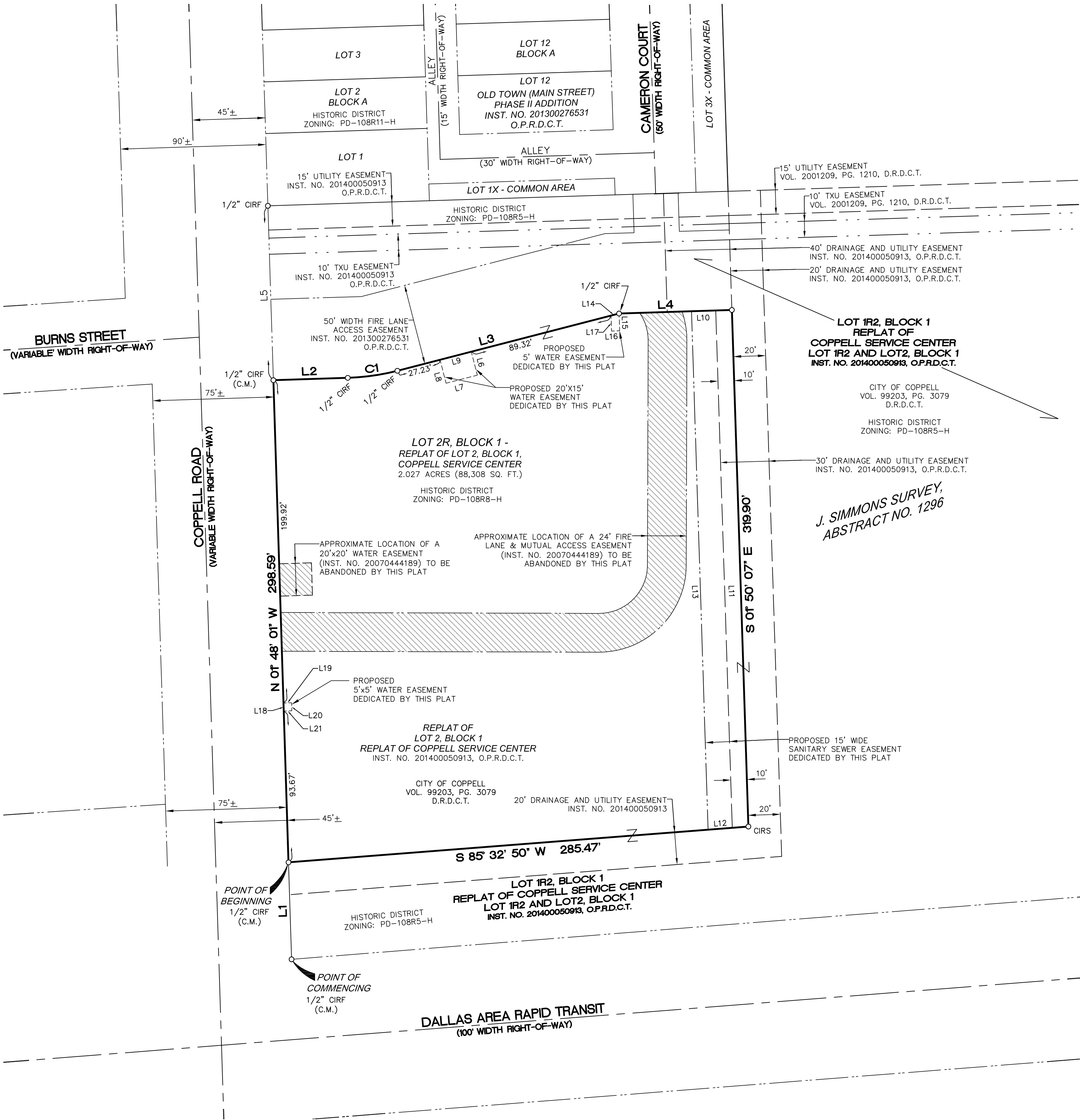


Drawing: K:\Projects\2014 Projects\3140236\Survey\Drawings\Autocad\3140236_300_Plot.dwg Saved By: Javim Sosa Time: 3/2/2015 2:15 PM Plotted By: Javim Plot Date: 3/2/2015 3:51 PM



CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	140.50'	12°40'48"	31.09'	N 81° 51' 37" E	31.03'

LINE	BEARING	DISTANCE
L1	N 01° 48' 01" W	60.05'
L2	N 88° 12' 01" E	46.06'
L3	N 75° 31' 12" E	141.68'
L4	S 88° 12' 01" W	69.85'
L5	N 01° 48' 01" W	108.00'
L6	S 14° 28' 46" E	15.00'
L7	S 75° 31' 14" W	20.00'
L8	N 14° 28' 46" W	15.00'
L9	N 75° 31' 12" E	20.00'
L10	S 88° 12' 01" W	15.00'
L11	S 01° 50' 07" E	320.37'
L12	S 85° 32' 50" W	15.02'
L13	N 01° 50' 07" W	321.06'
L14	N 75° 31' 12" E	5.12'
L15	S 02° 05' 16" E	10.66'
L16	S 87° 54' 44" W	5.00'
L17	N 02° 05' 16" W	9.56'
L18	N 01° 48' 01" W	5.00'
L19	N 88° 11' 59" E	5.00'
L20	S 01° 48' 01" E	5.00'
L21	S 88° 11' 59" W	5.00'

GENERAL NOTES:

- CIRS = 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "JQ DALLAS ENG" SET FOR CORNER
- CIRF = CAPPED IRON ROD FOUND FOR CORNER
- C.M. = CONTROLLING MONUMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL./PG. = VOLUME & PAGE
- BASIS OF BEARINGS AND COORDINATES ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THE PLAT IS TO ABANDON AN EXISTING 20'X20' WATER EASEMENT AND 24' WIDE FIRE LANE & MUTUAL ACCESS EASEMENT. IN ADDITION, TO PROPOSE A 15' WIDE SANITARY SEWER EASEMENT. ALSO, TO PROPOSE A 20'X15' WATER EASEMENT AND A 5' WATER EASEMENT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF 100-YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NO. 48113C0135K, DATED JULY 7, 2014. PROPERTY IS IN ZONE "X".

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- TRACT LINE
- CENTERLINE
- ELECTRIC EASEMENT LINE
- DRAINAGE & UTILITY EASEMENT
- SANITARY SEWER EASEMENT LINE
- LAND HOOK
- MONUMENT FOUND OR SET AS NOTED

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2015.

Floodplain Administrator _____ Date _____

RECOMMENDED FOR APPROVAL:

Chairman, Planning & Zoning Commission _____ Date _____
City of Coppell, Texas

APPROVED AND ACCEPTED:

Karen Selbo Hunt, Mayor _____ Date _____
City of Coppell, Texas

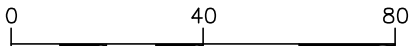
The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing replat of COPPELL SERVICE CENTER, LOT 2R, BLOCK 1, an addition to the City of Coppell was submitted to the City Council on the _____ day of _____, 2015, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing her name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2015.

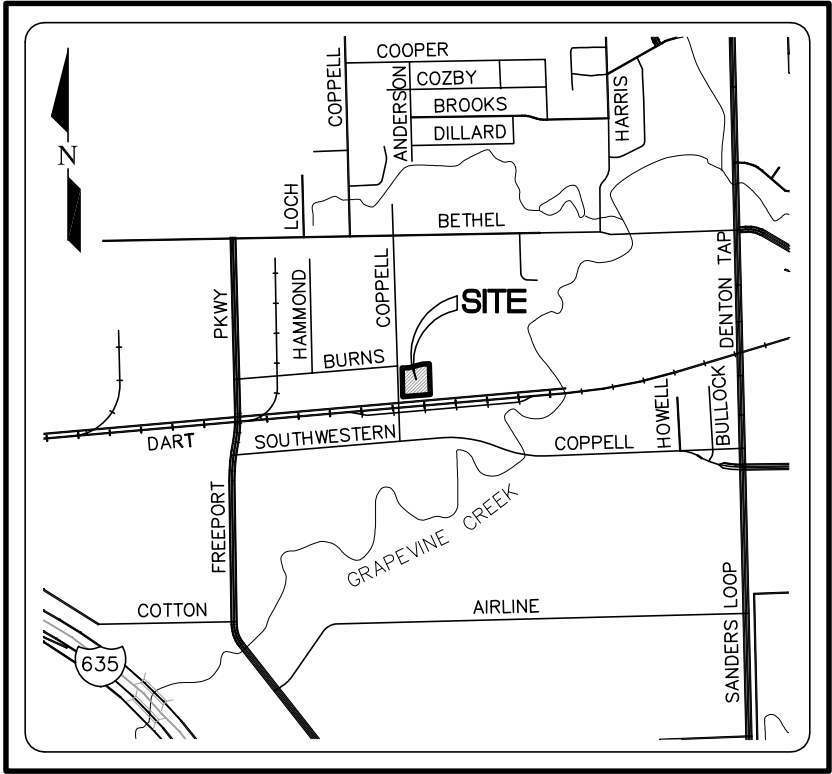
City Secretary,
City of Coppell, Texas



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



VICINITY MAP
(NOT TO SCALE)

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 a 2.027 acre (88,308 square feet) tract of land located in the J. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, described in a Special Warranty Deed recorded as Volume 99203, Page 3079 of the Deed Records of Dallas County, Texas.

BEING A 2.027 acre (88,308 square feet) tract of land comprised of all of Lot 2, Block 1 of COPPELL SERVICE CENTER ADDITION, an addition to the City of Coppell, Texas recorded as Instrument No. 201400050913 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at 1/2" iron rod with a plastic cap found for the southwest corner of said Lot 1R2, Block 1 of said Coppell Service Center Addition, said corner being in the north right of way line of Dallas Area Rapid Transit (a 100' wide right of way) and in the east right of way line of Coppell Road (a variable width right of way);

THENCE North 01° 48' 01" West, along the west line of said Lot 1R2, Block 1 of said Coppell Service Center Addition and the east right of way line of said Coppell Road, for a distance of 60.05 feet to a 1/2" iron rod with a plastic cap found for the POINT OF BEGINNING, said point being the southwest corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE North 01° 48' 01" West, along the west line of said Lot 2 and continuing along the east right of way line of said Coppell Road, for a distance of 298.59 feet to a 1/2" iron rod with a plastic cap found for corner, said corner being the northwest corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE North 88° 12' 01" East, departing the east right of way of said Coppell Road, along the common line of said Lot 1R2 and Lot 2, for a distance of 46.06 feet to a 1/2" iron rod with a plastic cap found for the beginning of a tangent curve to the left;

THENCE along said curve and along the common line of said Lot 1R2 and Lot 2, having a central angle of 12° 40' 48", a radius of 140.50 feet, a chord bearing and distance of North 81° 51' 37" East - 31.03 feet, and an arc distance of 31.09 feet to a 1/2" iron rod with a plastic cap found for a point of tangency and end of said curve;

THENCE North 75° 31' 12" East, along the common line of said Lot 1R2 and Lot 2, for a distance of 141.68 feet to a 1/2" iron rod with a plastic cap found for corner;

THENCE North 88° 12' 01" East, along the common line of said Lot 1R2 and Lot 2, for a distance of 69.85 feet to a 1/2" iron rod with a plastic cap found for corner, said corner being the northeast corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE South 01° 50' 07" East, along the common line of said Lot 1R2 and Lot 2, for a distance of 319.90 feet to 5/8" iron rod with pink plastic cap stamped "JQ DALLAS ENG" set for corner, said corner being the southeast corner of said Lot 2 and an angle point in said Lot 1R2;

THENCE South 85° 32' 50" West, along the common line of said Lot 1R2 and Lot 2, for a distance of 285.47 feet to the POINT OF BEGINNING and containing 2.027 acres (88,308 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, does hereby adopt this plat designating the herein described property as _____, Lot _____, Block _____, 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 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 waste water easements shall also include additional areas of working space for construction and maintenance or 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 _____, 2015.

NAME _____ TITLE _____

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 _____ of _____, known to me to be the person and officer 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 _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

NAME _____
Registered Professional Land Surveyor
No. _____

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 _____ of _____, known to me to be the person and officer 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 _____, 2015.

Notary Public in and for the State of Texas

Utility Company Receipt Acknowledgement:

Oncor _____

Atmos Energy: _____

Time Warner: _____

Verizon: _____

REPLAT

COPPELL SERVICE CENTER

LOT 2R, BLOCK 1
(LIFE SAFETY PARK)

AN ADDITION TO
THE CITY OF COPPELL
DALLAS COUNTY, TEXAS

BEING 2.027 ACRES OF LAND LOCATED IN THE
J. SIMMONS SURVEY, ABSTRACT 1296 AND
BEING A REPLAT OF LOT 2, BLOCK 1,
COPPELL SERVICE CENTER,
RECORDED AS INSTRUMENT NO. 201400050913,
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

shaping the built environment

JASTER-QUINTANILLA DALLAS, LLP
2105 COMMERCE STREET
P.O. BOX 9478
DALLAS, TX 75201
214-752-9098
JQ108 NO-3140169
DALLAS, TEXAS 75201
JQENG.COM
TEXAS REGISTERED SURVEYING FIRM 10056600

DRAWN: JS/AR

CHECKED: MG

DATE: 01/15/2015

CREW: MS

SHEET: 1 of 1

OWNER:

CITY OF COPPELL
255 PARKWAY BOULEVARD
P.O. BOX 9478
COPPELL, TX 75019-9478
(972) 462-0022

SURVEYOR:

JASTER-QUINTANILLA DALLAS, LLP
2105 COMMERCE ST
DALLAS TX 75201
214-752-9098
mgould@jqeng.com