

ORDINANCE #01-06-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS,
APPROVING THE FINAL PLAT FOR REPLAT OF A PORTION OF THE E SPENCER
SURVEY ABSTRACT 307 .

WHEREAS, the Council of the City of Cooper, Texas, met June 12, 2023 to review the final plat for replat of a portion of the E Spencer Survey Abstract 307, and finds the application in conformance with the following criteria:

1. Compliance with the provisions of City of Cooper Code of Ordinances.
2. Compliance with the provisions of Texas Local Government Code.
3. Compliance with the applications procedures for submittal of a final plat.
 - a. The final plat will not endanger the value of adjoining property or abutting property.
 - b. The final plat is generally in harmony with the area in which it is located.
 - c. The final plat is in conformity with the comprehensive plan, and other plans officially adopted by the City Council

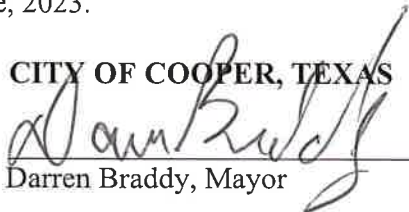
NOW, THEREFORE, be it ordained that the Council of the City of Cooper, Texas, hereby finds that the proposed Final Plat meets the adopted review criteria, and approves, subject to the following conditions of approval. See Attached Map & Legal Description

1. At the time of development all conditions of development found in the Ordinance and Rules of the City of Cooper must be met.
2. At the time of development, the applicant will be required to not place any improvements or paving over the utility easement
3. Obtaining water and sewer service is the responsibility of the property owner. Any easements or dedication of land necessary to obtain connections meeting the City's adopted connection criteria are also the responsibility of the property owner.
4. Erosion control measures must be implemented during all phases of construction to avoid siltation build-up in drainage areas. This will include hay bale barriers, silt fences or other erosion control measures where needed. If initial erosion control measures are washed out or damaged, it will be the developer's responsibility to replace and improve these efforts. The developer will be responsible for cleaning debris from drainage channels if they become blocked or clogged.
5. Fire hydrants, if any, are required to be located as designated by the city building inspection.
6. Sidewalks are required to be constructed on the side of the street as designated by the city building inspector.

Section I. This ordinance shall be in force from and after the date of its passage

PASSED AND APPROVED this the 12th day of June, 2023.

CITY OF COOPER, TEXAS

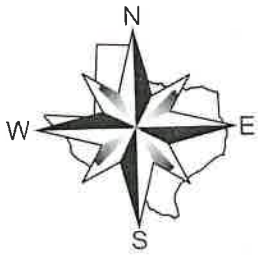

Darren Braddy, Mayor

ATTEST:


Emily Howse, City Secretary

APPROVED AS TO FORM:


Edgar J. Garrett, Jr., City Attorney



0' 30' 60'
Scale 1"=60'

STATE HIGHWAY 24
(variable width right-of-way)

SAVE & EXCEPT TRACT
(50' WIDE ACCESS EASEMENT)
VOLUME 266, PAGE 861

POINT OF COMMENCING

POINT OF BEGINNING

N 54°16'19" E 219.71'

BILLBOARD AREA
0.035 ACRES
(1,542 SQ. FT.)

N 00°48'38" W
52.41'

RAUL FLORES
CONTRERAS &
ESTELA FLORES
VOL. 359, PG. 543

S 89°11'22" W
26.00'

TASHI SHERPA
VOL. 380, PG. 665

1/2" IRF
CM

88.44'
S 00°48'38" E

N 61°18'57" E
29.41'

S 00°48'38" E
66.16'

BILLBOARD BASE

PROPANE
TANK

1 STORY
METAL
1801 W. DALLAS
(7,950 sq ft)

HWY 24 LUMBER & FEED, INC.
VOL. 266, PG. 861
2.985 NET ACRES
(130,033 NET SQ. FT.)

(BASIS OF BEARINGS)

N 00°48'38" W 156.64'

1/2" CIRF
"5699" (R)

3/8" IRF

3/8" IRF CM

ABBREVIATION LEGEND

ABBR	DEFINITION
CC#	COUNTY CLERK'S FILE NO
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

LONE STAR EQUITIES, INC.
VOL. 308, PG. 440

FIRST NATIONAL
BANK, COOPER
VOL. 187, PG. 82



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE SUITE 215 (972) 490 7090
DALLAS TEXAS 75220 (972) 490 7099 FAX

Texas Engineers Registration No. 89
Texas Surveyors No. 10086500 Expires 12-31-23
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Scale 1" = 60'

Date: 03.27.23

Dwg. File: 68044-BILLBOARD

Project No.: 68044.00

BILLBOARD AREA
0.035 ACRES
(1,542 SQ. FT.)

KEVIN CARTER

SHEET
1
OF
2

BILLBOARD AREA

STATE OF TEXAS §
COUNTY OF DELTA §

BEING a tract of land situated in the ELENDR SPENCER SURVEY, ABSTRACT NO. 307, City of Cooper, Delta County, Texas, and being a portion of a tract of land as described in deed to Hwy 24 Lumber & Feed, Inc., recorded in Volume 266, Page 861, Deed Records, Delta County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the Northwest corner of said Hwy 24 Lumber & Feed, Inc. tract and the Northeast corner of a tract of land as described in deed to Raul Flores Contreras & Estela Flores, recorded in Volume 359, Page 543, D.R.D.C.T., said iron rod also being situated in the Southerly right-of-way line of State Highway 24 (variable width right-of-way);

THENCE South 00 deg 48 min 38 sec East, departing said Southerly right-of-way line and along the West line of said Hwy 24 Lumber & Feed, Inc. tract and the East line of said Raul Flores Contreras & Estela Flores tract, a distance of 88.44 feet to the POINT OF BEGINNING, said point also being the Southwest corner of a Save and Except tract to be used as a 50 foot wide Access Easement, according to the deed recorded in Volume 266, Page 861, D.R.D.C.T.;

THENCE departing said common line and along the Southerly line of said Save and Except tract and over and across said Hwy 24 Lumber & Feed, Inc. tract, the following:

North 61 deg 18 min 57 sec East, a distance of 29.41 feet to a point for corner;

South 00 deg 48 min 38 sec East, departing the Southerly line of said Save and Except tract, a distance of 66.16 feet to a point for corner;

South 89 deg 11 min 22 sec West, a distance of 26.00 feet to a point for corner, said point being situated in the common line between said Raul Flores Contreras & Estela Flores tract and said Hwy 24 Lumber & Feed, Inc. tract, said point being North 00 deg 48 min 38 sec West, a distance of 156.64 feet from a 3/8-inch iron rod found for the Southeast corner of said Raul Flores Contreras & Estela Flores tract;

THENCE North 00 deg 48 min 38 sec West, along said common line, a distance of 52.41 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.035 acres or 1,542 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 14th day of April, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7099 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-23 COPYRIGHT © 2023 Winkelmann & Associates, Inc.</p>			
	Scale : N/A		
	Date : 01.03.23		
	Dwg. File : 68044-BILLBOARD		
	Project No. : 68044.00		



BILLBOARD AREA 0.035 ACRES (1,542 SQ. FT.)
KEVIN CARTER

SHEET
2
OF
2