

FIRE LANE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
FL1	N42°21'27"E	26.00'
FL2	S47°38'33"E	12.15'
FL3	N17°08'03"E	141.79'
FL4	S72°51'57"E	24.00'
FL5	S17°08'03"W	107.12'
FL6	S72°51'57"E	370.79'
FL7	N83°54'56"E	73.40'
FL8	S00°34'51"E	31.52'
FL9	S83°54'56"W	66.47'
FL10	N72°51'57"W	366.25'
FL11	N72°51'57"W	2.97'
FL12	S77°42'08"W	41.74'
FL13	N47°38'33"W	12.15'

FIRE LANE CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
FC1	10°59'04"	184.00'	35.28'	S53°08'04"E
FC2	11°59'12"	89.00'	18.62'	S64°37'12"E
FC3	27°35'19"	184.00'	88.60'	S84°24'28"E
FC4	64°39'49"	30.00'	33.86'	N49°27'58"E
FC5	90°00'00"	30.00'	47.12'	S27°51'57"E
FC6	23°13'08"	30.00'	12.16'	S84°28'31"E
FC7	31°41'29"	182.99'	101.21'	N68°08'45"E

FIRE LANE CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
FC8	26°27'52"	208.99'	96.53'	S70°45'16"W
FC9	23°13'08"	65.00'	26.34'	N84°28'31"W
FC10	29°25'56"	30.00'	15.41'	N87°34'54"W
FC11	31°41'04"	210.00'	116.13'	N86°27'20"W
FC12	11°59'12"	115.00'	24.06'	N64°37'12"W
FC13	10°59'04"	210.00'	40.26'	N53°08'04"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°31'44"E	20.00'
L2	S81°47'50"W	31.83'
L3	S42°25'01"E	29.76'
L4	S47°32'34"E	60.00'
L5	N42°27'26"E	37.21'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	0°58'47"	1150.00'	20.00'	S60°56'04"E

Plan Summary Table

Zoned: Light Industrial  
Total Acreage: 6.561  
Number of Lots: 1  
Number of Phases: 1  
Acreage in City of Lewisville: 4.433 ac.  
Acreage in City of Coppell: 2.128 ac.

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Denton County, Texas, Incorporated Areas, Panel 685 of 750, Map Numbers 48121C0685G, Map Revised Date: April 18, 2011, the subject property is located in:

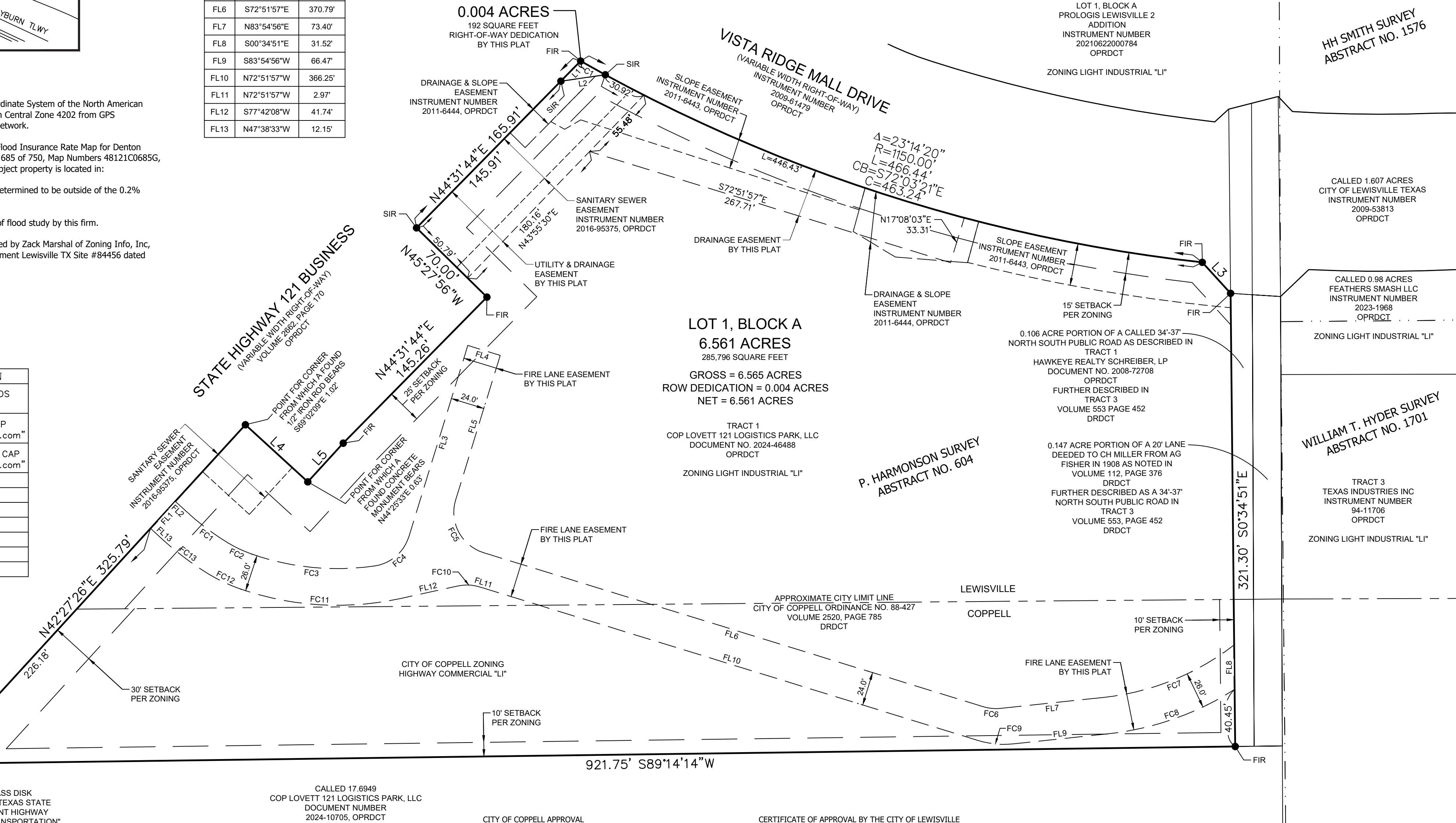
Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

3. Zoning information from report prepared by Zack Marshal of Zoning Info, Inc, Zoning Analyst for Lovett Coppell Development Lewisville TX Site #84456 dated January 18, 2024.  
Current zoning classification  
Lewisville: "LI" - Light Industrial  
Coppell: "LI" Light Industrial

4. Initial Submittal Date: 5/21/2024  
Second Submittal Date: 6/12/2024  
Resubmittal Date: 7/1/2024

LEGEND	
SYMBOL	DESCRIPTION
OPRDC	OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
FIR	FOUND IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
L =	ARC LENGTH
AC	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING



SURVEYOR'S CERTIFICATE

THAT, I, DESIRÉE L. HURST, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Lewisville and the City of Coppell, Texas.

Desirée L. Hurst Date  
Registered Professional Land Surveyor No. 6230

STATE OF TEXAS ~  
COUNTY OF Tarrant~

Before Me, the undersigned authority, on this day personally appeared Desirée L. Hurst 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

CITY OF COPPELL APPROVAL

Approved and Accepted:

Eddie Haas, Chairman  
Planning Zoning Commission  
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 \_\_\_\_, Lot \_\_\_\_, Block \_\_\_\_, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_, 2024, 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., 2024

Planning & Zoning Commission Secretary  
City of Coppell, TX

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the foregoing plat of \_\_\_\_, Lot \_\_\_\_, Block \_\_\_\_, as shown hereon.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CITY MANAGER OR DESIGNEE OF THE CITY OF LEWISVILLE, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_, 2024.

APPROVED

Karen Locke, Chair, Planning and Zoning Commission

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the LOVETT ADDITION, LOT 1, BLOCK A, an Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the \_\_\_\_ day of \_\_\_\_, 20\_\_ and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness by my hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Thomas Harris III, City Secretary  
City of Lewisville, Texas

FLOODPLAIN APPROVAL  
Floodplain Development Permit Application No. \_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_, 2024.

Floodplain Administrator Date

FRANCHISE UTILITY APPROVAL

"I, \_\_\_\_ (Surveyor or Engineer), verify that all franchise utilities have been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown"

OWNER/DEVELOPER:

COP LOVETT 121  
LOGISTICS PARK, LLC  
401 FRANKLIN STREET, SUITE 2555  
HOUSTON, TX 77002  
PHONE: 713.212.1560

SURVEYOR:

YAZEL PEEBLES &  
ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 817.268.3316

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, COP LOVETT 121 LOGISTICS PARK, LLC, is the owner of a 6.565 acre tract of land situated in the Peter Harmonson Survey, Abstract No. 604, City of Lewisville and the City of Coppell, Denton County, Texas and being a tract of land described as Tract 1 in Special Warranty Deed to COP LOVETT 121 LOGISTICS PARK, LLC, recorded in Document Number 2024-46488 of the Official Public Records of Denton County, Texas (OPRDCT), said 6.565 acre tract as determined from a survey by Desirée L. Hurst, RPLS 6230 on November 15, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000150630) being more particularly described as follows:

Beginning at a found brass disk stamped "TEXAS STATE DEPARTMENT HIGHWAY PUBLIC TRANSPORTATION" in concrete, having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7047498.9 and Easting 2426793.5, at the southwest corner of said Tract 1, the northwest corner of a called 17.6949 acre tract of land to COP LOVETT 121 LOGISTICS PARK, LLC, recorded in Document Number 2024-10705, OPRDCT and the Southeast right-of-way line of State Highway No. 121, a variable width right-of-way, recorded in Volume 2662, Page 170 DRDCT and Volume 1988, Page 395 DRDCT;

THENCE with the Southeast right-of-way line of said State Highway No. 121 recorded in Volume 2662, Page 170 the following six (6) courses and distances:

- North 42°27'26" East, a distance of 325.79 feet to a point from a found 1/2" iron rod bears South 69°02'09" East a distance of 1.02 feet;
- South 47°32'34" East, a distance of 60.00 feet to a point from which a found disturbed concrete monument bears North 44°25'33" East, a distance of 0.63 feet;
- North 42°27'26" East, a distance of 37.21 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";
- North 44°31'44" East, a distance of 145.26 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";
- North 45°27'56" West, a distance of 70.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
- North 44°31'44" East, a distance of 165.91 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the intersection of said Southeast right-of-way line of State Highway No. 121 and the South right-of-way line of Vista Ridge Mall Drive, a variable width right-of-way, recorded in Instrument Number 2009-61479 OPRDCT and at the beginning of a non-tangent curve to the left having a radius of 1,150.00 feet;

THENCE Easterly along said South right-of-way line and said curve to the left through central angle of 23° 14' 20" and arc distance of 466.44 feet and a chord bearing and distance of South 72° 03' 21" East, 463.24 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";

THENCE South 42°25'01" East, continuing along said South right-of-way line, a distance of 29.76 feet to a found 1/2" iron rod with cap stamped "ypassociates.com in the West line of a 34 foot to 37 foot wide North South Public road as described in said Tract 3;

THENCE South 0°34'51" East, along said west line of said 34 foot to 37 foot wide North South Public road, a distance of 321.30 feet to a found 1/2" iron rod with cap stamped "ypassociates.com at the southeast corner of said Tract 1 and the northeast corner of said called 17.6949 acre tract;

THENCE South 89°14'14" West, with the south line of said Tract 3 and the north line of said called 17.6949 acre tract, a total distance of 921.75 feet to the POINT OF BEGINNING and containing 6.565 acres of land, more or less.

Now therefore, know all persons by these presents:

That COP LOVETT 121 LOGISTICS PARK, LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as LOVETT ADDITION, LOT 1, BLOCK A an addition to the City of Lewisville and City of Coppell, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and City of Coppell, and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. The City of Lewisville and City of Coppell and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and the City of Lewisville and City of Coppell and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights, manholes and clean outs) is hereby granted to the City of Lewisville and City of Coppell for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances. Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lewisville and City of Coppell, Texas.

COP LOVETT 121 LOGISTICS PARK, LLC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS ~  
COUNTY OF \_\_\_\_\_~

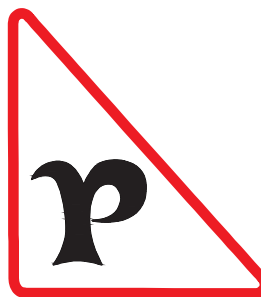
Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

FINAL PLAT  
LOVETT ADDITION  
LOT 1, BLOCK A  
6.565 ACRES

LIGHT INDUSTRIAL "LI" ZONING  
SITUATED IN THE P. HARMONSON SURVEY  
ABSTRACT NUMBER 604  
An Addition to the  
CITY OF LEWISVILLE AND  
CITY OF COPPELL  
DENTON COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC  
P.O. Box 210097 817.268.3316 yassociates.com TBPELS 10194022  
Bedford, TX 76095 info@yassociates.com  
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