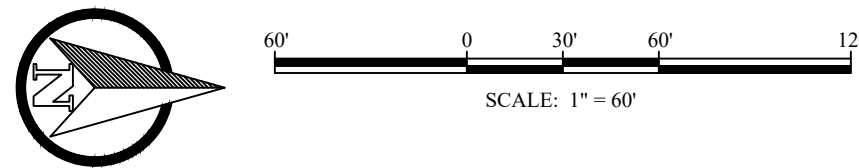
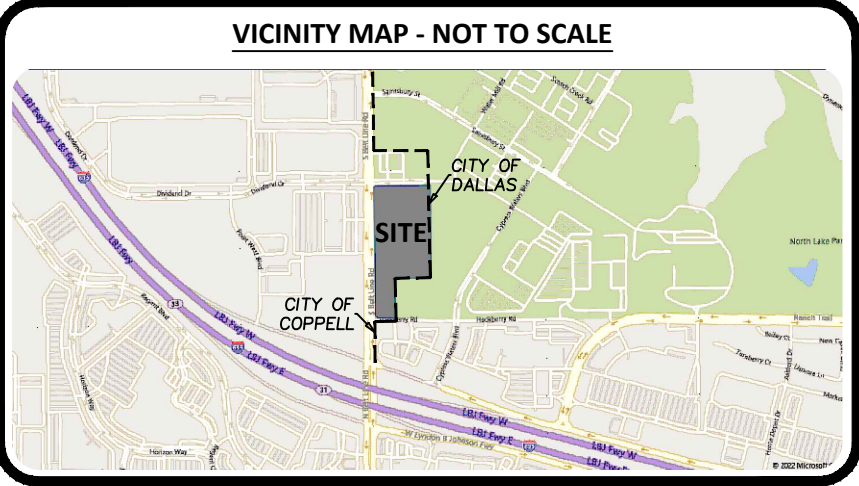


EASEMENT CURVE TABLE					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	25.51'	30.00'	048°42'48"	N24°51'58"W	24.74'
C2	52.69'	162.78'	018°32'44"	N07°28'13"E	52.46'
C3	82.18'	213.24'	022°04'52"	N08°26'35"E	81.67'
C4	47.13'	30.00'	090°00'43"	N44°29'00"E	42.43'
C5	16.19'	30.34'	030°33'48"	S74°59'12"E	16.00'
C6	26.55'	32.33'	047°02'57"	S53°53'39"W	25.81'
C7	47.14'	30.00'	090°01'20"	N45°29'59"W	42.43'
C8	47.11'	30.00'	089°57'58"	N44°29'40"E	42.41'
C9	10.73'	20.00'	030°45'06"	S75°08'48"E	10.61'
C10	23.61'	44.00'	030°45'02"	S75°08'46"E	23.33'
C11	16.16'	30.00'	030°51'21"	S75°05'57"E	15.96'
C12	32.60'	30.00'	062°16'31"	S58°20'02"W	31.02'
C13	23.46'	44.00'	030°32'49"	S74°09'51"W	23.18'
C14	10.79'	20.09'	030°47'25"	S73°57'34"W	10.66'
C15	47.14'	30.00'	090°02'02"	N45°30'20"W	42.44'
C16	45.74'	30.00'	087°21'40"	N45°47'55"E	41.44'
C17	31.87'	62.00'	029°27'23"	N74°45'16"E	31.52'
C18	34.97'	58.00'	034°32'41"	N72°24'55"E	34.44'
C19	16.00'	30.24'	030°18'29"	S75°13'20"E	15.81'
C20	16.04'	28.67'	032°03'36"	S73°46'51"W	15.83'

BOUNDARY CURVE TABLE					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C41	38.84'	150.00'	014°50'06"	S83°06'36"E	38.73'
C42	38.84'	150.00'	014°50'06"	S83°06'36"E	38.73'
C43	38.84'	150.00'	014°50'06"	S82°02'50"W	38.73'
C44	38.84'	150.00'	014°50'06"	S82°02'50"W	38.73'
C45	54.04'	170.00'	018°12'46"	N08°34'30"E	53.81'
C46	73.11'	230.00'	018°12'46"	N08°34'30"E	72.80'
C47	60.75'	200.00'	017°24'08"	S08°58'49"W	60.51'
C48	63.57'	200.00'	018°12'46"	N08°34'30"E	63.31'

EASEMENT CURVE TABLE					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C21	47.19'	30.00'	090°07'50"	N45°27'22"W	42.47'
C22	47.34'	30.00'	090°24'19"	N45°12'09"W	42.58'
C23	47.12'	30.00'	090°00'00"	S45°23'27"E	42.43'
C24	39.03'	30.00'	074°32'46"	S36°52'55"W	36.34'
C25	20.05'	58.23'	019°43'26"	S64°17'35"W	19.95'
C26	18.64'	38.00'	028°06'03"	S75°25'56"W	18.45'
C27	12.10'	30.00'	023°06'12"	S78°05'59"W	12.02'
C28	12.00'	30.00'	022°55'32"	S78°00'36"W	11.92'
C29	19.58'	30.00'	037°24'08"	S18°10'53"W	19.24'
C30	21.87'	30.64'	040°53'36"	N28°18'38"W	21.41'
C31	34.87'	30.00'	066°35'33"	N33°23'45"E	32.94'
C32	11.92'	44.66'	015°17'46"	N77°49'22"E	11.89'
C33	44.68'	30.00'	085°19'58"	S46°49'07"E	40.66'
C34	23.50'	30.00'	044°52'24"	S25°32'05"W	22.90'
C35	41.51'	30.00'	079°17'04"	N49°51'09"E	38.28'
C36	21.91'	186.78'	006°43'12"	N13°34'13"E	21.89'
C37	73.89'	189.24'	022°22'17"	N08°27'39"E	73.42'
C38	47.13'	30.00'	090°01'00"	N45°29'49"W	42.43'
C39	47.13'	30.00'	090°00'55"	S44°29'13"W	42.43'
C40	47.11'	30.00'	089°58'43"	S45°30'36"E	42.42'



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

CERTIFICATE OF APPROVAL

The undersigned, Planning and Zoning Commission Secretary of the City of Coppell, Texas hereby certifies that the foregoing plat of VICTORY AT COPPELL, LOTS 1-10, BLOCK 1, an addition in the City of Coppell, was submitted to the Planning and Zoning Commission on the ____ day of _____, 20____, 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 an upon said plat, and said chairman to note the acceptance thereof signing his/her name as hereinabove subscribed

Witness my hand this ____ day of _____, 20____

Planning and Zoning Commission Secretary
City of Coppell, Texas

APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission
City of Coppell, Texas

FRANCHISE UTILITY NOTE

I, Patrick Filson, P.E., verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all known franchise utility easements and/or abandonments are currently shown

Patrick Filson
Registered Professional Engineer

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS BELTLINE PROPERTIES, LLC is the owner of a tract of land out of the John L. Whitman Survey, Abstract Number 1521, in Dallas County, Texas, and being that same tract of land described by deed to Beltline Properties, LLC, as recorded under Document Number 201600361918, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), 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 an "X" cut set in concrete for the westernmost northwest corner of said Beltline Properties tract and the herein described tract, same being the southwest corner of the south right-of-way of East Dividend Drive, having a 90.00 foot right-of-way (200900100537);

THENCE North 44 degrees 29 minutes 25 seconds East, with the south right-of-way of said East Dividend Drive, a distance of 21.22 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northernmost northwest corner thereof;

THENCE North 89 degrees 29 minutes 25 seconds East, with the south right-of-way of said East Belt Dividend Drive, a distance of 605.00 feet to a capped rebar set for the southeast corner thereof, same being the northeast corner of said Beltline Properties tract;

THENCE South 00 degrees 30 minutes 35 seconds East, with the east line of said Beltline Properties tract, a distance of 1,019.33 feet to a capped rebar set at the northeast corner of a tract of land described by deed to Plaza Lodging, LLC, as recorded under Document Number 201600297271, (O.P.R.D.C.T.);

THENCE South 89 degrees 09 minutes 16 seconds West, with the north line of said Plaza Lodging tract, a distance of 397.39 feet to a 5/8 inch rebar found for the northwest corner thereof;

THENCE South 00 degrees 50 minutes 40 seconds East, with the west line of said Plaza Lodging tract, a distance of 437.33 feet to a point for the southeast corner of said Beltline Properties tract, from which a 5/8 inch rebar with cap stamped, "RPLS 4804" found bears South 01 degrees East, a distance of 2.31 feet;

THENCE with the south and west lines of said Beltline Properties tract, the following calls:

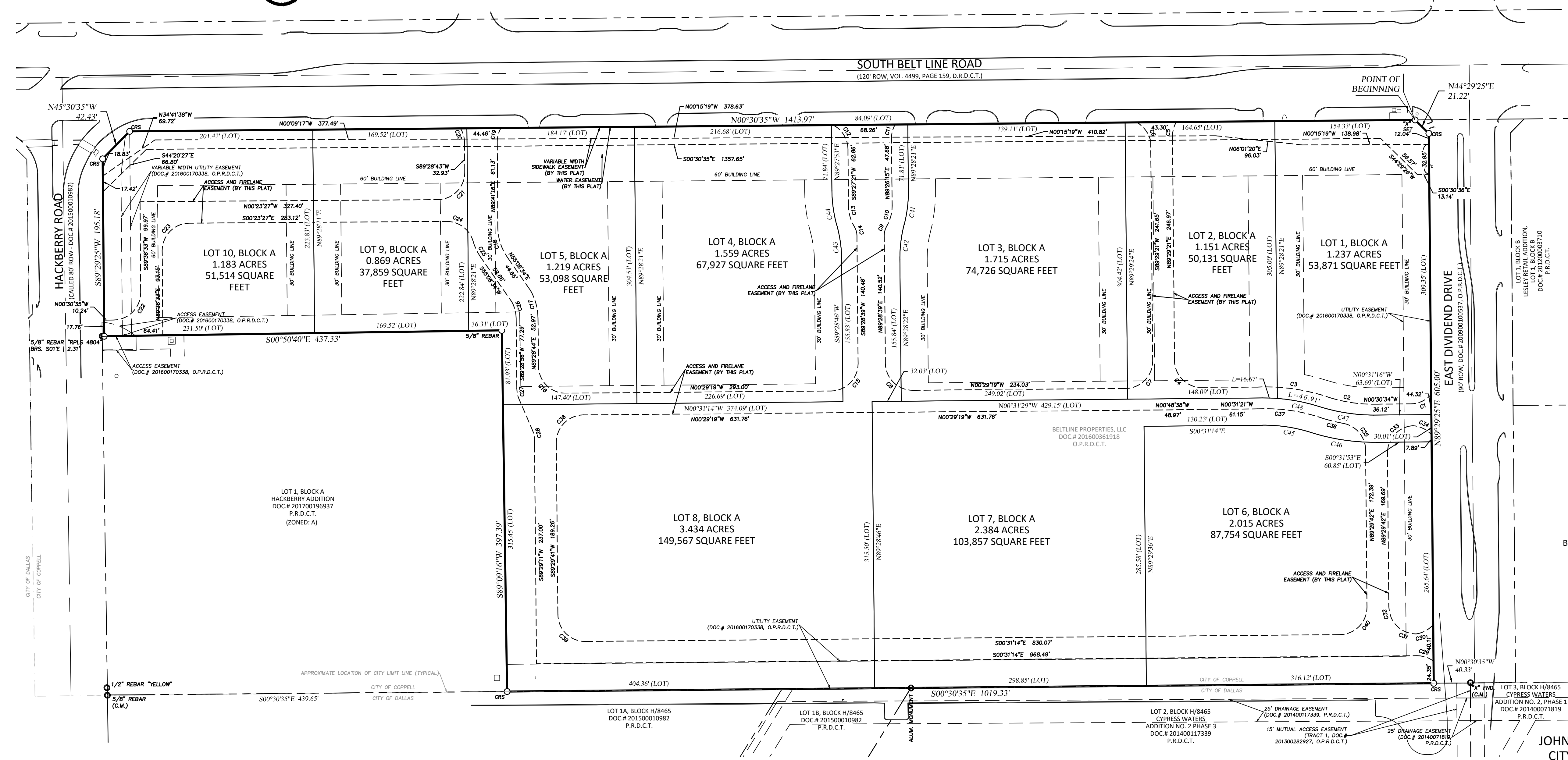
- South 89 degrees 29 minutes 25 seconds West, a distance of 195.18 feet to a capped rebar set;
- North 45 degrees 30 minutes 35 seconds West, a distance of 42.43 feet to a capped rebar set;
- North 00 degrees 30 minutes 35 seconds West, a distance of 1,413.97 feet to the **POINT OF BEGINNING** and enclosing 16.766 acres (730,325 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, BELTLINE PROPERTIES, LLC, owners, do hereby adopt this plat designating the above described property as **PRELIMINARY PLAT OF VICTORY AT COPPELL ADDITION, LOTS 1-10, BLOCK A**, a subdivision in the City of Coppell, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS my hand this the ____ day of _____, 20____

BELTLINE PROPERTIES, LLC, Owner
_____, Agent (PRINT NAME/TITLE)



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000136506.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0165K, with an effective date of July 7, 2014, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

SURVEYOR
John H. Barton III
Barton Chapa Surveying, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

ENGINEER
Patrick Filson
Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

OWNER
Beltline Properties, LLC
1159 Cottonwood Lane
Irving, TX 75038

**PRELIMINARY PLAT
VICTORY AT COPPELL
LOTS 1-10, BLOCK A
A TRACT SITUATED IN THE
JOHN L. WHITMAN SURVEY, ABSTRACT #1521
CITY OF COPPELL, DALLAS COUNTY, TEXAS**



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NO. 2021.001.201

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
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DATE	SUMMARY

DATE	SUMMARY

DATE	SUMMARY

DATE	SUMMARY

SHEET: