

PROPOSED Lot 6R2, Block A (pending replat, not yet recorded)

*Part of existing Lots 6 and 7, Block A – Victory at Coppell
Coppell, Texas | 0.894 acres*

BEING part of Lots 6 and 7, Block A, Victory at Coppell, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded in document number 202400229366, Plat Records, Dallas County, Texas, the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 6, from which a 1/2 inch rebar found at its northeast corner bears NORTH 89 degrees 29 minutes 25 seconds EAST, 74.50 feet;

THENCE through the interior of said Lot 6, SOUTH 00 degrees 30 minutes 31 seconds EAST, a distance of 193.93 feet;

THENCE through the interior of said Lot 6, SOUTH 89 degrees 29 minutes 48 seconds WEST, a distance of 160.98 feet;

THENCE through the interior of said Lot 6, NORTH 00 degrees 31 minutes 14 seconds WEST, a distance of 55.66 feet;

THENCE through the interior of said Lot 6, SOUTH 89 degrees 28 minutes 46 seconds WEST, a distance of 40.71 feet;

THENCE through the interior of said Lot 6, NORTH 00 degrees 31 minutes 14 seconds WEST, crossing the common line of said Lots 6 and 7, continuing for a total distance of 21.17 feet;

THENCE through the interior of said Lot 7, NORTH 44 degrees 12 minutes 40 seconds WEST, a distance of 32.08 feet to the west line of said Lot 7, the beginning of a non-tangent curve to the left, having a radius of 200.00 feet, a central angle of 09 degrees 27 minutes 29 seconds, and a chord bearing and distance of NORTH 04 degrees 13 minutes 10 seconds EAST, 32.98 feet;

THENCE along the arc of said curve, an arc distance of 33.02 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the west line of said Lot 7, NORTH 00 degrees 30 minutes 35 seconds WEST, a distance of 61.03 feet to an "X" cut found at its northwest corner;

THENCE with the north line of said Lot 7, NORTH 89 degrees 29 minutes 25 seconds EAST, passing at a distance of 30.00 feet a 1/2 inch rebar with cap stamped “BARTON CHAPA” found at the common north corner of said Lots 6 and 7, continuing with the north line of said Lot 6 for a total distance of 221.15 feet, returning to the **POINT OF BEGINNING** and enclosing 0.894 acres (38,962 square feet) of land, more or less.

A handwritten signature in black ink, appearing to read 'John Barton'.

John H. Barton III, RPLS# 6737

Of Barton Chapa Surveying, LLC, TBPELS Firm# 10194474

PROPOSED Lot 7R2, Block A (pending replat, not yet recorded)

*Part of existing Lots 6, 7, and 8 Block A – Victory at Coppell
Coppell, Texas | 2.452 acres*



BEING a portion of Lots 6, 7, and 8, in Block A of Victory at Coppell, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded under Document Number 202400229366, Plat Records, Dallas County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped, “BARTON CHAPA” found for the northeast corner of said Lot 6 and the herein described tract, from which an “X” cut found for the northwest corner of Lot 2 in Block H/8465 of Cypress Waters Addition No. 2, Phase 3, an addition in the City of Coppell, Dallas County, Texas, according to the plat recorded under Document Number 201400117339, Plat Records, Dallas County, Texas, bears North 00 degrees 30 minutes 35 seconds West, a distance of 40.33 feet;

THENCE South 00 degrees 30 minutes 35 seconds East, with the east line of said Lot 6, passing the southeast corner thereof, same being the easternmost northeast corner of said Lot 7, and continuing for a total distance of 516.78 feet to a 1/2 inch rebar with pink cap stamped, “BARTON CHAPA” set (hereinafter called “capped rebar set”);

THENCE South 89 degrees 28 minutes 46 seconds West, through the interior of said Lot 7, a distance of 205.42 feet to a capped rebar set;

THENCE South 00 degrees 31 minutes 14 seconds East, through the interior of said Lot 7, a distance of 98.18 feet to a capped rebar set in the south line thereof;

THENCE South 89 degrees 28 minutes 43 seconds West, with the south line of said Lot 7, passing the southernmost southwest corner thereof, same being a re-entrant corner of said Lot 8, and continuing through the interior of said Lot 8, for a total distance of 414.61 feet to a capped rebar set in the west line of said Lot 8;

THENCE with the west and north lines of said Lot 8, the following calls:

1. North 00 degrees 30 minutes 35 seconds West, a distance of 42.00 feet to a capped rebar set;
2. North 89 degrees 28 minutes 21 seconds East, a distance of 71.81 feet to a capped rebar set at the beginning of a tangent curve to the right, having a radius of 150.00

feet, with a delta angle of 14 degrees 50 minutes 06 seconds, whose chord bears South 83 degrees 06 minutes 36 seconds East, a distance of 38.73 feet;

3. Along said tangent curve to the right, an arc length of 38.84 feet to a capped rebar set at the beginning of a reverse curve to the left, having a radius of 150.00 feet, with a delta angle of 14 degrees 50 minutes 06 seconds, whose chord bears South 83 degrees 06 minutes 36 seconds East, a distance of 38.73 feet;
4. Along said reverse curve to the left, an arc length of 38.84 feet to a capped rebar set;
5. North 89 degrees 28 minutes 22 seconds East, passing the northernmost northeast corner of said Lot 8, same being the southernmost northwest corner of said Lot 7, and continuing for a total distance of 235.97 feet to a capped rebar set within said Lot 7;

THENCE North 00 degrees 31 minutes 14 seconds West, through the interior of said Lot 7, passing the easternmost north line thereof, same being the south line of said Lot 6, and continuing for a total distance of 389.06 feet to a capped rebar set within said Lot 6;

THENCE North 89 degrees 29 minutes 48 seconds East, through the interior of said Lot 6, a distance of 160.98 feet to a capped rebar set;

THENCE North 00 degrees 30 minutes 31 seconds West, through the interior of said Lot 6, a distance of 193.93 feet to a capped rebar set in the north line thereof;

THENCE North 89 degrees 29 minutes 25 seconds East, with the north line of said Lot 6, a distance of 74.50 feet, returning to the **POINT OF BEGINNING** and enclosing 2.452 acres (106,829 square feet) of land, more or less.

John H. Barton III, RPLS# 6737

Of Barton Chapa Surveying, LLC, TBPELS Firm# 10194474

A handwritten signature in black ink, appearing to read 'John Barton'.