ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, ABANDONING A PURPORT UTILITY EASEMENT , AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", TO THE ABUTTING OWNER, MONTREAL PARTNERS LTD; PROVIDING FOR RESERVATION OF ACCEPTED EASEMENTS FOR TWO UTILITY EASEMENT AS DEPICTED IN EXHIBIT B; AND, PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Home Interior and Gifts, Inc. was the owner of real property known as Coppell Commerce Addition, Lots 2 and 3 of Block 4, Coppell, Dallas County, Texas; and

WHEREAS, said Owner Platted, by Minor Plat, filed in Vol 99225, Page 00079 of the Deed Records of Dallas County Texas, said Lots and Block and identified on said plat at ten-foot (10') Utility Easement without any Owners Certificate or dedication; and

WHEREAS, said Utility Easement on Lot 2, Block 4, was never accepted by any Utility or Municipality; and

WHEREAS, said Lot 2, Block 4, was conveyed to Coppell Montreal Partners Ltd and was Replated without reference or otherwise removed said Utility Easement; and replat was filed as Lot 1R, Block 3, Volume 2004 078, Page 000251 of the Deed Records of Dallas County; and

WHEREAS, such ten-foot (10) Utility Easement has never been accepted, used, maintained or occupied by any entity or public authority; and

WHEREAS, such ten-foot (10') Utility Easement on Lot 2, Block 4, has never served any public use or acceptance by the City of Coppell; and

WHEREAS, at the time of replat Coppell Montreal Partners Ltd provided two twenty-four by twenty-four-foot Utility Easements on Lot 2, Block A, now known as Lot 1R, Block 3, by virtue of the Replat which were accepted and occupied by the City of Coppell; and

WHEREAS, in order to forever bring clarity to the encumbrance of the Property now owned by Coppell Montreal Partners, Ltd, and/or its successor or assigns; the City Council needs to take affirmative action by Ordinance; and

WHEREAS, the City Council desires to officially declare no acceptance and hereby forever abandon any right, title or interest in said ten-foot (10') Utility Easement; and, to acknowledge reserve, accept and continue to occupy the two twenty-four by twenty-four (24'x24') Utility Easements as filed in Volume 2004 078, Page 000251 of the Deed Records of Dallas County;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. In exchange for the abandonment of this real property interest, the abutting owner, Coppell Montreal Partners Ltd (hereinafter "CMP"), and/or successors in interest or assigns the City has paid in the amount of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged.

SECTION 2. That the City of Coppell does hereby and forever abandon to CMP its successors in interest or assigns, the ten-foot (10) Utility Easement on Lot 2, Block 4, now known as Lot 1R, Block 3 as originally depicted in Exhibit "A", filed in Volume 99225, Page 00079, filed in the Deed Records of Dallas County Texas, except City of Coppell does hereby reserves, and maintain two twenty four foot (24') x twenty-four foot (24') property interest in water vault easements, on Lot 1R, Block 3 (the old Lot 2, Block A) Replat for Coppell Commerce Center, an addition to the City of Coppell, Texas described and depicted in Exhibit B, attached hereto and incorporated herein, as recorded in Volume 2004 078, Page 000251 of the Deed Records of Dallas County Texas.

SECTION 3. That the City Secretary is directed to prepare a certified copy of this Ordinance and furnish the same to the abutting owner for recording the right-of-way described in Exhibit "B". The recording of this abandonment Ordinance in the Real Property Records of Dallas County, Texas, shall serve as a quitclaim deed of the City of Coppell of the abandoned portion of such right, title or interest and confirm the reservation recited herein of the City of Coppell in and property described in Exhibit "B" and depicted in Exhibit C.

SECTION 4. This ordinance shall take effect immediately from and after its passage, as the Law and Charter in such cases provide.

DULY PASSED by the City Council of the City of Coppell, Texas, on the ___ day of _____ 2025.

APPROVED:

_____

WES MAYS, MAYOR

ATTEST:

_____

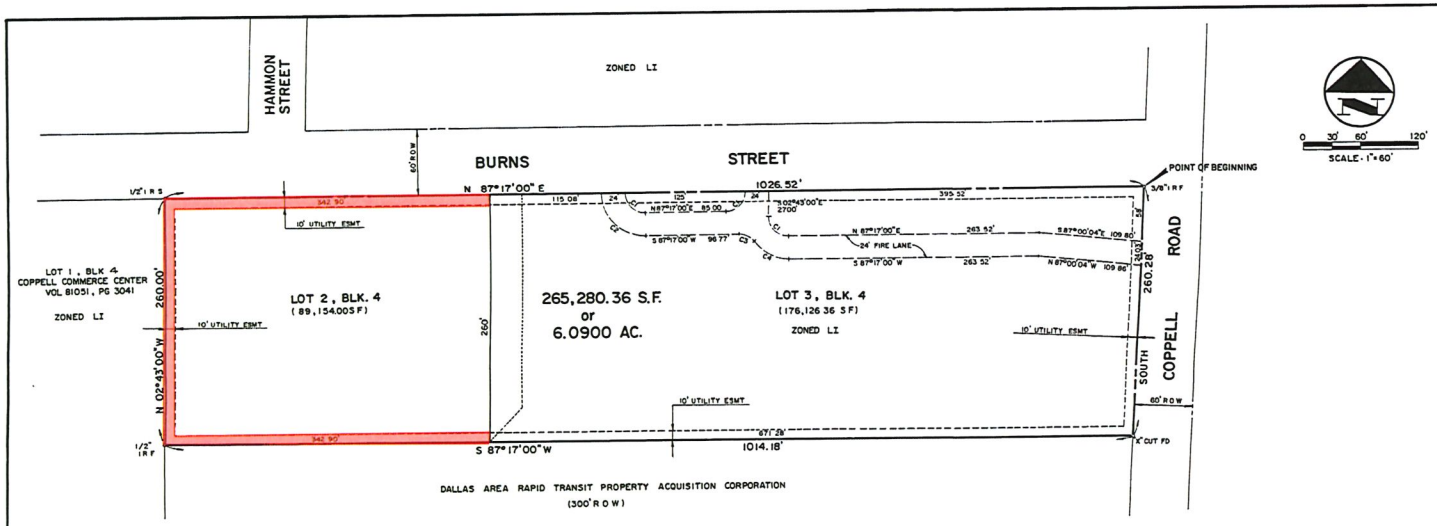
LAUREN THODEN, CITY SECRETARY

APPROVED AS TO FORM:

_____

ROBERT E. HAGER, CITY ATTORNEY
4902-2555-5830

EXHIBIT "A"



CURVE DATA

CV NO	Δ	RADIUS	TANGENT	LENGTH
C1	90°00'00"	20 00'	20 00'	31 42'
C2	90°00'00"	44 00'	44 00'	69 11'
C3	54°41'46"	20 00'	10 34'	19 09'
C4	54°41'46"	44 00'	22.76'	42 00'

KNOW ALL MEN BY THESE PRESENTS·

That I, Robert L Wright, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Coppell.

Robert L. Wright
Robert L Wright
Registered Professional Land Surveyor
No 3917

STATE OF TEXAS

BEFORE ME, the undersigned, a notary public in and for said State, on this day personally appeared Robert L Wright 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 considerations therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of November 1999

Karen S. Maynard
Notary Public In and For the State of Texas

My Commission Expires 6-16-2001

KAREN S MAYNARD
NOTARY PUBLIC
State of Texas
Comm. Exp 06-16-2001

STATE OF TEXAS
REGISTERED
ROBERT L. WRIGHT
3917
PROFESSIONAL
LAND SURVEYOR

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of the Coppell Commerce Center Subdivision or Addition to the City of Coppell was submitted to the City Council on the 9th day of November, 1999, and that the City 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 his name as hereinabove subscribed

Witness my hand this 22nd day of November, A.D. 1999

Shirley Bell
City Secretary

Recommended for Approval

Chairman, Planning and Zoning Commission
City of Coppell, Texas

11-19-99
Date

Approved and Accepted

Mayor
City of Coppell, Texas

11/19/99
Date

"Floodplain Development Permit Application No. n/a
has been filed with the City of Coppell Floodplain Administrator on
_____, 19____

Karen Leff
11-19-99
Date"

Floodplain Administrator

RECEIPT ACKNOWLEDGMENT

General Telephone
TXU Gas/Electric
Paragon Cable

VICINITY MAP

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS HOME INTERIORS AND GIFTS, INC is the owner of a tract of land situated in the James Simmons Survey, Abstract No 1296, City of Coppell, Dallas County, Texas and being part of the 15 000 acre tract of land conveyed to Home Interiors and Gifts, Inc by deed recorded in Volume 75112, Page 1972, Deed Records, Dallas County, Texas and including all of Lot 2, Block 4 of Coppell Commerce Center Phase I, an addition to the City of Coppell as recorded in Volume 81051, Page 3041, Deed Records, Dallas County, Texas, and being more particularly described as follows

BEGINNING at a 3/8 inch iron rod found at the intersection of the south line of Burns Road (a 60 foot right-of-way) and the west line of Coppell Road (a 60 foot right-of-way),

THENCE South along the west line of said Coppell Road a distance of 260 28 feet to an "X" cut in concrete found for corner in the north line of the Dallas Area Rapid Transit Property Acquisition Corporation railroad (a 300 foot right-of-way at this point),

THENCE South 87 deg 17 min 00 sec West along the north line of said railroad right-of-way a distance of 1,014 18 feet to a 1/2 inch iron rod found for corner in the east line of Lot 1, Block 4 of said Coppell Commerce Center,

THENCE North 02 deg 43 min 00 sec West along the east line of said Lot 1 a distance of 260 00 feet to a 1/2 inch iron rod set for corner in the south line of said Burns Road,

THENCE North 87 deg 17 min 00 sec East along the south line of said Burns Road a distance of 1,026 52 feet to the POINT OF BEGINNING and containing 265,280 36 square feet or 6 0900 acres of land

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT HOME INTERIORS AND GIFTS, INC does hereby adopt this replat designating the herein described property as COPPELL COMMERCE CENTER - LOTS 2 & 3, BLOCK 4, an addition to the City of Coppell, Texas and does hereby dedicate to the public use forever, the streets, alleys, and easements shown thereon The easements shown hereon are hereby reserved for the purpose as indicated

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easements" as shown Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to or from and upon said "Utility Easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone

Notwithstanding anything contained herein to the contrary, the use of the Sanitary Sewer Easement along the northern portion of this property shall be subject to the condition that no improvements located upon the surface of the property shall be disturbed or otherwise affected by the use of such easement

Witness my hand at Coppell, Texas this the 16th day of November A D, 1999

Bettina Simon
Betting Simon
Vice President

FILED
99 NOV 22 PM 1:55
DALLAS COUNTY
COUNTY CLERK

STATE OF TEXAS

BEFORE ME, the undersigned, a notary public in and for said State, on this day personally appeared Betting Simon, 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 considerations therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of Nov, 1999

Marilyn G. Blake
Notary Public In and For the State of Texas

My Commission Expires July 8, 2003

MARILYN G. BLAKE
MY COMMISSION EXPIRES
July 08, 2003

REPLAT / MINOR PLAT
COPPELL COMMERCE CENTER
LOTS 2 & 3, BLOCK 4

AN ADDITION TO THE CITY OF COPPELL, TEXAS OUT OF THE JAMES SIMMONS SURVEY, ABSTRACT NO 1269, DALLAS COUNTY, TEXAS AND INCLUDING A REPLAT OF LOTS 2 & 3, BLOCK 4 OF COPPELL COMMERCE CENTER. 6 0900 AC - 2 LOTS

OWNER·
HOME INTERIORS AND GIFTS, INC.
4550 SPRING VALLEY ROAD
DALLAS, TEXAS 75244
(972) 386-1000

ENGINEER·
NEEDHAM · WRIGHT ENGINEERS
A PATE ENGINEERS, INC COMPANY
10290 MONROE DRIVE
SUITE 101
DALLAS, TEXAS 75229
(214) 357-2981
(214) 357-2985 (FAX)

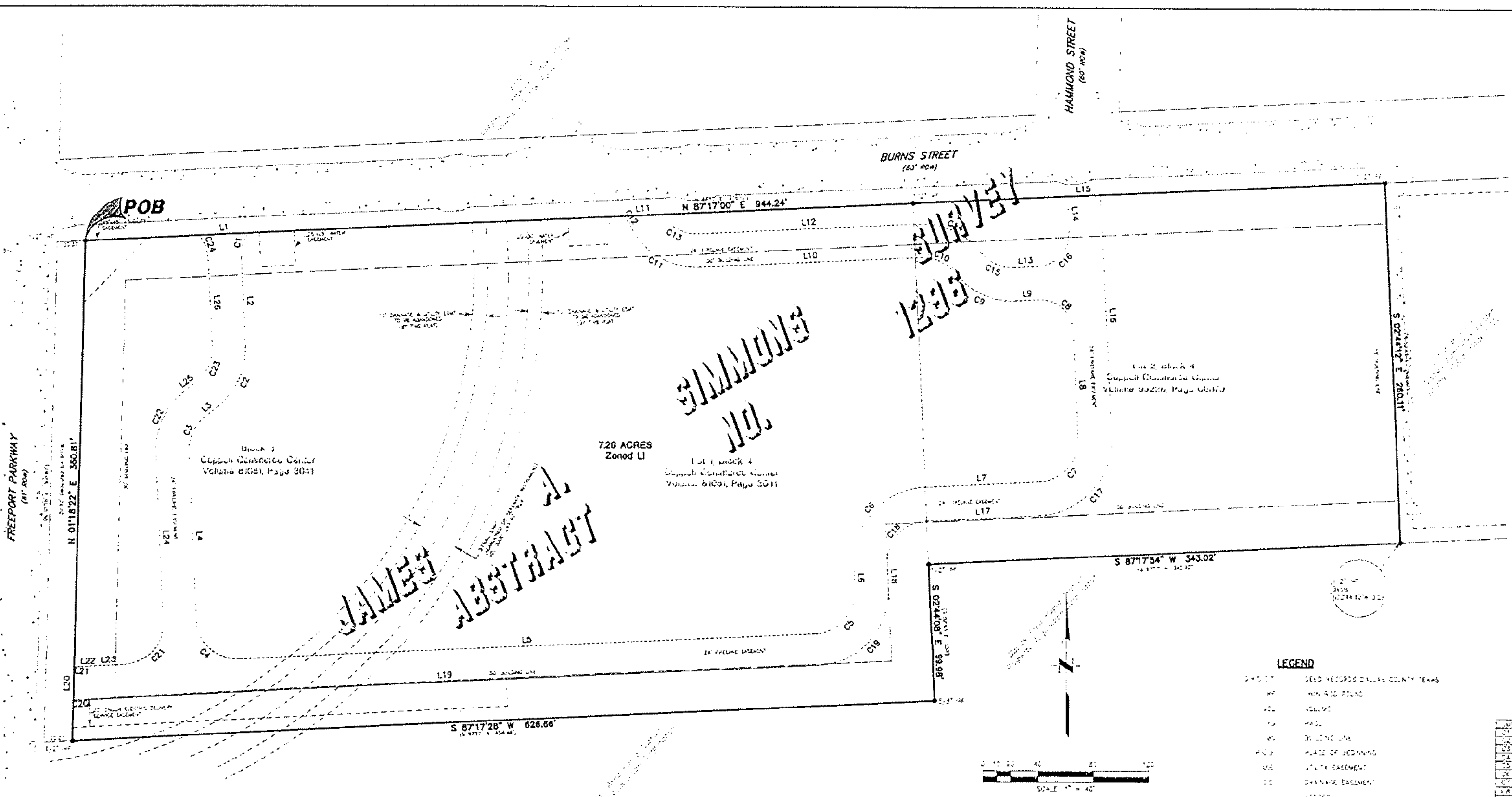
VOLUME 99228 PAGE 00079

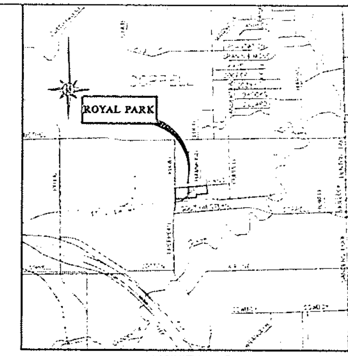
JOB NO 137-002

DATE · 9-15-99

SHEET 1 OF 1

EXHIBIT "B"





VICINITY MAP

LEGEND

D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
IRF IRON ROD FOUND
VOL. VOLUME
PG. PAGE
BL BUILDING LINE
P.O.B. PLACE OF BEGINNING
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
ACRES

20'X20' WATER EASEMENT

[illegible]

25'X25' WATER EASEMENT

[illegible]

45'X45' VISIBILITY EASEMENT

[illegible]

20' ONCOR ELECTRIC EASEMENT

[illegible]

24' FIRELANE EASEMENT

[illegible]

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE JAMES A SIMMONS SURVEY, ABSTRACT NO. 1296, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 3, OF THE COPPELL COMMERCE CENTER PHASE I, AN ADDITION TO THE CITY OF COPPELL, AND LOT 2, BLOCK 4 [illegible] ACCORDING TO THE PLATS FILED OF RECORD IN VOLUME 8165, PAGE 3041 [illegible] DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" [illegible] FOR THE NORTHWEST CORNER OF THIS TRACT IN THE NORTH LINE OF SAID BLOCK 3 [illegible] IRON ROD FOUND FOR THE INTERSECTION OF THE SOUTH LINE OF BURNS STREET AND THE EAST LINE OF FREEPORT PARKWAY BEARS SOUTH [illegible] WEST 20.34 FEET;

THENCE NORTH 87°17'00" EAST, ALONG THE SOUTH LINE OF SAID BURNS STREET, PASSING AT A DISTANCE OF [illegible] FEET A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED [illegible] AND CONTINUING FOR A TOTAL DISTANCE OF 944.24 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED [illegible] FOR THE NORTHEAST CORNER OF THIS TRACT [illegible] COPPELL COMMERCE CENTER;

THENCE SOUTH 02°44'12" EAST, ALONG A COMMON LINE OF SAID TRACTS, A DISTANCE OF 260.11 FEET TO A POINT IN THE NORTH LINE OF THE DALLAS AREA RAPID TRANSIT TRACT [illegible] REFERENCE BEARS NORTH [illegible] WEST A DISTANCE OF [illegible] FEET;

THENCE SOUTH 87°17'54" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 343.02 FEET TO A 1/2" IRON ROD FOUND FOR AN "ELL" CORNER OF THIS TRACT;

THENCE SOUTH 02°44'08" EAST, A DISTANCE OF 99.98 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°17'28" WEST, ALONG THE NORTH LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT, A DISTANCE OF 626.66 FEET TO A [illegible] IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT [illegible] IN THE EAST LINE OF FREEPORT PARKWAY [illegible] FEET;

THENCE NORTH 01°18'22" EAST, ALONG SAID EAST LINE, A DISTANCE OF 350.81 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 7.20 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF BURNS STREET (NORTH 87°17' EAST) ACCORDING TO THE PLAT FILED OF RECORD IN VOLUME 8165, PAGE 3041, DEED RECORDS OF DALLAS COUNTY, TEXAS.

NOTES:

1. SIDEWALKS WILL BE CONSTRUCTED BY THE PROPERTY OWNER WHEN DEEMED NECESSARY BY THE CITY ENGINEER.

2. "THE CITY OF COPPELL WILL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF FLOODWAY/FLOODPLAIN AREAS AS SHOWN HEREON; HOWEVER, THE CITY DOES HAVE THE AUTHORITY TO REGULATE ACTIVITY IN THE FLOODWAY/FLOODPLAIN AS PER THE FLOOD PLAIN ORDINANCE. THE MAINTENANCE OF THESE AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) ADJACENT TO SAID AREAS. THESE AREAS ARE TO REMAIN FREE OF IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF STORM WATER AND PROTECTED FROM POTENTIAL EROSION BY THE OWNERS. NO FENCES WILL BE ALLOWED IN THE FLOOD PLAIN, ALONG WITH ANY OTHER STRUCTURES AS PER THE CITY'S FLOOD PLAIN ORDINANCE."

FLOOD STATEMENT:

ACCORDING TO MAP NO. 48113C0135J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, DATED AUGUST 23, 2001, A PORTION OF THE SUBJECT TRACT IS SITUATED WITHIN ZONE "AE", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOOD CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. COTTON SURVEYING COMPANY ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.

RECEIPT ACKNOWLEDGEMENT

VERIZON TELEPHONE [signature]

TXU GAS [signature]

COMCAST [signature]

ONCOR ELECTRIC DELIVERY COMPANY [signature]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

COPPELL-MONTREAL PARTNERS, LTD., THE GENERAL PARTNER IS COPPELL WAREHOUSE, INC., BY [illegible], PRESIDENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY LOT 1R, BLOCK 3 OF COPPELL COMMERCE CENTER, BEING A REPLAT OF LOT 1 BLOCK 4 AND ALL OF BLOCK 3 OF THE COPPELL COMMERCE CENTER PHASE I AND LOT 2 BLOCK 4 OF A REPLAT OF LOTS 2 AND 3 BLOCK 4 OF THE COPPELL COMMERCE CENTER PHASE I, AN ADDITION TO THE CITY OF COPPELL, TEXAS, DO HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, EASEMENTS, TRAILS AND PLAYGROUNDS TO PUBLIC USE FOREVER.

WITNESS MY HAND THIS THE 1st DAY OF April, 2004.

BY: COPPELL WAREHOUSE, INC.

BY: [signature]
[illegible], PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [illegible], 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF April, 2004.

[signature: Christine D. Wagner]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE D. WAGNER
Notary Public, State of Texas
My Commission Expires
May 17, 2004

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN PATTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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.

[signature] 3-29-04
SEAN PATTON
REGISTERED PROFESSIONAL LAND SURVEYOR, R.P.L.S. #5660

STATE OF TEXAS
REGISTERED
SEAN PATTON
5660
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN PATTON, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF March, 2004.

[signature: Joanie K. Weisenbach]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOANIE K. WEISENBACH
Notary Public, State of Texas
My Commission Expires
March 27, 2005

RECOMMENDED FOR APPROVAL

[signature] DATE 4-15-04
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF COPPELL, TEXAS

APPROVED AND ACCEPTED

[signature] DATE 4-20-04
MAYOR, CITY OF COPPELL, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF COPPELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF LOT 1R, BLOCK 3 OF THE COPPELL COMMERCE CENTER WAS SUBMITTED TO THE CITY COUNCIL ON THE [10th day of June 2003] 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 HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS 16th DAY OF April, 2004.

[signature: Libby Ball]
CITY SECRETARY

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. N/A WAS BEEN FILED WITH THE CITY OF COPPELL FLOODPLAIN ADMINISTRATOR ON ________ 2004.

[signature: Ken Roth] FLOODPLAIN ADMINISTRATOR
4-15-4 DATE

Volume: 2004 078
Page: 251

OWNER:
COPPELL-MONTREAL PARTNERS, LTD.
COPPELL WAREHOUSE, INC.
P.O. BOX 29246
DALLAS, TEXAS 75229
(972) 620-4850

LOT 1R BLOCK 3
OF
COPPELL COMMERCE CENTER

BEING A REPLAT OF LOT 1 BLOCK 4 AND ALL OF BLOCK 3 OF THE COPPELL COMMERCE CENTER PHASE I AND LOT 2 BLOCK 4 OF A REPLAT OF LOTS 2 AND 3 BLOCK 4 OF THE COPPELL COMMERCE CENTER PHASE I
OUT OF THE
JAMES A. SIMMONS SURVEY, A-1296
AN ADDITION TO
CITY OF COPPELL
DALLAS COUNTY, TEXAS
MARCH 2004

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
2030 LBJ FREEWAY, SUITE 910
DALLAS, TEXAS 75234
(972) 488-3880

SURVEYOR:
COTTON SURVEYING COMPANY
2030 LBJ FREEWAY, SUITE 910
DALLAS, TEXAS 75234
(972) 488-0441

FILED AND RECORDED
COUNTY [illegible]
2004 APR 22 PM 3:29

VOL 2004078 PG 00251

DWG. No. 467

EXHIBIT "C"

ALTA/NSPS LAND TITLE SURVEY

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1R, BLOCK 3, COPPELL COMMERCE CENTER ADDITION (NORTH 87°11'58" EAST), ACCORDING TO THE REPLAT RECORDED IN VOLUME 2004076, PAGE 251, P.R.D.C.T., DISTANCES SHOWN HEREON ARE GRID ACE IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE PROJECT COMBINED SCALE FACTOR OF (combined) FROM AN ORIGIN OF 0.0.
2. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OF RESTRICTIONS, THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED, ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
3. ALL AREAS ARE MORE OR LESS.
4. SURVEYS BASED UPON FIELD OBSERVATIONS COMPLETED ON 9/11/2023.
5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
6. NO STATEMENT IS MADE CONCERNING ENVIRONMENTAL OR GEOLOGICAL CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAMINANTS OR FAILURES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT, FURTHERMORE, THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THIS SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION TAKES 811 MUST BE CONTACTED FOR A LOCATE.
7. UTILITY INFORMATION SHOWN HEREON IS BASED ON VISIBLE & APPARENT EVIDENCE OF ABOVE-GROUND UTILITY APPURTENANCES OBSERVED DURING PERFORMANCE OF THE FIELD SURVEY.
8. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
9. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 47001202087 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2023. ISSUED ON SEPTEMBER 17 2023, THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY REFERENCED IN SCHEDULE A OF THE TITLE COMMITMENT.

   THE LEGAL DESCRIPTION SHOWN HEREON REFERRED TO AS "BY THIS SURVEY" WAS PREPARED AND DEEMED NECESSARY BY THE SURVEYOR TO REFLECT CURRENT CONDITIONS OBTAINED DURING PERFORMANCE OF THE SURVEY: (1) MERGE PROPERTY COMPRISED FROM THE RECORD LEGAL DESCRIPTION THAT WERE RESET (2) REFERENCE CURRENT ADJACENT RIGHT-OF-WAY MONTHS, (3) REFERENCE CORRECT LATITUDE/LOC ADDITIONS, AND (4) REFERENCE CURRENT ADJOINER DEEDS AND PLAT REFERENCES.
10. THERE WAS NO SURFACE EVIDENCE OF A CEMETERY OR BURIAL GROUND OBSERVED.
11. NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING PERFORMANCE OF THE SURVEY.
12. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DETERMINED GUIDING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR, WHETHER A HIGHWAY IS A PUBLIC OR PRIVATE RIGHT-OF-WAY IS EXPRESSED ONLY TO THE EXTENT THAT THE DEDICATION EASEMENT DESCRIBES. HOWEVER, OPEN PUBLIC VEHICULAR ACCESS WAS OBSERVED DURING THE COURSE OF THIS FIELD SURVEY UNLESS DESCRIBED BY DEDICATED EASEMENTS.
13. THE SUBJECT TRACT IS CONTIGUOUS WITH ADJACENT RIGHTS-OF-WAY AND ADJOINING PROPERTIES, NO GAPS OR OVERLAPS BETWEEN THE SUBJECT TRACT AND ADJACENT PROPERTIES OR THE ADJACENT RIGHTS-OF-WAY ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
14. THE SUBJECT TRACT HAS DIRECT ACCESS TO BURNS STREET AND FREEPORT PARKWAY OVER PAVED SURFACES OF SUBJECT TRACT WHICH WERE OBSERVED TO BE OPEN AND ACTIVELY USED FOR ACCESS FOR VEHICULAR & PEDESTRIAN TRAFFIC.
15. SUBSTANTIAL, VISIBLE, PERMANENT IMPROVEMENTS WITHIN 5 FEET OF THE PROPERTY LINES ARE LABELED WITH DIMENSIONAL TIES. THESE IMPROVEMENTS, IN SOME CASES, COULD BE CONSIDERED "POTENTIAL ENCROACHMENTS". SUCH "POTENTIAL ENCROACHMENT" TIES ARE DENOTED WITH AN ASTERISK (*) BUT SHOULD NOT BE REGARDED AS AN EXCLUSIVE OR COMPLETE COMPILATION OF "ACTUAL" OR "POTENTIAL ENCROACHMENTS". THE SURVEYOR OFFERS NO DETERMINATION OF OWNERSHIP OR VIOLATION OF OCCUPATION RIGHTS. **THE SURVEYOR OBSERVED IMPROVEMENTS (CONCRETE CURB) NEAR THE NORTHWEST CORNER OF THE SUBJECT TRACT THAT COULD BE CONSIDERED "POTENTIAL ENCROACHMENTS." SHOWN HEREON AND MARKED ⓪ .**
16. BASELINE SHOWN HEREON PROVIDED BY NEARMAP MAPBROWSER ONLINE DATABASE DATED MAY 31, 2021.

LEGAL DESCRIPTION

(PER TITLE COMMITMENT SCHEDULE A & BY THIS SURVEY)

BEING A 310,202 SQUARE FOOT (7.1213 ACRE) TRACT OF LAND SITUATED IN THE JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1294, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1R, BLOCK 3, OF COPPELL COMMERCE CENTER, AN ADDITION TO THE CITY OF COPPELL AS RECORDED IN VOLUME 2004076, PAGE 251, PLAT RECORDS, DALLAS COUNTY, TEXAS (P.R.D.C.T.), AND BEING A PORTION OF A CALLED 7.2892 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO COPPELL-MONTREAL PARTNERS, LTD RECORDED IN INSTRUMENT NUMBER 20030246470T, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND SAID 7.1213 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE SIDEWALK SET IN THE NORTH LINE OF SAID 7.2892 ACRE TRACT AND FOR THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF FREEPORT PARKWAY (A VARIABLE-WIDTH R.O.W. MEASURED AT 110.7 FEET AT THIS POINT), AND THE SOUTH R.O.W. LINE OF BURNS STREET (A 60' FOOT R.O.W.), AND FOR THE NORTHWEST CORNER OF SAID LOT 1R, BLOCK 3;

THENCE NORTH 87 DEGREES 17 MINUTES 00 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BURNS STREET AND NORTH LINE OF SAID LOT 1R, BLOCK 3 AND SAID 7.2892 ACRE TRACT, A DISTANCE OF 944.24 FEET TO 1/2 INCH IRON ROD WITH "YELLOW PLASTIC CAP STAMPED "PATE ENG RPLS 3917" FOUND FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 4, COPPELL COMMERCE CENTER, AN ADDITION TO THE CITY OF COPPELL AS RECORDED IN VOLUME 96028, PAGE 79, P.R.D.C.T., AND FOR THE NORTHWEST CORNER OF A CALLED 4.045 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TG COP, LLC, RECORDED IN INSTRUMENT NUMBER 20140001297, O.P.R.D.C.T., AND FOR THE NORTHEAST CORNER OF SAID LOT 1R, BLOCK 3 AND SAID 7.2892 ACRE TRACT;

THENCE SOUTH 02 DEGREES 44 MINUTES 12 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 4, SAID 4.045 ACRE TRACT, SAID LOT 1R, BLOCK 3, AND SAID 7.2892 ACRE TRACT, A DISTANCE OF 250.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION CORPORATION, RECORDED IN VOLUME 91008, PAGE 1341, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.); AND FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 4 AND SAID 4.045 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF SAID LOT 1R, BLOCK 3 AND SAID 7.2892 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID DALLAS AREA RAPID TRANSIT PROPERTY ACQUISITION CORPORATION TRACT, SAID LOT 1R, BLOCK 3, AND SAID 7.2892 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

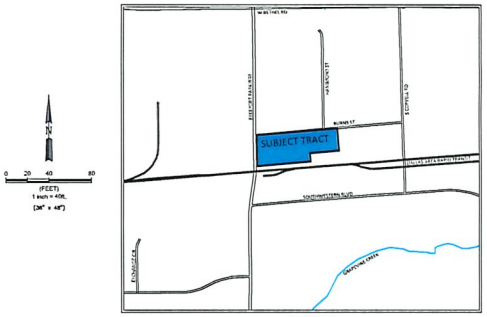
SOUTH 87 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 343.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR COMMON CORNER;

SOUTH 02 DEGREES 44 MINUTES 08 SECONDS EAST, A DISTANCE OF 99.98 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "WCG" SET FOR COMMON CORNER;

SOUTH 87 DEGREES 17 MINUTES 28 SECONDS WEST, A DISTANCE OF 626.66 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "WCG" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK 3 IN THE EAST R.O.W. LINE OF SAID FREEPORT PARKWAY;

THENCE NORTH 01 DEGREES 18 MINUTES 22 SECONDS EAST, OVER AND ACROSS SAID 7.2892 ACRE TRACT AND ALONG THE EAST R.O.W. LINE OF SAID FREEPORT PARKWAY AND WEST LINE OF SAID LOT 1R, BLOCK 3, A DISTANCE OF 300.80 FEET TO THE **POINT OF BEGINNING**, CONTAINING 310,202 SQUARE FEET (7.1213 ACRES OF LAND) MORE OR LESS.

SUBJECT TRACT AREA
310,202 SQ. FT. / 7.1213 ACRES



VICINITY MAP
NOT TO SCALE

ALTA STANDARD TABLE A ITEM NOTES:

1. FOUND AND SET BOUNDARY MONUMENTS ARE SHOWN HEREON.
2. ADDRESSES OBSERVED WHILE CONDUCTING THE FIELD WORK ARE SHOWN HEREON.
3. THE SUBJECT TRACT IS DEPICTED WITHIN "UNSHADED ZONE X", AREA WITH MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48113C0315K, DATED 7/7/2014 AND RESTRICED ON 6/16/2020. SAID ZONE IS DEFINED AS FOLLOWS:

   UNSHADED ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
4. GROSS LAND AREA OF SUBJECT TRACT IS SHOWN HEREON.

6(a) NO ZONING INFORMATION PROVIDED TO THE SURVEYOR.

6(b) NO ZONING INFORMATION PROVIDED TO THE SURVEYOR.

7(a), 7(b1), 7(c1). BUILDING MEASUREMENTS SHOWN HEREON.

8. SUBSTANTIAL IMPROVEMENTS ARE SHOWN HEREON OVER AND ACROSS THE SUBJECT TRACT ARE SHOWN HEREON, AS OBSERVED DURING FIELD SURVEYS COMPLETED ON 9/11/2023.
9. TOTAL PARKING COUNT (OVER AND ACROSS THE SUBJECT TRACT):
   PARKING SPACES: 193
   HANDICAPPED: 8
   TOTAL SPACES: 201 SPACES (SHOWN HEREON)
13. PARCEL OWNER INFORMATION SHOWN HEREON, BASED ON AVAILABLE DALLAS COUNTY APPRAISAL DISTRICT DATA, AND IS NOT TO BE RELIED UPON AS PROOF OF TITLE.
14. THE NEAREST STREET INTERSECTION OF FREEPORT PARKWAY AND BURNS STREET IS CONTIGUOUS WITH THE NORTHWEST CORNER OF THE SUBJECT TRACT. THE INTERSECTION OF SOUTHWESTERN BOULEVARD AND FREEPORT PARKWAY IS APPROXIMATELY 450 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
16. NO EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF THE FIELD SURVEY.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE OBSERVED DURING THE PROCESS OF THE FIELD SURVEY.
18. OFFSITE PLOTTABLE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR ARE DEPICTED HEREON. SAID OFFSITE PLOTTABLE EASEMENTS, IF ANY, WERE NOT SURVEYED ON THE GROUND. MONUMENTED AND NO IMPROVEMENTS OVER THE EASEMENT TRACTS ARE SHOWN.
19. THE SURVEYOR HAS HAD A PROFESSIONAL LIABILITY INSURANCE POLICY IN EFFECT THROUGHOUT THE CONTRACT TERM OF THIS SURVEY.

SURVEY-RELATED SCHEDULE "B" ITEMS

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A.C. NOT SURVEY RELATED.

⓪ D. THE FOLLOWING AS SHOWN ON PLAT RECORDED IN VOLUME 2004076 PAGE 251, MAP RECORDS, DALLAS COUNTY, TEXAS:
   1) 30-FOOT BUILDING LINES.
   2) 10-FOOT BUILDING LINE.
   3) 20-FOOT SIGHT VISIBILITY EASEMENT.
   4) 20-FOOT ENTER ELECTRIC DELIVERY SURVICE EASEMENT.
   5) 25-FOOT BY 20-FOOT WATER EASEMENT.
   6) 20-FOOT BY 20-FOOT WTLR EASEMENT.
   7) 24 FOOT FIRELANE EASEMENT.

   LIES WITHIN THE BOUNDS OF THE SUBJECT TRACT AS SHOWN HEREON.

E. EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS CRANTED IN A DOCUMENT:
   GRANTED TO: SPRINT COMMUNICATIONS COMPANY
   PURPOSE: AS PROVIDED IN SAID DOCUMENT
   RECORDING DATE: FEBRUARY 13, 2012
   RECORDING NO: UNDER CLERK'S FILE NO. 20120200360, OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

   SAID EASEMENT DOCUMENT INCLUDES PARCEL IDENTIFICATION NUMBERS OF AFFECTED PROPERTIES WHICH INCLUDES THE SUBJECT TRACT, SAID EASEMENT DOCUMENT DOES NOT INCLUDE A PARTICULAR DESCRIPTION OF THE EASEMENT LIMITS AND IS NOT PLOTTABLE.

⓪ F. UTILITY EASEMENT 10' IN WIDTH, AS SET FORTH IN PLAT RECORDED IN VOLUME 96028, PAGE 79, MAP RECORDS, DALLAS COUNTY, TEXAS.

   LIES WITHIN THE BOUNDS OF THE SUBJECT TRACT AS SHOWN HEREON, THIS SURVEYOR IS NOT AWARE OF A DOCUMENT ABANDONING SAID EASEMENT.

G. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY ENCROACHMENT OR PROTRUSION OF FENCE ALONG SOUTHEARMOST EAST BOUNDARY LINE, AS SHOWN ON SURVEY.

   OBSERVED FENCING IMPROVEMENTS SHOWN HEREON WITH DIMENSIONAL TIES TO LIMITS OF SUBJECT PROPERTY.

H. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY ENCROACHMENT OR PROTRUSION OF FENCE ALONG SOUTHERNMOST BOUNDARY LINE, AS SHOWN ON SURVEY.

   OBSERVED FENCING IMPROVEMENTS SHOWN HEREON WITH DIMENSIONAL TIES TO LIMITS OF SUBJECT PROPERTY.

I. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY ENCROACHMENT OR PROTRUSION OF FENCE ALONG WESTERNMOST SOUTH BOUNDARY LINE, AS SHOWN ON SURVEY.

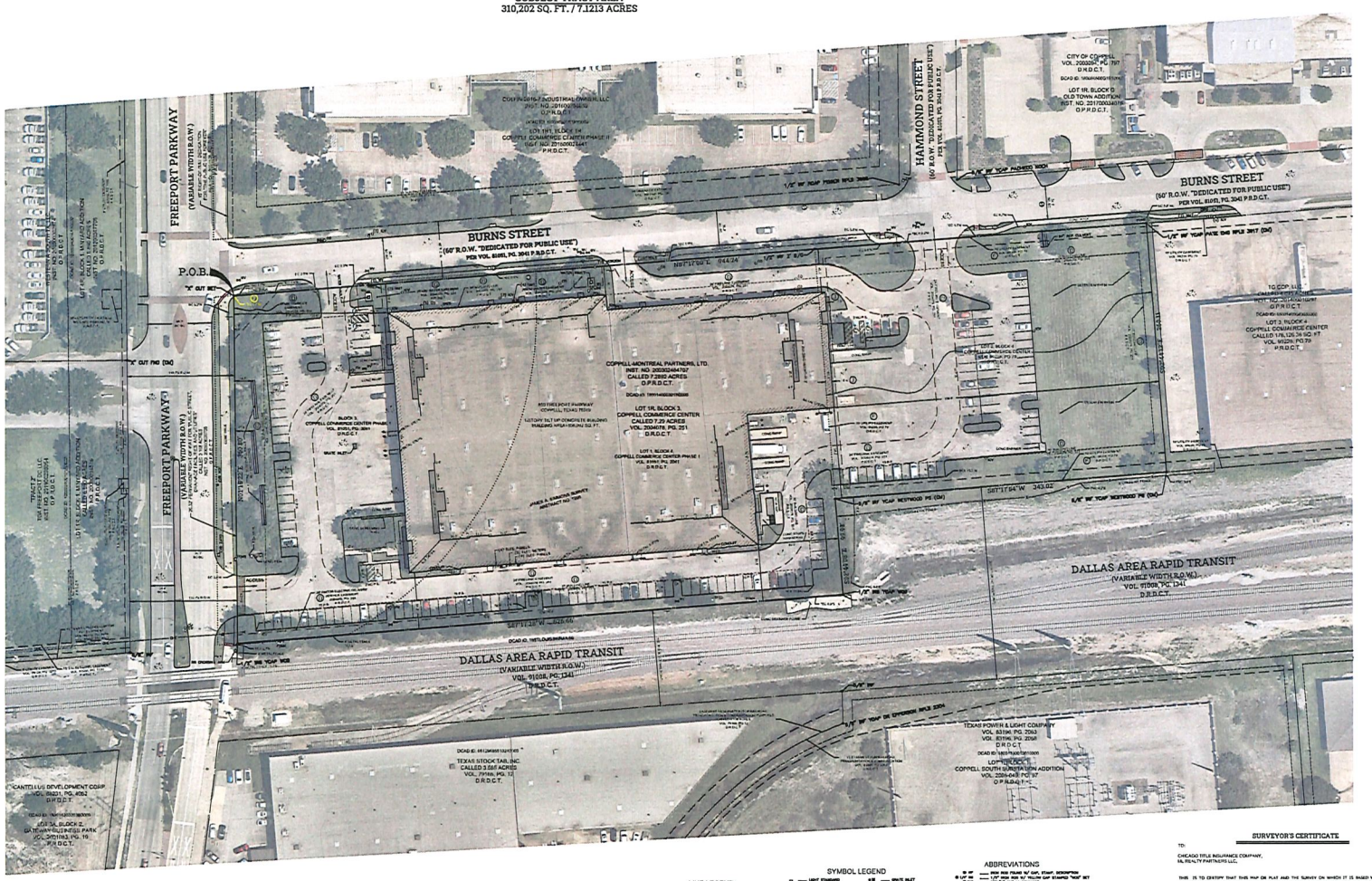
   OBSERVED FENCING IMPROVEMENTS SHOWN HEREON WITH DIMENSIONAL TIES TO LIMITS OF SUBJECT PROPERTY.

⓪ J. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY ENCROACHMENT ONE-STORY BUILDING INTO AND OVER 10' UTILITY EASEMENT SET FORTH IN MAP RECORDED IN VOLUME 96028, PAGE 79, MAP RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON SURVEY.

   OBSERVED BUILDING IMPROVEMENTS SHOWN HEREON WITH DIMENSIONAL TIES TO SAID 10' UTILITY EASEMENT.

K. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY THE LOCATION OR USE OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTION, WATER VALVES, GRATE INLETS, FIBER OPTIC VAULT BOX, ELECTRIC METERS AND PANELS, TELEPHONE PEDESTALS, FIBER OPTIC MARKERS, CLEANOUTS, HEMPHOSES (CONCRETE) PIPE, AND DETENTION DRAIN ON THE LAND, AS SHOWN ON SURVEY.

   SAID OBSERVED IMPROVEMENTS SHOWN HEREON.



LINE LEGEND

	SUBJECT TRACT BOUNDARY
	EXISTING PARCEL BOUNDARY
	EASEMENT LINE
	INT. BLDG LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	BUILDING
	CONCRETE
OHP OHP OHP	OVERHEAD POWER
	WOOD FENCE
	CHAIN LINK FENCE
	OVERHEAD POWER

SYMBOL LEGEND

	LIGHT STANDARD
	FENCE POST
	FENCE POLE W/ CONDUIT
	ANT. WIRE
	EXISTING VALLY BOX
	EXISTING TELEPHONE
	TRANSFORMER
	EXISTING PANEL
	EXISTING VALLY
	WATER VALVE
	WATER METER
	FIRE STANDART
	FIRE DEPT. CONNECTION
	STAND AIR
	MANHOLE CONTROL VALVE
	CLEAN OUT
	UNITE VALVE
	ROOF DRAIN
	TELEPHONE PEDESTAL
	TELEPHONE VALLY BOX
	TELEPHONE BARRIER
	TELEPHONE CABINET BOX
	FIBER OPTIC VALLY BOX
	FIBER OPTIC BARRIER
	GAS VALVE
	GAS METER
	BOLLARD
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	INLETS MANHOLE
	ADA HANDICAP RAMP

ABBREVIATIONS

BF, FF	BOW FRAME 90° GAS, STAMP, DESCRIPTION
BF LOT 90	1/2" IRON ROD W/ YELLOW CAP STAMPED "WCG" SET
BF 90	SET "X" CUT IN CONCRETE
CMS	CONTROLLING MONUMENT
DR	DEED RECORDS
DRDALLAS	DEED RECORDS, DALLAS COUNTY, TX
PRDALLAS	PLAT RECORDS, DALLAS COUNTY, TX
OPRDALLAS	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
DAAD	DALLAS COUNTY APPRAISAL DISTRICT
INST. NO.	INSTRUMENT NUMBER
VOL./PG.	VOLUME / PAGE
℄	CENTERLINE
ROW	EDGE OF CONCRETE / EDGE OF CONCRETE CORNER
BURN	BACK OF CURB / BACK OF CURB CORNER
BF-BC	BACK OF CURB TO BACK OF CURB DISTANCE
EF-EC	EDGE OF PAVEMENT TO BACK OF CURB DISTANCE
HC / HA	HANDICAPPED / PARKING SPACES
POBA	POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

TO:

CHICAGO TITLE INSURANCE COMPANY,
ML REALTY PARTNERS LLC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2023.

DATE OF PLAT OR MAP: 09/18/2023

DRAFT

ANDREW J. WIDOLFF RPLS #6771
FIRM: WEAVER CONSULTANTS GROUP, LLC

PREPARED FOR:
ML REALTY PARTNERS
ONE PRIDE PLACE, SUITE 450W
ITASCA, ILLINOIS 60143

ALTA/NSPS LAND TITLE SURVEY
LOT 1R, BLOCK 3, COPPELL COMMERCE CENTER ADDITION
CITY OF COPPELL, DALLAS COUNTY, TEXAS

NO.	DATE	REVISION DESCRIPTION

Weaver Consultants Group
WEAVER CONSULTANTS GROUP
TBPLS FIRM # 10194400
1000 CORPORATE DR. STE. 100
COPPELL, TEXAS 75019
(817) 735-9770
www.wcgtx.com

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DRAWN BY	AJW
CHECKED BY	AJW
DATE	09/18/2023
FIELD BK.	1393-3456-57400
LAYOUT	ALTA-NSPS

SHEET 1 OF 1

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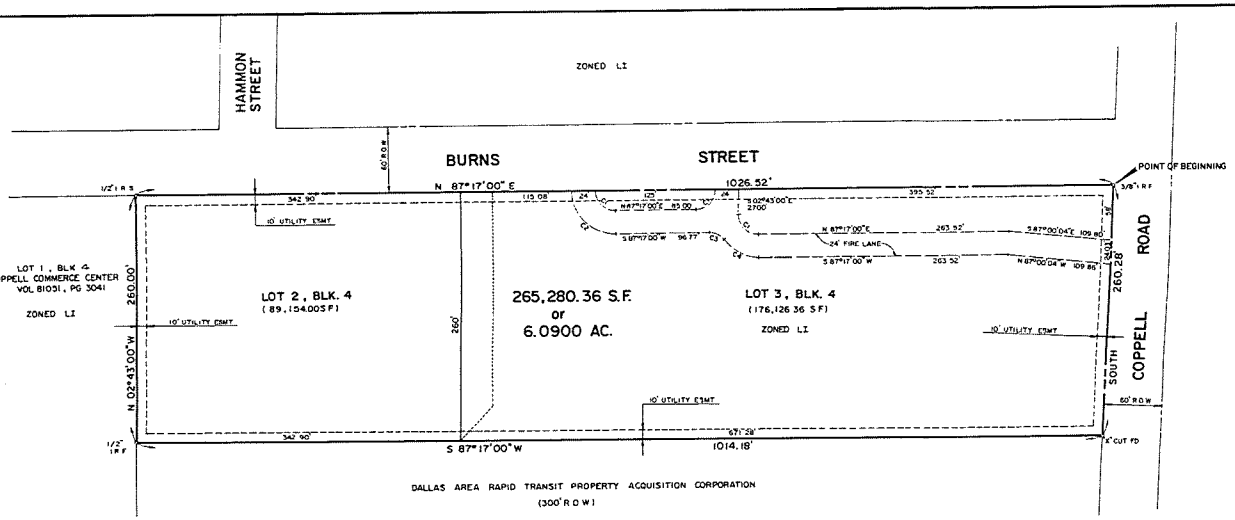
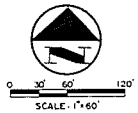
EXHIBIT "D"





CURVE DATA

CV NO	Δ	RADIUS	TANGENT	LENGTH
C1	90°00'00"	20.00'	20.00'	31.42'
C2	90°00'00"	44.00'	44.00'	69.11'
C3	54°41'46"	20.00'	10.34'	19.09'
C4	54°41'46"	44.00'	22.76	42.00'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS HOME INTERIORS AND GIFTS, INC is the owner of a tract of land situated in the James Simmons Survey, Abstract No 1296, City of Coppell, Dallas County, Texas and being part of the 15 000 acre tract of land conveyed to Home Interiors and Gifts, Inc by deed recorded in Volume 75112, Page 1972, Deed Records, Dallas County, Texas and including all of Lot 2, Block 4 of Coppell Commerce Center Phase I, an addition to the City of Coppell as recorded in Volume 81051, Page 3041, Deed Records, Dallas County, Texas, and being more particularly described as follows

BEGINNING at a 3/8 inch iron rod found at the intersection of the south line of Burns Road (a 60 foot right-of-way) and the west line of Coppell Road (a 60 foot right-of-way),

THENCE South along the west line of said Coppell Road a distance of 260 28 feet to an "X" cut in concrete found for corner in the north line of the Dallas Area Rapid Transit Property Acquisition Corporation railroad (a 300 foot right-of-way at this point),

THENCE South 87 deg 17 min 00 sec West along the north line of said railroad right-of-way a distance of 1,014 18 feet to a 1/2 inch iron rod found for corner in the east line of Lot 1, Block 4 of said Coppell Commerce Center,

THENCE North 02 deg 43 min 00 sec West along the east line of said Lot 1 a distance of 260 00 feet to a 1/2 inch iron rod set for corner in the south line of said Burns Road,

THENCE North 87 deg 17 min 00 sec East along the south line of said Burns Road a distance of 1,026 52 feet to the POINT OF BEGINNING and containing 265,280 36 square feet or 6 0900 acres of land

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT HOME INTERIORS AND GIFTS, INC does hereby adopt this replat designating the herein described property as COPPELL COMMERCE CENTER - LOTS 2 & 3, BLOCK 4, an addition to the City of Coppell, Texas and does hereby dedicate to the public use forever, the streets, alleys, and easements shown thereon The easements shown hereon are hereby reserved for the purpose as indicated

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easements" as shown Said "Utility Easements" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easements" and all public utilities shall at all times have the full right of ingress and egress to or from and upon said "Utility Easements" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from all or parts of its respective system without the necessity at any time of procuring the permission of anyone

Notwithstanding anything contained hereon to the contrary, the use of the Sanitary Sewer Easement along the northern portion of this property shall be subject to the condition that no improvements located upon the surface of the property shall be disturbed or otherwise affected by the use of such easement

Witness my hand at Coppell, Texas this the 16th day of December A D, 1999

Bettina Simon
Bettina Simon
Vice President

STATE OF TEXAS

BEFORE ME, the undersigned, a notary public in and for said State, on this day personally appeared Bettina Simon 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 considerations therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of Nov, 1999

Marilyn C. Blake
Notary Public In and For the State of Texas

MARILYN C. BLAKE
MY COMMISSION EXPIRES
July 08, 2003

My Commission Expires July 8, 2003

FILED
99 NOV 22 PM 1:15
DALLAS COUNTY, TEXAS
SUZANNE HARRIS
COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS

That I, Robert L. Wright, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Coppell.

Robert L. Wright
Robert L. Wright
Registered Professional Land Surveyor
No 3917

STATE OF TEXAS

BEFORE ME, the undersigned, a notary public in and for said State, on this day personally appeared Robert L. Wright 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 considerations therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of November 1999

Karen S. Maynard
Notary Public In and For the State of Texas

My Commission Expires 6-16-2001

KAREN S. MAYNARD
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-16-2001

STATE OF TEXAS
REGISTERED
ROBERT L. WRIGHT
3917
PROFESSIONAL
LAND SURVEYOR

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing final plat of the Coppell Commerce Center Subdivision or Addition to the City of Coppell was submitted to the City Council on the 9th day of November 1999, and that the City 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 his name as hereinabove subscribed

Witness my hand this 22nd day of November, A D 1999

Shelley Beil
City Secretary

Recommended for Approval

Chairman, Planning and Zoning Commission
City of Coppell, Texas

11-19-99
Date

Approved and Accepted

Mayor
City of Coppell, Texas

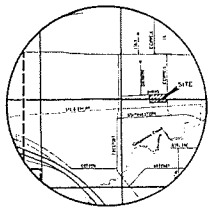
11/19/99
Date

RECEIPT ACKNOWLEDGMENT

General Telephone
TXU Gas/Electric
Paragon Cable

"Floodplain Development Permit Application No. N/A
has been filed with the City of Coppell Floodplain Administrator on
_____ 19____

Floodplain Administrator
11-19-99 Date"



VICINITY MAP

REPLAT / MINOR PLAT
COPPELL COMMERCE CENTER
LOTS 2 & 3, BLOCK 4

AN ADDITION TO THE CITY OF COPPELL, TEXAS OUT OF THE JAMES SIMMONS SURVEY, ABSTRACT NO 1269, DALLAS COUNTY, TEXAS AND INCLUDING A REPLAT OF LOTS 2 & 3, BLOCK 4 OF COPPELL COMMERCE CENTER. 6 0900 AC - 2 LOTS

OWNER:
HOME INTERIORS AND GIFTS, INC.
4550 SPRING VALLEY ROAD
DALLAS, TEXAS 75244
(972) 386-1000

ENGINEER:
NEEDHAM - WRIGHT ENGINEERS
A PATE ENGINEERS, INC COMPANY
10290 MONROE DRIVE
SUITE 101
DALLAS, TEXAS 75229
(214) 357-2981
(214) 357-2985 (FAX)

VOLUME 99228 PAGE 00079

JOB NO 137-002

DATE - 9-15-99

SHEET 1 OF 1