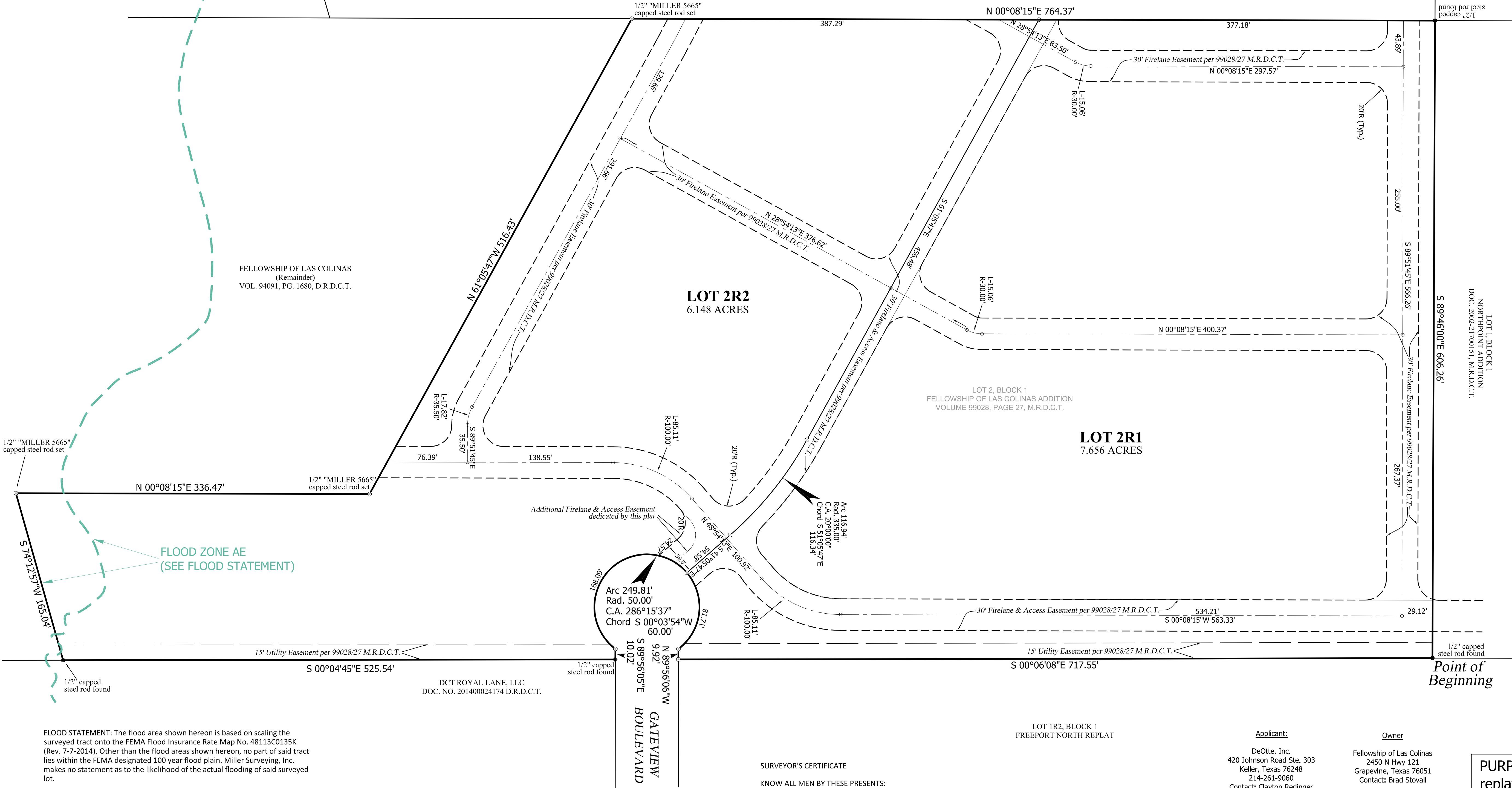
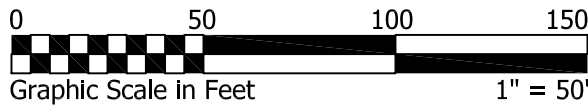


MILLER SURVEYING  
EST. 1985

NORTH



FLOOD STATEMENT: The flood area shown hereon is based on scaling the surveyed tract onto the FEMA Flood Insurance Rate Map No. 48113C0135K (Rev. 7-7-2014). Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

Floodplain Development Permit Application No. \_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_, 20\_\_.

Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Fellowship of Las Colinas Addition, Lots 2R1 and 2R2, Block 1, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_, 2017, 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., 20\_\_.

Approved and Accepted:

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

Planning and Zoning Commission Secretary

Date \_\_\_\_\_

City of Coppell, Texas

I, \_\_\_\_\_, 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.

Printed Name \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, 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 platting rules and regulations of the City of Coppell, Texas.

Jason B. Rawlings, RPLS No. 5665

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jason B. Rawlings, 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 \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

Applicant:

DeOtte, Inc.  
420 Johnson Road Ste. 303  
Keller, Texas 76248  
214-261-9060  
Contact: Clayton Redinger

Owner

Fellowship of Las Colinas  
2450 N Hwy 121  
Grapevine, Texas 76051  
Contact: Brad Stovall

PURPOSE STATEMENT: The reason for this replat is to divide Lot 2 into two lots.

State of Texas §  
County of Dallas §

Owner's Acknowledgement and Dedication

Whereas Fellowship of Las Colinas is the sole owner of the following described tract of land to wit:

Being a tract of land out of the J. Gibson Survey, Abstract No. 586 and situated in the City of Coppell, Dallas County, Texas, said tract being Lot 2, Block 1, Fellowship of Las Colinas Addition, an addition to the City of Coppell, Texas according to the plat thereof recorded in Volume 99028, Page 27 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped steel rod found for the northeast corner of said Lot 1;

Thence South 00 degrees 06 minutes 08 seconds East with the easterly boundary line of said Lot 1 a distance of 717.55 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set in the northerly right-of-way line of Gateview Boulevard;

Thence North 89 degrees 56 minutes 06 seconds West with said northerly right-of-way line a distance of 9.92 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears South 00 degrees 03 minutes 54 seconds West at 60.00 feet;

Thence southwesterly with said curve through a central angle of 286 degrees 15 minutes 37 seconds and an arc length of 249.81 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" in the southerly right-of-way line of said Gateview Boulevard for the end of said curve;

Thence South 89 degrees 56 minutes 05 seconds East with said southerly right-of-way line a distance of 10.02 feet to a 1/2 inch capped steel rod found in said easterly boundary line;

Thence South 00 degrees 04 minutes 45 seconds East with said easterly boundary line a distance of 525.54 feet to a 1/2 inch capped steel rod found for the southeast corner of said Lot 1;

Thence South 74 degrees 12 minutes 57 seconds West with the southerly boundary line of said Lot 1 a distance of 165.04 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the most southerly southwest corner thereof;

Thence North 00 degrees 08 minutes 15 seconds East with the easterly boundary line of said Lot 1 a distance of 336.47 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for an inner corner thereof;

Thence North 61 degrees 05 minutes 47 seconds West with the southerly boundary line of said Lot 1 a distance of 516.43 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the most westerly southwest corner thereof;

Thence North 00 degrees 08 minutes 15 seconds East with the westerly boundary line of said Lot 1 a distance of 764.37 feet to a 1/2 inch capped steel rod found for the northwest corner thereof;

Thence South 89 degrees 46 minutes 00 seconds East with the northerly boundary line of said Lot 1 a distance of 606.26 feet to the point of beginning and containing 13.804 acres of land, more or less;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fellowship of Las Colinas does hereby adopt this plat designating the herein described property as Fellowship of Las Colinas Addition, Lot 2R1 and Lot 2R2, Block 1, 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.

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

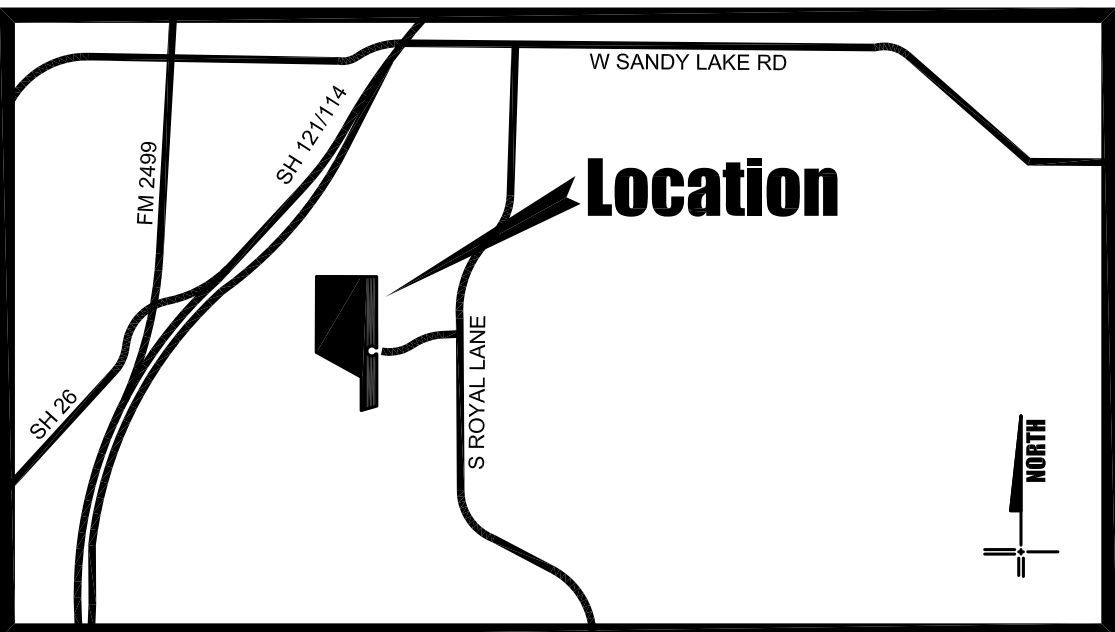
WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_, 20\_\_.

Brad Stovall, Dir. of Facilities Management  
Fellowship of Las Colinas

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 Brad Stovall 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 \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas



The Replat of Lot 2, Block 1, Fellowship of Las Colinas Addition into  
LOT 2R1 AND 2R2, BLOCK 1  
**FELLOWSHIP OF LAS COLINAS ADDITION**  
An addition to the City of Coppell, Dallas County, Texas

Being 13.804 acres out of the J. Gibson Survey, Abstract No. 586

Date of plat preparation - December 2017