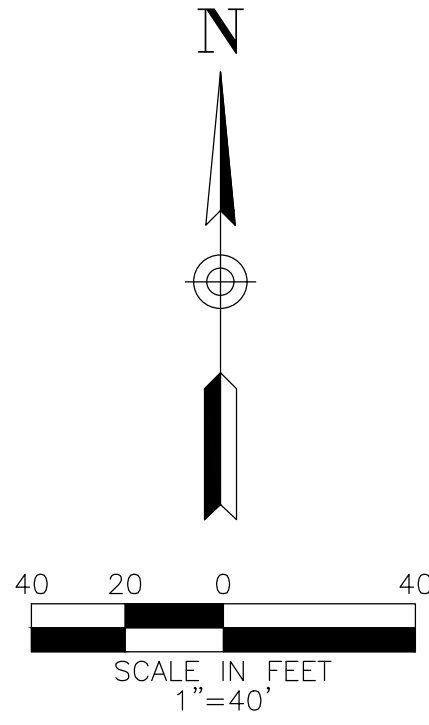


VICINITY MAP
NOT TO SCALE

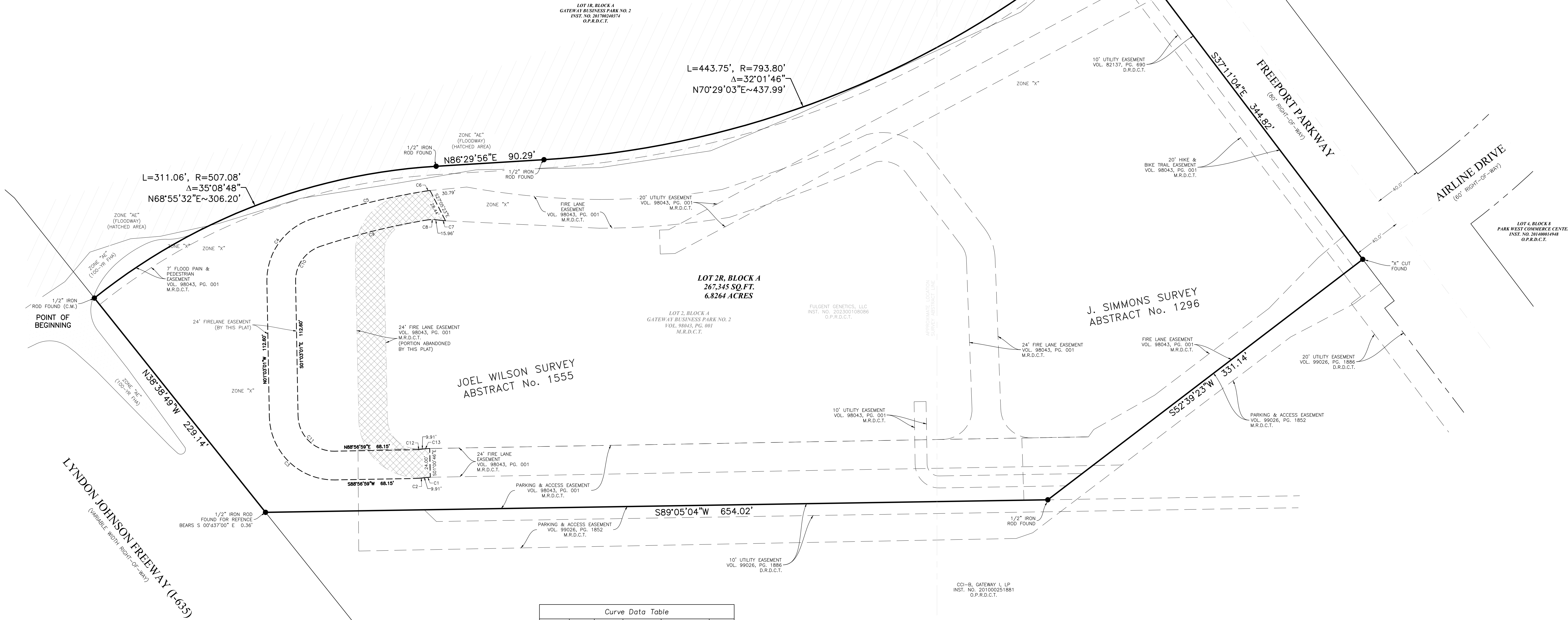


- LEGEND & ABBREVIATIONS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
VOL., PG. VOLUME & PAGE
- FOUND/SET MONUMENT (SEE LABEL)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - CENTER OF RIGHT-OF-WAY
- ABSTRACT LINE
- FLOOD ZONE BOUNDARY
- /// ZONE "AE" (FLOODWAY)
- ▨ ZONE "X" (100 YR)
- ▩ EASEMENT ABANDONED BY PLAT

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.000136506.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to revise easements for proposed development.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- The field work was completed on March 14, 2025.

INTERINSURANCE
EXCHANGE OF THE
AUTOMOBILE CLUB
INST. NO. 201400062617
O.P.R.D.C.T.



LYNDON JOHNSON FREEWAY (I-635)
(VARIABLE WIDTH RIGHT-OF-WAY)

FLOOD NOTES

A portion of the subject property shown hereon lies within the 100 year flood hazard area (Zone AE and Zone AE "Floodway") according to the Flood Insurance Rate Map, Community Panel No. 48113C0135K, dated 07/07/2014. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	4.10'	30.00'	007°49'45"	S85°04'22"W	4.10'
C2	7.34'	54.00'	007°47'30"	S85°03'14"W	7.34'
C3	84.82'	54.00'	090°00'00"	N46°03'01"W	76.37'
C4	68.52'	54.00'	072°42'21"	N35°18'10"E	64.02'
C5	99.02'	618.50'	009°10'22"	N76°14'31"E	98.91'
C6	3.34'	50.00'	003°49'46"	N82°44'35"E	3.34'
C7	6.16'	54.00'	006°32'11"	N83°58'35"W	6.16'
C8	9.85'	30.00'	018°48'14"	S89°53'23"W	9.80'
C9	91.64'	594.50'	008°49'56"	S76°04'18"W	91.55'
C10	38.07'	30.00'	072°42'32"	S35°18'10"W	35.57'
C11	47.12'	30.00'	090°00'00"	S46°03'01"E	42.43'
C12	4.08'	30.00'	007°47'30"	N85°03'14"E	4.08'
C13	7.38'	54.00'	007°49'45"	N85°04'22"E	7.37'

ENGINEER
TRIANGLE ENGINEERING, LLC
1782 W. MCDERMOTT DRIVE
ALLEN, TX 75013

OWNER
FULGENT GENETICS, LLC
4399 SANTA ANITA AVE.
EL MONTE, CA 91731

SURVEYOR
TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 08/11/25 Drawn By: ER Project No.: TR-84-25

REPLAT
GATEWAY BUSINESS PARK NO. 2
LOT 2R, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK A OF GATEWAY
BUSINESS PARK NO. 2, RECORDED IN
VOLUME 98043, PAGE 001, M.R.D.C.T.
BEING 6.8264 ACRES
OUT OF THE JOEL WILSON SURVEY,
ABSTRACT NO. 1555 & THE J. SIMMONS SURVEY,
ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS
PROPOSED LOTS: 1

PREPARED: AUGUST 2025