



OWNER:
CITY OF COPPELL
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 COPPELL, TX 75019
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STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, The **CITY OF COPPELL**, acting by and through the undersigned, their duly authorized representative, is the sole owner of 11.516 acres of land located in the J. SIMMONS SURVEY, ABSTRACT NO. 1296, City of Coppel, Dallas County, Texas, according to the deed recorded in Volume 99203, Page 3079, of the Deed Records of Dallas, County, Texas.

LEGAL DESCRIPTION
 BEING all of Lot 1R2, Block 1, COPPELL SERVICE CENTER ADDITION, an addition to the City of Coppel, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201400050913, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 1R2, Block 1, and said point also lying at the intersection of the North right-of-way line of Dallas Area Rapid Transit (a 100 foot wide right-of-way) with the East right-of-way line of Coppel Road (a variable width public right-of-way);

THENCE N 01° 48' 01" W 60.05 feet, along the West boundary line of said Lot 1R2, Block 1 and the East right-of-way line of said Coppel Road, to a 1/2" iron rod marked "Brittain & Crawford" set at the most Southerly Northwest corner of said Lot 1R2, Block 1, and the Southwest corner of Lot 2, Block 1, of said Coppel Service Center Addition;

THENCE continuing along the common boundary line of said Lot 1R2 and Lot 2, as follows:

- N 85° 32' 50" E 285.47 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 2;
- N 01° 50' 07" W 319.90 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot 2;
- S 88° 12' 01" W 69.85 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- S 75° 31' 12" W 141.68 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
- SOUTHWESTERLY 31.09 feet, along said curve to the right having a radius of 140.50 feet, a central angle of 12° 40' 48", and a chord bearing S 81° 51' 36" W 31.03 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
- S 88° 12' 01" W 46.06 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lot 2, and said point lying in the East right-of-way line of aforesaid Coppel Road;

THENCE N 01° 48' 01" W 107.88 feet, along the West boundary line of said Lot 1R2 and the East right-of-way line of said Coppel Road, to a 1/2" iron rod marked "Brittain & Crawford" set at the most Westerly Northwest corner of said Lot 1R2, and said point lying at the Southwest corner of Lot 1, Block "A", Old Town (Main Street) Phase II Addition, to the City of Coppel, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201300276531, of the Deed Records of Dallas County, Texas;

THENCE along the common boundary line of said Lot 1R2 and said Old Town (Main Street) Phase II Addition, as follows:

- N 88° 11' 57" E 284.93 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of Lot 3X, of said Old Town (Main Street) Phase II Addition;
- N 01° 50' 07" W 183.25 feet, to a 1/2" iron rod found;
- N 88° 55' 18" E 15.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- N 01° 48' 49" W 50.02 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the most Northerly Northwest corner of said Lot 1R2;

THENCE N 88° 10' 21" E at 70.20 feet passing a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of Lot 11, Block "D", of said Old Town (Main Street) Phase II Addition, and the most Westerly Southwest corner of Lot 1R, Block A, Grapevine Springs Community Center, an addition to the City of Coppel, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201400050914, of the Deed Records of Dallas County, Texas, and continuing in all 535.25 feet, to a 1/2" iron rod found at the most Northerly Northeast corner of said Lot 1R2.

THENCE continuing along the common boundary line of said Lot 1R2 and Lot 1R, Block A, as follows:

- S 01° 44' 07" E 174.66 feet, to a 1/2" iron rod found marked "BW2";
- N 88° 09' 47" E 85.01 feet, to a 1/2" iron rod found marked "BW2";
- S 01° 50' 13" E 178.46 feet, to a 1/2" iron rod found marked "BW2";
- N 88° 31' 41" E 162.24 feet, to a 1/2" iron rod found marked "BW2";
- S 01° 29' 53" E 294.97 feet, to a 1/2" iron rod found marked "BW2", at the most Southerly Southeast corner of said Lot 1R, Block A, and the southeast corner of said Lot 1R2, and said point also lying in the North right-of-way line of the aforesaid Dallas Area Rapid Transit;

THENCE along the South boundary line of said Lot 1R2 and the North right-of-way line of said Dallas Area Rapid Transit, as follows:

- S 85° 31' 23" W 796.02 feet, to a 1/2" iron rod found;
- S 85° 26' 55" W 285.84 feet, to the POINT OF BEGINNING containing 11.516 acres (501,627 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, the City of Coppel does hereby adopt this plat designating the hereinabove described property as **LOT 1R3, BLOCK 1, COPPELL SERVICE CENTER**, to the City of Coppel, Dallas County, Texas, and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS at Coppel, Dallas County, Texas, this ____ day of _____, 2024.

CITY OF COPPELL
 By: **MIKE LAND, CITY MANAGER**
 STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared Mike Land, 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 _____, 2024.

PLAT PURPOSE:
 THE PURPOSE OF THIS REPLAT IS TO REMOVE PART OF THE DEDICATED FIRE LANE FROM LOT 1R2, BLOCK 1.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, CITY OF COPPELL, does hereby adopt this plat designating the herein described property as **COPPELL SERVICE CENTER**, Lot 1R3, Block 1 an addition to the City of Coppel, 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 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 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 Coppel, Texas.

WITNESS, my hand this the ____ day of _____, 2024.

I, CHRIS L. BLEVINS (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, R.P.L.S.
 State of Texas No. 5792



STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared Chris L. Blevins, 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 _____, 2024.

Notary Public in and for The State of Texas
 Commission Expires: _____

POINT OF BEGINNING

NOTES:

- ALL IRON RODS SET (IRS) ARE 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BRITTAIN & CRAWFORD".

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
 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 TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48113C0135J, MAP REVISED AUGUST 23, 2001.

GRAPHIC SCALE - 1 INCH=60 FEET

CITY OF COPPELL:
 Floodplain Development Permit Application No. _____ has been filed with the City of Coppel floodplain administrator on _____, 2024.

Floodplain Administrator _____ Date: _____

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of COPPELL SERVICE CENTER, Lot 1R3, Block 1, an addition to the City of Coppel was submitted to the Planning and Zoning Commission on the ____ day of _____, 2024, 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., 2024.

Planning and Zoning Commission Secretary, City of Coppel, Texas

Approved and Accepted:

Chairman, Planning and Zoning Commission _____ Date: _____
 City of Coppel, Texas

MIKE LAND, CITY MANAGER

FEBRUARY 2024 / 1 LOT