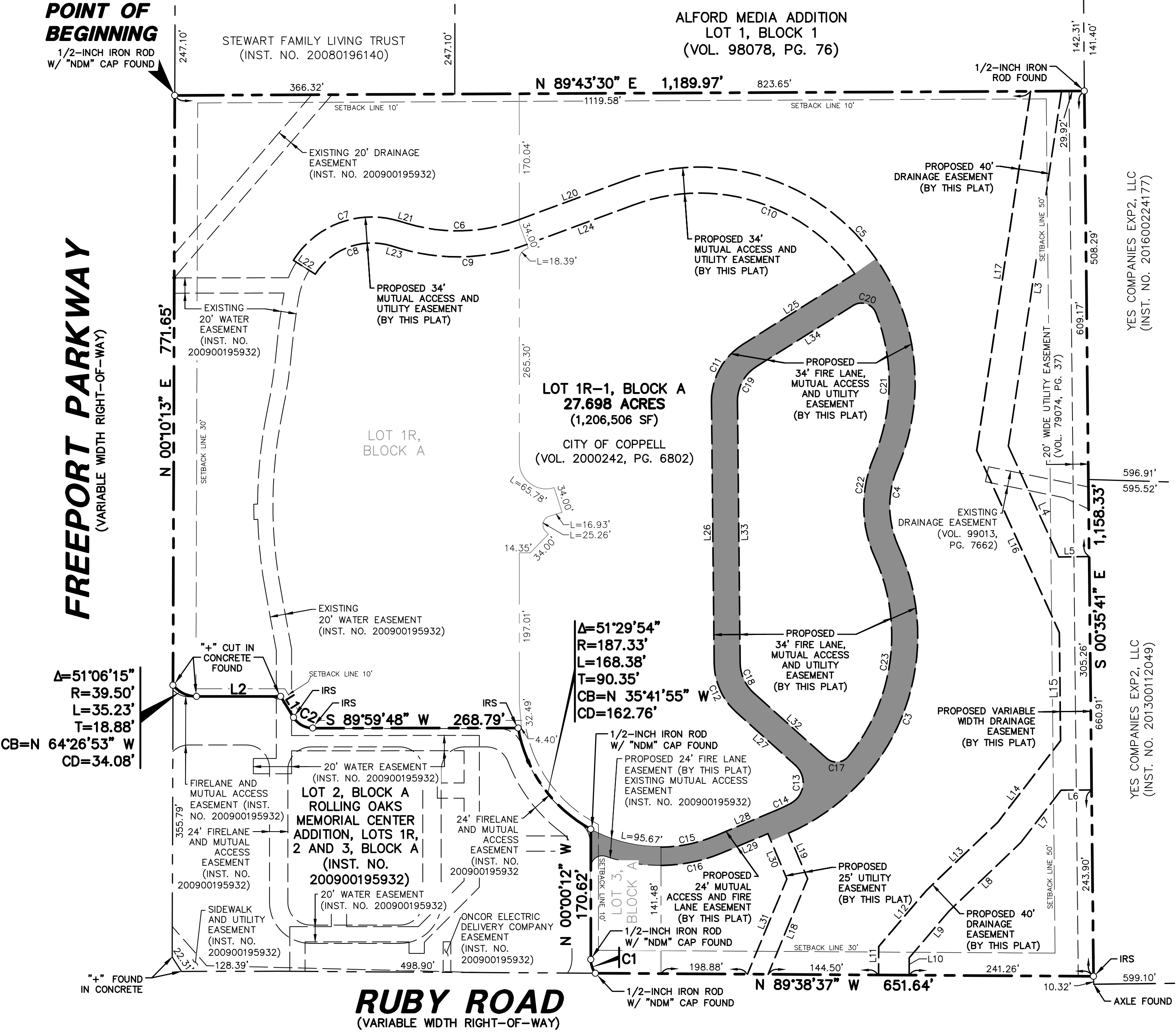


LOONIALEZ, C.50, AM, 1/2"=100', 20'x30" DWG, SURVEY, C.50, 2018, 2052-18, 449MP, DWG, 1/2"=100', 20'x30" DWG, SURVEY, C.50, 2018, 2052-18, 449MP, DWG

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	37°39'12"	29.33'	19.27'	10.00'	N 18°49'54" W
C2	58°14'54"	29.33'	29.82'	16.34'	N 60°53'07" W
C3	90°50'06"	282.00'	447.07'	286.14'	N 20°59'48" E
C4	47°39'08"	128.00'	106.46'	56.52'	S 00°35'41" E
C5	133°34'05"	282.00'	657.40'	657.45'	N 43°33'10" W
C6	37°03'48"	228.00'	147.49'	76.43'	S 88°11'41" W
C7	74°29'15"	121.50'	157.96'	92.37'	S 69°28'58" W
C8	74°29'15"	87.50'	113.75'	66.52'	N 69°28'58" E
C9	37°03'48"	262.00'	169.48'	87.82'	N 88°11'41" E
C10	75°18'05"	248.00'	325.94'	191.34'	S 72°41'10" E
C11	58°19'59"	87.00'	88.57'	48.56'	S 28°34'18" W
C12	47°30'00"	87.00'	72.13'	38.28'	S 24°20'41" E
C13	110°17'02"	30.67'	59.03'	44.03'	S 07°02'50" W
C14	4°59'09"	248.00'	21.58'	10.80'	S 64°40'55" W
C15	22°15'18"	188.00'	73.02'	36.98'	S 78°18'09" W
C16	22°19'09"	212.00'	82.58'	41.82'	N 78°20'04" E
C17	92°20'41"	20.00'	32.23'	20.84'	S 85°43'58" W
C18	47°30'00"	53.00'	43.94'	23.32'	N 24°20'41" W
C19	58°19'59"	53.00'	53.96'	29.58'	N 28°34'18" E
C20	100°36'54"	20.00'	35.12'	24.10'	S 71°57'16" E
C21	44°52'41"	248.00'	194.25'	102.42'	S 00°47'32" W
C22	47°39'08"	162.00'	134.73'	71.54'	S 00°35'41" E
C23	63°58'53"	248.00'	276.94'	154.91'	S 07°34'11" W



#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, THE CITY OF COPPELL, TEXAS, acting by and through the undersigned their duly authorized representative, is the owner of a 27.698 acre tract of land situated in the John Vest survey, Abstract No. 1508, Dallas County, Texas; said tract being all of Lot 1R and Lot 3, Block A of the Rolling Oaks Memorial Center addition, an addition to the City of Coppel according to the replat recorded in Instrument No. 200900195932 of the Official Public Records of Dallas County, Texas; and being a part of that certain tract of land described in Special Warranty Deed to the City of Coppel recorded in Volume 2000242 Page 6802 of the Deed Records of Dallas County, Texas; said 27.698 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "NDM" cap found in the east right-of-way line of Freepark Parkway (a variable width right-of-way); said point being the southwest corner of that certain tract of land described in Special Warranty Deed to Stewart Family Living Trust recorded in Instrument No. 20080196140 of the Official Public Records of Dallas County, Texas;

THENCE, North 89 degrees, 43 minutes, 30 seconds East, departing the said east line of Freepark Parkway, along the south line of the said Stewart Family tract at a distance of 366.32 feet passing the southeast corner of the said Stewart Family tract and the southwest corner of Lot 1, Block 1 of Alford Media Addition, an addition to the City of Coppel, Texas according to the plat recorded in Volume 98078, Page 76 of the Deed Records of Dallas County, Texas, continuing in all a total distance of 1,189.97 feet to a 1/2-inch iron rod found; said point being a southeast corner of said Lot 1 and in the east line of that certain tract of land described in Special Warranty Deed to Yes Companies EXP2, LLC, recorded in Instrument No. 20160024177 of the said Official Public Records;

THENCE, South 00 degrees, 35 minutes, 41 seconds East, along the said east line of Yes Companies EXP2, LLC tract, at a distance of 508.29 feet passing the southwest corner of Yes Companies EXP2, LLC tract and the northwest corner of that certain tract of land described in Quitclaim Deed to Yes Companies EXP2, LLC, recorded in Instrument No. 201300112049 of the said Official Public Records; continuing in all along the west line of the second reference Yes Companies EXP2, LLC tract a total distance of 1,158.33 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the north right-of-way line of Ruby Road (a variable width right-of-way);

THENCE, North 89 degrees, 38 minutes, 37 seconds West, along the said north line of Ruby Road a distance of 651.64 feet to a 1/2-inch iron rod with "NDM" cap found for corner; said point being the southeast corner of Lot 2, Block A of said Rolling Oaks Memorial plat; said point being the beginning of a non-tangent curve to the right;

THENCE, along the east line of said Lot 2, Block A the following three (3) calls:

In a northeasterly direction and along said curve said curve to the right, having a central angle of 37 degrees, 39 minutes, 12 seconds , a radius of 29.33 feet, a chord bearing and distance of North 18 degrees, 49 minutes, 54 seconds West, 18.93 feet, an arc distance of 19.27 feet to a 1/2-inch iron rod with "NDM" cap found for corner at the end of said curve;

North 00 degrees, 00 minutes, 12 seconds West, a distance of 170.62 feet to 1/2-inch iron rod with "NDM" cap found for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction and along said curve to the right, having a central angle of 51 degrees, 29 minutes, 54 seconds , a radius of 187.33 feet, a chord bearing and distance of North 35 degrees, 41 minutes, 55 seconds West, 162.76 feet, an arc distance of 168.38 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve; said point being the northeast corner of said Lot 2;

THENCE, along the north line of said Lot 2, Block A the following five (5) calls:

South 89 degrees, 59 minutes, 48 seconds West, a distance of 268.79 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction and along said curve to the right, having a central angle of 58 degrees, 14 minutes, 54 seconds , a radius of 29.33 feet, a chord bearing and distance of North 60 degrees, 53 minutes, 07 seconds West, 28.55 feet, an arc distance of 29.82 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

North 31 degrees, 46 minutes, 01 seconds West, a distance of 32.43 feet to "+" cut in concrete found for corner;

South 89 degrees, 59 minutes, 48 seconds West, a distance of 110.00 feet to "+" cut in concrete found for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction and along said curve, having a central angle of 51 degrees, 06 minutes, 15 seconds , a radius of 39.50 feet, a chord bearing and distance of North 64 degrees, 26 minutes, 53 seconds West, 34.08 feet, an arc distance of 35.23 feet to a "+" cut in concrete found for corner at the end of said curve; said point being in the said east line of Freepark Parkway;

THENCE, North 00 degrees, 10 minutes, 13 seconds East, along the said east line of Freepark Parkway a distance of 771.65 feet to the POINT OF BEGINNING;

CONTAINING: 1,206,506 square feet or 27.698 acres of land, more or less.

#### SURVEYOR'S STATEMENT

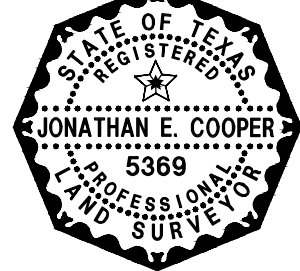
KNOW ALL MEN BY THESE PRESENTS:

That I, Jonathan E. Cooper, 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 plotting rules and regulations of the City of Coppel, Texas.

#### 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. RELEASED 4/2/19.

Jonathan E. Cooper  
Registered Professional Land Surveyor  
No. 5369



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 Jonathan E. Cooper, 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

My commission expires: \_\_\_\_\_

#### FRANCHISE UTILITY NOTE

I, Jonathan E. Cooper, Registered Professional Land Surveyor, 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.

Jonathan E. Cooper

#### LEGEND

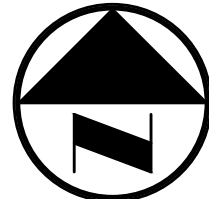
--- PROPERTY LINE  
--- OLD LOT LINE  
--- NEW EASEMENT LINE  
--- EXISTING EASEMENT LINE  
IRS 5/8-INCH IRON ROD WITH "PACHECO-KOCH" YELLOW CAP SET (UNLESS OTHERWISE NOTED)

#### SURVEYOR / ENGINEER

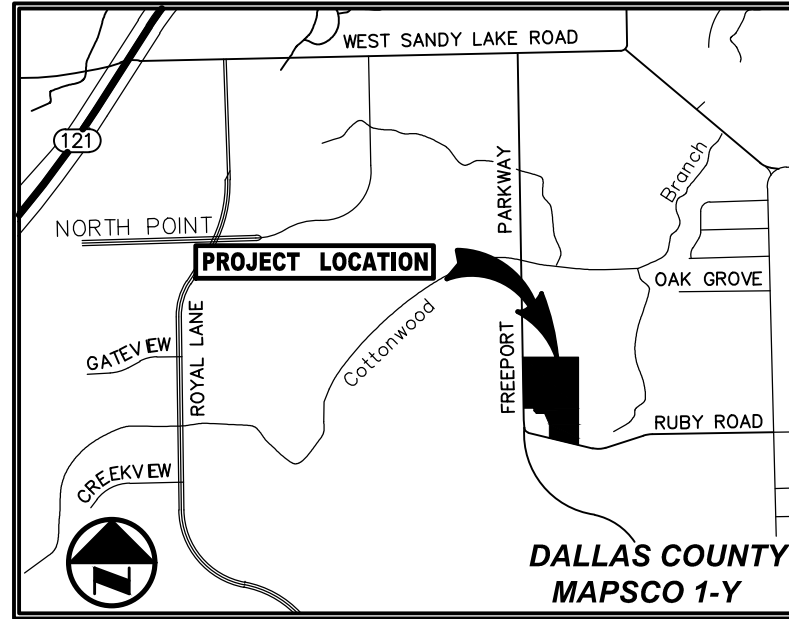
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JONATHAN E. COOPER

#### OWNER

CITY OF COPPELL  
255 PARKWAY BLVD.  
P.O. BOX 9478  
CORPELL, TEXAS 75019  
(972) 304-3678



0 50 100 200 300  
GRAPHIC SCALE IN FEET  
1" = 100'



VICINITY MAP  
1"=1000'

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, THE CITY OF COPPELL, TEXAS, does hereby adopt this plat designating the herein described property as **ROLLING OAKS MEMORIAL CENTER LOT 1R-1, BLOCK A**, an addition to the City of Coppel, 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 of 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, rules, regulations, and resolutions of the City of Coppel, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppel, Texas.

WITNESS, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

THE CITY OF COPPELL, TEXAS

Michael Land City Manager

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 \_\_\_\_\_ of \_\_\_\_\_, 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

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppel floodplain administrator on \_\_\_\_\_, 2019.

Floodplain Administrator

Date

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of **ROLLING OAKS MEMORIAL CENTER LOT 1R-1, BLOCK A**, an addition to the City of Coppel 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.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2019.

Planning and Zoning Commission Secretary,  
City of Coppel, Texas

Approved and Accepted:

Chairman, Planning and Zoning Commission  
City of Coppel, Texas

Date

MINOR PLAT/REPLAT  
**ROLLING OAKS  
MEMORIAL CENTER  
LOT 1R-1, BLOCK A,**  
A PORTION OF  
ROLLING OAKS MEMORIAL CENTER  
JOHN VEST SURVEY, ABSTRACT NO. 1508  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805			
DRAWN BY LMG	CHECKED BY JEC	SCALE 1"=100'	DATE APR. 2019	JOB NUMBER 2052-18.449	

MINOR REPLAT - ROLLING OAKS MEMORIAL CENTER LOT 1R-1, BLOCK A