

SINGLETON THOMPSON 1493

LOT 2, BLOCK 1
VALLEY RANCH SELF STORAGE ADDITION
VOL. 96018, PG. 2258
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1. THE PURPOSE OF THIS PLAT IS TO AMEND LOT 2B, BLOCK 1, SHERILL ADDITION INTO TWO BUILDING LOTS.

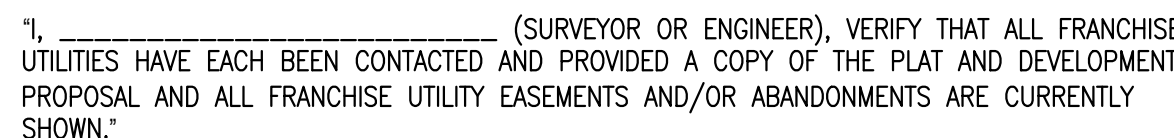
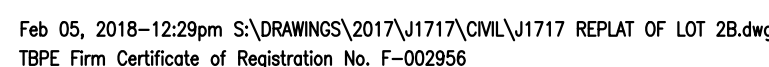
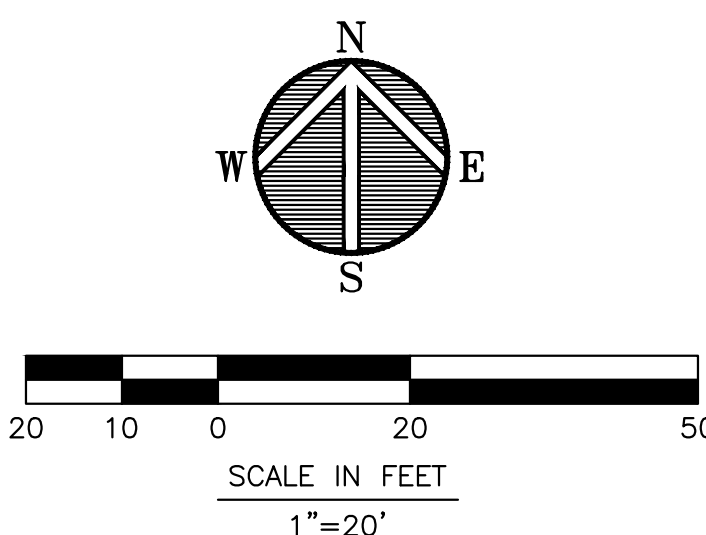
2. THE BASIS OF BEARING IS THE NORTH LINE OF BELTLINE ROAD BEING S85°42'35"E AS SHOWN ON SHERILL ADDITION AS RECORDED IN VOLUME 20050262, PAGE 458, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

3. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 4811300155K, WITH A DATE OF IDENTIFICATION OF JULY 7, 2014, FOR COMMUNITY PANEL NO. 480170, IN DALLAS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

4. THE HIKE AND BIKE TRAIL SHALL BE DESIGNED AND SUBMITTED WITH LOT 2B2 ENGINEERING PLANS AND SHALL BE CONSTRUCTED WITHIN LOT 2B1 AND LOT 2B2, BLOCK 1 BY OWNER/DEVELOPER PRIOR TO ISSUING OF A CERTIFICATE OF OCCUPANCY FOR BUILDING ON LOT 2B2, BLOCK 1.

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. ____ HAS BEEN FILED
WITH THE CITY OF COPPELL FLOODPLAIN ADMINISTRATOR ON
_____, 2018.

FLOODPLAIN ADMINISTRATOR _____ DATE _____



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(SURVEYOR OR ENGINEER). VERIFY THAT ALL FRANCHISE