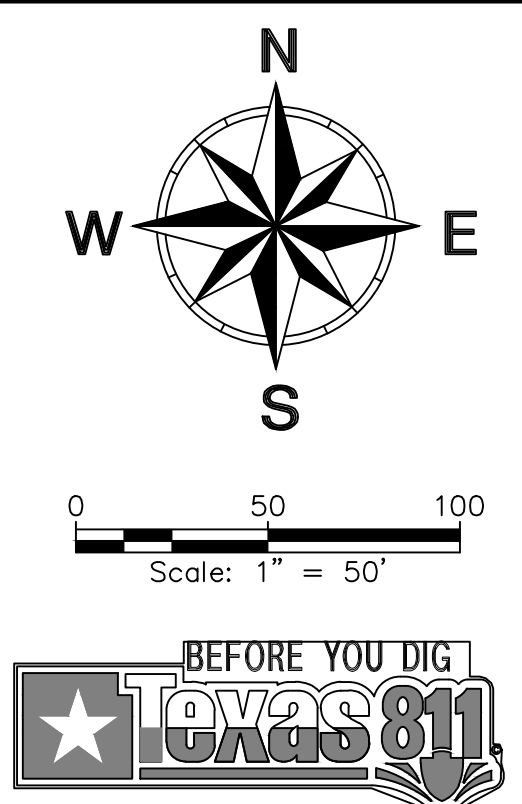
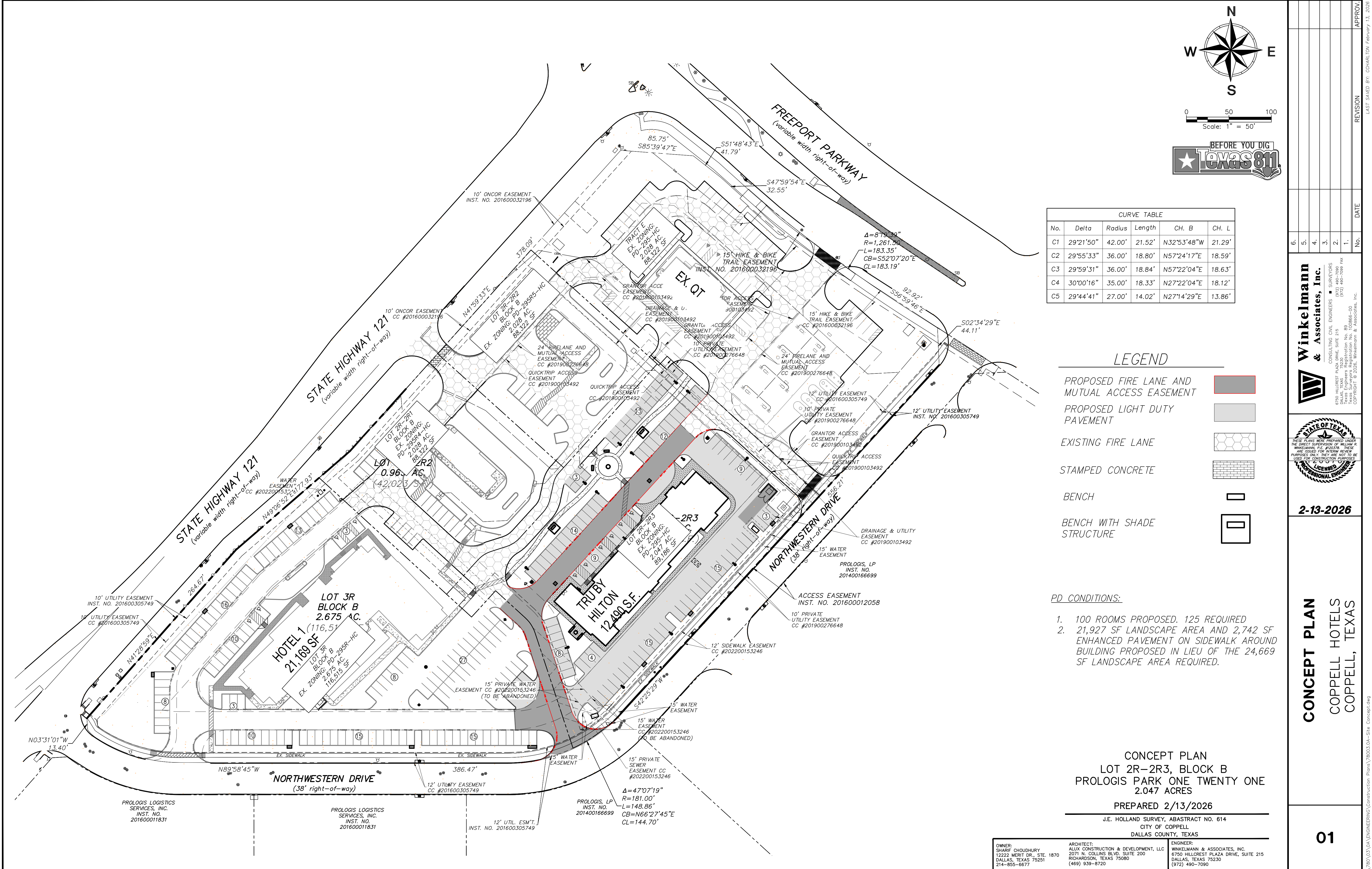




CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	29°21'50"	42.00'	21.52'	N32°53'48"W	21.29'
C2	29°55'33"	36.00'	18.80'	N57°24'17"E	18.59'
C3	29°59'31"	36.00'	18.84'	N57°22'04"E	18.63'
C4	30°00'16"	35.00'	18.33'	N27°22'04"E	18.12'
C5	29°44'41"	27.00'	14.02'	N27°14'29"E	13.86'

LEGEND

PROPOSED FIRE LANE AND MUTUAL ACCESS EASEMENT

PROPOSED LIGHT DUTY PAVEMENT

EXISTING FIRE LANE

STAMPED CONCRETE

BENCH

BENCH WITH SHADE STRUCTURE

- PD CONDITIONS:**
- 100 ROOMS PROPOSED. 125 REQUIRED
 - 21,927 SF LANDSCAPE AREA AND 2,742 SF ENHANCED PAVEMENT ON SIDEWALK AROUND BUILDING PROPOSED IN LIEU OF THE 24,669 SF LANDSCAPE AREA REQUIRED.

CONCEPT PLAN
LOT 2R-2R3, BLOCK B
PROLOGIS PARK ONE TWENTY ONE
2.047 ACRES
PREPARED 2/13/2026
J.E. HOLLAND SURVEY, ABSTRACT NO. 614
CITY OF COPPELL
DALLAS COUNTY, TEXAS

OWNER: SHARIF CHOUDHURY 12222 MERIT DR., STE. 1870 DALLAS, TEXAS 75251 214-855-6677	ARCHITECT: AUXILUX CONSTRUCTION & DEVELOPMENT, LLC 2071 N. COLLINS BLVD. SUITE 200 RICHARDSON, TEXAS 75080 (469) 938-8720	ENGINEER: WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090
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No.

DATE

REVISION

APPROVAL

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
FAX (972) 490-7099

STATE OF TEXAS

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM R. WINKELMANN, P.E. #203078. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER

2-13-2026

CONCEPT PLAN
COPPELL HOTELS
COPPELL, TEXAS

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