

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48113C0155K AND 48113C0135K, MAPS REVISED JULY 7, 2014.

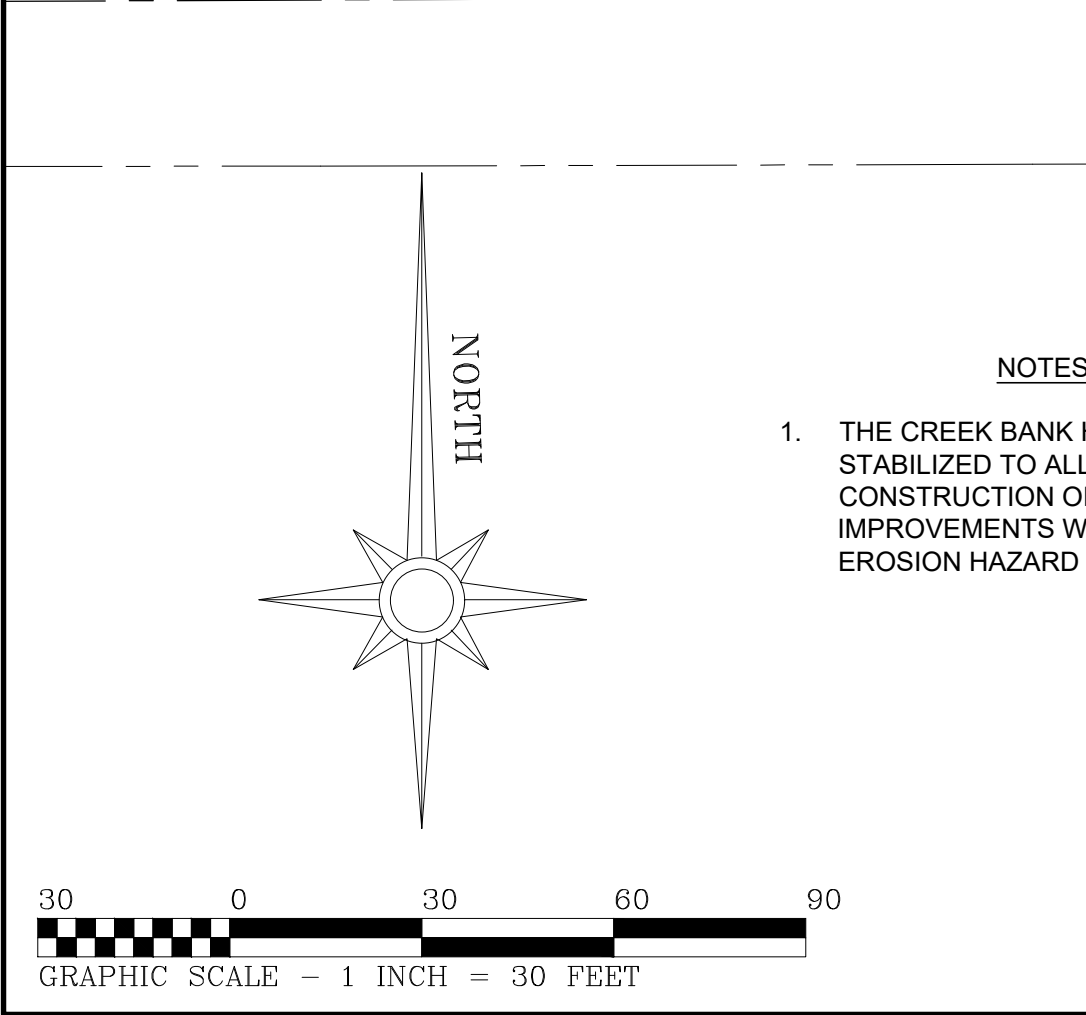
BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

REPLAT PURPOSE STATEMENT:

THE PURPOSE OF THIS REPLAT IS TO ADD TRACT 1 AND TRACT 2 TO LOT 1, BLOCK 1, BETHEL ROAD ESTATES.

EDDIE R. BROWN
BETHEL ROAD ESTATES
PHASE II
LOT 1R, BLOCK 1
INST.#201500122351
O.P.R.D.C.T.



Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2022.

Floodplain Administrator _____ Date _____

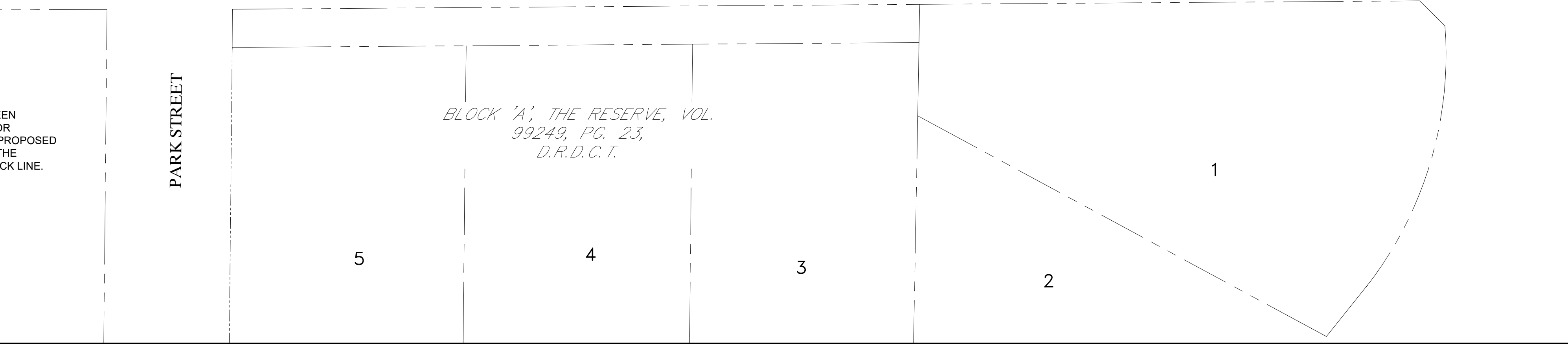
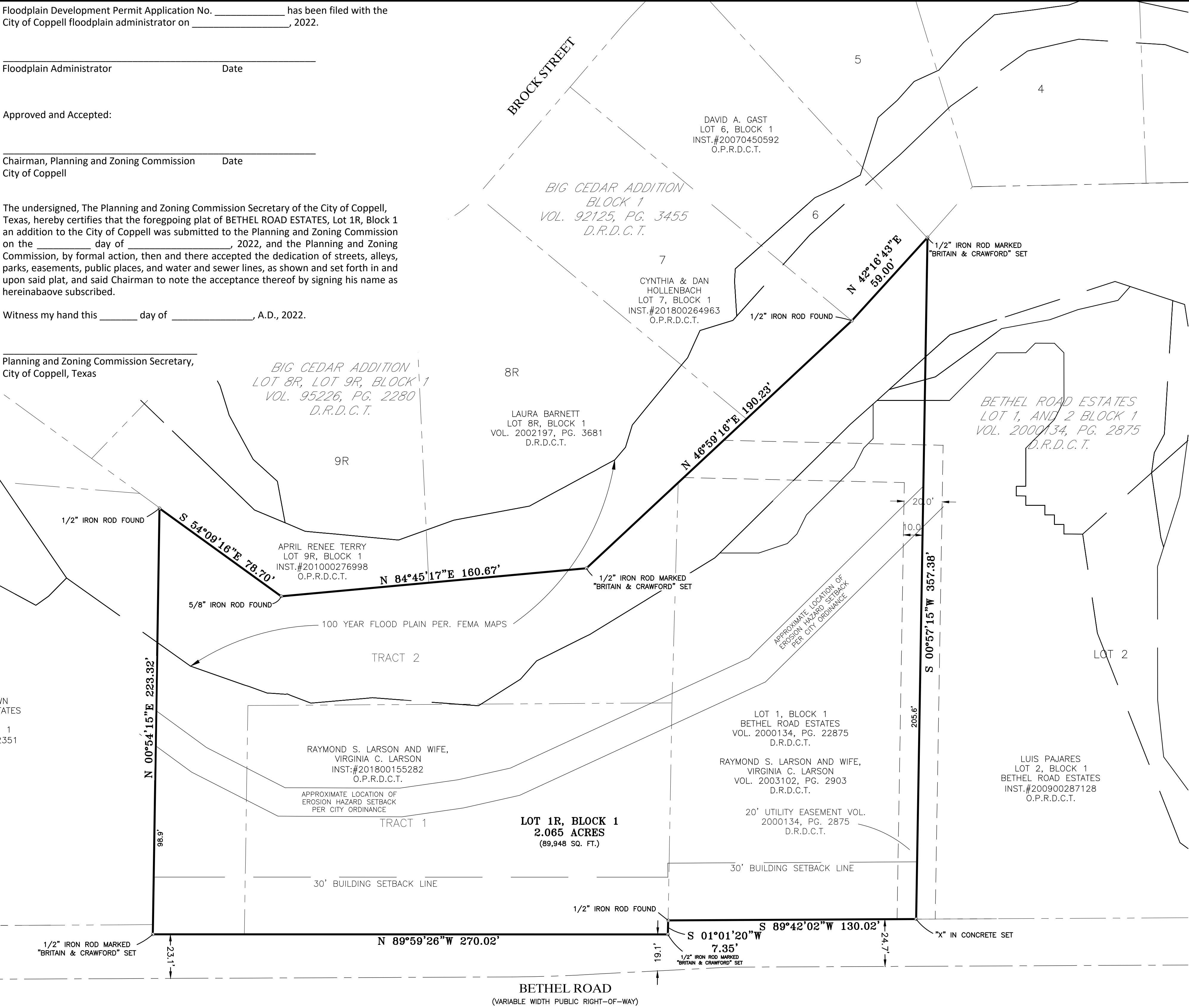
Approved and Accepted:

Chairman, Planning and Zoning Commission _____ Date _____
City of Coppell

The undersigned, The Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of BETHEL ROAD ESTATES, Lot 1R, Block 1 an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the _____ day of _____, 2022, 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 hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2022.

Planning and Zoning Commission Secretary,
City of Coppell, Texas



BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING

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FIRM CERTIFICATION# 1019000
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**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS, **RAYMOND S. LARSON and wife, VIRGINIA C. LARSON**, are the sole owners of 2.065 acres of land situated in the JAMES W. ANDERSON SURVEY, Abstract No. 18, City of Coppell, Dallas County, Texas, according to the deeds recorded in Volume 2003102, Page 2903, and Instrument No. 201800155262, of the Official Public Records of Dallas County, Texas.

LEGAL DESCRIPTION

BEING 2.065 acres of land situated in the JAMES W. ANDERSON SURVEY, Abstract No. 18, City of Coppell, Dallas County, Texas, and being comprised of all of Lot 1, Block 1, BETHEL ROAD ESTATES, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Volume 2000134, Page 2875, of the Deed Records of Dallas County, Texas, and all of Tracts 1 & 2, identified in the deed to Raymond S. Larson and wife, Virginia C. Larson, recorded in Instrument No. 201800155262, of the Official Public Records of Dallas County, Texas.

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 1, Block 1, Bethel Road Estates and the Southwest corner of Lot 2R, Block 1, Bethel Road Estates, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Instrument No. 201000150695, of the Official Public Records of Dallas County, Texas, and said POINT OF BEGINNING lying in the North right-of-way line of Bethel Road (a variable width public right-of-way);

THENCE along the South boundary line of said Lot 1 and the South boundary line of said Tracts 1 & 2, and the North right-of-way line of said Bethel Road, as follows:

1. S 89° 42' 02" W 130.01 feet, to a 1/2" iron rod found at the Southwest corner of said Lot 1, and said point lying in the East boundary line of said Tract 1;
2. S 01° 01' 20" W 7.35 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Tract 1;
3. N 89° 59' 26" W 270.02 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Tract 2;

THENCE N 00° 54' 15" E 5.1 feet, passing the Southeast corner of Lot 1R, Block 1, Bethel Road Estates, Phase II, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 2001044, Page 3710, of the Official Public Records of Dallas County, Texas, and continuing in all 223.32 feet, along the West boundary line of said Tract 2, to a 1/2" iron rod found at the Northeast corner of said Lot 1R and the Northwest corner of said Tract 2, and said point lying in the Southwest boundary line of Lot 9R, Block 1, Big Cedar Addition, to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 95226, Page 2280, of the Deed Records of Dallas County, Texas;

THENCE along the North boundary line of said Tract 2 and the North boundary line of the aforesaid Lot 1, Block 1, Bethel Road Estates, and the South boundary lines of said Lot 9R, and Lot 8R, of said Block 1, Big Cedar Addition, and the Southeast boundary lines of Lots 6 and 7, Block 1, Big Cedar Addition, to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 92125, Page 33455, of the Deed Records of Dallas County, Texas, as follows:

1. S 54° 09' 16" E 78.70 feet, to a 1/2" iron rod found at the South corner of said Lot 8R;
2. N 84° 45' 17" E 160.67 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
3. N 46° 59' 16" E 190.23 feet, to a 1/2" iron rod found at the East corner of said Lot 7, Block 1, Big Cedar Addition, and the South corner of Lot 6, Block 1, of said Big Cedar Addition;
4. N 42° 16' 43" E 59.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the North corner of said Lot 1, Block 1, Bethel Road Estates, and the Northwest corner of the aforesaid Lot 2R, Block 1, Bethel Road Estates;

THENCE S 00° 57' 15" W 357.38 feet, along the East boundary line of said Lot 1, Block 1, Bethel Road Estates and the West boundary line of said Lot 2R, Block 1, Bethel Road Estates, to the POINT OF BEGINNING containing 2.065 acres (89,948 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RAYMOND S. LARSON and wife, VIRGINIA C. LARSON**, do hereby adopt this plat designating the herein described property as **BETHEL ROAD ESTATES, LOT 1R, BLOCK 1**, an addition to the City of Coppell, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 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 _____ day of _____, 2022.

RAYMOND S. LARSON **VIRGINIA C. LARSON**

**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 **RAYMOND S. LARSON**, 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 THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**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 **VIRGINIA C. LARSON**, 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

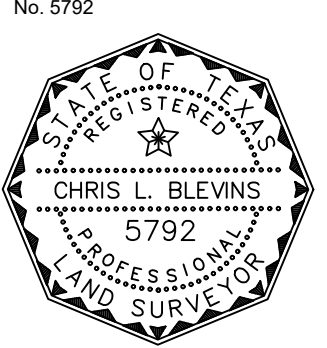
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **CHRIS L. BLEVINS**, 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 the platting rules and regulations of the City of Coppell, Texas.

I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

CHRIS L. BLEVINS
Registered Professional Land Surveyor
No. 5792



**REPLAT
LOT 1R, BLOCK 1
BETHEL ROAD ESTATES**
BEING A REPLAT OF LOT 1, BLOCK 1
ACCORDING TO THE PLAT RECORDED IN
VOLUME 2000134, PAGE 2875, OF THE
PLAT RECORDS OF
DALLAS COUNTY, TEXAS