

OWNERS CERTIFICATE

WHEREAS LG 214 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 LOT 3R2, BLOCK 1, CONNELL SKAGGS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201700342476, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "TXHS" FOR THE SOUTHWEST CORNER OF SAID LOT 3R2, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SANDY LAKE ROAD, AND BEING ON THE EAST LINE OF LOT 2C, BLOCK C OF SHADYDALE ACRES, AN ADDITION TO THE CITY OF COPPELL ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81141, PAGE 3473 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 21' 41" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 2C AND 3R2 FOR A DISTANCE OF 233.42 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3R2, SAID POINT BEING A SOUTHWEST CORNER OF LOT 3R1, BLOCK 1, OF SAID

THENCE NORTH 89° 43' 31" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 3R1 AND 3R2 FOR A DISTANCE OF 211.10 TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3R2 FOR A DISTANCE OF 261.59 FEET TO A 5/8" IRON ROD FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF SAID SANDY LAKE ROAD, SAID POINT BEING ON A CONTINUING CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 13' 49" WITH A RADIUS OF 1699.30 FEET, AND A CHORD BEARING NORTH 82' 43' 07" WEST AT A DISTANCE OF 214.30 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 214.44 FEET TO THE THE POINT OF BEGINNING AND CONTAINING 1.2149 ACRES (52,922 SQUARE FEET) OF LAND,

OWNERS DEDICATION

CONNELL SKAGGS ADDITION;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, THAT WE, LG 214 WOODSIDE COPPELL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CONNELL SKAGGS ADDITION, LOT 3R2-1, 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

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 _____, 2019.

STATE OF TEXAS COUNTY OF DALLAS

WILL TOLLIVER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILL TOLLIVER, OF 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.

MANAGING DIRECTOR

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOOD NOTE

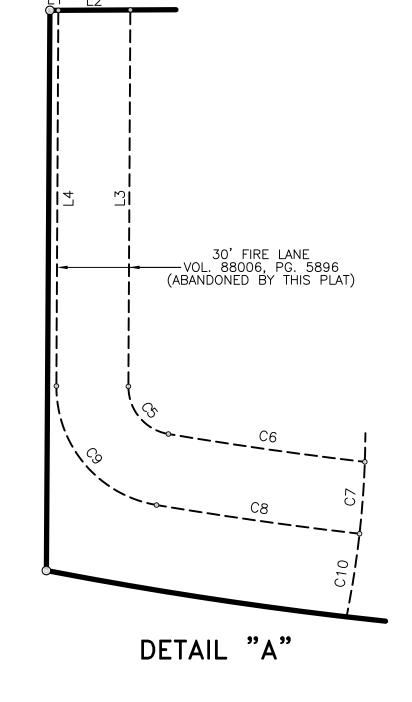
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) -NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0155K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

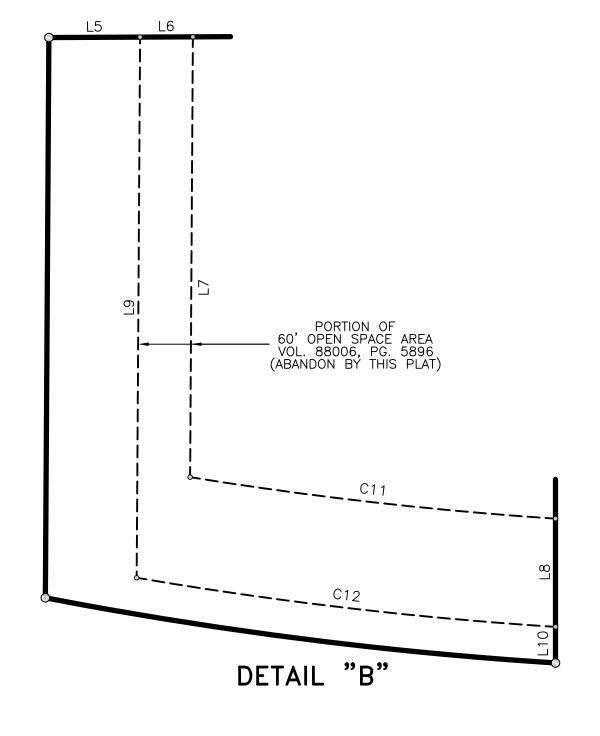
ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

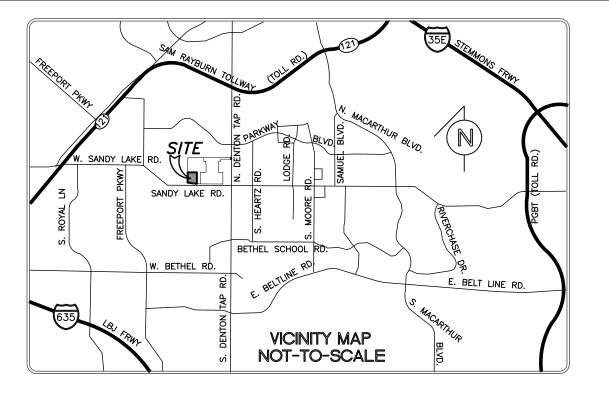
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT

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C2	1699.30'	0*57'18"	28.32'	S89°22'43"E	28.32'
С3	1699.30'	2*34'02"	76.14'	N87°37'03"W	76.14'
C4	1699.30'	7*13'49"	214.44'	N82°43'07"W	214.30'
C5	20.00'	80°46'34"	28.20'	S40°05'23"E	25.92'
C6	1634.30'	2°53'53"	82.66'	S81*55'36"E	82.65'
C7	396.86'	4°20'10"	30.03'	N04°12'56"E	30.03'
C8	1664.30'	2*56'29"	85.44'	S81°56'54"E	85.43'
С9	50.00'	80°46'34"	70.49'	S40°05'23"E	64.80'
C10	396.86'	5°03'32"	35.04'	N08°54'46"E	35.03'
C11	1639.30'	5°21'27"	153.28'	S83°31'14"E	153.23'
C12	1684.30'	5*58'48"	175.79'	S83*18'40"E	175.71
C13	50.00'	88°35'19"	77.31'	S44°36'49"W	69.83'
C14	426.86'	10°44'53"	80.07	N05°41'36"E	79.96'
C15	1699.30'	1°00'56"	30.12'	S83°52'44"E	30.12'
C16	396.86'	11°07'23"	77.04'	N05°52'51"E	76.92'
C17	30.00'	82°33'58"	43.23'	N40°53'44"W	39.59'
C18	54.00'	48*19'08"	45.54'	S58°01'09"E	44.20'

SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. LEGEND "X" CUT IN CONCRETE SET "X"FND "X" CUT IN CONCRETE FOUND IRON ROD SET (AS DESCRIBED ON DRAWING) IRON ROD FOUND (AS DESCRIBED ON DRAWING) CONTROLLING MONUMENT ESMT. EASEMENT VOL. VOLUME PG. PAGE INST INSTRUMENT MAP RECORDS, DALLAS COUNTY, TEXAS M.R.D.C.T. FIRE LANE ABANDONMENT BY THIS PLAT PARTIAL OPEN SPACE AREA ABANDONMENT BY THIS PLAT







DATUM NOTE:

HORIZONTAL REFERENCE DATUM = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

SITE BENCHMARK = CENTER OF A STORM DRAIN MANHOLE COVER LOCATED ON THE NORTH CURB OF SANDY LAKE ROAD, APPROXIMATELY 211 FEET SOUTHEAST OF THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 486.38

APPROVED AND ACCEPTED: CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF COPPELL, TEXAS

TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF CONNELL SKAGGS ADDITION, LOT 3R2-1, AN ADDITION TO THE CITY OF COPPELL WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ___ __, 2019, 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.

THE UNDERSIGNED, THE PLANNING AND ZONING COMMISSION SECRETARY OF THE CITY OF COPPELL,

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 2019.

PLANNING AND ZONING COMMISSION SECRETARY, CITY OF COPPELL, TEXAS

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

FLOODPLAIN ADMINISTRATOR DATE

(ENGINEER). VERIFY THAT ALL FRANCHISE UTILITIES HAV 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

PRELIMINARY / FOR REVIEW

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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT

LOT 3R2-1, IN BLOCK 1

BEING A REPLAT OF

OF THE

LOT 3R2, IN BLOCK 1

CONNELL SKAGGS ADDITION

DOC. NO. 201700342476, O.P.R.D.C.T. AN ADDITION TO

THE CITY OF COPPELL

OUT OF THE

GEORGE W. JACK SURVEY - ABSTRACT NO. 694 DALLAS COUNTY, TEXAS

JANUARY 7, 2019

SHEET 1 OF 1

Sandylakedentontapnwc\PLAT 2018

L13

L14

L15

L16

DELTA

RADIUS

C1 1699.30'

S00°19'09"W

N00°23'15"E

N89°43'31"E

N89°43'31"E

~ CURVE TABLE ~

ARC

103.51

123.18

42.21

97.21

10°45'09" | 318.90' | N84°28'47"W | 318.43'

CH. BEARING

CHORD

BLUE SKY SURVEYING & MAPPING, CORPORATION FAX: (214) 358-4600 DRPETREE@BLUESKYSURVEYING.COM TBPLS REGISTRATION No. 10105700

C19 30.00' 5'18'35" 2.78' S87'37'11"E 2.78'

ENGINEER HALFF ASSOCIATES, INC. 3803 PARKWOOD BLVD, SUITE 800 FRISCO, TX 75034-8641

LG 214 WOODSIDE COPPELL & DALLAS, TEXAS 75219

11015 MIDWAY ROAD DALLAS, TEXAS 75229 PHONE: (214) 358-4500 CONTACT: BRIAN M. SATAGAJ, PE

3500 MAPLE AVENUE, SUITE 1600 CONTACT: WILL TOLLIVER