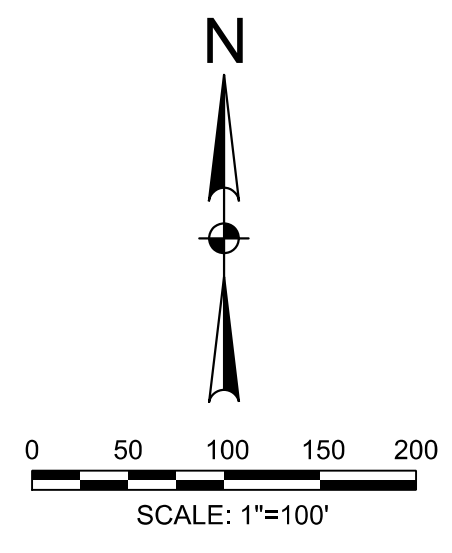
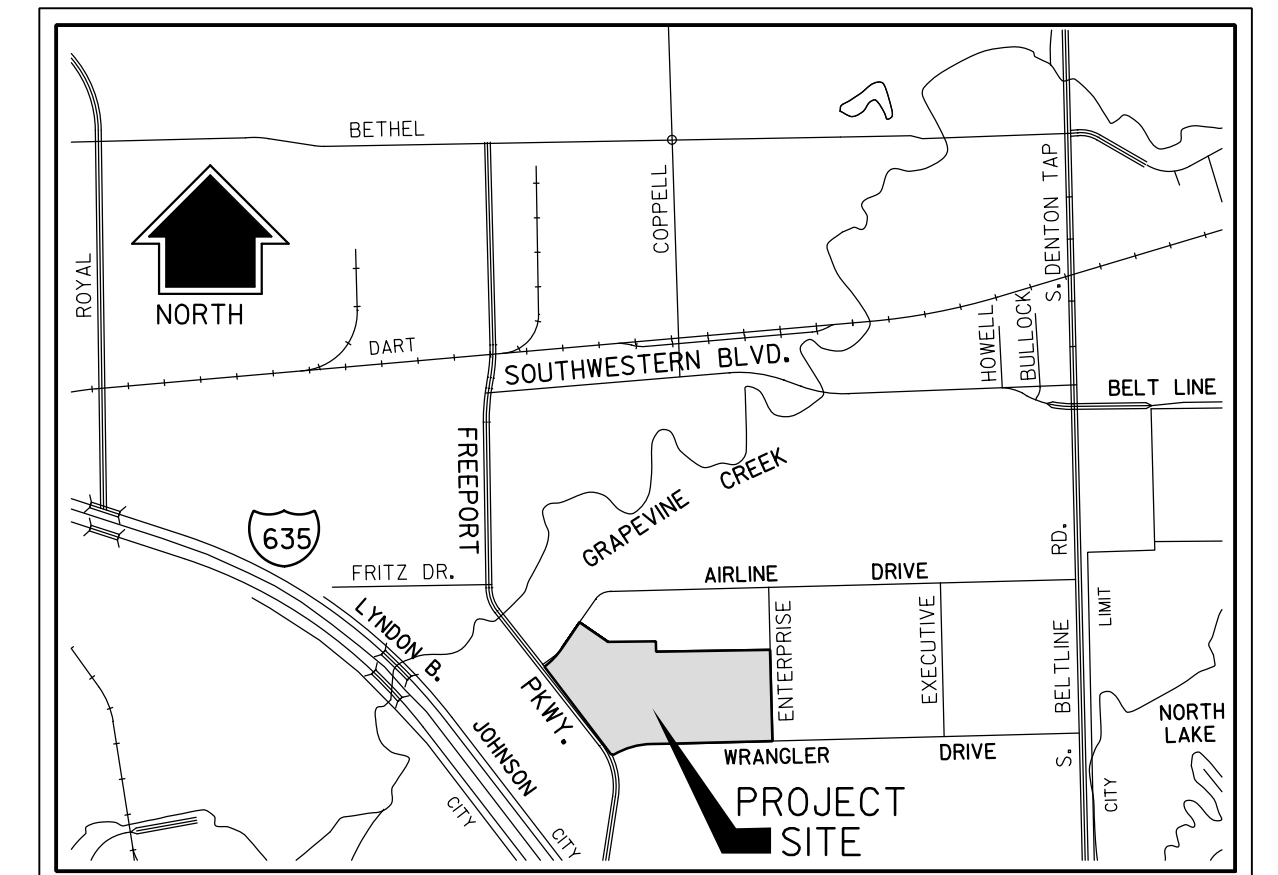
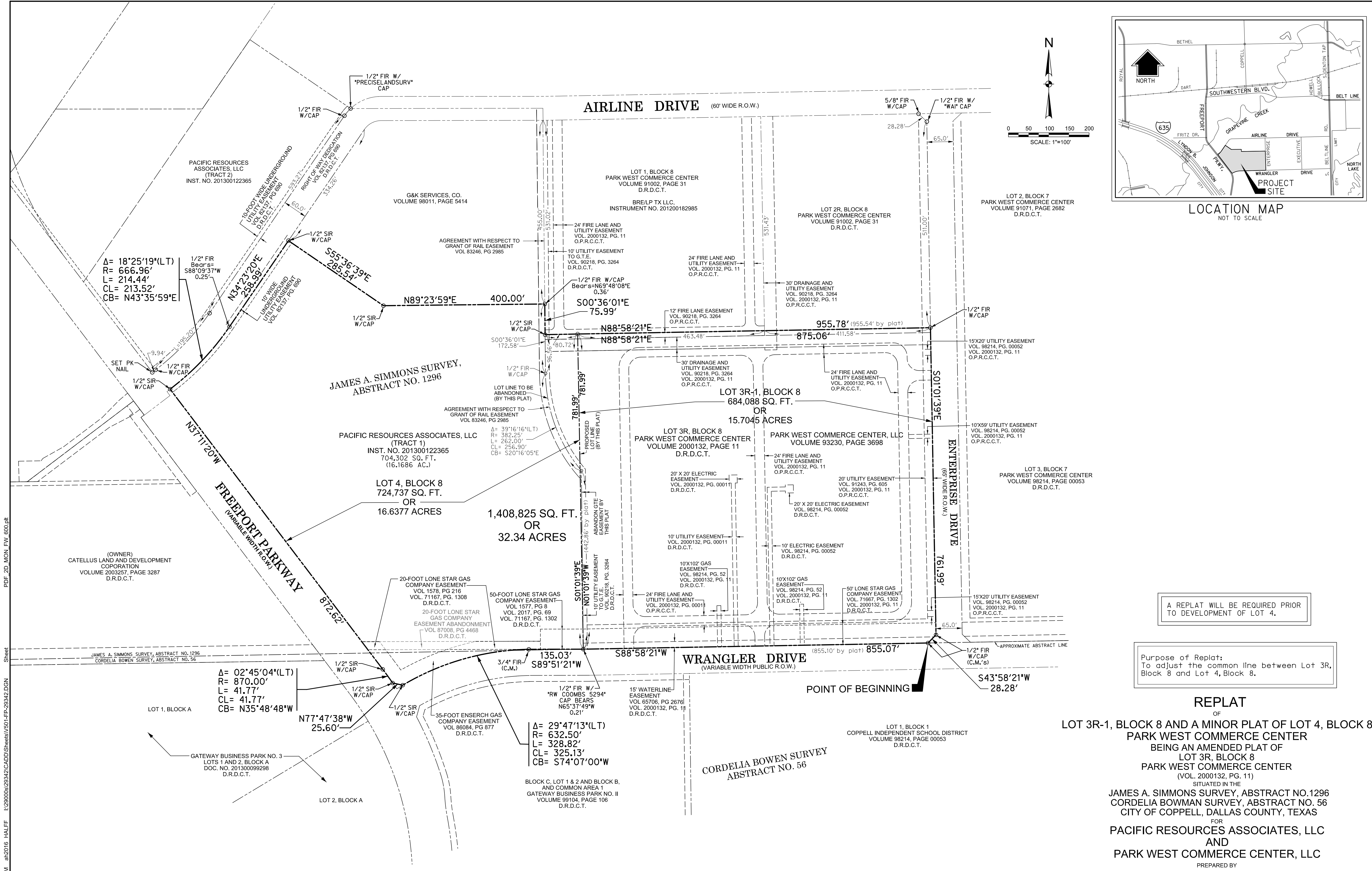


6/10/2013 4:55:38 PM HALFF I:\290008\29342\CADD\Sheets\501-FP-29342.DGN



A REPLAT WILL BE REQUIRED PRIOR TO DEVELOPMENT OF LOT 4.

Purpose of Replat:  
To adjust the common line between Lot 3R, Block 8 and Lot 4, Block 8.

**REPLAT**  
OF  
**LOT 3R-1, BLOCK 8 AND A MINOR PLAT OF LOT 4, BLOCK 8**  
**PARK WEST COMMERCE CENTER**  
BEING AN AMENDED PLAT OF  
**LOT 3R, BLOCK 8**  
**PARK WEST COMMERCE CENTER**  
(VOL. 2000132, PG. 11)  
SITUATED IN THE  
**JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296**  
**CORDELIA BOWMAN SURVEY, ABSTRACT NO. 56**  
CITY OF COPPELL, DALLAS COUNTY, TEXAS  
FOR  
**PACIFIC RESOURCES ASSOCIATES, LLC**  
AND  
**PARK WEST COMMERCE CENTER, LLC**  
PREPARED BY

**LEGEND**

1/2" FIR	1/2-INCH FOUND IRON ROD
1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF ASSOC. INC."

**DEVELOPER/OWNER:**  
PW COMMERCE CENTER, LP &  
PACIFIC RESOURCES ASSOCIATES, LLC  
15350 SW SEQUOIA PARKWAY Suite 300  
PORTLAND, OREGON 97224  
TELE. 503-624-6300 FAX 503-624-7755

**DEVELOPER/OWNER:**  
PW COMMERCE CENTER, LP &  
PACIFIC RESOURCES ASSOCIATES, LLC  
15350 SW SEQUOIA PARKWAY Suite 300  
PORTLAND, OREGON 97224  
TELE. 503-624-6300 FAX 503-624-7755

**ENGINEER-SURVEYOR:**  
HALFF ASSOCIATES, INC.  
1201 N. BOWSER  
RICHARDSON, TX. 75081  
214-346-6200  
JOEL C. HOWARD, RPLS

**HALFF**  
HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081  
(214) 346-6200 SCALE: 1"=100' AVO. 29342 MAY, 2013

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS:

WHEREAS Pacific Resources Associates LLC, and Park West Commerce Center, LLC, are the owners of a tract of land situated in the James A. Simmons Survey, Abstract Number 1296 and the Cordelia Bowen Survey, Abstract Number 56, City of Coppell, Dallas County, Texas, and being all of that called 16.1628 tract of land described as "Tract 1" in deed to Pacific Resources Associates LLC, as recorded in Instrument Number 201300122365, Official Public Records, Dallas County, Texas, and part of that called 328.1838 acre tract of land described in deed to Park West Commerce Center, LLC, as recorded in Volume 93230, Page 3698 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and including all of Lot 3R, Block 8, Park West Commerce Center, an Addition to the City of Coppell, Texas as recorded in Volume 2000132, Page 11, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch Iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") found for the southwest end of a corner clip located at the intersection of the west right-of-way line of Enterprise Drive, (a called 60-foot wide right-of-way) with the north right-of-way line of Wrangler Drive, (a called 60-foot wide right-of-way at this point), also being the southeast corner of said Lot 3R;

THENCE South 88 degrees 58 minutes 21 seconds West, along the common north right-of-way line of Wrangler Drive and south line of Lot 3R, a distance of 855.07 feet to the southwest corner of Lot 3R, also being the southeast corner of said called 16.1628 acre tract;

THENCE South 89 degrees 51 minutes 21 seconds West, continuing along said north right-of-way line and the common south line of said 16.1628 acre tract, a distance of 135.03 feet to a 3/4-inch Iron rod found for the beginning of a non-tangent circular curve to the left having a radius of 632.50 feet, whose chord bears South 74 degrees 07 minutes 00 seconds West, a distance of 325.13 feet;

THENCE Westerly, continuing along said common line and along said curve, through a central angle of 29 degrees 47 minutes 13 seconds, an arc distance of 328.82 feet to a 1/2-inch Iron rod with cap set for the southeasterly corner of a corner clip at the intersection of said north right-of-way line of Wrangler Drive with the northeasterly right-of-way line of Freeport Parkway (a variable width right-of-way);

THENCE North 77 degrees 47 minutes 38 seconds West, departing said north right-of-way line of Wrangler Drive and along said corner clip, a distance of 25.60 feet to a 1/2-inch Iron rod with cap set for the beginning of a non-tangent circular curve to the left having a radius of 870.00 feet, whose chord bears North 35 degrees 48 minutes 48 seconds West, a distance of 41.77 feet;

THENCE Northwesterly, along the common northeasterly right-of-way line of Freeport Parkway and southwesterly line of said 16.1628 acre tract, and along said curve, through a central angle of 02 degrees 45 minutes 04 seconds, an arc distance of 41.77 feet to a 1/2-inch Iron rod with cap set for corner;

THENCE North 37 degrees 11 minutes 20 seconds West, continuing along said common line, a distance of 872.62 feet to a 1/2-inch Iron rod with cap set for the intersection of said northeasterly right-of-way line of Freeport Parkway with the southeasterly right-of-way line of Atriline Drive (a called 60-foot wide right-of-way), said corner being the beginning of a non-tangent circular curve to the left having a radius of 666.96 feet, whose chord bears North 43 degrees 35 minutes 59 seconds East, a distance of 213.52 feet, said corner also being the most westerly corner of said 16.1628 acre tract;

THENCE Northeasterly, along the common southeasterly right-of-way line of Atriline Drive and northwesterly line of said 16.1628 acre tract, and along said curve, through a central angle of 18 degrees 25 minutes 19 seconds, an arc distance of 214.44 feet to a point for corner from which a 1/2-inch Iron rod found for witness bears North 88 degrees 09 minutes 37 seconds West, a distance of 0.25 feet;

THENCE North 34 degrees 23 minutes 20 seconds East, continuing along said common line, a distance of 258.99 feet to a 1/2-inch Iron rod with cap set for the common northerly most corner of said 16.1628 acre tract and the westerly most corner of that tract of land described in Special Warranty Deed to G&K Services, Co as recorded in Volume 98011, Page 5414, D.R.D.C.T.;

THENCE South 55 degrees 36 minutes 39 seconds East, departing said southeasterly right-of-way line and along the common north line of said 16.1628 acre tract and south line of said G&K Services tract, a distance of 285.54 feet to a 1/2-inch Iron rod with cap set for corner;

THENCE North 89 degrees 23 minutes 59 seconds East, continuing along said common line, a distance of 400.00 feet to a point for the northeast corner of said 16.1628 acre tract and southeast corner of said G&K Services tract, from which a 1/2-inch Iron rod with cap found for witness bears North 69 degrees 48 minutes 08 seconds East, a distance of 0.36 feet, said corner also being on the west line of Lot 1 of Block 8 of "Blocks 7 and 8 of Park West Commerce Center (formerly Gateway Park at Coppell)", an addition to the City of Coppell recorded in Volume 91002, Page 31, D.R.D.C.T.

THENCE South 00 degrees 36 minutes 01 seconds East, along the common west line of said Lot 1, Block 8 and east line of said 16.1628 acre tract, a distance of 75.99 feet to the common southwest corner of said Lot 1, Block 8 and northwest corner of said Lot 3R, Block 8;

THENCE North 88 degrees 58 minutes 21 seconds East, along the common south of said Lot 1, Block 8, and Lot 2R, Block 8, and north line of said Lot 3R, Block 8, a distance of 955.78 feet to a 1/2-inch Iron rod with cap found for the northeast corner of said Lot 3R, and being on the west line of said Enterprise Drive;

THENCE South 01 degree 01 minute 39 seconds East, along the west line of said Enterprise Drive, a distance of 761.99 feet to a 1/2-inch Iron rod with cap found for the northeast end of the aforementioned corner clip at the intersection of said west right-of-way line of Enterprise Drive with the north right-of-way line of Wrangler Drive;

THENCE South 43 degrees 58 minutes 21 seconds West, along said corner clip, a distance of 28.28 feet to the POINT OF BEGINNING AND CONTAINING 1,408,825 square feet or 32.34 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, Joel C. Howard, Registered Professional Land Surveyor, do hereby certify that the replat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision on June, 2013, and that the locations of all monuments shown are correct.

JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6267

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 Joel C. Howard, 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, and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PACIFIC RESOURCES ASSOCIATES, LLC, and PARK WEST COMMERCE CENTER, LLC, a Delaware limited partnership, acting herein by and through their duly authorized officers, does hereby adopt this replat designating the herein above described property as LOT 3R-1, LOT 4, BLOCK 8, Park West Commerce Center, an addition to the City of Coppell, Dallas County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets and alleys shown thereon.

The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this replat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except pavement, parking lots, and that landscape improvements may be placed in landscape easements, or as specified by planned development, if approved by the City of Coppell. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Coppell's use thereof. The City of Coppell and public utility entities 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 their respective systems in said easements. The City of Coppell and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned do covenant and agree that public access easements may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises with the right and privilege at all times of the City of Coppell, its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon and across said premises.

This replat approved subject to all replatting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

WITNESS OUR HANDS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

PACIFIC RESOURCES ASSOCIATES, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY THAT \_\_\_\_\_ personally known to me to be the the \_\_\_\_\_ of PACIFIC RESOURCES ASSOCIATES, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such officer signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said partnership, as their free and voluntary act, and as the free and voluntary act and deed of said partnership, as managing member of and for and on behalf of IIT Northpoint CO LP, for the uses and purpose therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC

My commission expires:

PARK WEST COMMERCE CENTER, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY THAT \_\_\_\_\_ personally known to me to be the the \_\_\_\_\_ of \_\_\_\_\_ and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such officer signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said partnership, as their free and voluntary act, and as the free and voluntary act and deed of said partnership, as managing member of and for and on behalf of \_\_\_\_\_ for the uses and purpose therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC

My commission expires:

DEVELOPER/OWNER:
PW COMMERCE CENTER, LP &
PACIFIC RESOURCES ASSOCIATES, LLC
15350 SW SEQUOIA PARKWAY Suite 300
PORTLAND, OREGON 97224
TELE. 503-624-6300 FAX 503-624-7755

DEVELOPER/OWNER:
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ENGINEER-SURVEYOR:
HALFF ASSOCIATES, INC.
1201 N. BOWSER
RICHARDSON, TX. 75081
214-346-6200
JOEL C. HOWARD, RPLS

HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081
(214) 346-6200 SCALE: 1"=100' AVO. 29342 MAY, 2013

RECOMMENDED FOR APPROVAL:

Chairman Planning & Zoning Commission Date of Approval
City of Coppell, Texas

APPROVED AND ACCEPTED:

Mayor Date of Approval
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing replat of Lot 3R-1, and Lot 4, Block 8 Parkwest Commerce Center at Coppell 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 signing his name as hereinabove subscribed.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

City Secretary

GENERAL NOTES

- 1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202) as derived from GPS measurements of the City of Coppell geodetic control network Monument No. 5 and Benchmark No. 13.
2. All original Texas land survey abstract lines shown hereon are approximate, and are based on the railroad commission of Texas, 2007, surveys (a.k.a. General Land Office county maps).
3. By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 4813C0155 J, dated August 23, 2001 and Map Number 4813C0135 J, dated August 23, 2001 and revised to reflect LOMR effective as of October 17, 2011, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside 500-year flood plain." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

FLOODPLAIN ORDINANCE NOTE: Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell Floodplain Administrator on \_\_\_\_\_, 2013.

Floodplain Administrator Date

APPROVED AND ACCEPTED BY:

ONCOR ELECTRIC DELIVERY COMPANY

(Print Name) Date of Approval

ATMOS ENERGY

(Print Name) Date of Approval

VERIZON

(Print Name) Date of Approval

TIME WARNER CABLE

(Print Name) Date of Approval

Purpose of Replat:
To adjust the common line between Lot 3R, Block 8 and Lot 4, Block 8.

REPLAT
OF
LOT 3R-1, BLOCK 8 AND A MINOR PLAT OF LOT 4, BLOCK 8
PARK WEST COMMERCE CENTER
BEING AN AMENDED PLAT OF
LOT 3R, BLOCK 8
PARK WEST COMMERCE CENTER
(VOL. 2000132, PG. 11)
SITUATED IN THE
JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296
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CITY OF COPPELL, DALLAS COUNTY, TEXAS
FOR
PACIFIC RESOURCES ASSOCIATES, LLC
AND
PARK WEST COMMERCE CENTER, LLC
PREPARED BY