

BEING 2.085 acres of land situated in and being a portion Lot 1, Block 1, Corporation of the Episcopal Diocese of Dallas Addition, an addition to the City of Coppell, Dallas County, Texas, as filed in Instrument #97199-2682, Plat Records of Dallas County, Texas (P.R.D.C.T.), and being a portion of a tract of land described in the deed to Corporation of the Episcopal Diocese of Dallas, a Texas non-profit corporation, according to the deed filed in Volume 95007, Page 2023, Deed Records of Dallas County, Texas (D.R.D.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut set on the edge of a concrete walk at the southeast corner of said Lot 1, also being a re-entrant corner of a tract of land described in the deed to The City of Coppell, Texas, a political subdivision of the State of Texas, according to the deed filed in Volume 95007, Page 1993, D.R.D.C.T.;

THENCE N 89°46'26" W, along the south line of said Lot 1, and along the most westerly north line of said City of Coppell tract, a distance of 204.33 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

THENCE leaving said line passing over and across said Lot 1, the following courses, and distances;

N 00°19'21" E, a distance of 94.80 feet, from which the southeast corner of a 0.65' wide brick dumpster enclosure, bears S 89°58'32" W, a distance of 0.10 feet;

S 89°58'32" W, passing along the south line of said brick dumpster enclosure, a distance of 14.74 feet to the southwest corner of said brick dumpster enclosure;

N 00°44'28" E, passing along the west line of said brick dumpster enclosure, a distance of 16.33 feet to the northwest corner of said brick dumpster enclosure;

N 89°58'32" E, passing along the north line of said brick dumpster enclosure, a distance of 14.62 feet, from which the northeast corner of said brick dumpster enclosure, bears S 89°58'32" W, a distance of 0.15 feet;

N 00°19'21" E, a distance of 332.93 feet to an "X" cut set on a concrete walk in the north line of said Lot 1, also being in the south Right-of-Way (R-O-W) line of Starleaf Street (variable width);

THENCE S 89°46'26" E, along the north line of said Lot 1, and along the south R-O-W line of said Starleaf Street, a distance of 203.59 feet to an "X" cut set on a concrete walk at the northeast corner of said Lot 1, also being the most northerly northwest corner of said City of Coppell tract;

THENCE S 00°13'34" W, along the east line of said Lot 1, and along the most northerly west line of said City of Coppell tract, a distance of 444.07 feet to the **POINT OF BEGINNING** and containing 90,813 square feet or 2.085 acres of land.

NOTES: **SAVE & EXCEPT**

- 1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
- 2) This survey was prepared without the benefit of a Title Commitment.
- 3) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but a portion of subject property does appear to lie within Zone X (Other Flood Areas), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and the remainder of the subject property appears to lie within Zone X (Other Areas), areas determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Map (FIRM) No. 4813C0155K for Dallas County, Texas, as depicted on Community Map and Panel No. 480170 0155 K, City of Coppell, Dallas County, Texas, Map Revised July 7, 2014.
- 4) There are a total of 151 regular marked parking spaces total, with 4 marked handicap spaces contained within the 2.077 acre tract only, other parking spaces are not included in this count.

LEGAL DESCRIPTION

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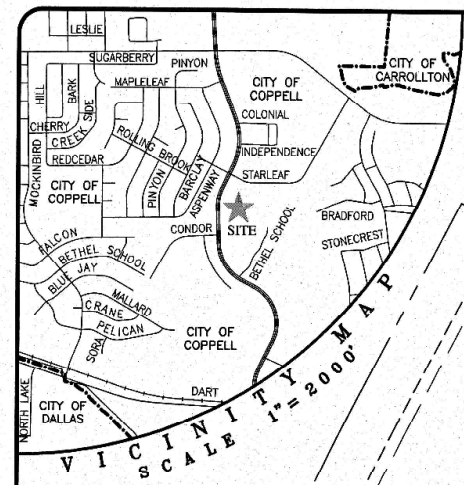
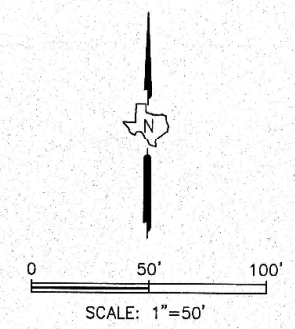
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THE CITY OF COPPELL, TEXAS, a political subdivision of the State of Texas VOL. 95007, PG. 1993 D.R.D.C.T.

20' FORCE MAIN ESM'T. INST. #200302184833 P.R.D.C.T.

APPROXIMATE LIMITS OF ZONE X - OTHER FLOOD AREAS (SEE FLOOD NOTE FOR ADDITIONAL INFO.)

SYMBOL LEGEND	
	CABLE/TV HAND HOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	IRRIGATION CONTROL
	LIGHTPOLE
	POLE
	SEWER CLEANOUT
	SEWER MANHOLE
	SIGN/UTILITY MARKER
	STORM DRAIN MANHOLE
	TELEPHONE HAND HOLE
	UNKNOWN MANHOLE
	WATER METER
	HANDICAP SPACES
	NO. OF PARKING SPACES (EXCLUDES HANDICAP)



20' UTILITY ESM'T. INST. #97199-2682 P.R.D.C.T.

LONE STAR GAS CO. ESM'T. INST. #97199-2682 P.R.D.C.T.

24' WIDE FIRE LANE ESM'T. INST. #97199-2682 P.R.D.C.T.

24' WIDE FIRE LANE ESM'T. INST. #97199-2682 P.R.D.C.T.

TX ELEC. ESM'T. INST. #97199-2682 P.R.D.C.T.

10' TX ELEC. ESM'T. INST. #97199-2682 P.R.D.C.T.

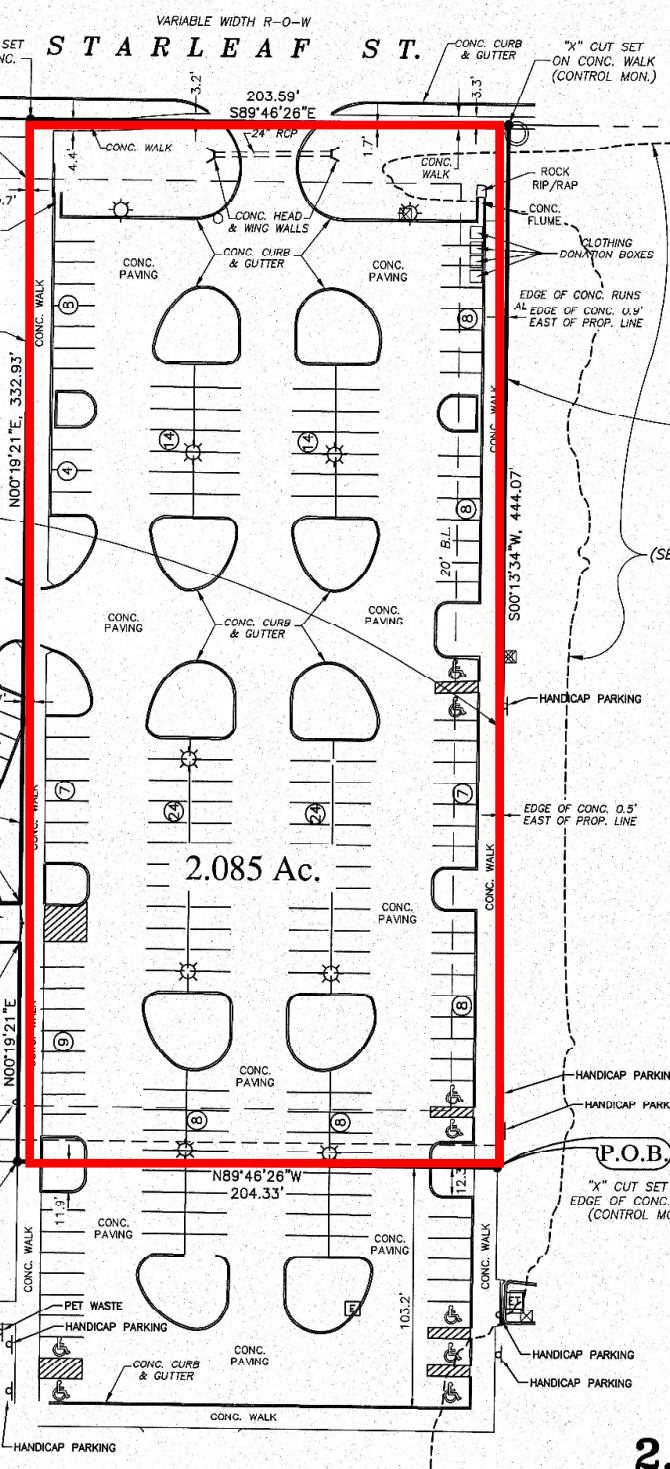
THE CITY OF COPPELL, TEXAS, a political subdivision of the State of Texas VOL. 95007, PG. 1993 D.R.D.C.T.

S.A. & M.G. R.R. SURV. ABST. NO. 1442

APPROXIMATE LIMITS OF ZONE X - OTHER FLOOD AREAS (SEE FLOOD NOTE FOR ADDITIONAL INFO.)

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001433036 was used to scale grid coordinates and distances to surface.



SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor, licensed in the State of Texas, do hereby certify that this map was prepared from an actual survey made on the ground under my supervision July 7, 2025.

Theron W. Sims, R.P.L.S., No. 5887
Date: July 7, 2025



CITY OF COPPELL VOL. 95108, PG. 531 D.R.D.C.T.

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Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpsc.com / TBPELS Registration No. 100116-00

A LAND TITLE SURVEY OF 2.085 ACRES OF LAND

Situated in and being a portion Lot 1, Block 1, Corporation of the Episcopal Diocese of Dallas Addition, an addition to the City of Coppell, Dallas County, Texas, as filed in Instrument #97199-2682, Plat Records of Dallas County, Texas.

Address: 322 S MacArthur Boulevard