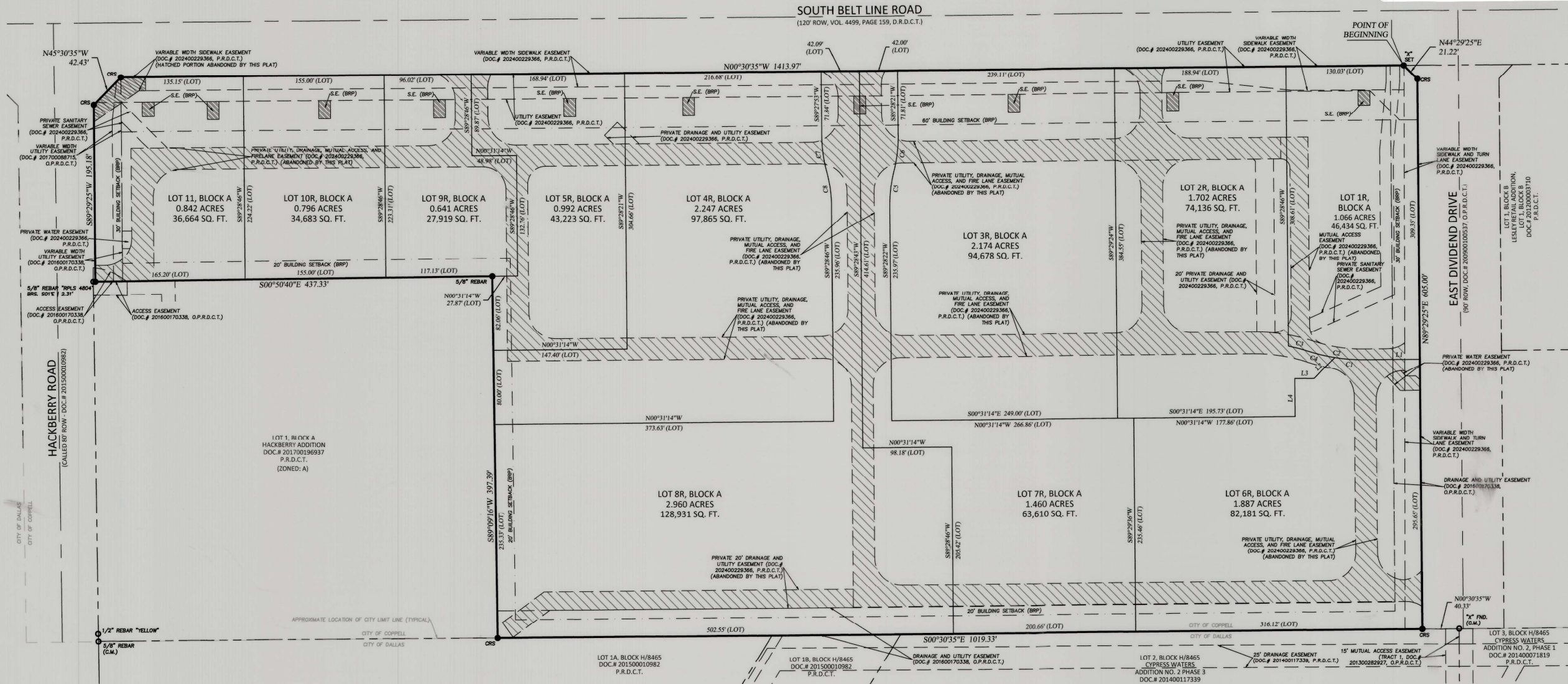


- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET
 - S.E. (BTP) SIGN EASEMENT, BY THIS PLAT
 - S.E. (BRP) SIGN EASEMENT, BY PLAT RECORDED UNDER DOC.# 202400229366

- 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 survey was prepared without the benefit of a commitment for title insurance provided to surveyor, and surveyor has not performed an independent abstract or title search. Therefore, there may exist encumbrances, easements, or other title matters which affect the subject property and are not shown hereon. Surveyor recommends owner/developer perform an ALTA, Category 1A, or other Land Title Survey, with the benefit of a title commitment, prior to any activities for which knowledge of encumbrances or other title matters is necessary.
 - 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).

Filed for Record
in the Official Records Of:
Dallas County
On: 9/12/2025 11:00:36 AM
in the PLAT Records

Doc Number: 2025-202500191908
Number of Pages: 3
Amount: 137.00
Order#: 202509120004007
BY: JH



SURVEY PREPARED BY: KIRKMAN ENGINEERING, L.L.C. 3601 NE
LOOP 820, FORT WORTH, TX 76116-1084

\\bcs-fs-01\public\Survey\2021\2021-1-Victory at Coppell\Drawings

ENGINEER

K3
kirkman
ENGINEERING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
info@trustke.com

SURVEYOR

John H. Barton III
Barton Chapa Surveying, LLC
3601 NE. Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER

Victory Retail Coppell, LLC
2911 Turtle Creek Blvd, Ste 700
Dallas TX 75219

JOB NO. 2021.001.201
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

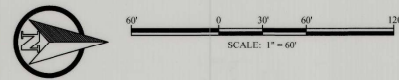
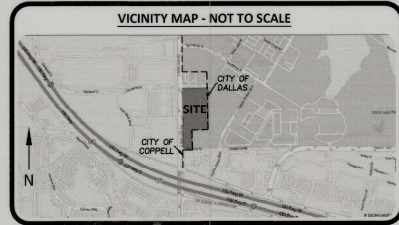
DATE	SUMMARY

SHEET:

PAGE 1 OF 3
(EASEMENT
ABANDONMENT
EXHIBIT & LOT
LAYOUT)

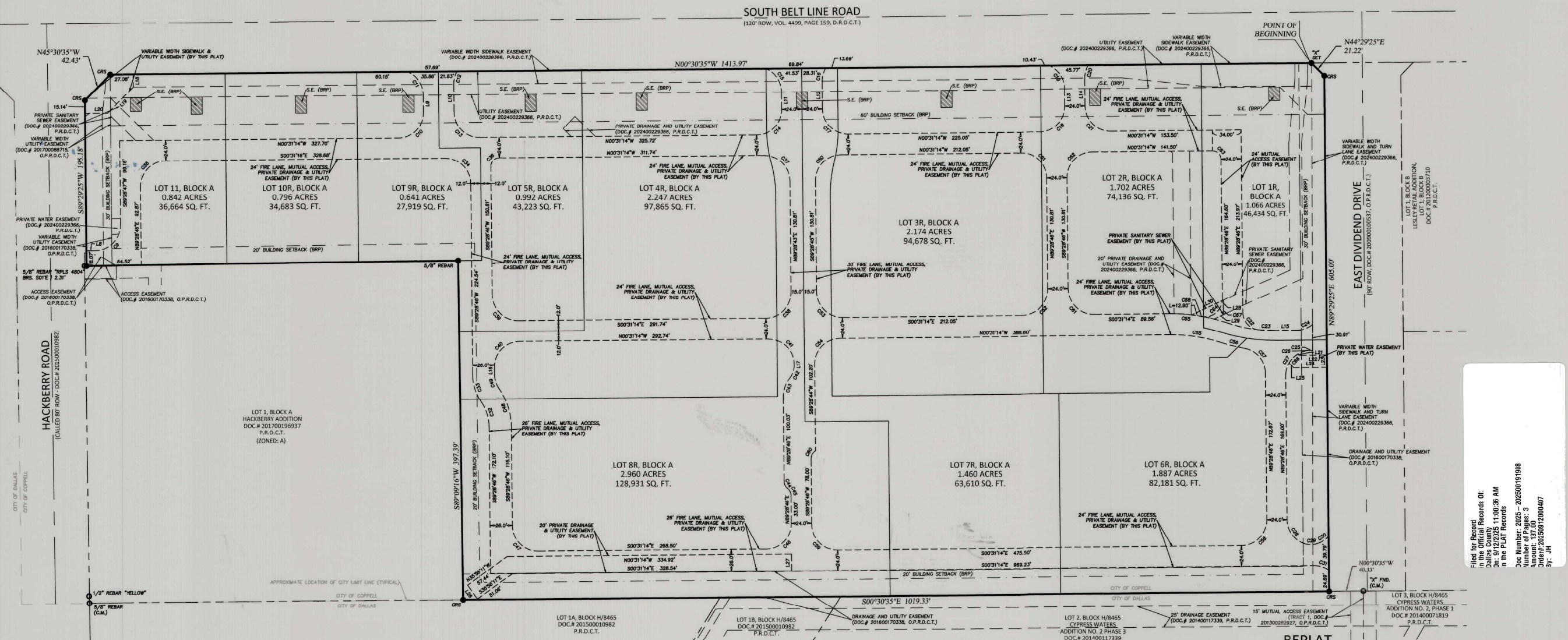
Exhibit A
Page 1 of 3

REPLAT
VICTORY AT COPPELL ADDITION | LOTS 1R-10R & LOT 11, BLOCK A
BEING A REPLAT OF VICTORY AT COPPELL ADDITION RECORDED UNDER DOC.# 202400229366, P.R.D.C.T.
16.766 ACRES SITUATED IN THE JOHN L. WHITMAN SURVEY, ABSTRACT #1521
CITY OF COPPELL, DALLAS COUNTY, TEXAS



- 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
 - S.E. (BTP) SIGN EASEMENT, BY THIS PLAT
 - S.E. (BRP) SIGN EASEMENT, BY PLAT RECORDED UNDER DOC.# 202400229366

LINE DATA TABLE				LINE DATA TABLE				CURVE DATA TABLE						CURVE DATA TABLE						CURVE DATA TABLE					
Line #	Distance	Bearing		Line #	Distance	Bearing		Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
L1	61.03'	N00°30'35"W		L16	9.72'	S89°28'46"W		C1	33.02'	200.00'	009°27'29"	N04°31'10"E	32.98'	C24	19.91'	30.00'	038°01'30"	N19°31'51"W	19.54'	C47	47.12'	30.00'	090°00'00"	S44°28'46"W	42.43'
L2	32.08'	N44°12'40"W		L17	1.00'	N89°28'43"E		C2	63.45'	200.00'	018°10'36"	S08°34'43"W	63.18'	C25	2.96'	30.00'	005°39'39"	S07°37'33"W	2.96'	C48	48.18'	80.00'	034°30'19"	S72°13'36"W	47.45'
L3	21.17'	N00°31'14"W		L18	15.00'	N89°29'25"E		C3	22.33'	200.00'	006°23'45"	N14°28'08"E	22.31'	C26	1.86'	10.00'	010°37'55"	S00°31'14"E	1.85'	C49	18.86'	28.00'	034°30'19"	S72°13'36"W	16.61'
L4	40.71'	S89°28'46"W		L19	43.07'	S45°11'34"E		C4	30.43'	200.00'	008°43'07"	N13°18'28"E	30.40'	C27	44.34'	30.00'	084°41'03"	S48°10'43"E	40.41'	C50	47.12'	30.00'	090°00'01"	N45°31'15"W	42.43'
L5	15.00'	N89°29'25"E		L20	26.46'	S00°11'48"E		C5	38.84'	150.00'	014°50'06"	N83°06'36"W	38.73'	C28	35.79'	30.00'	068°20'52"	N55°18'20"E	33.70'	C51	47.12'	30.00'	090°00'00"	N44°28'46"E	42.43'
L6	7.26'	S00°30'36"E		L21	2.06'	N44°31'52"E		C6	38.84'	150.00'	014°50'06"	N83°06'36"W	38.73'	C29	19.76'	25.00'	045°16'44"	N01°30'28"W	19.25'	C52	47.12'	30.00'	090°00'00"	S45°31'14"E	42.43'
L7	60.22'	S34°41'38"E		L22	32.84'	N00°41'00"W		C7	38.84'	149.71'	014°51'52"	S82°02'50"W	38.73'	C30	13.18'	30.00'	025°09'53"	N36°43'47"W	13.07'	C53	47.12'	30.00'	090°00'00"	S44°28'46"W	42.43'
L8	10.51'	N00°30'35"W		L23	15.00'	N89°29'25"E		C8	38.84'	149.71'	014°51'52"	S82°02'50"W	38.73'	C31	18.67'	30.00'	035°39'12"	S17°18'22"W	18.37'	C54	47.12'	30.00'	090°00'01"	N45°31'16"W	42.43'
L9	20.44'	S89°28'46"W		L24	39.04'	S00°41'00"E		C9	47.13'	30.00'	090°00'38"	N45°30'54"W	42.43'	C32	32.52'	54.00'	034°30'19"	S72°13'36"W	32.03'	C55	61.92'	190.00'	018°40'18"	N08°48'55"E	61.64'
L10	33.20'	N89°28'46"E		L25	8.12'	S44°31'52"W		C10	47.12'	30.00'	090°00'00"	N45°31'14"W	42.43'	C33	32.52'	54.00'	034°30'19"	S72°13'36"W	32.03'	C56	27.18'	190.00'	008°11'46"	N14°03'11"E	27.16'
L11	20.52'	S89°28'46"W		L26	20.00'	S54°03'49"W		C11	34.63'	30.00'	066°08'15"	S56°24'38"W	32.74'	C34	47.12'	30.00'	090°00'02"	S44°28'45"W	42.43'	C57	41.64'	30.00'	079°31'28"	N49°43'02"E	38.38'
L12	32.30'	N89°28'46"E		L27	20.00'	N89°28'46"E		C12	15.32'	30.00'	029°16'04"	S75°53'12"E	15.16'	C35	47.12'	30.00'	089°59'56"	S45°31'14"E	42.43'	C58	47.12'	30.00'	090°00'00"	S45°31'14"E	42.43'
L13	20.46'	S89°28'46"W		L28	9.46'	N89°28'46"E		C13	47.12'	30.00'	090°00'00"	N44°28'46"E	42.43'	C36	15.71'	10.00'	090°00'00"	N45°31'14"W	14.14'	C59	47.12'	30.00'	090°00'00"	S44°28'46"W	42.43'
L14	32.32'	N89°28'46"E		L29	13.07'	S24°00'08"E		C14	47.12'	30.00'	090°00'01"	N45°31'14"W	42.43'	C37	47.12'	30.00'	089°59'57"	N44°28'44"E	42.43'	C60	10.75'	10.00'	061°35'08"	N59°43'40"W	10.24'
L15	27.72'	N00°31'07"W		L30	40.71'	N24°00'08"W		C15	34.26'	30.00'	065°26'02"	S56°45'45"W	32.43'	C38	47.12'	30.00'	090°00'05"	S45°31'14"E	42.43'	C61	47.12'	30.00'	090°00'00"	S44°28'46"W	42.43'
								C16	16.28'	30.00'	031°04'59"	S74°58'45"E	16.08'	C39	47.12'	30.00'	090°00'00"	S44°28'46"W	42.43'	C62	47.12'	30.00'	090°00'00"	N45°31'14"W	42.43'
								C17	47.12'	30.00'	090°00'00"	N44°28'46"E	42.43'	C40	47.12'	30.00'	090°00'00"	N45°31'14"W	42.43'	C63	15.71'	10.00'	090°00'15"	N44°28'53"E	14.14'
								C18	47.12'	30.00'	090°00'00"	N45°31'14"W	42.43'	C41	47.12'	30.00'	089°59'57"	N44°28'44"E	42.43'	C64	35.02'	20.00'	100°19'34"	S40°21'27"E	30.71'
								C19	34.24'	30.00'	065°23'44"	S56°46'54"W	32.41'	C42	17.23'	25.00'	039°29'34"	S70°46'30"E	16.89'	C65	38.57'	214.00'	010°19'34"	S04°38'33"W	38.52'
								C20	16.19'	30.00'	030°54'49"	S75°03'50"E	15.99'	C43	22.75'	33.00'	039°29'31"	S70°46'29"E	22.30'	C66	15.16'	29.97'	028°59'27"	N46°11'29"W	15.00'
								C21	47.12'	30.00'	090°00'00"	N44°28'46"E	42.43'	C44	9.35'	10.00'	053°35'20"	N63°08'31"E	9.02'	C67	6.55'	20.00'	018°46'05"	N80°05'43"E	6.52'
								C22	29.26'	20.00'	083°49'21"	N47°34'05"E	26.72'	C45	9.27'	10.00'	053°07'48"	N62°54'52"E	8.94'	C68	26.88'	214.00'	007°11'44"	S09°56'58"W	26.86'
								C23	17.90'	166.00'	006°10'39"	N02°34'05"E	17.89'	C46	47.12'	30.00'	090°00'00"	S45°31'14"E	42.43'						



Filed for Record
in Dallas County
on: 9/12/2025 11:00:38 AM
in the PLAT Records
Doc Number: 2025-20250019198
Number of Pages: 3
Amount: 197.00
Order#: 20250512000487
34- 34

Exhibit A
Page 2 of 3

REPLAT
VICTORY AT COPPELL ADDITION | LOTS 1R-10R & LOT 11, BLOCK A
BEING A REPLAT OF VICTORY AT COPPELL ADDITION RECORDED UNDER DOC.# 202400229366, P.R.D.C.T.
16.766 ACRES SITUATED IN THE JOHN L. WHITMAN SURVEY, ABSTRACT #1521
CITY OF COPPELL, DALLAS COUNTY, TEXAS

ENGINEER

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
info@trustee.com

SURVEYOR
John H. Barton III
Barton Chapa Surveying, LLC
3601 NE. Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER
Victory Retail Coppell, LLC
2911 Turtle Creek Blvd. Ste 700
Dallas TX 75219

JOB NO.	2021.001.201
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS VICTORY RETAIL COPPELL, 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:

1. South 89 degrees 29 minutes 25 seconds West, a distance of 195.18 feet to a capped rebar set;
2. North 45 degrees 30 minutes 35 seconds West, a distance of 42.43 feet to a capped rebar set;
3. 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, VICTORY RETAIL COPPELL, LLC, does hereby adopt this plat designating the herein described property as VICTORY AT COPPELL ADDITION, LOTS 1R-10R & LOT 11, BLOCK A, 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 wastewater easements shall also include additional areas 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 wastewater 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 5 day of August 2025

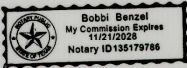
VICTORY RETAIL COPPELL, LLC, Owner

Name/Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tony Benz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, John H. Barton III, 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.

John H. Barton III Registered Professional Land Surveyor No. 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas



Floodplain Development Permit Application No. MA has been filed with the City of Coppell Floodplain Administrator on 9/12/25, 20.

Floodplain Administrator Date

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 ADDITION, LOTS 1R-10R & LOT 11, BLOCK A, an addition in the City of Coppell, was submitted to the Planning and Zoning Commission on the 19 day of June 2025, 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 by signing their name as hereinabove subscribed

Witness my hand this 3 day of September, 2025

Kapri McCee
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, John Gardner 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

John Gardner
Registered Professional Engineer



Filed for Record
in the Official Records Of:
Dallas County
On: 9/12/2025 11:00:36 AM
in the PLAT Records

Doc Number: 2025-202500191908
Number of Pages: 3
Amount: 137.00
Order#: 20250912000407
By: JH

REPLAT

VICTORY AT COPPELL ADDITION | LOTS 1R-10R & LOT 11, BLOCK A
BEING A REPLAT OF VICTORY AT COPPELL ADDITION RECORDED UNDER DOC.# 202400229366, P.R.D.C.T.
16.766 ACRES 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

SHEET: