASS RECORDED IN DOCUMENT NO. 201900233487, D.R.D.C.T., ON 09/04/2019 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE NORTH WEST CORNER OF SAID GENERAL WARRANTY DEED, THENCE, SOUTH 0 DEGREES 07 MINUTES 53 SECONDS WEST, 642.51 FEET TO A FOUND 1/2 INCH IRON ROD;
- THENCE NORTH 85 DEGREES 42 MINUTES 07 SECONDS WEST, 262.20 FEET TO A SET 5/8 INCH IRON ROD, WITH YELLOW CAP "ATWELL, LLC";
- THENCE NORTH 8 DEGREES 41 MINUTES 09 SECONDS WEST, 619.32 FEET PASSING A FOUND 5/8 INCH IRON ROD AND CONTINUING 7.24 FEET FOR A TOTAL OF 626.56 FEET TO A SET 5/8 INCH IRON ROD, WITH YELLOW CAP "ATWELL, LLC" THE SAME BEING THE NORTHWEST CORNER OF SAID GENERAL WARRANTY DEED;
- THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS EAST, 357.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 194,907 SQUARE FEET OR 4.474 ACRES OF LAND, MORE OR LESS.

**OWNER'S CERTIFICATE**

THAT, \_\_\_\_\_ DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS READY MIX ADDITION, LOT 1, BLOCK A, AND ADDITION TO THE CITY OF COPPELL, TEXAS AND DOES HEREBY DEDICATE, IN FEES SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 OR 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 OF 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 OF PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2026.

BY: \_\_\_\_\_

PRINTED NAME AND TITLE

**NOTARY PUBLIC**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

NOTARY PUBLIC

**SURVEYORS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

THAT I, JEREMY DEAL, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KRUM.

JEREMY LUKE DEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5696

**NOTARY PUBLIC**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

NOTARY PUBLIC

MINOR PLAT  
**READY MIX ADDITION**  
**LOT 1, BLOCK A**  
BEING 4.474 ACRES  
SITUATED IN SINGLETON THOMSON SURVEY  
ABSTRACT NO. 1493  
CITY COPPELL, DALLAS COUNTY, TEXAS

JULY 01, 2026



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**ATWELL**  
866.850.4200 www.atwell.com  
505 PECAN ST., SUITE 201  
FORT WORTH, TX 76102  
TXBELLS NO. E-1242



CLIENT  
READY MIX ADDITION  
ESTRADA CONCRETE  
1780 E BELT LINE RD  
MINOR PLAT  
PENDING

DATE 07/01/2026

REVISIONS	DR.	CC	CH.
	P.M.	J.D.	
	JOB	26000420	
	SHEET NO.		