

VICINITY MAP: NOT TO SCALE

Line Table		
Line #	Length	Direction
L1	29.93'	N 00°14'35" W
L2	10.54'	N 21°27'05" E
L3	208.96'	S 00°00'00" E
L4	182.83'	S 00°00'00" E
L5	274.88'	S 89°59'59" E
L6	5.15'	S 00°13'31" E
L7	12.75'	N 13°58'14" W
L8	448.88'	N 00°00'00" E
L9	28.75'	N 00°14'35" W
L10	31.32'	N 00°14'35" W
L11	393.35'	N 00°00'00" E
L12	181.25'	S 89°59'59" E
L13	530.12'	S 00°00'00" E
L14	6.14'	N 21°27'06" E
L15	75.23'	N 27°34'01" E
L16	76.13'	S 27°34'01" W
L17	251.20'	S 00°00'00" E
L18	206.25'	N 90°00'00" E
L19	196.27'	N 90°00'00" W

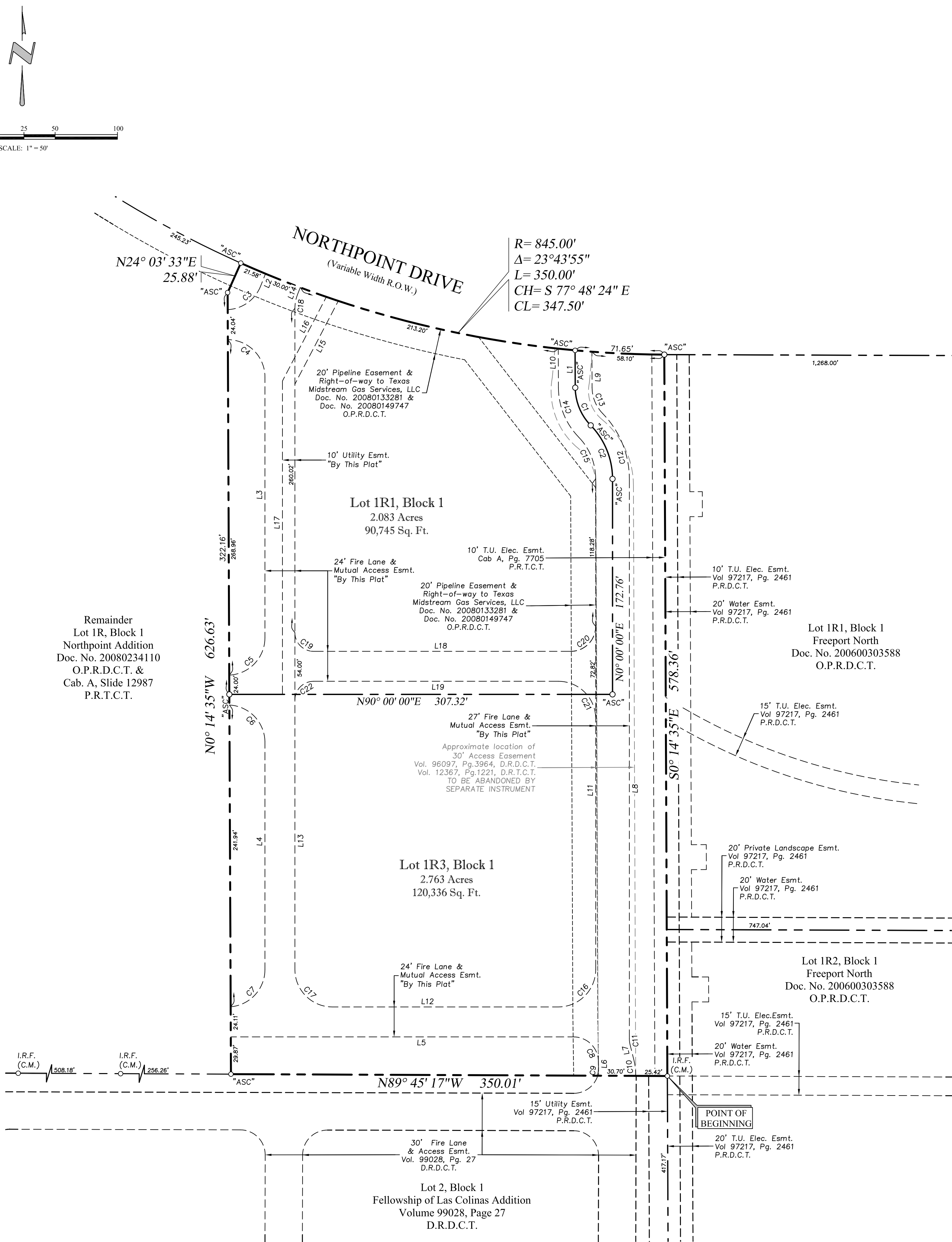
Curve Table					
Curve #	Radius	Arc	Delta	Chord	Distance
C1	43.50'	33.49'	44°06'20"	S 22°17'45" E	32.67'
C2	61.50'	47.53'	44°16'39"	N 22°10'28" W	46.35'
C3	30.00'	34.42'	65°44'05"	N 54°19'08" E	32.56'
C4	30.00'	46.94'	89°38'44"	N 44°45'04" W	42.29'
C5	30.00'	45.76'	87°23'36"	N 43°41'50" E	41.45'
C6	30.00'	44.92'	85°47'13"	N 44°19'25" W	40.84'
C7	30.00'	44.63'	85°14'03"	N 42°37'03" E	40.63'
C8	20.00'	31.34'	89°46'28"	N 45°06'45" W	28.23'
C9	20.00'	6.15'	17°36'44"	N 08°21'46" E	6.12'
C10	47.00'	12.64'	15°24'37"	N 06°18'44" W	12.60'
C11	20.00'	4.88'	13°58'14"	S 06°59'07" E	4.86'
C12	75.01'	57.97'	44°16'39"	N 22°10'17" W	56.54'
C13	30.01'	23.10'	44°06'20"	S 22°18'14" E	22.54'
C14	56.99'	43.87'	44°06'20"	S 22°17'30" E	42.79'
C15	47.99'	37.09'	44°16'39"	N 22°10'46" W	36.17'
C16	30.00'	47.14'	90°01'20"	N 44°59'21" E	42.43'
C17	30.00'	47.12'	89°59'59"	S 44°59'59" E	42.43'
C18	30.00'	11.23'	21°27'05"	S 10°43'33" W	11.17'
C19	15.00'	23.56'	90°00'00"	S 45°00'00" E	21.21'
C20	20.00'	31.42'	89°59'49"	N 45°00'02" E	28.28'
C21	30.00'	45.96'	87°46'41"	N 46°06'40" W	41.60'
C22	15.00'	23.56'	90°00'00"	S 45°00'00" W	21.21'

LEGEND

ROW - RIGHT-OF-WAY	O	PROPERTY CORNER
CM - CONTROL MONUMENT	—	BOUNDARY
ASC - ARTHUR SURVEYING COMPANY	—	INTERIOR BOUNDARY
IRF - 1/2" IRON ROD FOUND	—	ADJOWNER
IRS - 1/2" IRON ROD WITH YELLOW CAP	—	EASEMENT
STAMPED "ARTHUR SURVEYING COMPANY" (ASC) SET		

NOTES

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Map No. 48113C0135K, Community Panel No. 480170 0135 K, present effective date of map July 7, 2014, herein property is situated within Zone X (unshaded).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company" (ASC).
- Bearings shown hereon are based on State Plane Coordinate System, North American Datum of 1983 (US Feet), Texas North Central Zone (4202) with a combined scale factor of 1.00015063.
- 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.
- No concentrated drainage shall be directed at downstream lots.



Franchise Note

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.

State of Texas §
County of Denton §

Owner's Certificate and Dedication

WHEREAS The Northpoint Hotel Group, LLC are the owners of all that certain lot, tract or parcel of land situated in the J. Gibson Survey, Abstract Number 1716, City of Coppell, Dallas County, Texas, and being all of called 4.846 acre tract of land described to Northpoint Hotel Group, LLC, by deed recorded in Document Number 201600131125, Official Public Records, Dallas County, Texas, and being a portion of Lot 1R, Block 1, Northpoint Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map or plat thereof recorded under Document Number 20080234110, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the southeast corner of said Lot 1R, being the northeast corner of Lot 2, Block 1, Fellowship of Las Colinas Addition, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 99028, Page 27 of the Map Records of Dallas County, Texas, and being in the west line of Lot 1R2, Block 1, Freeport North, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded under Document Number 200600303588, Official Public Records of Dallas County, Texas;

THENCE North 89 degrees 45 minutes 17 seconds West, with the south line of said Lot 1R and the north line of said Lot 2, a distance of 350.01 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

THENCE North 00 degrees 14 minutes 35 seconds West, over, on and across said Lot 1R, a distance of 626.63 feet to a ½ inch iron rod with a yellow cap stamped (ASC) set for corner;

THENCE North 24 degrees 03 minutes 33 seconds East, a distance of 25.88 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the south line of Northpoint Drive (a variable width right-of-way), and being at the beginning of a non-tangent curve to the left having a radius of 845.00 feet, a central angle of 23 degrees 43 minutes 55 seconds, a chord bearing and distance of South 77 degrees 48 minutes 24 seconds East, 347.50 feet;

THENCE in a southeasterly direction, with the curving south right-of-way line of said Northpoint Drive an arc length of 350.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, same being northeast corner of said Lot 1R, and the northwest corner of Lot 1R1, Block 1 of said Freeport North;

THENCE South 00 degrees 14 minutes 35 seconds East, with the east line of said Northpoint Addition and the west line of said Freeport North, a distance of 578.36 feet to the **POINT OF BEGINNING**, and containing 4.846 acres of land or 211,081 square feet of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents:

That, Northpoint Hotel Group, LLC, does hereby adopt this plat designating the herein described property as Northpoint Addition, Lot 1R1 & Lot 1R3, 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 or 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 ____, 2017.

NAME _____ TITLE _____

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 _____, of _____, 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 ____, 2017.

Notary Public in and for the State of Texas

State of Texas §
County of Denton §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark N. Peoples, 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.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/4/2017

Mark N. Peoples
Registered Professional Land Surveyor
No. 6443

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 _____, of _____, 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 ____, 2017.

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. ____ has been filed with the City of Coppell floodplain administrator on _____, 2017.

Floodplain Administrator _____ Date _____

Approved and Accepted:

Chairman, Planning and Zoning Commission _____ Date _____
City of Coppell, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Northpoint Addition, Lot 1R1 & Lot 1R3, 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., 2017.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

OWNER
Northpoint Hotel Group, LLC
768 Lexington Avenue
Coppell, Tx 75019
Contact: Suki Patel
972-897-4747
(fax) 214-227-7752

APPLICANT/SURVEYOR
Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 P.O. Box 84
Lewisville, Texas 75067 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com

DRAWN BY: MNP DATE: 03/09/2017 SCALE: 1"=50' ASC NO.: 160115-1

REPLAT
NORTHPOINT ADDITION
Lots 1R1 and 1R3, Block 1
Being a replat of a portion of Lot 1R, Block 1
Northpoint Addition ~ Containing 4.846 Acres
J. Gibson Survey, Abstract Number 1716
City of Coppell, Dallas County, Texas

— MARCH 2017 —