

NOTE:
LINE AND CURVE DATA FOR PROPOSED EASEMENTS ARE LOCATED ON SHEET 2 OF 2.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0155K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

~ BOUNDARY LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	SOUTH	35.00'
L2	SOUTH	47.00'
L3	S 89°43'31" W	51.67'

~ BOUNDARY CURVE TABLE ~				
NO.	RADIUS	DELTA	ARC	CH. BEARING
C1	1699.30'	10°45'09"	318.90'	S 84°28'47" E
C2	1699.31'	0°57'18"	28.32'	S 89°22'43" E
C3	1699.30'	2°34'02"	76.14'	S 87°37'03" E
C4	1699.30'	7°13'49"	214.44'	S 82°43'07" E

OWNERS
LOT 3: LG 214 WOODSIDE COPPELL &
LOT 1: LG 110 WOODSIDE COPPELL
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TEXAS 75219
CONTACT: WILL TOLLIVER

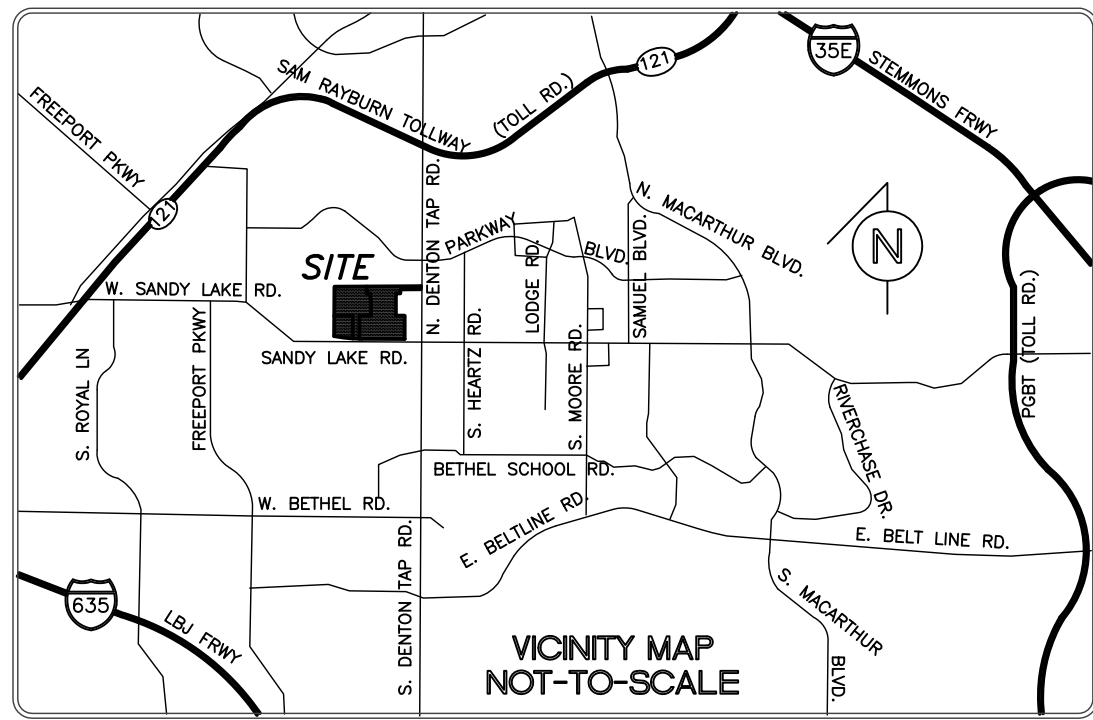
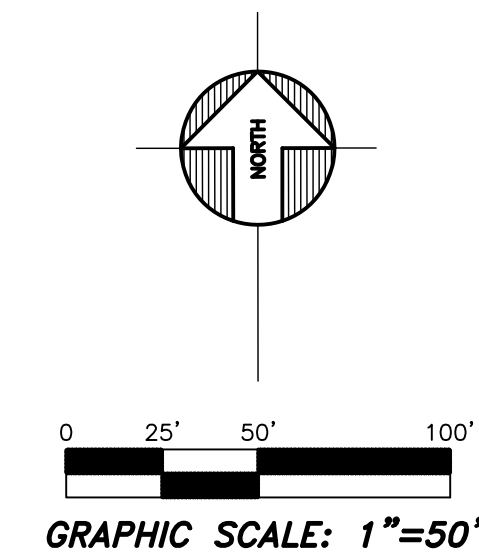
ENGINEER
HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX 75034-8641
CONTACT: BRIAN M. SATAGAJ, PE

SURVEYOR
BLUE SKY SURVEYING AND
MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
DRPETREE@BLUESKYSURVEYING.COM
CONTACT: DAVID PETREE, R.P.L.S.
TBPLS REGISTRATION NO. 10105700

REPLAT
OF
LOTS 1R, 3R1 & 3R2, IN BLOCK 1
BEING A REPLAT OF
LOTS 1 & 3, IN BLOCK 1
OF THE
CONNELL SKAGGS ADDITION
AN ADDITION TO
THE CITY OF COPPELL
OUT OF THE
GEORGE W. JACK SURVEY - ABSTRACT NO. 694
DALLAS COUNTY, TEXAS

APRIL 10, 2017

(OVERALL VIEW)
SHEET 1 OF 3



SHADY OAKS LANE
60' RIGHT OF WAY

SHADY OAKS ROAD

DENTON TAP ROAD
(110' RIGHT-OF-WAY)

~ ACCESS EASEMENT CURVE TABLE ~				
NO.	RADIUS	DELTA	ARC	CH. BEARING
AC1	1699.30'	4°16'03"	126.57'	S81°14'14"E
AC2	396.86'	11°07'23"	77.04'	N05°52'51"E
AC3	30.00'	82°33'58"	43.23'	N40°53'44"W
AC4	54.00'	81°54'14"	77.19'	S41°13'36"E
AC5	30.00'	48°31'06"	25.40'	N24°32'02"W
AC6	54.00'	46°55'35"	44.23'	S25°19'47"E
AC7	30.00'	87°08'02"	45.62'	S46°42'28"E
AC8	30.00'	87°08'02"	45.62'	N46°09'30"E
AC9	30.00'	87°08'02"	45.62'	S46°42'28"E
AC10	30.00'	19°52'05"	10.40'	N79°47'29"E
AC11	54.00'	19°52'07"	18.73'	S79°47'28"W
AC12	30.00'	77°29'12"	40.57'	N50°58'55"E
AC13	30.00'	77°29'12"	40.57'	S51°31'53"E
AC14	30.00'	38°45'42"	20.30'	N70°20'40"E
AC15	54.00'	38°45'42"	36.53'	S70°20'40"W
AC16	30.00'	29°53'44"	15.65'	S74°46'39"W
AC17	54.00'	29°53'44"	28.18'	N74°46'39"E
AC18	30.00'	19°52'06"	10.40'	S79°47'28"W
AC19	54.00'	19°52'06"	18.73'	N79°47'28"E
AC20	30.00'	90°00'00"	47.12'	S44°43'31"W
AC21	30.00'	90°00'00"	47.12'	S45°16'29"E
AC22	30.00'	22°29'08"	11.77'	N78°28'57"E
AC23	54.00'	22°29'08"	21.19'	S78°28'57"W
AC24	50.00'	89°24'22"	78.02'	S45°01'20"W
AC25	426.86'	10°44'53"	80.07'	N05°41'36"E
AC26	1699.30'	1°00'56"	30.12'	S83°52'44"E
AC27	1699.30'	1°56'49"	57.75'	S85°21'37"E

~ ACCESS EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	N00°23'15"E	123.18'
A2	N00°16'29"W	243.69'
A3	N89°43'31"E	24.02'
A4	N89°43'31"E	122.80'
A5	N89°43'31"E	24.08'
A6	N89°43'31"E	80.33'
A7	N89°43'31"E	156.48'
A8	N89°43'31"E	25.43'
A9	N89°43'31"E	23.25'
A10	S00°16'29"E	31.32'
A11	S89°43'31"W	10.72'
A12	S89°43'31"W	263.72'
A13	S89°43'31"W	258.77'
A14	S00°16'29"E	222.62'
A15	N89°43'31"E	296.95'
A16	S00°16'29"E	30.39'
A17	S89°43'31"W	231.26'
A18	S00°19'09"W	103.51'

~ OPEN SPACE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
OS1	S00°16'29"E	10.00'
OS2	S89°43'31"W	340.02'
OS3	S00°16'29"E	305.39'
OS4	S89°43'31"W	41.38'
OS5	N00°21'41"E	335.02'
OS6	N89°43'31"E	369.07'
OS7	S89°43'31"W	55.28'
OS8	S75°48'34"W	20.79'
OS9	S89°43'31"W	490.89'
OS10	N00°00'00"W	5.00'
OS11	N89°43'31"E	511.05'
OS12	S00°00'00"W	5.00'
OS13	S89°43'31"W	42.86'
OS14	N68°55'17"W	13.73'
OS15	N89°43'31"E	55.67'
OS16	N89°51'20"W	491.69'
OS17	N00°00'00"E	15.03'
OS18	S89°51'20"E	491.70'
OS19	S00°08'40"W	15.00'

~ OPEN SPACE EASEMENT CURVE TABLE ~				
NO.	RADIUS	DELTA	ARC	CH. BEARING
OSC1	1699.30'	3°31'20"	104.46'	S88°05'42"E
OSC2	1684.30'	3°33'16"	104.49'	S88°04'42"E
OSC3	54.00'	22°52'40"	21.56'	S24°00'35"E

SANDY LAKE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

OWNERS
LOT 3: LG 214 WOODSIDE COPPELL &
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CONTACT: WILL TOLLIVER

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(NEW EASEMENTS)
SHEET 2 OF 3

OWNERS CERTIFICATE

WHEREAS LG 214 WOODSIDE COPPELL, AND LG 110 WOODSIDE COPPELL, ARE THE OWNERS OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE GEORGE W. JACK SURVEY, ABSTRACT NO. 694 IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND BEING KNOWN AS LOTS 1 AND 3, BLOCK 1, CONNELL SKAGGS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 88006, PAGE 5896, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE SET FOR THE NORTHEAST CORNER OF SAID LOT 1, AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF DENTON TAP ROAD, A 110 FOOT RIGHT-OF-WAY;

THENCE SOUTH AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DENTON TAP ROAD FOR A DISTANCE OF 35.00 FEET TO AN "X" CUT IN CONCRETE SET FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID CONNELL SKAGGS ADDITION;

THENCE SOUTH 89° 43' 31" WEST, DEPARTING SAID DENTON TAP ROAD, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 235.00 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH FOR A DISTANCE OF 47.00 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 89° 43' 31" WEST FOR A DISTANCE OF 51.67 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE SOUTH FOR A DISTANCE OF 254.16 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE NORTH 89° 43' 31" EAST FOR A DISTANCE OF 100.67 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE SOUTH FOR A DISTANCE OF 268.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1, AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAND LAKE ROAD;

THENCE NORTH 89° 51' 21" WEST (BASIS OF BEARING PER PLAT, VOL. 88006, PG. 5896, MRDCT), FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID SANDY LAKE ROAD, FOR A DISTANCE OF 491.69 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,699.30 FEET WITH A CENTRAL ANGLE OF 10° 45' 09" AND A CHORD BEARING NORTH 84° 28' 47" WEST AT A DISTANCE OF 318.43 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SANDY LAKE ROAD FOR AN ARC DISTANCE OF 318.90 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "TXHS" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 00° 17' 54" EAST, DEPARTING SAID SANDY LAKE ROAD, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 568.19 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 89° 43' 31" EAST, FOLLWING ALONG THE NORTH LINE OF SAID LOT 3, AND PASSING AT A DISTANCE OF 369.07 FEET, THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, AND CONTINUING FOR A TOTAL DISTANCE OF 991.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.5744 ACRES (460,620 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THAT WE, LG 214 WOODSIDE COPPELL, AND LG 110 WOODSIDE COPPELL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CONNELL SKAGGS ADDITION, LOTS 1R, 3R1 & 3R2, BLOCK 1, 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 _____, 2017.

WILL TOLLIVER MANAGING DIRECTOR

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 WILL TOLLIVER, OF LG 110 WOODSIDE COPPELL & LG 214 WOODSIDE COPPELL, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 CONNELL SKAGGS ADDITION, LOTS 1, 3R1 & 3R2, BLOCK 1, AN ADDITION TO THE CITY OF COPPELL WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2017, 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., 2017.

PLANNING AND ZONING COMMISSION SECRETARY,
CITY OF COPPELL, TEXAS

I, _____ (ENGINEER), 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 1890

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 DAVID PETREE, OF BLUE SKY SURVEYING & MAPPING CORP., 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS
LOT 3: LG 214 WOODSIDE COPPELL &
LOT 1: LG 110 WOODSIDE COPPELL
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TEXAS 75219
CONTACT: WILL TOLLIVER

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