



PROPERTY OWNER
Corporation of the Episcopal Diocese of Dallas
1630 North Gaffett Avenue
Dallas, Texas 75206
Church of the Apostles, Episcopal
700 East Sandy Lake, Suite 120
Coppell, Texas 75019

ARCHITECT
Arthur Weinman Architect
6777 Camp Bowie Blvd.
Fort Worth, Texas 76116

SURVEYOR & ENGINEER
BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying
800 Houston St., Suite 300 Fort Worth, Texas 76102 (817) 338-1277 Fax: (817) 338-9245

Floodplain Development Permit Application No. n/a has been filed with the City of Coppell Floodplain Administration on 9-15-97

Ken Hoff
Floodplain Administrator
Date 9-15-97

SURVEYOR'S CERTIFICATE

I, Daniel H. Joslin, a Registered Professional Land Surveyor in the State of Texas, do state that the above plat is an accurate delineation to the best of my knowledge and belief of an actual on the ground survey prepared by me or under my supervision in the month of June 1996. All property corners are found or set as stated on plat.

Daniel H. Joslin
Daniel H. Joslin
R.P.L.S. No. 4749

Final Subdivision Plat approved by formal action of the Planning and Zoning Commission on the 21st day of September, 1996, thereby accepting the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in said subdivision plat, and authorizing its Chairman to note the acceptance thereof by signing his name as hereinbelow subscribed.

[Signature]
Chairman, Planning and Zoning Commission
City of Coppell

ATTEST
[Signature]
Secretary, Planning and Zoning Commission
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the preliminary plat of the Lot 1, Block A, Corporation of the Episcopal Diocese of Dallas Addition to the City of Coppell was submitted to the City Council on the 10th day of Sept., 1996, and that the Council by formal action, then and there approved the preliminary plat and by separate motion designated the Planning and Zoning Commission to be the Municipal Authority responsible for the approval of the Final Subdivision Plat of such land and the Final Subdivision Plat of such land and not be brought back for final approval of the City Council unless, through inaction on the part of the Planning and Zoning Commission, such Final Subdivision Plat is deemed approved by the Planning and Zoning Commission for failure to act within the 30 day period required by law.

Witness my hand this 14th day of Sept., A.D. 1996

[Signature]
City Secretary

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Corporation of the Episcopal Diocese of Dallas, acting by and through the undersigned, their authorized agent is the sole owner of a tract of land situated in the City of Coppell, Dallas County, Texas according to the deed recorded in Volume 95007, Page 2023 of the Deed Records of Dallas County, Texas, said tract being more particularly described by metes and bounds as follows:

Being a tract of land situated in the City of Coppell, Dallas County, Texas, located in the James Parrish Survey, Abstract No. 1139 and the S.A. and M.G. R.R. Survey Abstract No. 442, said tract being or intended to be the same tract as deeded to the Corporation of the Episcopal Diocese of Dallas as recorded in Volume 95007, Page 2023 of the Deed Records of Dallas County, Texas, said tract being a portion of a 16.741 acre tract deeded to Vista Partners as recorded in Volume 93184, Page 4526 of said Deed Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch capped iron rod (L.J.A.) on the Easterly R.O.W. line of MacArthur Boulevard (a 100 foot R.O.W.) being the Northwest corner of said tract hereon described, said beginning point also being the Southwest corner of a tract deeded to the Carrollton-Farmers Branch Independent School District per deed recorded in Volume 89075, Page 274 of said Deed Records, from said beginning point a found 1/2 inch iron rod bears East, 0.10 feet,

THENCE South 62 degrees 21 minutes 33 seconds East, leaving said Easterly R.O.W. line and along the common line of hereon described tract and said Carrollton-Farmers Branch Independent School District tract a distance of 199.54 feet to a found 1/2 inch iron rod for corner, from said 1/2 inch iron rod another found 1/2 inch iron rod bears West, 0.15 feet, said corner also being the beginning of a curve to the left whose chord bears South 76 degrees 07 minutes 03 seconds East, a distance of 116.56 feet and having a radius of 245.06 feet,

THENCE Southeasterly, along said common line curving to the left through a central angle of 27 degrees 31 minutes 00 seconds, an arc length of 117.69 feet to a found 1/2 inch iron rod for the end of said curve, from said 1/2 inch iron rod another found 1/2 inch iron rod bears North 0.10 feet,

THENCE South 89 degrees 52 minutes 33 seconds East, continuing along said common line, a distance of 277.03 feet to a found 1/2 inch iron rod, said 1/2 inch iron rod also being the most Northerly Northwest corner of a tract deeded to the City of Coppell per Special Warranty Deed recorded in Volume 95007, Page 1993 of said Deed Records

THENCE South 00 degrees 07 minutes 27 seconds West (Reference bearing), leaving said common line of the hereon described tract and Carrollton-Farmers Branch Independent School District tract and now along the common line of said hereon described tract and said City of Coppell tract a distance of 444.07 feet to a found 1/2 inch iron rod

THENCE North 84 degrees 50 minutes 31 seconds West, continuing along said common line of hereon described tract and City of Coppell tract a distance of 277.03 feet to a found 1/2 inch iron rod, said 1/2 inch iron rod also being the beginning of a curve to the right whose chord bears North 76 degrees 07 minutes 03 seconds West a distance of 327.79 feet and having a radius of 686.13 feet

THENCE Northwesterly, along said curve to the right along said common line of hereon described tract and City of Coppell tract through a central angle of 27 degrees 31 minutes 00 seconds, an arc length of 117.69 feet to a found 1/2 inch iron rod for the end of said curve,

THENCE North 62 degrees 21 minutes 33 seconds West, continuing along said common line of hereon described tract and City of Coppell tract a distance of 143.98 feet to a found 1/2 inch iron rod on said Easterly R.O.W. line of MacArthur Boulevard, said 1/2 inch iron rod also being the beginning of a non-tangent curve to the right whose chord bears North 18 degrees 29 minutes 48 seconds East a distance of 349.81 feet and having a radius of 1100.00 feet

THENCE Northeasterly, along said Easterly R.O.W. line curving to the right through a central angle of 18 degrees 17 minutes 18 seconds, an arc length of 351.11 feet to a found 1/2 inch iron rod being the end of said curve

THENCE North 27 degrees 38 minutes 21 seconds East, continuing along said Easterly R.O.W. line, a distance of 98.89 feet to the POINT OF BEGINNING and containing 304,920 square feet or 7.00 acres of land

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS

THAT Corporation of the Episcopal Diocese of Dallas is the sole owner of said tract and does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS ADDITION, in addition to the City of Coppell, Dallas County, Texas as does hereby reserve the easement strips shown on this plat for the purposes stated and for the future use and accommodation of all utilities desiring to use or using same

WITNESS BY HAND at Dallas, Texas, this 20th day of May, 1996

[Signature]
Corporation of the Episcopal Diocese of Dallas
Authorized Agent ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 20th day of May, 1996 by Neil D. Anderson of the Corporation of the Episcopal Diocese of Dallas on behalf of said Corporation

[Signature]
Notary Public



FINAL PLAT

LOT 1, BLOCK A
CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS ADDITION

AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS

BEING A TRACT OF LAND IN THE JAMES PARRISH SURVEY, ABSTRACT NO. 1139 AND THE S.A. & M.G. R.R. SURVEY, ABSTRACT NO. 1442

SEPTEMBER 18, 1996

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SAVE AND EXCEPT
EXHIBIT "A"

BEING part of Lot 1, Block A, CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS ADDITION, an addition to the City of Coppell as recorded in the plat or map thereof recorded in Volume 97199, Page 2682 of the Plat Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "x" cut found for corner at the north corner of said Lot 1, said "X" cut being at the intersection of the east Right Of Way line of MacArthur Blvd. (100' ROW) and the south Right Of Way line of Starleaf Street (variable width ROW);

THENCE S 62°21'02" E following the south Right Of Way line of Starleaf Street a distance of 199.54' to a 1/2" iron rod with yellow plastic cap found for corner at the beginning of a curve to the left;

THENCE along said curve to the left following the south Right Of Way line of Starleaf Street through a central angle of 27°30'59", with a radius of 245.06', an arc length of 117.69', with a chord bearing of S 76°06'31" E, and a chord length of 116.56' to a "x" cut found for corner;

THENCE S 89°52'02" E following the south Right Of Way line of Starleaf Street a distance of 55.08' to a "x" cut found for corner;

THENCE S 21°17'37" W a distance of 262.60' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N 59°41'07" W a distance of 220.84' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N 18°22'02" W a distance of 55.00' to a 1/2" iron rod with yellow plastic cap set for corner;

THENCE N 69°28'00" W a distance of 128.84' to a 1/2" iron rod with yellow plastic cap set for corner in the east Right of Way line of MacArthur Blvd, said iron rod also being in a non-tangent curve to the right;

THENCE along said non-tangent curve to the right following the east Right Of Way line of MacArthur Blvd. through a central angle of 03°59'02", with a radius of 1100.00', an arc length of 76.48', with a chord bearing of N 25°39'27" E, and a chord length of 76.47' to a "x" cut found for corner;

THENCE N 27°38'58" E following the east Right Of Way line of MacArthur Blvd. a distance of 98.89' to the POINT OF BEGINNING and containing 74,315 Square Feet or 1.706 Acres of land.

