

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, APPROVING THE FINAL PLAT FOR ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2.

WHEREAS, the Council of the City of Cooper, Texas, met February 8, 2021, to review the Aslan Addition No. 1 and Aslan Addition No. 2 Final Plat, 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.
4.
 - 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

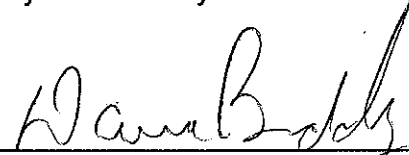
NOW, THEREFORE, be it ordained that the Council of the City of Cooper, Texas, hereby finds that the proposed Final Plat meets the adopted review criteria, and approves, subject to the following conditions of approval.

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. The engineer must submit with the construction plans for paving and drainage, a planned route for construction equipment and traffic access to the property.
4. Storm water will be transported through the channel easement shown in the plat.
5. 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.
6. 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.
7. All storm water produced by this development must be diverted to the channel easement
8. Fire hydrants are required to be located as designated by the city building inspection.

9. 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 8th day of February 2021.



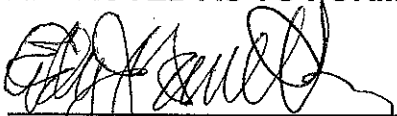
Darren Braddy, Mayor

ATTEST:



Emily Howse, City Secretary

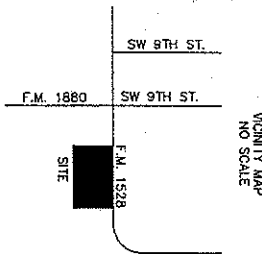
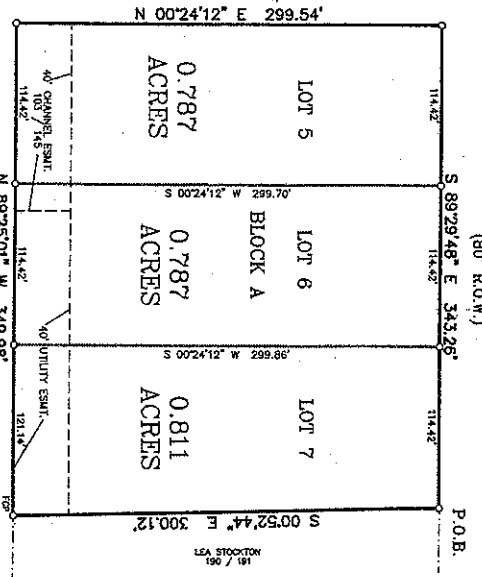
APPROVED AS TO FORM:



Edgar J. Garrett, Jr., City Attorney

ALL IRON SET UNLESS OTHERWISE NOTED

F.M. 1528 (80' R.O.W.)



SCALE: 1" = 60'

LEGEND

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NOTES

1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited. Any existing easement or drainage channel crossing along or across the subdivided tract will remain as open channels, and will be maintained by the individual owners of the lot or lots hereon or by the owner of the tract or by the City of Cooper, Texas. Delta County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property, and Delta County will not be responsible for any property damage, injury or loss of crops or loss of life by flooding or overflowing of drainage easements or channels. Delta County will not be responsible for any property damage, injury or loss of crops or loss of life by flooding or overflowing of drainage easements or channels. Delta County will not be responsible for any property damage, injury or loss of crops or loss of life by flooding or overflowing of drainage easements or channels.
2. Building and septic tank permits (if necessary) are required prior to construction of any improvements on the property.
3. No more than one single family detached dwelling shall be located on less than 1.5 acres of land.
4. 40' Channel Easement as recorded in Volume 107 on Page 145 of the Deed Records of Delta County, Texas does affect the above described tract of land as shown on drawing.

APPROVAL BLOCK:

Mayor, City of Cooper, Texas _____ Date _____

ATTESTED:

City Secretary _____ Date _____

STATE OF TEXAS COUNTY OF DELTA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Delta County, Texas as stamped hereon by me.



FEB 22 2021

JANE JONES
 COUNTY CLERK, Delta County, Texas

OWNER'S CERTIFICATE

WHEREAS BILL ASLAN is the owner of a tract or parcel of land situated within the City of Cooper, Delta County, Texas and being more particularly described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the City of Cooper, Delta County, Texas, being part of the H. Dunsmuir Survey, Abstract No. 107, being part of a 6 1/10 acre tract as described in a Cash Warranty Deed from Don Smith and wife, Shirley Smith to Bill Aslan as recorded in Volume 368 at Page 473 of the Official Public Records Delta County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northeast corner of said 6 1/10 acre tract on the south Right-of-Way of Farm-to-Market Road No. 1528, the east line of said 6 1/10 acre tract, a distance of 300.12 feet to a fence post for a corner at the southeast corner of said 6 1/10 acre tract;

THENCE N 89°25'01" W along the south line of said 6 1/10 acre tract, a distance of 349.98 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00°24'12" E a distance of 300.12 feet to a 1/2 inch iron rod set for a corner on the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 89°25'01" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 315.26 feet returning to the point of beginning and containing 2.385 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BILL ASLAN, does hereby adopt this plat as the ASLAN ADDITION NO. 2 and declares to the public use forever the streets and easements shown hereon (if any) for the actual use and accommodation of any public utility, existing or hereafter, for the purpose of construction, maintenance, and/or for the conveying of any or all of their respective systems, located hereon, and further, that the Director (if any) hereby acknowledges the requirement of all water and sewage collection systems (if any) and all water, gas and other utility lines (if any) at the expense of the Owner(s) and grantor(s) and the performance of the same.

WITNESS MY HAND this the _____ day of _____, 20____.

County _____

State of Texas _____

County of _____

PREPARE BY: the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the undersigned, who is duly qualified and duly acknowledged me to be the person whose name is subscribed to the foregoing instrument and who acknowledged me to be the person whose name is subscribed to the foregoing instrument and who acknowledged me to be the person whose name is subscribed to the foregoing instrument.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for _____ County, Texas _____

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the above plat is a true and correct copy of the original as taken from actual measurements upon the ground and are true and correct to the _____ day of _____, 20____, and the measurements shown thereon.

Donald S. Holder
 Donald S. Holder
 R.P.L.S. No. 5366



ASLAN ADDITION NO. 2
CITY OF COOPER,
DELTA COUNTY, TEXAS
ZONE: MF - 1
2.385 ACRE
JANUARY, 2021

Owner:
 Bill Aslan
 189 Oak Lane
 Coahoma, Tx. 75428

Surveyor:
 Owens Land Surveying
 P.O. Box 1025
 2615 Stonehill Street
 Greenville, TX. 75403
 (903) 450-9877

Owens Land Surveying
 www.owenslandsurveying.com
 (903) 450-9837 / (903) 450-9875
 GREENVILLE, TX 75403

FRM REG. CERT. #10022400
 P.O. BOX 1025
 GREENVILLE, TX 75403

DATE: DEC. 31, 2020 SCALE: 1" = 60'
 DRAWN BY: S. HOLDER JOB NO.: 2020-213PLAT2

2.385 ACRES TOTAL