**PROJECT** 

LOCATION

## LOCATION MAP

BETHEL RD.

1" = 1000'

LEGEND								
(Not all items may be applicable)								
0	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED							
IRF	IRON ROD FOUND							
CIRF	CAPPED IRON ROD FOUND							
СМ	CONTROL MONUMENT							
Esmt.	EASEMENT							
Util.	UTILITY							
(BTP)	BY THIS PLAT							
R.O.W.	RIGHT-OF-WAY							
Min. FF	MINIMUM FINISH FLOOR ELEVATION							
BL	BUILDING LINE							
Cab.	CABINET							
Vol.	VOLUME							
Pg.	PAGE							
No.	NUMBER							
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY							
FIRM	FLOOD INSURANCE RATE MAP							
Ord. No.	ORDINANCE NUMBER							
Inst./Doc.	INSTRUMENT OR DOCUMENT							
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS							
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS							
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS							

## NOTES:

- 1. Basis of bearing derived from the State Plane Coordinate System. Texas North Central Zone 4202, North American Datum of 1983,
- 2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

## FRANCHISE UTILITY NOTE

I, David Bond, 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.

David Bond

Approved and Accepted:

City of Coppell, Texas

Chairman, Planning and Zoning Commission

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of SAMARITANS PURSE FELLOWSHIP ADDITION, LOT 1, BLOCK A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_, 2018, 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 \_\_\_\_\_\_, A.D., 2018.

Planning and Zoning Commission Secretary, City of Coppell, Texas

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with

the City of Coppell Floodplain Administrator on \_\_\_\_\_. 2018.

Floodplain Administrator

	Line Table			Line Table		
Line #	Bearing	Distance		Line #	Bearing	Distan
L1	S 89°19'14" W	246.12'		L21	N 10°23'58" W	95.98
L2	N 00°40'46" W	764.50'		L22	N 14°48'09" W	100.93
L3	N 89°19'14" E	111.46'		L23	N 01°42'52" E	86.15
L4	N 89°19'14" E	40.98'		L24	N 27°21'10" E	93.54
L5	S 89°19'14" W	44.00'		L25	N 07°37'56" W	105.7
L6	N 00°40'46" W	3.44'		L26	N 44°09'42" W	44.48
L7	S 89°19'14" W	110.94		L27	N 12°03'19" E	437.4
L8	S 00°40'46" E	715.50'		L28	N 29°02'15" E	172.65
L9	N 89°19'14" E	75.07'		L29	N 52°16'52" E	114.96
L10	N 00°40'46" W	62.06'		L30	N 64°12'16" E	81.06
L11	N 13°44'53" W	36.87		L31	S 45°40'46" E	21.21
L12	N 00°40'46" W	467.34		L32	N 89°19'14" E	68.06
L13	N 00°40'46" W	62.06'		L33	N 89°19'14" E	4.17
L14	N 13°44'53" W	36.87		L34	N 00°40'46" W	459.9
L15	N 00°40'46" W	335.20'		L35	N 89°19'14" E	42.99
L16	N 00°40'46" W	111.60'		L36	S 00°40′46″ E	413.50
L17	N 56°50'10" E	80.45		L37	N 75°09'15" W	35.79
L18	N 43°43'12" E	119.91'		L38	S 89°19′14″ W	19.17
L19	N 32°09'16" E	123.89'		L39	S 75°09'15" E	37.84
L20	N 16°17'19" E	79.77'		L40	N 89°19'14" E	21.21

Curve Table								
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.			
C1	22.40'	30.00'	42*47'06"	N 69*17'13" W	21.89'			
C2	78.54	50.00'	90*00'00"	N 44*19'14" E	70.71'			
C3	12.95'	30.00'	24*43'26"	N 76°57'31" E	12.85'			
C4	12.95	30.00'	24°43′26"	N 76*57'31" E	12.85'			
C5	29.09'	30.00'	55°33'42"	S 31°26'05" E	27.97'			
C6	40.14	30.00'	76 <b>°</b> 39'10"	N 80°27'59" E	37.21'			
C7	5.90'	35.00'	9*39'35"	N 44°44'34" W	5.89'			
C8	14.35	20.00'	41°06′24"	N 70°07'34" W	14.04'			
C9	42.31	30.00'	80*47'53"	N 41°04'42" W	38.89'			
C10	8.72'	30.00'	16*38'48"	N 73°09'15" W	8.69'			
C11	13.53	30.00'	25*50'55"	N 77°45'18" W	13.42'			
C12	40.84	26.00'	90*00'00"	S 44°19'14" W	36.77'			
C13	39.27'	25.00'	90*00'00"	S 45°40'46" E	35.36'			
C14	17.33	76.00'	13*04'07"	N 07*12'49" W	17.30'			
C15	23.72'	104.00'	13*04'07"	N 07*12'49" W	23.67'			
C16	22.81'	100.00'	13*04'08"	N 07°12′49" W	22.76'			
C17	18.25'	80.00'	13*04'07"	N 07°12'49" W	18.21'			
C18	17.41'	50.00'	19*56'54"	N 10*39'13" W	17.32'			
C19	17.41'	50.00'	19*56'54"	N 10*39'13" W	17.32'			
C20	28.68	50.00'	32*51'36"	N 72°53′26" E	28.28'			
C21	28.68'	50.00'	32*51'36"	N 72*53'26" E	28.28'			
C22	39.27	25.00'	90*00'00"	N 44*19'14" E	35.36'			
C23	17.85	30.00'	34*05'04"	N 64*52'35" E	17.58'			
C24	15.47'	30.00'	29°33'01"	N 63°55′43" W	15.30'			
C25	8.59'	15.00'	32*47'41"	S 84°53'56" W	8.47'			
C26	24.15	20.00'	69*10'51"	S 33°54'40" W	22.71'			
C27	41.45	20.00'	118*45'29"	S 60°03'30" E	34.42'			
C28	6.58'	30.00'	12°34'06"	N 54°16′42" E	6.57'			

Drainage Esmt.

−Vol. 879Ž, Pg. 996 ¬

Fellowship of Las Colinas Vol. 94091, Pg. 1680 DRDCT Zoning: LI 15' Drainage Esmt. Doc. No. 201800267884 OPRDCT THENCE N 32°09'16" E, 119.08 feet; THENCE N 27°21'10" E, 91.78 feet; THENCE N 52°16'52" E, 121.16 feet; Setback Caruso, Ltd. Vol. 2003055, Pg. 6363 DRDCT Zoning: LI 30' Permanent Esmt. 15' Drainage Esmt. Inst. No. 20080107097 > Doc. No. 201800267884 OPRDCT  $09^{\circ}44'02''$  W - 164.48 feet, an arc length of 165.39 feet to a 1/2'' iron rod with a plastic yellow cap stamped "SPIARSENG" set at corner; J. GIBSON SURVEY ABSTRACT NO. 1716

Fellowship of Las Colinas 24' Firelane Easement Vol. 94091, Pg. 1680 DRDCT Zoning: LI R=455.00° D=20°49'36" L=165.39° CB=S 09°44'02" W N 44°09'42" W CD=164.48' 15' Drainage Esmt. Doc. No. 201800267884 OPRDCT \$1/2" CIRS \ \ \ \ \ 1/2" CIRF Lot 1, Block A 10.683 Ac. (465.360 S.F.) Lot 3, Block A MIN. FF=525.00 92.80 FREEPORT NORTH N 27°2110" E Vol. 2000102, Pg. 4826 DRDCT Zoning: LI 91.78 approx. location 20' Drainage Esmt. — FEMA FIRM Zone "A"

24' Firelane

N 01°42'52" E 93.60°

N 14°48'09" W

N 10°23'58" W

N 16°17'19" E

N 32°0916" E

15' Drainage Esmt.

N 43°43'12" E

Doc. No. 201800267884 OPRDCT

N 56°5010" E

72.24

N 90°00'00" W ~ 558.30'

Fellowship of Las Colinas

Vol. 94091, Pg. 1680 DRDCT

Zoning: LI

103.09

STATE OF TEXAS COUNTY OF DALLAS

> WHEREAS Samaritan's Purse is the owner of a tract of land situated in the J. Gibson Survey, Abstract No. 1716, City of Coppell, Dallas County, Texas, being a portion of a tract conveyed to Fellowship of Las Colinas, according to the deed recorded in Document Number 20800267883 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

**OWNER'S CERTIFICATE** 

BEGINNING at a 1/2" iron rod with a plastic yellow cap stamped "SPIARSENG" set on the west line of Creekview Drive, a public right—of—way, from which an "X" found in concrete for the northeast corner of Lot 1, Block 1, DCT Fellowship West Addition, recorded in Instrument Number 201600117181, Official Public Records, Dallas County, Texas, bears S 00°40'46" E, 437.93 feet;

THENCE WEST, 558.30 feet to a 1/2" iron rod with a plastic yellow cap stamped "SPIARSENG" set at corner;

THENCE N 56°50'10" E, 108.76 feet; THENCE N 43°43'12" E, 115.58 feet;

THENCE N 16°17'19" E, 72.24 feet; THENCE N 10°23'58" W, 90.46 feet;

THENCE N 14°48'09" W, 103.09 feet; THENCE N 01°42'52" E, 93.60 feet;

THENCE N 07°37'56" W, 92.80 feet; THENCE N 44°09'42" W, 48.56 feet;

THENCE N 12°03'19" E, 451.14 feet; THENCE N 29°02'15" E, 179.75 feet;

THENCE N 64°12'16" E, 92.60 feet to the east line of said Fellowship tract, and being on the west line of a tract conveyed to Caruso, Ltd., recorded in Volume 2003055, Page 6363 DRDCT, 1/2" iron rod with a plastic yellow cap stamped "SPIARSENG" set at corner;

THENCE S 00°28'44" E, 398.29 feet along said west line to a 1/2" iron rod with a plastic yellow cap stamped "SPIARSENG" set at corner;

THENCE S 00°41'26" E, 225.36 feet continuing along said line to a 1/2" iron rod found for the southwest corner of said Caruso tract and being on the west line of Creekview Drive; THENCE along the west line thereof, around a non-tangent curve to the left having a central angle of 20°49'36", a radius of 455.00 feet, a chord of S

THENCE S 00°40'46" E, 730.81 feet continuing along the west line of said right—of—way to the POINT OF BEGINNING with the subject tract containing 465,360 square feet or 10.683 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SAMARITAN'S PURSE, does hereby adopt this plat designating the herein described property as SAMARITANS PURSE FELLOWSHIP ADDITION, LOT 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 and 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, reconstructive, 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 easement herein granted shall be determined by their location as installed.

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

WITNESS, my hand, this the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2018. Samaritan's Purse

Ron Wilcox, Chief Operations Officer

STATE OF NORTH CAROLINA COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for The State of North Carolina, on this day personally appeared Ron Wilcox, 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 \_\_\_\_\_\_, 2018.

Notary Public, State of North Carolina

Lot 2, Block A FREEPORT NORTH Vol. 2000102, Pg. 4826 DRDCT

POINT OF

**BEGINNING** 

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Coppell, Texas.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 \_\_\_\_\_\_, 2018.

Notary Public, State of Texas

MINOR PLAT

## SAMARITANS PURSE FELLOWSHIP ADDITION

LOT 1, BLOCK A 10.683 ACRES in the J. GIBSON SURVEY, ABSTRACT NO. 1716 CITY OF COPPELL, DALLAS COUNTY, TEXAS Zoning: PD-296-LI

OWNER / APPLICANT Samaritan's Purse PO BOX 3000 Boone, North Carolina 28607 Telephone (828) 278-1204 Contact: Ernest Compitello

**ENGINEER / SURVEYOR** Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: David Bond

Scale: 1" = 80' October, 2018 SEI Job No. 18-111