

VICINITY MAP

### GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 18" X 24"
- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48113C0155K, REVISED JULY 7, 2014. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. \_\_\_\_\_ HAS BEEN FILED WITH THE CITY OF COPPELL FLOODPLAIN ADMINISTRATOR ON THE \_\_\_\_\_DAY OF \_\_

FLOODPLAIN ADMINISTRATOR

## APPROVED AND ACCEPTED

CHAIRMAN, PLANNING AND ZONING COMMISSION 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 COPPELL SANDY LAKE LIFT STATION ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE DAY OF , 2021, 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 HEREIN SUBSCRIBED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_

PLANNING AND ZONING COMMISSION SECRETARY,

CITY OF COPPELL, TEXAS

FRANCHISE NOTE: \_, 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.

● IRON ROD FOUND (IRF) (AS NOTED)

CALCULATED CORNER

● 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

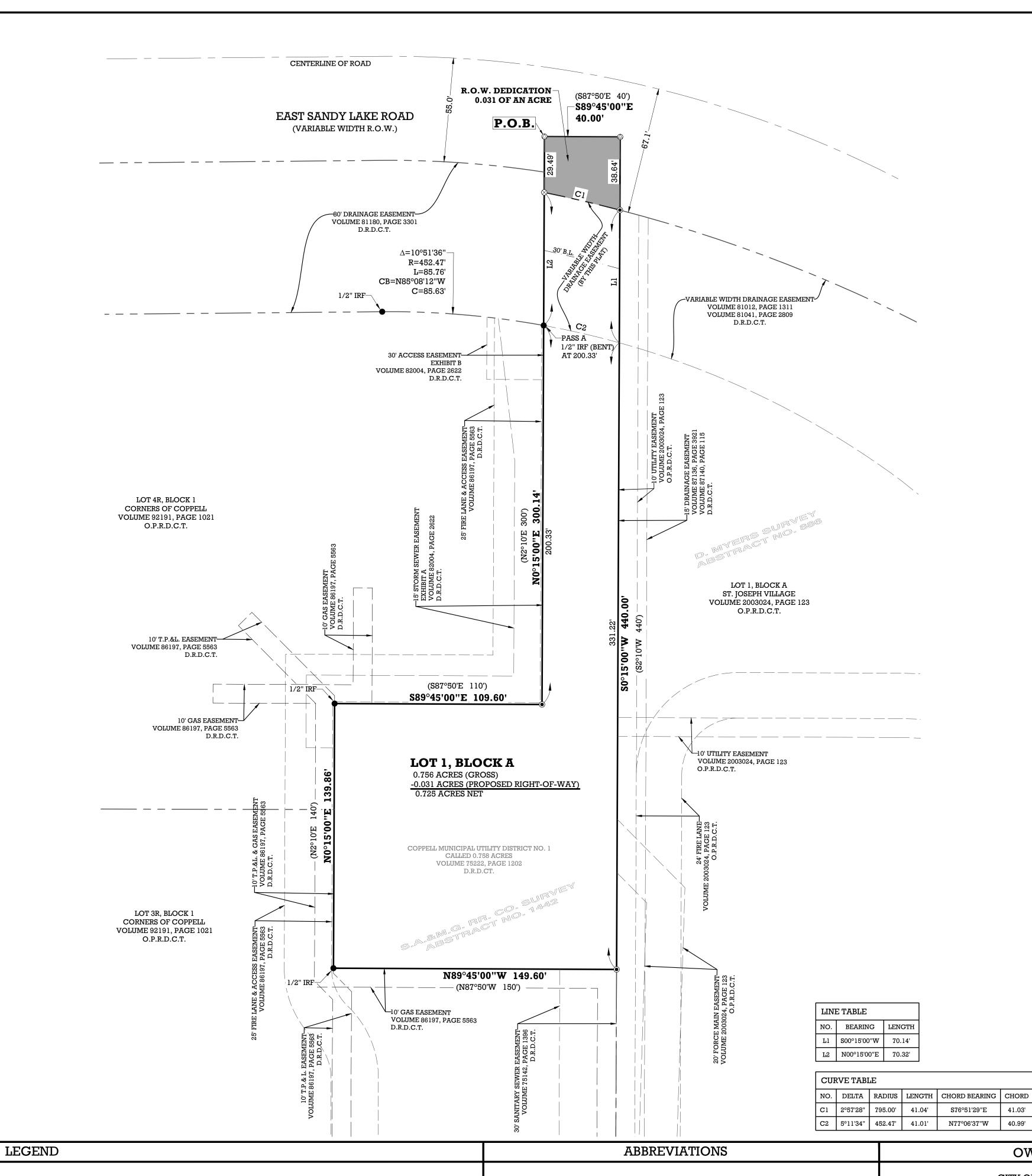
SUBJECT PROPERTY LINE

R.O.W. DEDICATION

——— — ADJOINER LINE

BUILDING LINE (B.L.)

---- EASEMENT



STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS COPPELL MUNICIPAL UTILITY DISTRICT NO. 1 IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S.A.&M.G. RR. CO. SURVEY, ABSTRACT NO. 1442, CITY OF COPPELL, DALLAS COUNTY TEXAS AND BEING PART OF A CALLED 0.758 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COPPELL MUNICIPAL UTILITY DISTRICT NO. 1 AS RECORDED IN VOLUME 75222, PAGE 1202 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 0.758 ACRE TRACT IN EAST SANDY LAKE ROAD;

THENCE SOUTH 89°45'00" EAST, WITH THE NORTH LINE OF SAID 0.758 ACRE TRACT, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID 0.758 ACRE TRACT;

THENCE SOUTH 0°15'00" WEST, WITH SAID EAST LINE OF 0.758 ACRE TRACT, TO AND WITH THE WEST LINE OF LOT 1 BLOCK A OF ST. JOSEPH VILLAGE, AN ADDITION TO THE CITY OF COPPELL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003024, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 440.00 FEET TO A 1/2" ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE SOUTHEAST CORNER OF SAID 0.758 ACRE TRACT AND ON SAID WEST LINE OF LOT 1. ALSO AT THE EASTERNMOST NORTHEAST CORNER OF LOT 3R. BLOCK 1 OF CORNERS OF COPPELL, AN ADDITION TO THE CITY OF COPPELL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92191, PAGE 1021, O.P.R.D.C.T;

THENCE NORTH 89°45'00" WEST, WITH THE SOUTH LINE OF SAID 0.758 ACRE TRACT AND THE EASTERNMOST NORTH LINE OF SAID LOT 3R, A DISTANCE OF 149.60 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.758 ACRE TRACT AND AT AN ELL CORNER OF SAID LOT 3R;

THENCE NORTH 0°15'00" EAST, WITH THE SOUTHERNMOST WEST LINE OF SAID 0.758 ACRE TRACT AND THE NORTHERNMOST EAST LINE OF SAID LOT 3R TO AND WITH THE SOUTHERNMOST EAST LINE OF LOT 4R OF SAID BLOCK 1, A DISTANCE OF 139.86 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST NORTHWEST CORNER OF SAID 0.758 ACRE TRACT AND AT AN ELL CORNER OF SAID LOT 4R;

THENCE SOUTH 89°45'00" EAST, WITH THE WESTERNMOST NORTH LINE OF SAID 0.758 ACRE TRACT AND THE EASTERNMOST SOUTH LINE OF SAID LOT 4R, A DISTANCE OF 109.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AN ELL CORNER OF SAID 0.758 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF SAID

NORTH NORTH 0°15'00" EAST, WITH THE NORTHERNMOST WEST LINE OF SAID 0.758 ACRE TRACT AND THE NORTHERNMOST EAST LINE OF SAID LOT 4R, PASSING A 1/2" IRON ROD FOUND (BENT) AT THE NORTHEAST CORNER OF SAID LOT 4R, AT A DISTANCE OF 200.33 FEET AND CONTINUING A TOTAL DISTANCE OF 300.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.756 OF AN ACRE OR 32,928 SQUARE FEET OF LAND.

### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF COPPELL, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS COPPELL SANDY LAKE LIFT STATION, LOT 1, BLOCK A, 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 OF 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 \_

MAYOR KAREN HUNT

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME. THE UNDERSIGNED AUTHORITY. A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. ON THIS DAY PERSONALLY APPEARED KAREN HUNT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS\_\_\_\_\_ \_\_\_DAY OF \_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF TARRANT §

> THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION BETWEEN OCTOBER 29 AND NOVEMBER 27, 2018.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

S. ERIK DUMAS, R.P.L.S. NO. 5371

STATE OF TEXAS COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED S.ERIK DUMAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS\_\_\_\_ \_\_\_DAY OF \_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR TOPOGRAPHIC** LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 TEXAS FIRM REGISTRATION NO. 10042504 CONTACT: S. ERIK DUMAS, RPLS 5371 ERIK.DUMAS@TOPOGRAPHIC.COM

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS

(XXXX) = DEED CALLS

P.O.B. = PLACE OF BEGINNING

**OWNER** 

CITY OF COPPELL

P.O. BOX 478 COPPELL, TEXAS 75019

# **COPPELL SANDY LAKE LIFT STATION ADDITION** LOT 1, BLOCK A

0.756 ACRES (32,928 SQ. FT.) SITUATED IN THE

MINOR PLAT

S.A.&M.G. RR. CO. SURVEY, ABSTRACT NO. 1442 AN ADDITION TO THE CITY OF COPPELL, **DALLAS COUNTY, TEXAS** 

FILE: FP\_SANDY LAKE LS\_20210311 REVISIO DRAFT: FCN CHECK: SED SHEET: 1 OF 1

DATE: 03/11/2021 S:ISURVEYIALAN PLUMMER ASSOCIATESISANDY LAKE LSIFINAL PRODUCTSIFP SANDY LAKE LS 20210311.DWG 3/11/2021 4:45:25 PM fnanc