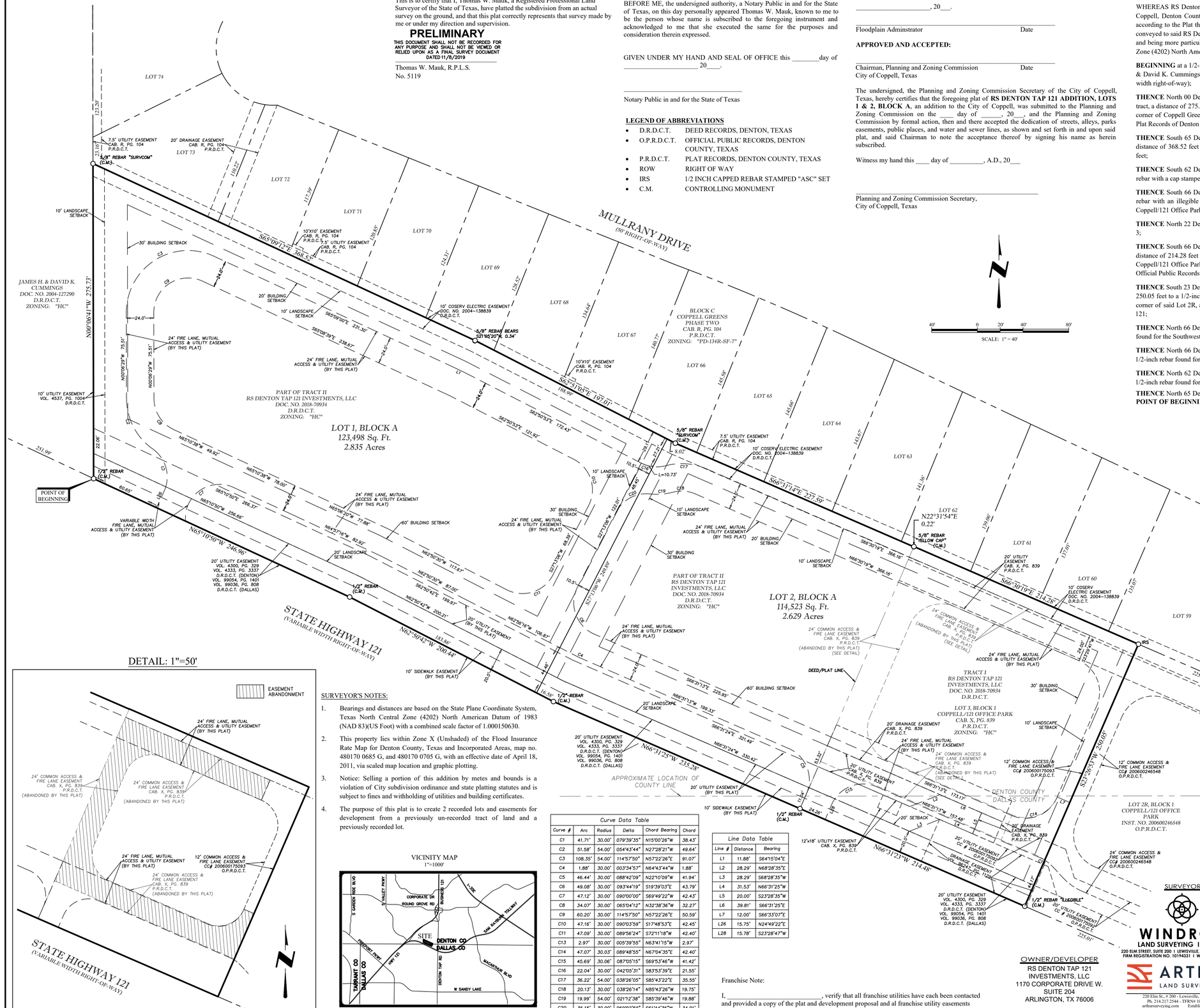

DETAIL: 1"=50'

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 11/8/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

Notary Public in and for the State of Texas

LEGEND OF ABBREVIATIONS

D.R.D.C.T.	DEED RECORDS, DENTON, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
ROW	RIGHT OF WAY
IRS	1/2 INCH CAPPED REBAR STAMPED "ASC" SET
C.M.	CONTROLLING MONUMENT

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on

_____, 20___.

Floodplain Adminstrator Date

APPROVED AND ACCEPTED:

Chairman, Planning and Zoning Commission Date
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 **RS DENTON TAP 121 ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of Coppell, was submitted to the Planning and Zoning Commission on the ____ day of _____, 20__, 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 herein subscribed.

Witness my hand this ____ day of _____, A.D., 20___

Planning and Zoning Commission Secretary,
City of Coppell, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS RS Denton Tap 121 Investments, LLC are the owners of a 2.493 acre tract of land situated in the C. Squires Survey, Abstract No. 1682, in the City of Coppell, Denton County, Texas, together with all of Lot 3, Block 1 of Coppell/121 Office Park, an addition to the City of Coppell, Dallas & Denton Counties, according to the Plat thereof recorded in Cabinet X, Page 839 of the Plat Records of Denton County, Texas, being all of "Tracts I & II" of that same tract of land as conveyed to said RS Denton Tap 121 Investments, LLC, by deed recorded in Document No. 2018-70934, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630):

BEGINNING at a 1/2-inch rebar found for the Southwest corner of said RS Denton Tap tract, same being the Southeast corner of a tract of land conveyed to James H. & David K. Cummings by deed recorded in Document No. 2004-127290 (D.R.D.C.T.), and lying on the Northeast right-of-way line of State Highway 121 (Variable width right-of-way);

THENCE North 00 Degrees 06 Minutes 41 Seconds West, departing the Northeast right-of-way line of said State Highway 121, with the East line of said Cummings tract, a distance of 275.73 feet to a 5/8-inch rebar with a cap stamped "Survcon" found for the Northwest corner of said RS Denton Tap tract, same being the Southwest corner of Coppell Greens Phase Two, an addition to the City of Coppell, Denton County, Texas according to the Plat thereof recorded in Cabinet R, Page 104 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE South 65 Degrees 09 Minutes 12 Seconds East, departing the East line of said Cummings tract, with the South line of said Coppell Greens Phase Two, a distance of 368.52 feet to a point for corner, from which a 5/8-inch rebar found for reference bears South 21 Degrees 05 Minutes 20 Seconds West, a distance of 0.34 feet;

THENCE South 62 Degrees 51 Minutes 05 Seconds East, continuing with the South line of said Coppell Greens Phase Two, a distance of 197.01 feet to a 5/8-inch rebar with a cap stamped "Survcom" found for corner;

THENCE South 66 Degrees 31 Minutes 14 Seconds East, continuing with the South line of said Coppell Greens Phase Two, a distance of 227.59 feet to a 5/8-inch rebar with an illegible yellow cap found for the Northeast corner of said RS Denton Tap "Tract II"; and lying on the Northwest line of said Lot 3, Block 1 of Coppell/121 Office Park;

THENCE North 22 Degrees 31 Minutes 54 Seconds East, with the Northwest line of said Lot 3, a distance of 0.22 feet to a point for the Northwest corner of said Lot 3;

THENCE South 66 Degrees 30 Minutes 19 Seconds East, continuing with the South line of said Coppell Greens Phase Two, and with the North line of said Lot 3, a distance of 214.28 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northwest corner of Lot 2R, Block 1 of Coppell/121 Office Park, an addition to the City of Coppell, Dallas & Denton Counties, according to the Plat thereof recorded in Instrument No. 200600246548 of the Official Public Records of Dallas County, Texas;

THENCE South 23 Degrees 26 Minutes 53 Seconds West, departing the South line of said Coppell Greens Phase Two, with the West line of said Lot 2R, a distance of 250.05 feet to a 1/2-inch rebar with an illegible cap found for the Southeast corner of said RS Denton Tap 121 Investments, LLC "Tract I", same being the Southwest corner of said Lot 2R, and being the Southeast corner of said Lot 3 and the herein described tract, and lying on the Northeast right-of-way line of said State Highway 121;

THENCE North 66 Degrees 31 Minutes 23 Seconds West, with the Northeast right-of-way line of said State Highway 121, a distance of 214.48 feet to a 1/2 inch rebar found for the Southwest corner of said Lot 3, same being the Southeast corner of said RS Denton Tap "Tract II";

THENCE North 66 Degrees 31 Minutes 25 Seconds West, continuing with the Northeast right-of-way line of said State Highway 121, a distance of 235.28 feet to a 1/2-inch rebar found for corner;

THENCE North 62 Degrees 50 Minutes 42 Seconds West, continuing with the Northeast right-of-way line of said State Highway 121, a distance of 200.44 feet to a 1/2-inch rebar found for corner;

THENCE North 65 Degrees 10 Minutes 50 Seconds West, continuing with the Northeast right-of-way line of said State Highway 121, a distance of 246.96 feet to the **POINT OF BEGINNING** and containing a total of 238,021 square feet or 5.465 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **RS DENTON TAP 121 INVESTMENTS, LLC** do hereby adopt this plat designating the herein described property as **RS DENTON TAP 121 ADDITION, LOTS 1 & 2, BLOCK A**, 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 all 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 efficacy of its respective right or ingress or egress to or from and upon the said easement for the purpose of construction, 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 waste water 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 waste water 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 the ____ day of _____, 20___.

RS DENTON TAP 121 INVESTMENTS, LLC

By: _____

Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

Notary Public in and for the State of Texas

REPLAT/ MINOR PLAT

RS DENTON TAP 121 ADDITION LOTS 1 & 2, BLOCK A

5.465 Acres of Land
"Tracts I & II" of RS Denton Tap 121 Investments, LLC
A Replat of
Lot 3, Block 1, Coppell/121 Office Park
Cab. X, Pg. 839, P.R.D.C.T.
situated in the C. Squires Survey
Abstract No. 1682
City of Coppell, Dallas & Denton Counties, Texas
Zoning: "HC"
-- 2019 --

SURVEYOR

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TBPLS# 10063800
arthursurveying.com Established 1986

OWNER/DEVELOPER
RS DENTON TAP 121 INVESTMENTS, LLC
1170 CORPORATE DRIVE W.
SUITE 204
ARLINGTON, TX 76006

ENGINEER
CLAYMOORE ENGINEERING
1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572

SURVEYOR'S NOTES:

1. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630.
2. This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 480170 0685 G, and 480170 0705 G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create 2 recorded lots and easements for development from a previously un-recorded tract of land and a previously recorded lot.

VICINITY MAP
1"=1000'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	41.71'	30.00'	079°39'35"	N15°00'26"W	38.43'
C2	51.58'	54.00'	054°43'44"	N27°28'21"W	49.64'
C3	108.35'	54.00'	114°57'50"	N57°22'26"E	91.07'
C4	1.88'	30.00'	003°34'57"	N64°43'44"W	1.88'
C5	46.44'	30.00'	088°42'09"	N22°10'09"W	41.94'
C6	49.08'	30.00'	093°44'19"	S19°39'03"E	43.79'
C7	47.12'	30.00'	090°00'00"	S69°49'22"W	42.43'
C8	34.07'	30.00'	065°04'12"	N32°38'36"W	32.27'
C9	60.20'	30.00'	114°57'50"	N57°22'26"E	50.59'
C10	47.16'	30.00'	090°03'59"	S17°48'53"E	42.45'
C11	47.09'	30.00'	089°56'24"	S72°11'18"W	42.40'
C13	2.97'	30.00'	005°39'55"	N63°41'15"W	2.97'
C14	47.07'	30.03'	089°48'55"	N67°04'35"E	42.40'
C15	45.69'	30.06'	087°05'15"	S69°53'46"W	41.42'
C16	22.04'	30.00'	042°05'31"	S83°53'39"E	21.55'
C17	36.22'	54.00'	038°26'05"	S85°43'22"E	35.55'
C18	20.13'	30.00'	038°26'14"	N85°43'26"W	19.75'
C19	19.99'	54.00'	021°12'38"	S85°39'46"W	19.88'
C20	36.15'	30.00'	069°02'59"	S61°44'36"W	34.01'

Line Data Table		
Line #	Distance	Bearing
L1	11.88'	S64°15'04"E
L2	28.29'	N68°28'35"E
L3	28.29'	S68°28'35"W
L4	31.53'	N66°31'25"W
L5	20.00'	S23°28'35"W
L6	39.81'	S66°31'25"E
L7	12.00'	S66°33'07"E
L26	15.75'	N24°49'22"E
L28	15.78'	S23°28'47"W

Franchise Note:

I, _____, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and al franchise utility easements and/or abandonments are currently shown.

DRAWN BY: G.L.C. DATE: 03/13/2019 CHECKED BY: T.M. JOB NO.: 2019.3.131

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DALLAS COUNTY USE ONLY
FOR DALLAS COUNTY USE ONLY
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FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

W:\Engineering\Claymoore Engineering\G. Squires Survey, Abs. 1682 - Coppell\Drawings