

V:\WRD SITE NOs\D57372 - 413 East Belt Line Road - Coppell\Drawings

STATE OF TEXAS	§
COUNTY OF	§
BEFORE ME, the undersig	•

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	46.78'	30.00'	089 ° 20'17"	N44 ° 57'29"W	42.18'
C2	84.82'	54.00'	090°00'00"	N44*42'40"E	76.37'
C3	84.82'	54.00'	090 ° 00'03"	S45 ° 17'18"E	76.37'
C4	34.88'	30.00'	066 ° 37'15"	S33 ° 35'55"E	32.95'
C5	14.79'	30.00'	028*15'09"	N31°27'16"W	14.64'
C6	19.63'	66.00'	017*02'22"	N08 * 48'31"W	19.56'
C7	47.12'	30.00'	090 ° 00'00"	N44 ° 42'40"E	42.43'
C8	16.52'	44.00'	021 ° 30'44"	N78 * 57'18"E	16.42'
C9	16.75 '	36.87'	026 ° 01'52"	N77 * 50'06"E	16.61'

Line Data Table				
Line #	Distance	Bearing		
L1	1.51'	N17 ° 19'42"W		
L2	21.60'	N00°17'20"W		
L3	2.25'	N17 ° 19'42"W		
L4	21.60'	N00°17'20"W		
L5	24.00'	N00°17'20"W		

DALLAS AREA RAPID TRANSIT D.R.D.C.T.

VOL. 91008, PG. 1341

/2" RFBAR

) (C.M.)

20' SWBT EASEMENT VOL. 85226, PG. 4479 D.R.D.C.T.

10' SETBACK LINE -VOL. 85226, PG. 4479 D.R.D.C.T.

30' UTILITY EASEMENT ~VOL. 85226, PG. 4479 D.R.D.C.T.

REBAR WITH ALUMINUM DISK

HENNESSEY OUND (C.M.)

POINT OF

10' SETBACK LINE

D.R.D.C.T.

10' UTILITY EASEMENT DOC. NO. 200600159913-D.R.D.C.T.

DOC. NO. 20090027

BEGINNIN

10' SETBACK LINE

0.P.R.D.C.1

L=47.12'. R=30.00'

N44'42'40"E~42.43'

L=47.12', R=30.00'

S45°17'18"E~42.43'

∆=090°00'03"-

∆=090°00'00"

ENGINEER LANGAN 8951 Cypress Waters Boulevard, Suite 150 Dallas, Texas 75019

OWNER/DEVELOPER Bridge Investment Group 2000 McKinney Street, Suite 2075 Dallas, Texas 75201



DRAWN BY: G.L.C. DATE: 07/12/2022 CHECKED BY: M.P. JOB NO.: D57372 Last Revision Date: 08/05/2022

MINOR PLAT **BLP E BELT LINE** ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A Being 10.519 Acres Situated in the McKinney and Williams Survey, Abstract Number 1054 City of Coppell, Dallas County, Texas -- 2022 --

APPROVED AND ACCEPTED:

Chairman, Planning and Zoning Commission City of Coppell, Texas

Date

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of BLP E BELTLINE ROAD DEVELOPMENT ADDITION, an addition to 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 and upon said plat, and said Chairman to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this day of , A.D., 20

Planning and Zoning Commission Secretary, City of Coppell, Texas