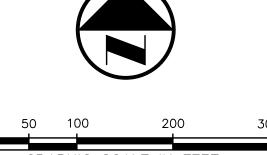
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. ___ has been filed with the City of Coppell floodplain administrator on

Floodplain Administrator

100 GRAPHIC SCALE IN FEET



1" = 100'

PROJECT LOCATION

OWNER'S DEDICATION

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 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.

WITNESS, my hand this the _____ day of _____, 2019.

Michael Land

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of ______, 2019.

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2019.

Planning and Zoning Commission Secretary,

Approved and Accepted:

THENCE, South 00 degrees, 35 minutes, 41 seconds East, along the said east line of Yes Companies EXP2, LLC tract, at a distance of NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS: 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 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 In a northeasterly direction and along said curve said curve to the right, having a central angle of 37 degrees, 39 minutes, 12

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

THE CITY OF COPPELL. TEXAS

City Manager

STATE OF TEXAS

COUNTY OF DALLAS

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.

. 2019.

foregoing plat of ROLLING OAKS MEMORIAL CENTER LOT 1R-1, BLOCK A, 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

City of Coppell, Texas

Chairman, Planning and Zoning Commission City of Coppell, Texas

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

A PORTION OF LOTS 1R AND 3, BLOCK A ROLLING OAKS MEMORIAL CENTER JOHN VEST SURVEY, ABSTRACT NO. 1508 CITY OF COPPELL, DALLAS COUNTY, TEXAS

1"=100'

7557 RAMBLER ROAD, SUITE 1400

DALLAS, TX 75231 972.235.3031

APR. 2019

TX REG. ENGINEERING FIRM F-14439

TX REG. SURVEYING FIRM LS-10193805

JOB NUMBER

2052-18.449

DRAWN BY CHECKED BY SCALE

JEC

LMG

| POINT OF BEGINNING 1/2-INCH IRON ROD | ,0. STEWART FAMILY LIVING TRUST (INST. NO. 20080196140) 5. | ALFORD MEDIA ADDITION LOT 1, BLOCK 1 (VOL. 98078, PG. 76) | 142.31, 141.40, |
|--|---|---|--|
| EEPORT PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY) N 0010'13" E 771.65' | EXISTING 20' DRAINAGE EASEMENT (INST. NO. 200900195932) C1 EXISTING 20' DRAINAGE EASEMENT (INST. NO. 200900195932) C3 EXISTING 20' WATER EASEMENT (BY THIS PLAT) (INST. NO. 200900195932) LOT 1R, BLOCK A | (VOL. 98078, PG. 76) N 89'43'30" E 1,189.97' 823.65' PROPOSED 34' MUTUAL ACCESS AND UTILITY EASEMENT (BY THIS PLAT) L=18.39' PROPOSED 34' FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT (BY THIS PLAT) C20 PROPOSED 34' FIRE LANE, MUTUAL ACCESS AND UTILITY EASEMENT (BY THIS PLAT) C170 F COPPELL (VOL. 2000242, PG. 6802) | 1/28.33. **Proposition of the series of the |
| Δ=51°06'15" R=39.50' L=35.23' T=18.88' CB=N 64°26'53" W CD=34.08' | ACCESS 2 AND 3, BLOCK A EASEMENT (INST. NO. 200900195932) 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 2009001959320 | CD=162.76' 1/2-INCH IRON ROD W/ "NDM" CAP FOUND PROPOSED 24' FIRE LANE EASEMENT (BY THIS PLAT) EXISTING MUTUAL ACCESS EASEMENT (INST. NO. 200900195932) PROPOSED 24' MUTUAL CSESS MENT (INST. NO. 200900195932) PROPOSED 25' UTILITY EASEMENT (BY THIS PLAT) PROPOSED 26' UTILITY EASEMENT (BY THIS | |
| | RUBY RO | OAD W/ "NDM" CAP FOUND | AXLE FOUND |

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|--------------|---------|---------|---------|---------------|---------|
| C1 | 37*39'12" | 29.33' | 19.27' | 10.00' | N 18°49'54" W | 18.93' |
| C2 | 5814'54" | 29.33' | 29.82' | 16.34' | N 60°53'07" W | 28.55' |
| С3 | 90*50'06" | 282.00' | 447.07' | 286.14' | N 20°59'48" E | 401.70' |
| C4 | 47'39'08" | 128.00' | 106.46' | 56.52' | S 00°35'41" E | 103.41' |
| C5 | 133°34'05" | 282.00' | 657.40' | 657.45' | N 43°33'10" W | 518.33' |
| C6 | 37*03'48" | 228.00' | 147.49' | 76.43' | S 8811'41" W | 144.93' |
| C7 | 74°29'15" | 121.50' | 157.96' | 92.37' | S 69°28'58" W | 147.07' |
| C8 | 74°29'15" | 87.50' | 113.75' | 66.52' | N 69°28'58" E | 105.91' |
| С9 | 37*03'48" | 262.00' | 169.48' | 87.82' | N 8811'41" E | 166.54' |
| C10 | 7518'05" | 248.00' | 325.94' | 191.34' | S 72°41'10" E | 302.98 |
| C11 | 5819'59" | 87.00' | 88.57' | 48.56' | S 28°34'18" W | 84.80' |
| C12 | 47'30'00" | 87.00' | 72.13' | 38.28' | S 24°20'41" E | 70.08' |
| C13 | 11017'02" | 30.67' | 59.03' | 44.03' | S 07°02'50" W | 50.33' |
| C14 | 4*59'09" | 248.00' | 21.58' | 10.80' | S 64°40'55" W | 21.57' |
| C15 | 22"15'18" | 188.00' | 73.02' | 36.98' | S 78"18'09" W | 72.57' |
| C16 | 2219'09" | 212.00' | 82.58' | 41.82' | N 78°20'04" E | 82.06' |
| C17 | 92°20'41" | 20.00' | 32.23' | 20.84' | S 85°43'58" W | 28.86' |
| C18 | 47'30'00" | 53.00' | 43.94' | 23.32' | N 24°20'41" W | 42.69' |
| C19 | 5819'59" | 53.00' | 53.96' | 29.58' | N 28°34'18" E | 51.66' |
| C20 | 100°36'54" | 20.00' | 35.12' | 24.10' | S 71°57'16" E | 30.78' |
| C21 | 44*52'41" | 248.00' | 194.25' | 102.42' | S 00°47'32" W | 189.32' |
| C22 | 47°39'08" | 162.00' | 134.73' | 71.54' | S 00°35'41" E | 130.88' |

| LINE TABLE | | | LINE TABLE | | | |
|------------|---------------|---------|------------|---------------|---------|--|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | |
| L1 | N 31°46'01" W | 32.43' | L19 | N 22*49'30" W | 64.73' | |
| L2 | S 89°59'48" W | 110.00' | L20 | S 69'39'47" W | 148.79' | |
| L3 | S 08'30'49" W | 469.66' | L21 | N 73°16'25" W | 11.84' | |
| L4 | S 24°24'36" E | 159.15' | L22 | S 57°45'40" E | 34.00' | |
| L5 | N 89°24'19" E | 40.00' | L23 | S 73"16'25" E | 11.84' | |
| L6 | S 89°24'19" W | 40.00' | L24 | N 69°39'47" E | 148.79' | |
| L7 | S 37°32'57" W | 86.43' | L25 | S 57°44'17" W | 173.78' | |
| L8 | S 4618'52" W | 129.89' | L26 | S 00°35'41" E | 342.56' | |
| L9 | S 40°25'31" W | 80.16' | L27 | S 48°05'41" E | 103.89' | |
| L10 | S 00°21'24" W | 22.71' | L28 | S 6710'30" W | 85.81' | |
| L11 | N 00°21'24" E | 37.29' | L29 | N 67°10'30" E | 64.56' | |
| L12 | N 40°25'31" E | 96.81' | L30 | S 22°49'30" E | 64.26' | |
| L13 | N 46"18'52" E | 128.88' | L31 | S 22°30'57" W | 134.87' | |
| L14 | N 37°32'57" E | 134.30' | L32 | N 48°05'41" W | 127.84' | |
| L16 | N 24°24'36" W | 261.59' | L33 | N 00°35'41" W | 342.56' | |
| L17 | N 08°30'49" E | 475.29' | L34 | N 57°44'17" E | 150.17' | |
| L18 | N 22°30'57" E | 135.13' | | | | |

NOTES

262.77

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135 K, Community—Panel No. 0135 K, Map Revised: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zone is defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

LEGEND

- PROPERTY LINE — — — OLD LOT LINE — — — NEW EASEMENT LINE

Notary Public in and for the State of Texas

My commission expires: _____

Jonathan E. Cooper

FRANCHISE UTILITY NOTE

OWNER'S CERTIFICATE

Texas; said 27.698 acre tract being more particularly described as follows:

Memorial plat; said point being the beginning of a non-tangent curve to the right;

corner; said point being the beginning of a non-tangent curve to the right;

for corner; 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:

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

being the beginning of a non-tangent curve to the right;

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

with the platting rules and regulations of the City of Coppell, Texas.

the northeast corner of said Lot 2:

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 Coppell 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 Coppell recorded in Volume 2000242 Page 6802 of the Deed Records of Dallas County,

BEGINNING, at a 1/2-inch iron rod with "NDM" cap found in the east right-of-way line of Freeport 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

THENCE, North 89 degrees, 43 minutes, 30 seconds East, departing the said east line of Freeport 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 Coppell, 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

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

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

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

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

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

South 89 degrees. 59 minutes. 48 seconds West. a distance of 110.00 feet to "+" cut in concrete found for corner: said point

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 Freeport

THENCE, North 00 degrees, 10 minutes, 13 seconds East, along the said east line of Freeport Parkway a distance of 771.65 feet to the

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR

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

I, Jonathan E. Cooper, Registered Professional Land Surveyor, verify that all franchise utilities have each been contacted and provided a copy

RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor

RELEASED 4/2/19.

Jonathan E. Cooper

executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown."

No. 5369

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

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;

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;

Living Trust recorded in Instrument No. 20080196140 of the Official Public Records of Dallas County, Texas;

Deed to Yes Companies EXP2, LLC, recorded in Instrument No. 20160024177 of the said Official Public Records;

STATE OF TEXAS

COUNTY OF DALLAS

width right-of-way);

POINT OF BEGINNING;

STATE OF TEXAS COUNTY OF DALLAS

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

— — — 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

JONATHAN E. COOPER

5369

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

S 07°34'11" W

154.91

63°58'53"

248.00'

276.94