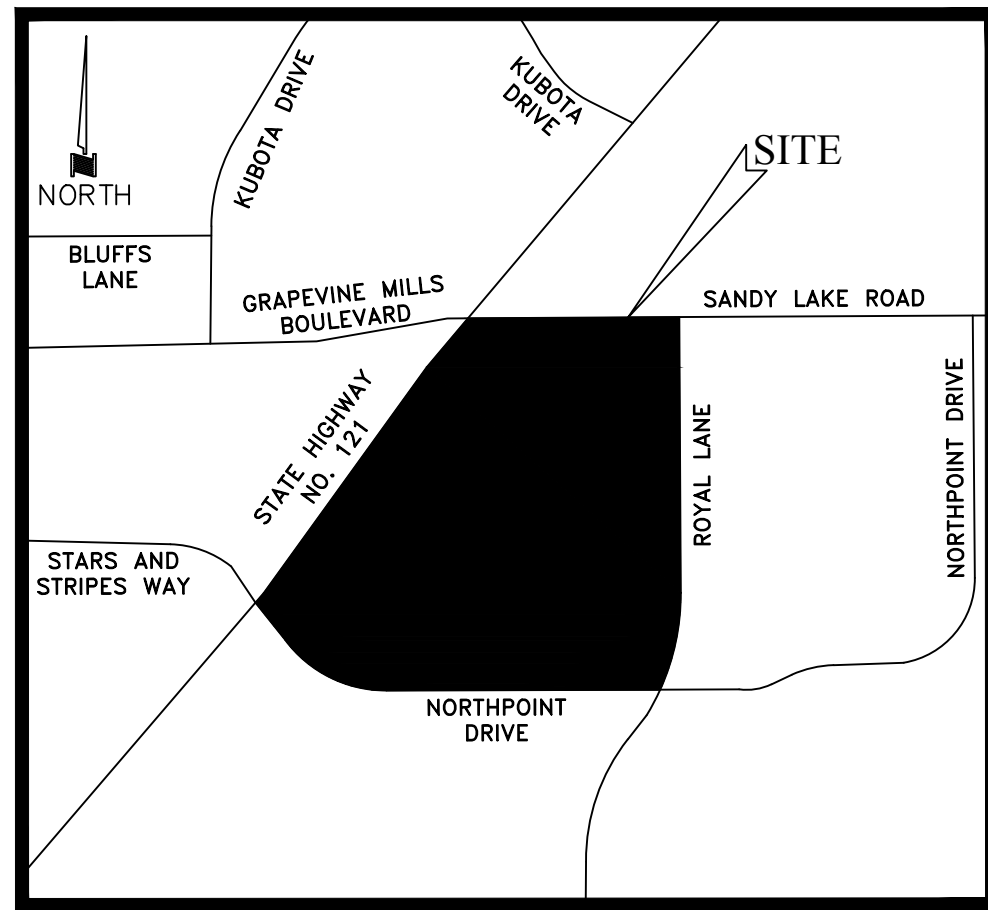


- 1" IRON ROD FOUND
 - TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISK FOUND
 - 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SAM, INC." FOUND
 - 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "HALFF" FOUND
 - 5/8" IRON ROD WITH A YELLOW PLASTIC CAP A YELLOW PLASTIC CAP STAMPED "SAM, LLC" SET
 - 5/8" IRON ROD WITH A YELLOW PLASTIC CAP FOUND
 - ✱ "X" CUT IN CONCRETE SET
- D.R.D.C.T.
O.P.R.D.C.T.
P.R.D.C.T.
P.O.B.
NO.
- DEED RECORDS DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
PLAT RECORDS DALLAS COUNTY, TEXAS
POINT OF BEGINNING
NUMBER

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°34'03"E	10.76'
L2	N00°37'56"W	58.82'
L3	S37°06'53"E	37.66'
L4	N00°38'43"W	84.01'
L5	N90°00'00"E	140.38'
L6	N00°38'43"W	84.01'
L7	N90°00'00"W	169.91'
L8	N59°30'00"W	141.62'
L9	N90°00'00"W	135.75'
L10	S00°00'00"E	278.67'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L11	N90°00'00"E	493.92'
L12	S89°20'35"W	40.00'
L13	N00°39'25"W	20.00'
L14	N89°20'35"E	40.00'
L15	S00°39'25"E	20.00'
L16	N00°39'25"W	18.09'
L17	S89°42'13"W	10.41'
L18	S00°38'43"E	32.75'
L19	S89°42'13"W	10.00'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°14'56"	1008.00'	21.97'	S89°49'03"E	21.97'
C2	83°27'08"	35.00'	50.98'	S49°41'38"E	46.59'
C3	90°38'43"	30.00'	47.46'	S44°40'38"W	42.66'
C4	30°30'00"	40.00'	21.29'	N74°45'00"W	21.04'
C5	30°30'00"	64.00'	34.07'	N74°45'00"W	33.67'
C6	90°00'00"	74.00'	116.24'	S45°00'00"W	104.65'
C7	90°00'00"	64.00'	100.53'	S45°00'00"E	90.51'
C8	89°21'17"	30.00'	46.79'	S45°19'22"E	42.19'
C9	90°38'43"	30.00'	47.46'	S44°40'38"W	42.66'
C10	90°00'00"	40.00'	62.83'	N45°00'00"W	56.57'
C11	90°00'00"	50.00'	78.54'	N45°00'00"E	70.71'
C12	30°30'00"	40.00'	21.29'	S74°45'00"E	21.04'
C13	30°30'00"	64.00'	34.07'	S74°45'00"E	33.67'
C14	89°21'17"	30.00'	46.79'	S45°19'22"E	42.19'
C15	30°30'00"	52.00'	27.68'	N74°45'00"W	27.36'
C16	30°30'00"	52.00'	27.68'	N74°45'00"W	27.36'
C17	90°00'00"	62.00'	97.39'	S45°00'00"W	87.68'
C18	90°00'00"	52.00'	81.68'	S45°00'00"E	73.54'
C19	44°11'12"	40.00'	30.85'	N68°33'07"W	30.09'
C20	52°20'38"	54.00'	49.33'	N64°28'24"W	47.64'
C21	51°59'41"	30.00'	27.22'	N64°17'56"W	26.30'
C22	90°20'56"	30.00'	47.31'	S44°31'45"W	42.56'
C23	84°31'48"	27.61'	40.74'	S53°42'20"W	37.14'
C24	89°39'04"	30.00'	46.94'	N45°28'15"W	42.30'



VICINITY MAP
1"=1000'

STATE HIGHWAY NO. 121
(A VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS
VOLUME 7006, PAGE 993
D.R.D.C.T.

STATE OF TEXAS
VOLUME 87063, PAGE 2461
D.R.D.C.T.

STATE OF TEXAS
VOLUME 88181, PAGE 00102
D.R.D.C.T.

P.O.B.

J. GIBSON SURVEY
ABSTRACT NO. 1715

J. GIBSON SURVEY,
ABSTRACT NO. 1715

J. GIBSON SURVEY
ABSTRACT NO. 1716

J. GIBSON SURVEY
ABSTRACT NO. 1716

LOT 1, BLOCK A
SECURLOCK SMALL
& STORAGE CENTER PARK
VOLUME 2004213, PAGE 1910
D.R.D.C.T.

JESSE MOORE SURVEY
ABSTRACT NO. 968

LOT 1R, BLOCK 1
REPLAT OF LOT 1, BLOCK 1
NORTH LAKE COLLEGE NORTH CAMPUS ADDITION
34.738 ACRES
JESSE MOORE SURVEY, ABSTRACT NO. 968
C.S. DUNNAGAN SURVEY, ABSTRACT NO. 1655
CITY OF COPPELL, DALLAS COUNTY, TEXAS

LOT 1, BLOCK 2
FREEPORT NORTH
VOLUME 98008, PAGE 0010
D.R.D.C.T.

C.S. DUNNAGAN SURVEY
ABSTRACT NO. 1655

FERGUSON REALTY COMPANY
VOLUME 79085, PAGE 2171
D.R.D.C.T.
CALLED 54.769 ACRES

SANDY LAKE ROAD
(A VARIABLE WIDTH
RIGHT-OF-WAY)

(PART 1
VOLUME 2005139, PAGE 438
D.R.D.C.T.)

H2C ENTERPRISES, INC.
INSTRUMENT NO. 20080245836
O.P.R.D.C.T.
CALLED 4.095 ACRES

MLRP 100 ROYAL LIMITED PARTNERSHIP
INSTRUMENT NO. 200503587532
D.R.D.C.T.
CALLED 8.724 ACRES

LIBERTY PROPERTY LIMITED PARTNERSHIP
INSTRUMENT NO. 201300005231
O.P.R.D.C.T.
CALLED 12.69 ACRES

ROYAL LANE
(A VARIABLE WIDTH RIGHT-OF-WAY)

(PART 2, VOLUME 2005139, PAGE 438
AND VOLUME 88118, PAGE 877
D.R.D.C.T.)

APPLICANT/OWNER: DALLAS COUNTY COMMUNITY COLLEGE DISTRICT
1601 S LAMAR STREET
DALLAS, TX 75215
PHONE NO. (214) 378-1500
CONTACT: DR. CHRISTA SLEJKO

SURVEYOR: SURVEYING AND MAPPING
7101 ENVOY CT
DALLAS, TEXAS 75247
PHONE NO.: (214) 631-7888
FAX: (214) 631-7103
EMAIL: SAM@SAM.BIZ

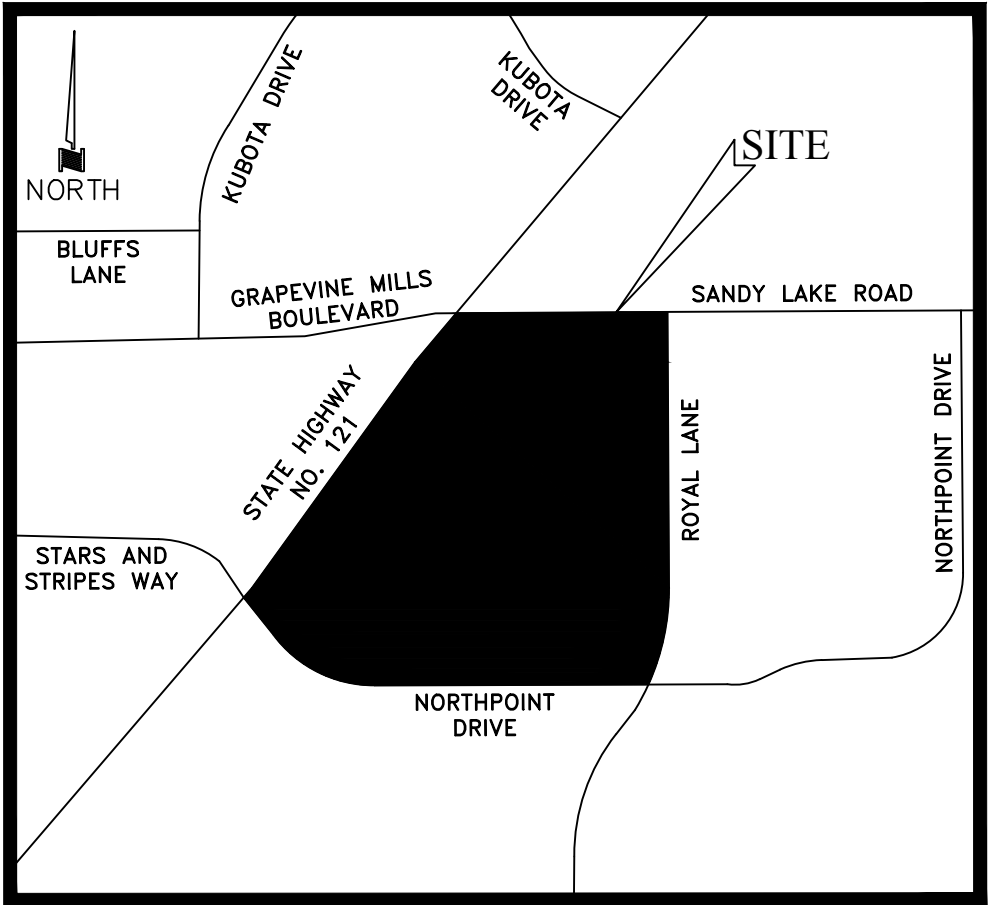


7101 Envoy Ct.
Dallas, Texas 75247
Phone No.: (214) 631-7888
Fax: (214) 631-7103
Email: Sam@sam.biz

PROJECT: DCCCD_NORTH_LAKE_COLLEGE
JOB NUMBER: 45321
DATE: JUNE 2019
SCALE: 1"=100'
SURVEYOR: PR
TECHNICIAN: NAS
DRAWING: 45321-SUBDIVISION-PLAT
FIELDNOTES: N/A
PARTYCHIEF: MF
FIELDBOOKS: 35104

CITY OF COPPELL

REPLAT
NORTH LAKE COLLEGE NORTH CAMPUS ADDITION
LOT 1R, BLOCK 1
34.738 ACRES
ZONED PD-224R2-HC
BEING A REPLAT OF
NORTH LAKE COLLEGE NORTH CAMPUS ADDITION
LOT 1, BLOCK 1
JESSE MOORE SURVEY, ABSTRACT NO. 968
C.S. DUNNAGAN SURVEY, ABSTRACT NO. 1655
CITY OF COPPELL, DALLAS COUNTY, TEXAS
2019



VICINITY MAP
1"=1000'

Notes:

1. Basis of bearings derived from the Texas State Plane Coordinate system, NAD83, North Central Zone.
2. All of the subject tract lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain," as identified by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) as shown on Community Panel No. 48113C0135K, Dated July 7, 2014 for the City of Coppell, Texas and incorporated areas.
3. Subject area is not within a special flood hazard area according to the Department of Housing and Urban Development Federal Insurance Admin Rate Map 48113C 0135K, effective 7/7/14.

FRANCHISE UTILITY NOTE

I, Paul Rust, 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.

Paul Rust

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 Replat of North Lake College, North Campus Addition, an Addition to the City of Coppell, was submitted to the Planning and Zoning Commission on the _____ day of _____, 2019, 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/her name as herein above subscribed.

Witness my hand this _____ day of _____, A.D. 2019

Planning and Zoning Commission Secretary
City of Coppell, Texas

"Floodplain Development Permit Application No. _____ has been filed with the City of Coppell Floodplain Administrator on _____, 2019."

Floodplain Administrator Date

STATE OF TEXAS §

COUNTY OF DALLAS §

CITY OF COPPELL §

WHEREAS, Dallas County Community College District is the owner of a tract of land located in Lot 1, Block 1 of the North Lake College, North Campus Addition, an addition to the City of Coppell according to the plat thereof recorded in Instrument No. 20080036685 of the Plat Records, Dallas County, Texas (P.R.D.C.T.), same being in the Jesse Moore Survey, Abstract No. 968 and the C.S. Dunnagan Survey, Abstract No. 1655, in the City of Coppell, Texas, being the remainder of that certain called 37.038 acre parcel described in a deed to the Dallas County Community College District as recorded in Volume 2005146, Page 06788 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows (**bearings referenced to the City of Coppell Geodetic Control Network, Stations 1 and 2**):

BEGINNING, at a 5/8-inch iron rod with a yellow plastic cap found on the southeast right-of-way line of State Highway No. 121 (variable width right-of-way) for the most westerly northwest corner of said Lot 1, Block 1, same being in the east line of Lot 1, Block A, Securlock Small Business Park & Storage Center Addition, an Addition to the City of Coppell according to the plat thereof recorded in Volume 2003213, Page 1910, D.R.D.C.T.;

THENCE northeasterly with the lines common to said Lot 1, Block 1 and to State Highway No. 121 as follows:

North 37°40'20" East, a distance of 506.25 feet to a Texas Department of Transportation (TxDot) Right-of-Way monument with an aluminum disk found for an angle corner;

North 37°48'38" East, a distance of 205.27 feet to a TxDot Right-of-Way monument with an aluminum disk found for an angle corner;

North 42°29'21" East, a distance of 87.95 feet to a TxDot Right-of-Way monument with an aluminum disk found for an angle corner;

North 37°40'51" East, a distance of 318.27 feet to a TxDot Right-of-Way monument with an aluminum disk found for the most northerly northwest corner of said Lot 1, Block 1;

North 78°15'00" East, a distance of 296.34 feet to a TxDot Right-of-Way monument with an aluminum disk found for an angle corner;

North 87°56'38" East, a distance of 202.05 feet to a TxDot Right-of-Way monument with an aluminum disk found for the southeast corner of the intersection of State Highway No. 121 and Sandy Lake Road (variable width right-of-way) at the beginning of a curve to the right;

THENCE easterly with the south right of way for Sandy Lake Road as follows:

Along said curve to the right, having a radius of 1,008.00 feet, a central angle of 01°14'56", an arc distance of 21.97 feet, and a chord of South 89°49'03" East, 21.97 feet to a 5/8-inch iron rod with a yellow plastic cap marked "SAM, Inc." found for end of said curve;

North 89°30'35" East, a distance of 166.00 feet to an "X" cut in concrete set for the beginning of a curve to the right, being the westerly southwest corner for the intersection of Sandy Lake Road and Royal Lane (variable width right of way);

Along said curve to the right, having radius of 35.00 feet, a central angle of 83°27'08", an arc distance of 50.98 feet, and a chord of South 49°41'38" East, 46.59 feet to a 5/8-inch iron rod with a yellow plastic cap marked "SAM, LLC" set for the end of said curve, being the southerly southwesterly corner for said intersection;

THENCE southerly with the west right of way for Royal Lane as follows:

South 00°35'36" East, a distance of 199.24 feet to a 5/8-inch iron rod with yellow plastic cap marked "SAM, Inc." found for corner;

North 88°34'03" East, a distance of 10.76 feet to a 5/8-inch iron rod with yellow plastic cap marked "SAM, LLC" set for corner;

South 00°39'25" East, distance of 1,086.45 feet to a 5/8-inch iron rod with yellow plastic cap marked "SAM, LLC" set for the common easterly corner of said Lot 1, Block 1 and Lot 1, Block 2, Freeport North, an Addition to the City of Coppell according to the plat thereof recorded in Volume 98008, Page 10, D.R.D.C.T.;

THENCE South 89°37'35" West with the common line for said Lots, a distance of 1,427.28 feet to a 1/2-inch iron rod with yellow plastic cap marked "HALFF" found for the common westerly corner of said Lots, same being on the east line of the aforesaid Lot 1, Block A, Securlock Small Business Park;

THENCE North 00°37'56" West with said east line, a distance of 58.82 feet to a one-half inch steel rebar found;

THENCE North 00°22'45" West continuing with said east line, a distance of 317.42 feet to the **PLACE OF BEGINNING** and containing 34.738 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, the **DALLAS COUNTY COMMUNITY COLLEGE DISTRICT** do hereby adopt this plat, designating the herein above described property as **NORTH LAKE COLLEGE, NORTH CAMPUS ADDITION**, an addition to the City of Coppell, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys 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 as 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 building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements 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 of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area 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 form 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 at Dallas, Texas, this the _____ day of _____, 2019.

Dallas County Community College District:

By: _____
Dr. Christa Slejko
North Lake College President

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 _____, known to me be the person 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 _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Rust, a Registered Professional Land Surveyor, do hereby declare that I have prepared this plat form 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 USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Paul Rust
Registered Professional Land Surveyor
No. 6003

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 Paul Rust, known to me to be the person 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 _____, 2019.

APPLICANT/OWNER: DALLAS COUNTY COMMUNITY COLLEGE DISTRICT
1601 S LAMAR STREET
DALLAS, TX 75215
PHONE NO. (214) 378-1500
CONTACT: DR. CHRISTA SLEJKO

SURVEYOR: SURVEYING AND MAPPING
7101 ENVOY CT
DALLAS, TEXAS 75247
PHONE NO.: (214) 631-7888
FAX: (214) 631-7103
EMAIL: SAM@SAM.BIZ

PROJECT: DCCCD_NORTH_LAKE_COLLEGE

JOB NUMBER: 45321
DATE: JUNE 2019
SCALE: 1"=100'
SURVEYOR: PR
TECHNICIAN: NAS
DRAWING: 45321-SUBDIVISION-PLAT
FIELDNOTES: N/A
PARTYCHIEF: MF
FIELDBOOKS: 35104

CITY OF COPPELL

REPLAT
NORTH LAKE COLLEGE NORTH CAMPUS ADDITION
LOT 1R, BLOCK 1
34.738 ACRES
ZONED PD-224R2-HC
BEING A REPLAT OF
NORTH LAKE COLLEGE NORTH CAMPUS ADDITION
LOT 1, BLOCK 1
JESSE MOORE SURVEY, ABSTRACT NO. 968
C.S. DUNNAGAN SURVEY, ABSTRACT NO. 1655
CITY OF COPPELL, DALLAS COUNTY, TEXAS
2019