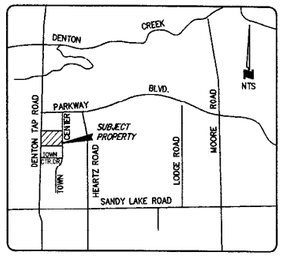
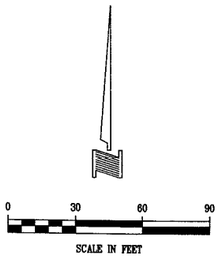
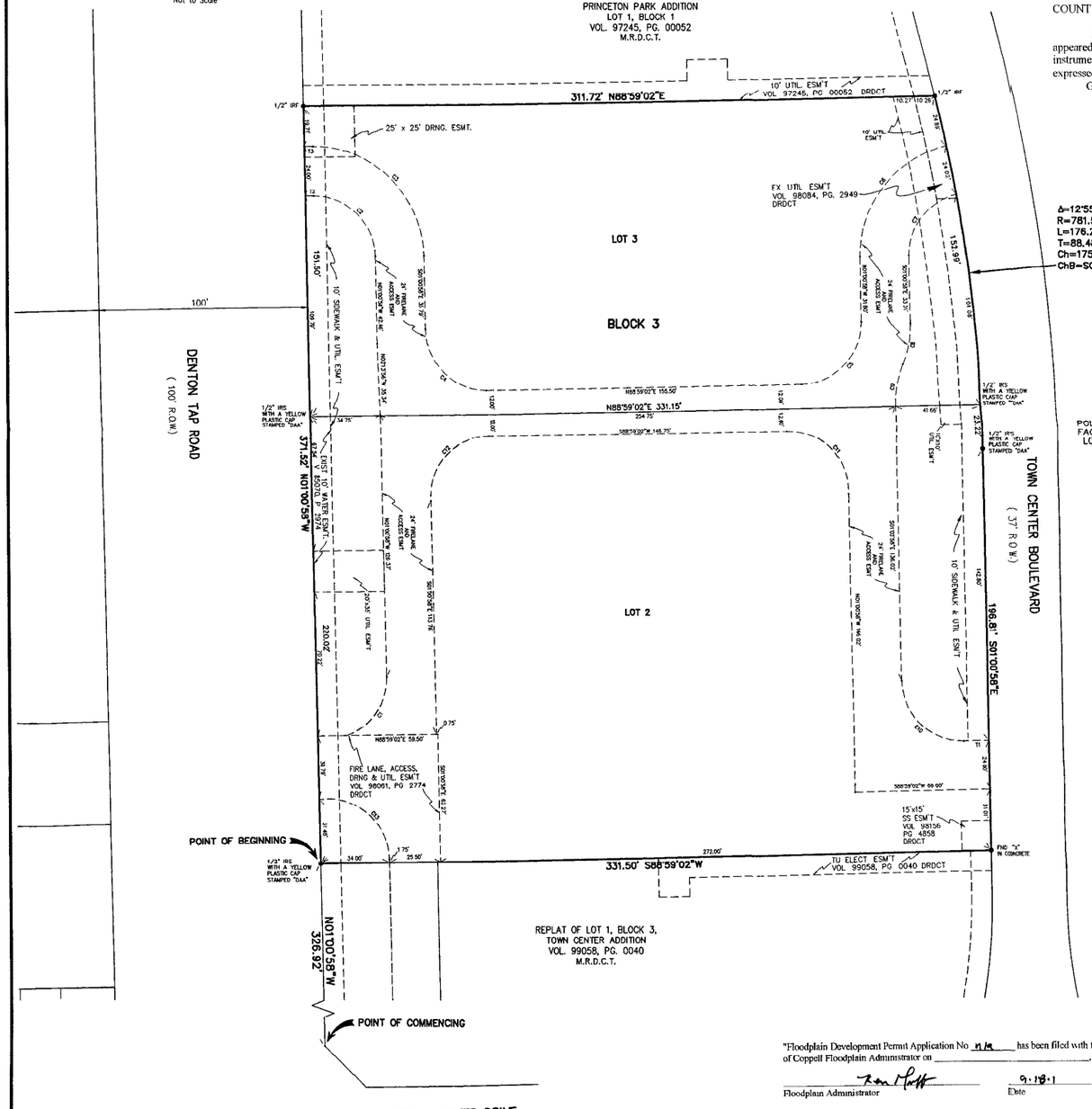
Exhibit A
Page 1 of 1



VICINITY MAP
Not to Scale



SCALE IN FEET



Δ=12°55'07"
R=781.50'
L=176.21'
T=88.48'
Ch=175.83'
ChB=S07°28'32"E

POLICE & COURTS FACILITY ADDITION
LOT 1, BLOCK 1
M.R.D.C.T.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	71°09'00"	30.00'	37.25'	21.46'	N34°33'32"E 34.91'
C2	90°00'00"	30.00'	47.12'	30.00'	N48°00'58"W 42.43'
C3	90°00'00"	54.00'	84.82'	54.00'	S46°00'58"E 76.37'
C4	90°00'00"	30.00'	47.12'	30.00'	S46°00'58"E 42.43'
C5	90°00'00"	30.00'	47.12'	30.00'	N43°59'02"E 42.43'
C6	78°14'40"	54.50'	74.43'	44.33'	N38°06'22"E 68.78'
C7	77°01'43"	30.50'	41.00'	24.27'	S37°29'53"W 37.99'
C8	22°11'39"	54.00'	20.92'	10.59'	S10°04'48"W 20.79'
C9	22°11'32"	54.00'	20.92'	10.59'	S10°04'48"W 20.79'
C10	90°00'00"	30.00'	47.12'	30.00'	S46°00'58"E 42.43'
C11	90°00'00"	30.00'	47.12'	30.00'	N48°00'58"W 42.43'
C12	90°00'00"	30.00'	47.12'	30.00'	S43°59'02"W 42.43'
C13	97°39'44"	30.00'	51.14'	34.31'	N49°50'50"W 45.17'

LINE TABLE		
LINE	BEARING	LENGTH
T1	S88°59'02"W	12.00'
T2	S88°59'02"W	4.00'
T3	N88°59'02"E	4.00'

LOT TABLE	
LOT #	AREA (ac.)
2	1.674
3	1.127

"Floodplain Development Permit Application No N/A has been filed with the City of Coppell Floodplain Administrator on _____, 2001"

Floodplain Administrator — Date 9-18-1

RECORDED – SEPTEMBER 21, 2001 – VOL. 2001185, PG. 0105

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW BY ALL MEN THESE PRESENTS That I, John S. Turner, 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

John S. Turner 9-5-01
John S Turner
Registered Professional Land Surveyor
No 5310

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, a Notary Public in and for the said Dallas County, Texas on this day personally appeared John S Turner, personally 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 considerations therein expressed, and in the capacity therein stated

GIVEN under my hand and seal of office, this 5th day of Sept., 2001.

Raymond Espinoza
Notary Public in and for the State of Texas

RAYMOND ESPINOZA
Notary Public, State of Texas
My Commission Expires
June 29, 2002

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CENTURION EAGLE, INC., TRUSTEE is the owner of a tract of land situated in the S.A. & M.G.R.R. SURVEY, ABSRACT NO. 1430, Coppell, Dallas County, Texas and being a part of a 2.801 acre tract of land described in Deed to Centurion Eagle, Inc., recorded in Volume 98118, Page 6042, Deed Records, Dallas County, Texas and being more particularly described as follows

COMMENCING at the North corner of the transitional right-of-way line between the East line of Denton Tap Road, a 100 foot wide public right-of-way, and the North line of Town Center Drive, a variable width public right-of-way, said point being the most Westerly Southwest corner of REPLAT OF LOT 1, BLOCK 3, TOWN CENTER ADDITION, an Addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 99058, Page 40, Map Records, Dallas County, Texas;

THENCE North 01 deg 00 min 58 sec. West, along the said East line of Denton Tap Road, a distance of 326.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Northwest corner of said Addition and the Southwest corner of said Centurion Eagle, Inc. tract, said point being at the POINT OF BEGINNING of the tract herein described,

THENCE North 01 deg. 00 min. 58 sec. West, continuing along the said East line of Denton Tap Road, a distance of 371 52 feet to a 1/2 inch iron rod found at the Northwest corner of said Centurion Eagle, Inc. tract, and the Southwest corner of Princeton Park, an Addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 97245, Page 52, Map Records, Dallas County, Texas;

THENCE North 88 deg. 59 min. 02 sec. East, a distance of 311 72 feet to a 1/2 inch iron rod found in the West line of Town Center Boulevard, a variable width public right-of-way, at the Northeast corner of said Centurion Eagle Inc tract and the Southeast corner of said Princeton Park Addition, said point being in a non-tangent curve to the right having a central angle of 12 deg. 55 min 07 sec , a radius of 781 50 feet, and a chord bearing and distance of South 07 deg. 28 min 32 sec East, 175 83 feet;

THENCE Southeasterly, along said West line and said curve to the right, an arc distance of 176 21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner,

THENCE South 01 deg. 00 min. 58 sec. East, continuing along said West line, a distance of 196 81 feet to an "X" found cut in concrete at the Southeast corner of said Centurion Eagle, Inc. tract and the Northeast corner of said REPLAT OF LOT 1, BLOCK 3, TOWN CENTER ADDITION,

THENCE South 88 deg. 59 min 02 sec. West, a distance of 331 50 feet to the POINT OF BEGINNING and containing or 2 801 acres of land

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, CENTURION EAGLE, INC , TRUSTEE, does hereby adopt this plat designating the hereinabove described property as LOT 2 & 3, BLOCK 3, TOWN CENTER ADDITION, 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 or other improvements 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 growth 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 the 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

Witness my hand at Dallas, Texas this the 6th day of Sept, A D., 2001

CHAIRMAN

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Glen A. Hinckley, 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 6th day of September, 2001.

TRACIE K. SHAW
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05-05-2005

Tracie K. Shaw
Notary Public in and for the State of Texas

Recommended for Approval

Chairman, Planning and Zoning Commission
City of Coppell, Texas — Date 9-17-01

Approved and Accepted:

Mayor. Candy Sheehan
City of Coppell, Texas — Date 9/17/01

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing Minor Plat of the TOWN CENTER ADDITION, LOT 2 & 3, BLOCK 3, of the City of Coppell was submitted to the City Council on the 11th day of September, 2001, and the Council took no action. The Planning & Zoning Commission approved this plat on August 16,2001 Because the City Council did not act on this plat within 30 days after the date of Planning & Zoning Commission approval, this final plat is approved as a matter of law in accordance with § 212 009 of the Texas Local Government Code, and has accepted the dedication of the 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 18th day of September, A.D., 2001

City Secretary

RECEIPT ACKNOWLEDGMENT

Verizon
TXU Electric & Gas Daniel Dean
AT&T Broadband

Owner:
CENTURION EAGLE, INC., TRUSTEE
12201 Merit Drive, Suite 170
Dallas, Texas 75251
Alen Hinckley
Phone: 972.991.4600
Fax: 972.991.7500

MINOR PLAT
LOT 2 & 3, BLOCK 3
TOWN CENTER ADDITION

AN ADDITION TO THE CITY OF COPPELL
2.801 ACRES ~ ZONED TC
S.A. & M.G.R.R. SURVEY , ABSTRACT NO. 1430
DALLAS COUNTY, TEXAS
SEPTEMBER , 2001 SCALE: 1" = 30'

ENGINEER

DOWDEY, ANDERSON AND ASSOCIATES, INC.
5225 Village Creek Drive Suite 200
Plano, Texas 75093 972-931-0694

X:\PROJECTS\LOCATION\TOWNCENTER\DWG\PLAT\TOWN CENTER ADDITION.DWG, 9/18/2001 10:19:44 AM, DWGMAP, ANDERSON & ASSOCIATES, INC.