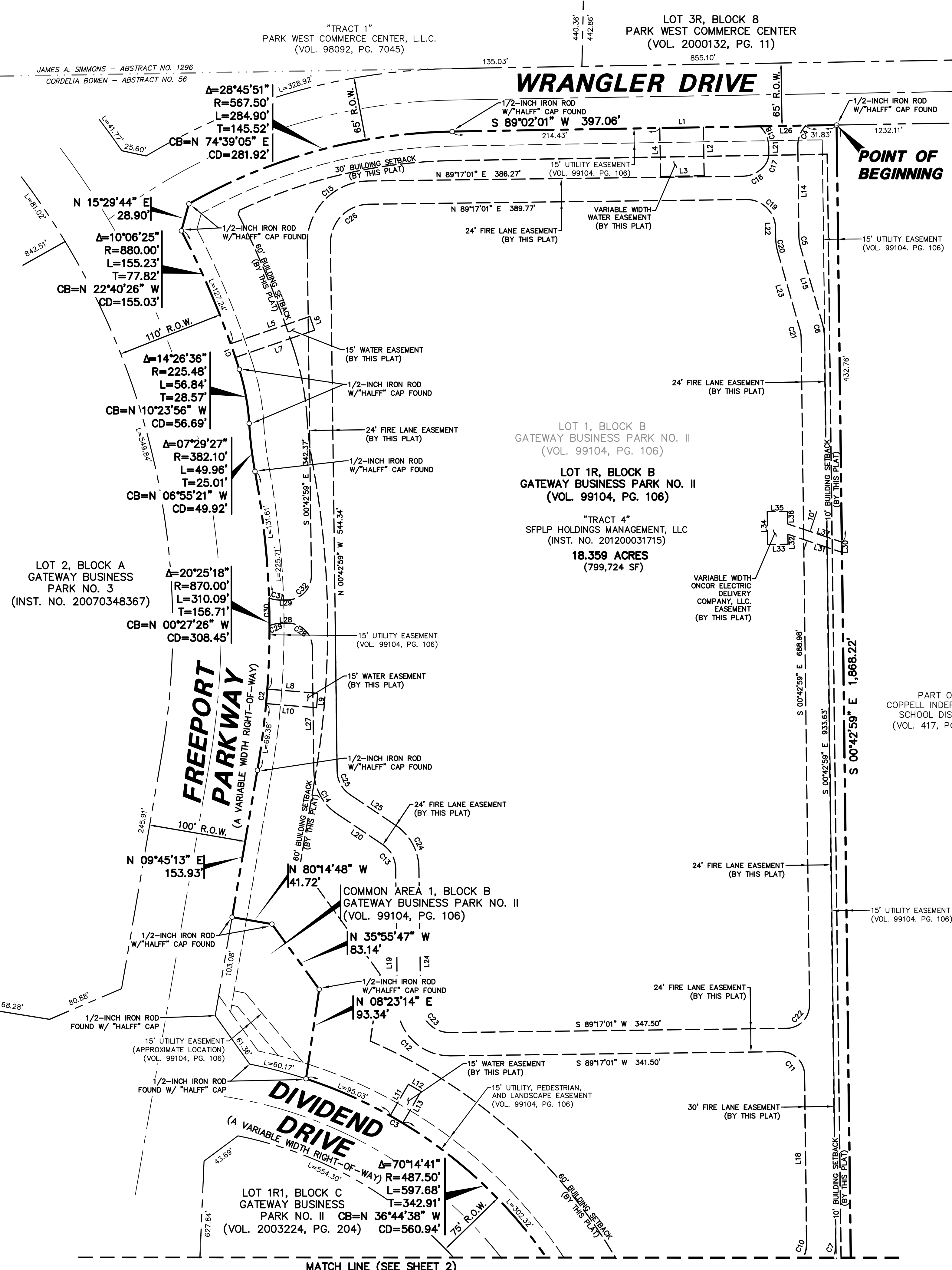
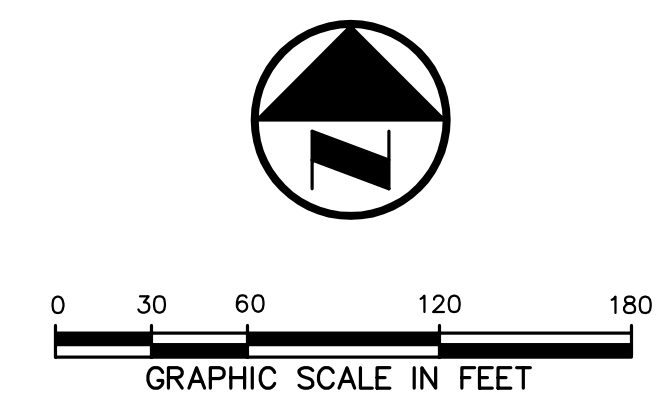


VICINITY MAP
(NOT TO SCALE)



LINE TABLE

LINE	BEARING	LENGTH
L1	N 89° 02' 01" E	45.00'
L2	S 00° 57' 59" E	50.00'
L3	S 89° 02' 01" W	45.00'
L4	N 00° 57' 59" W	50.00'
L5	N 71° 02' 44" E	86.50'
L6	S 18° 57' 16" E	15.00'
L7	S 71° 02' 44" W	86.50'
L8	S 85° 18' 33" E	52.30'
L9	S 04° 41' 27" W	15.00'
L10	N 85° 18' 33" W	52.30'
L11	N 30° 11' 02" E	37.60'
L12	S 59° 48' 58" E	15.00'
L13	S 30° 11' 02" W	37.60'
L14	S 00° 42' 59" E	94.85'
L15	S 15° 59' 12" E	85.10'
L16	S 71° 20' 47" W	191.46'
L17	N 71° 20' 47" E	194.09'
L18	N 00° 42' 59" W	172.65'
L19	N 00° 42' 59" W	140.06'
L20	N 56° 04' 19" W	57.15'
L21	N 00° 42' 59" W	6.57'
L22	S 00° 42' 59" E	10.27'
L23	S 15° 59' 12" E	85.10'
L24	N 00° 42' 59" W	140.08'
L25	N 56° 04' 19" W	57.15'
L26	N 89° 02' 01" E	47.27'
L27	N 00° 42' 59" W	127.97'
L28	S 89° 17' 56" W	7.40'
L29	N 89° 20' 10" E	8.14'
L30	S 00° 42' 59" E	10.59'
L31	N 71° 29' 53" W	58.85'
L32	S 00° 42' 59" W	10.31'
L33	S 89° 17' 01" W	21.00'
L34	N 00° 42' 59" W	34.00'
L35	N 89° 17' 01" E	21.00'
L36	S 00° 42' 59" E	13.10'
L37	S 71° 29' 53" E	58.85'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	00°58'36"	880.00'	15.00'	7.50'	N 85°7'16" W	15.00'
C2	00°59'16"	870.00'	15.00'	7.50'	N 04°41'27" E	15.00'
C3	01°45'47"	487.50'	15.00'	7.50'	N 59°48'58" W	15.00'
C4	44°17'14"	29.99'	23.18'	12.20'	S 21°25'10" W	22.61'
C5	15°16'14"	30.00'	8.00'	4.02'	S 08°21'08" E	7.97'
C6	13°39'50"	54.00'	12.88'	6.47'	S 07°32'54" E	12.85'
C7	72°00'54"	70.00'	87.98'	50.87'	S 35°17'28" W	82.30'
C8	33°14'23"	20.00'	11.60'	5.97'	S 54°43'35" W	11.44'
C9	29°00'51"	20.00'	10.13'	5.17'	N 85°51'12" E	10.02'
C10	72°22'55"	40.00'	50.53'	29.27'	N 35°28'31" E	47.24'
C11	90°00'00"	24.00'	37.70'	24.00'	N 45°42'59" W	33.94'
C12	90°00'00"	54.00'	84.82'	54.00'	N 45°42'59" W	76.37'
C13	55°21'20"	30.00'	28.98'	15.74'	N 28°23'39" W	27.87'
C14	55°21'20"	54.00'	52.17'	28.32'	N 28°23'39" W	50.17'
C15	90°00'00"	64.00'	100.53'	64.00'	N 44°17'01" E	90.51'
C16	47°27'47"	30.00'	24.85'	13.19'	S 65°33'08" E	24.15'
C17	42°32'13"	20.50'	15.22'	7.98'	N 20°33'08" E	14.87'
C18	44°54'02"	30.00'	23.51'	12.39'	N 23°09'43" W	22.91'
C19	90°00'00"	30.00'	47.12'	30.00'	S 45°42'59" E	42.43'
C20	15°16'14"	54.00'	14.39'	7.24'	S 08°21'08" E	14.35'
C21	11°42'37"	31.72'	6.48'	3.25'	S 06°45'24" E	6.47'
C22	90°00'00"	24.00'	37.70'	24.00'	S 44°17'01" W	33.94'
C23	90°00'00"	30.00'	47.12'	30.00'	N 45°42'59" W	42.43'
C24	55°21'20"	54.00'	52.17'	28.32'	N 28°23'39" W	50.17'
C25	55°21'20"	30.00'	28.98'	15.74'	N 28°23'39" W	27.87'
C26	90°00'00"	40.00'	62.83'	40.00'	N 44°17'01" E	56.57'
C27	04°12'39"	487.50'	35.83'	17.92'	N 21°17'52" W	35.82'
C28	89°17'01"	25.00'	38.96'	24.69'	N 45°21'29" W	35.13'
C29	23°03'56"	30.00'	12.08'	6.12'	S 77°45'03" W	12.00'
C30	01°52'59"	870.00'	28.59'	14.30'	N 01°03'33" W	28.59'
C31	21°17'30"	30.00'	11.15'	5.64'	S 79°21'15" E	11.08'
C32	89°59'59"	25.00'	39.27'	25.00'	N 44°17'02" E	35.36'

LEGEND

- o PROPERTY CORNER (C.M.)
- CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- STREET CENTERLINE
- ABSTRACT LINE

NOTES:

- Bearing system for this survey is based on NAD 83, North Central Zone 4202, State Plane Surface bearings, based upon Reference Frame: NAD 83 (GRS), EPOCH:2002.0000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C00145 J, Community-Panel No. 480170 0145 J, Effective Date: August 23, 2001 and Map No. 4813C00135 J, Community-Panel No. 480170 0135 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
 Subject property also is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C0020L, Community-Panel No. 480170 0020 L, PRELIMINARY ISSUE DATE: June 22, 2007 and Map No. 4813C0010L, Community-Panel No. 480170 0010 L, PRELIMINARY ISSUE DATE: June 22, 2007. The EFFECTIVE DATE of this map is pending and unknown at this time. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.

OWNER:
 RALPH NOVAK
 BEAUTY MANUFACTURING SOLUTIONS CORP.
 13525 DENTON DRIVE
 DALLAS, TEXAS 75234
 PH: (972) 993-8924

SURVEYOR/APPLICANT:
 PACHECO KOCH CONSULTING ENGINEERS, LLC
 8350 NORTH CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75206
 PH: (972) 235-3031
 FAX: (972) 235-9544

PRELIMINARY
 RELEASED 5/7/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SHEET 1 OF 2
 REPLAT

**LOT 1R, BLOCK B
 GATEWAY BUSINESS
 PARK NO. II**

18.359 ACRE TRACT
 BEING A REPLAT OF LOT 1, BLOCK B
 GATEWAY BUSINESS PARK NO. II
 LOCATED IN THE CITY OF COPPELL, TEXAS
 AND BEING OUT OF THE
 CORDELIA BOWEN SURVEY, ABSTRACT NO. 56,
 DALLAS COUNTY, TEXAS

Pacheco Koch 8350 N. CENTRAL EXPWY, SUITE 1000
 DALLAS, TX 75206 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-101938-05

DRAWN BY GMP **CHECKED BY** JSA **SCALE** 1"=60' **DATE** MAY 2013 **JOB NUMBER** 2768-13.062

C:\MINISET_05\07\2013 - 8.17AM
 M:\DWG-27\2768-13.062\DWG\SURVEY CSD 2013\2768-13.062RP.DWG

Revisions:

Scale:	Date:	Drawn By:	Checked By:
1"=60'	5/7/13	AJC	CJS

BMSC/Waterra
 BMSC/Waterra Corporate Headquarters
 1250 S. Freepark Parkway
 Coppell, Texas 75019
 REPLAT

Certified By:

Drawing Number:
 RP1
 Of Sheets
 Duce Construction Job Number:
 BEAMAA-01
 A/E Job Number:
 2136

DWG FILE: 2768-13.062RP.DWG
 XREF FILE: 2768-13.062A.DWG

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

DESCRIPTION, of an 18,359 acre tract of land situated in the Cordelia Bowen Survey, Abstract No. 56, Dallas County, Texas; said tract being all of Lot 1, Block B, Gateway Business Park No. II, an addition to the City of Coppell, Texas according to the plat recorded in Volume 99104, Page 106 of the Deed Records of Dallas County, Texas; said tract also being all of that certain tract of land described as "Tract 4" in Special Warranty Deed to SFPLP Holdings Management, LLC, recorded in Instrument No. 201200031715 of the Official Public Records of Dallas County, Texas; said 18,359 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "HALFF" cap found for corner in the south right-of-way line of Wrangler Drive (a 65-foot wide right-of-way) and the west line of that certain tract of land described in Dividend Drive; from said point a 1/2-inch iron rod found bears North 52 degrees, 15 minutes West, a distance of 0.5 feet;

THENCE, South 00 degrees, 42 minutes, 59 seconds East, departing the said south line of Wrangler Drive and along the said west line of the Coppell Independent School District tract, a distance of 1,868.22 feet to a 1/2-inch iron rod with "WAI" cap found for corner at an angle point in the northeast right-of-way line of Dividend Drive (a variable width right-of-way); said point being the southwest corner of said Coppell Independent School District tract and the northwest corner of Lot 1, Block A, Duke Lesley Addition, an addition to the City of Coppell, Texas recorded in Instrument No. 20070446908 of said Official Public Records;

THENCE, South 00 degrees, 17 minutes, 13 seconds East, along an offset in the said northeast line of Dividend Drive, a distance of 10.59 feet to a point for corner at an angle point in the said northeast line of Dividend Drive; from said point a 1/2-inch iron rod found bears North 52 degrees, 15 minutes West, a distance of 0.5 feet;

THENCE, in a northwesterly direction along the said northeast line of Dividend Drive, the following three (3) calls:

North 36 degrees, 17 minutes, 32 seconds West, a distance of 263.36 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 34 degrees, 40 minutes, 15 seconds, a radius of 412.50 feet, a chord bearing and distance of North 18 degrees, 57 minutes, 24 seconds West, 245.82 feet, an arc distance of 249.61 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left;

Along said curve to the left, having a central angle of 70 degrees, 14 minutes, 41 seconds, a radius of 487.50 feet, a chord bearing and distance of North 36 degrees, 44 minutes, 38 seconds West, 560.94 feet, an arc distance of 597.68 feet to a 1/2-inch iron rod with "HALFF" cap found for corner; said point being the southeast corner of Common Area 1 of said Block B;

THENCE, departing the said northeast line of Dividend Drive and along the east, northeast and north lines of said Common Area 1, the following three (3) calls:

North 08 degrees, 23 minutes, 14 seconds East, a distance of 93.34 feet to a 1/2-inch iron rod with "HALFF" cap found for corner;

North 35 degrees, 55 minutes, 47 seconds West, a distance of 83.14 feet to a 1/2-inch iron rod with "HALFF" cap found for corner;

North 80 degrees, 14 minutes, 48 seconds West, a distance of 41.72 feet to a 1/2-inch iron rod with "HALFF" cap found for corner in the east right-of-way line of Freepark Parkway (a variable width right-of-way, 100 feet wide at this point); said point being the northwest corner of said Common Area 1;

THENCE, in a northerly direction along the said east line of Freepark Parkway, the following five (5) calls:

North 09 degrees, 45 minutes, 13 seconds East, a distance of 153.93 feet to a 1/2-inch iron rod with "HALFF" cap found at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 20 degrees, 25 minutes, 18 seconds, a radius of 870.00 feet, a chord bearing and distance of North 00 degrees, 27 minutes, 26 seconds West, 308.45 feet, an arc distance of 310.09 feet to a 1/2-inch iron rod with "HALFF" cap found at the beginning of a reverse curve to the right;

Along said curve to the right, having a central angle of 07 degrees, 29 minutes, 27 seconds, a radius of 382.10 feet, a chord bearing and distance of North 06 degrees, 55 minutes, 21 seconds West, 49.92 feet, an arc distance of 49.96 feet to a 1/2-inch iron rod with "HALFF" cap found at the beginning of a reverse curve to the left;

Along said curve to the left, having a central angle of 14 degrees, 26 minutes, 36 seconds, a radius of 225.48 feet, a chord bearing and distance of North 10 degrees, 23 minutes, 56 seconds West, 56.69 feet, an arc distance of 56.84 feet to a 1/2-inch iron rod with "HALFF" cap found at the beginning of a compound curve to the left;

Along said curve to the left, having a central angle of 10 degrees, 06 minutes, 25 seconds, a radius of 880.00 feet, a chord bearing and distance of North 22 degrees, 40 minutes, 40 minutes, 26 seconds West, 155.03 feet, an arc distance of 155.23 feet to a 1/2-inch iron rod with "HALFF" cap found for corner at the end of said curve; said point being the southwest end of a right-of-way corner clip at the intersection of the said east line of Freepark Parkway and the said south line of Wrangler Drive;

THENCE, North 15 degrees, 29 minutes, 44 seconds East, along said corner clip, a distance of 28.90 feet to a 1/2-inch iron rod with "HALFF" cap found for corner; said point being the northeast end of said corner clip and the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction along the said south line of Wrangler Drive and said curve to the right, having a central angle of 28 degrees, 45 minutes, 51 seconds, a radius of 567.50 feet, a chord bearing and distance of North 74 degrees, 39 minutes, 05 seconds East, 281.92 feet, an arc distance of 284.90 feet to a 1/2-inch iron rod with "HALFF" cap found at the end of said curve;

THENCE, North 89 degrees, 02 minutes, 01 seconds East, continuing along the said south line of Wrangler Drive, a distance of 397.06 feet to the POINT OF BEGINNING;

CONTAINING: 799,724 square feet or 18,359 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Andricopoulos, 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.

PRELIMINARY

RELEASED 5/7/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Andricopoulos
Registered Professional Land Surveyor
No. 6354

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 John S. Andricopoulos, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2013.

Notary Public in and for the State of Texas

Table with columns for 'Approved and Accepted by' and 'Date of Approval'. Rows include ONCOR, ATMOS ENERGY, TIME WARNER, and VERIZON.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SFPLP Holdings Management, L.L.C., does hereby adopt this plat designating the herein described property as GATEWAY BUSINESS PARK NO. II, LOT 1R, BLOCK B, 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 purpose as 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 growth 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 of 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 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 to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and waste water 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 waste water 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 ____ day of _____, 2013.

SFPLP Holdings Management, L.L.C.

By: Ralph Novak
Title: Director of Engineering

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 Ralph Novak, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2013.

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. ____ has been filed with the City of Coppell floodplain administrator on _____, 2013.

Floodplain Administrator Date

Recommended for Approval:

Chairman, Planning and Zoning Commission Date
City of Coppell, Texas

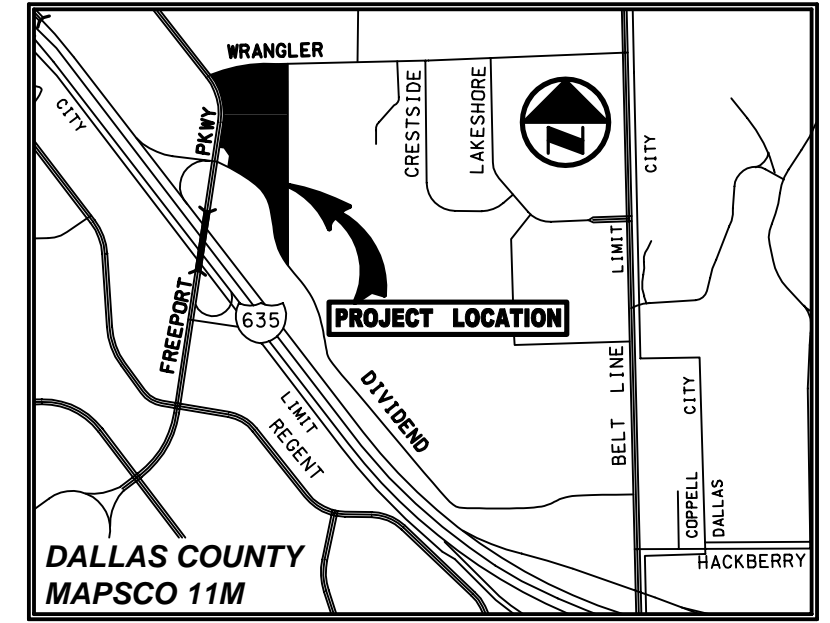
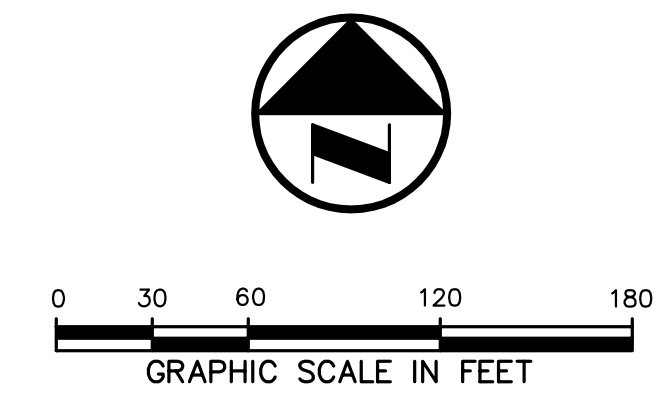
Approved and Accepted:

Karen Selbo Hunt, Mayor Date
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of GATEWAY BUSINESS PARK NO. II, LOT 1R, BLOCK B, an addition to the City of Coppell was submitted to the City Council on the ____ day of _____, 2013, and the Council, 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 Council further authorized the Mayor to note the acceptance thereof by signing her name as hereinabove subscribed.

Witness my hand this ____ day of _____ A.D., 2013.

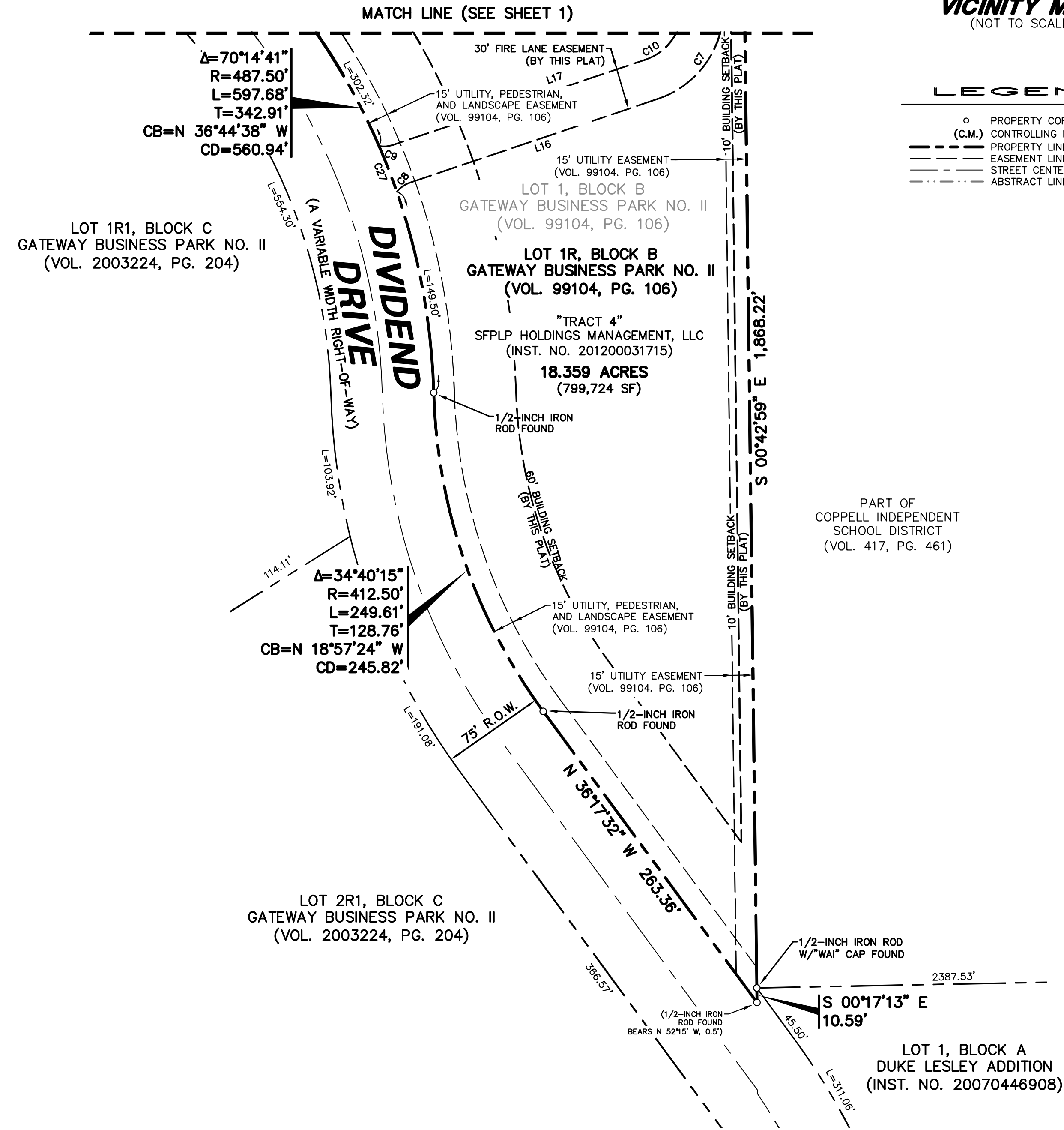
City Secretary,
City of Coppell, Texas



VICINITY MAP (NOT TO SCALE)

LEGEND

- PROPERTY CORNER (C.M.)
CONTROLLING MONUMENT
PROPERTY LINE
EASEMENT LINE
STREET CENTERLINE
ABSTRACT LINE



PART OF COPPELL INDEPENDENT SCHOOL DISTRICT (VOL. 417, PG. 461)

LOT 1, BLOCK A DUKE LESLEY ADDITION (INST. NO. 20070446908)

SHEET 2 OF 2
REPLAT
LOT 1R, BLOCK B
GATEWAY BUSINESS PARK NO. II
18.359 ACRE TRACT
BEING A REPLAT OF LOT 1, BLOCK B
GATEWAY BUSINESS PARK NO. II
LOCATED IN THE CITY OF COPPELL, TEXAS
AND BEING OUT OF THE
CORDELIA BOWEN SURVEY, ABSTRACT NO. 56,
DALLAS COUNTY, TEXAS

OWNER: RALPH NOVAK
BEAUTY MANUFACTURING SOLUTIONS CORP.
13525 DENTON DRIVE
DALLAS, TEXAS 75234
PH: (972) 993-8924

SURVEYOR/APPLICANT:
PACHECO KOCH CONSULTING ENGINEERS, LLC
8350 NORTH CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75206
PH: (972) 235-3031
FAX: (972) 235-9544

Pacheco Koch logo and contact information: 8350 N. CENTRAL EXPWY, SUITE 1000, DALLAS, TX 75206, 972.235.3031

Table with columns: DRAWN BY (GMP), CHECKED BY (JSA), SCALE (1"=60'), DATE (MAY 2013), JOB NUMBER (2768-13.062)

Vertical sidebar containing logos for Duke Realty, Pacheco Koch, and project details: BMSC/Naterra, REPLAT, BEAMAA-01, 2136

Vertical text on the far left edge: C:\AMUNEZ_05/07/2013 - 8:14AM M:\DWG-Z\2768-13.062\DWG\SURVEY CSD 2013\2768-13.062RP.DWG

Vertical text on the far right edge: NEC FREEPORT PARKWAY AND DIVIDEND DR.