

ST. LOUIS & SOUTHWESTERN RAILROAD
(100' RIGHT-OF-WAY)
(VOL. 95, PG. 518)

FLOOD STATEMENT:

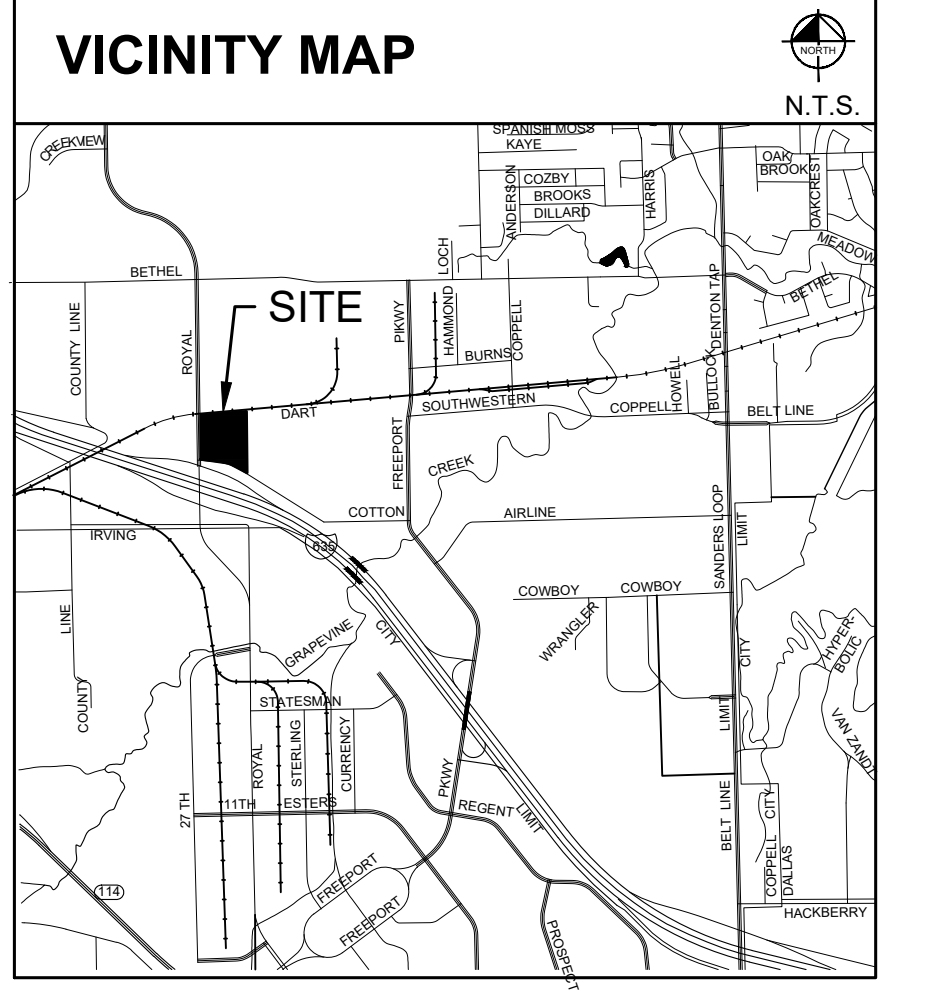
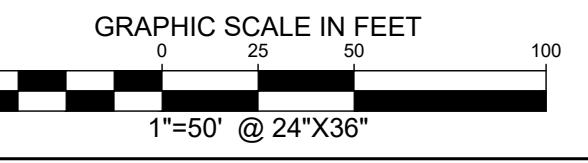
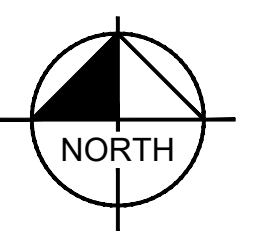
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0135K, for Dallas County, Texas and incorporated areas, dated 7/7/2014, this property is not within an identified special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods 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.

GENERAL NOTES:

- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- Monuments shown hereon are 5/8-inch iron rods with red plastic caps stamped "KHA" set, unless noted otherwise.
- A variance is being requested to allow for the driveway configuration as shown for the S. Royal Lane entry.

Purpose Statement:
The purpose of this plat is to abandon existing easements and dedicate new easements.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND

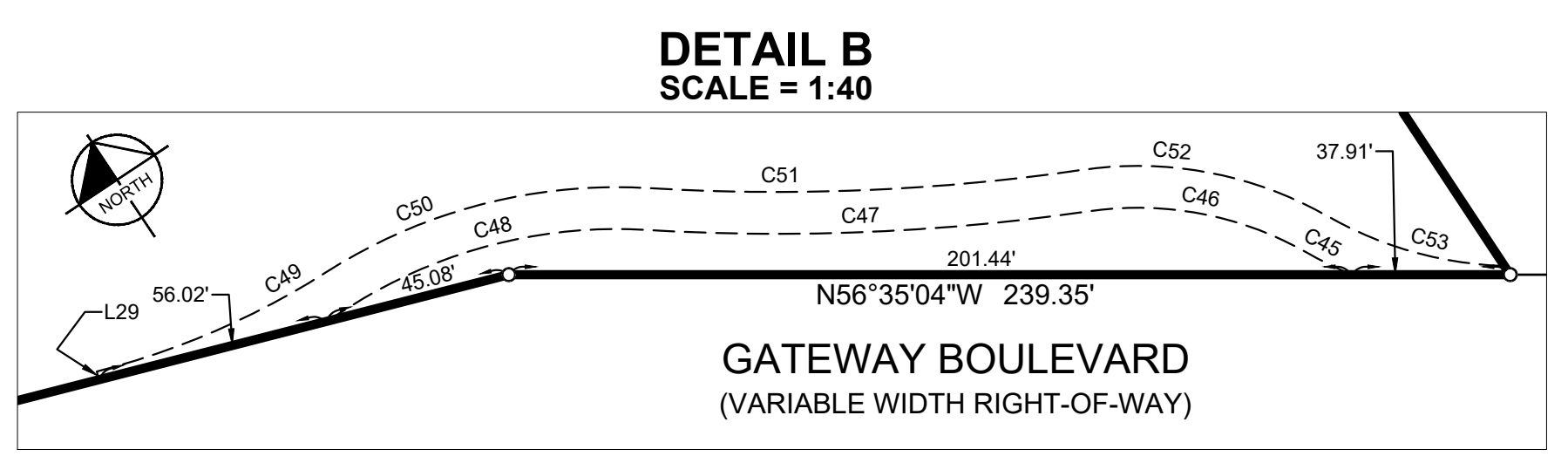
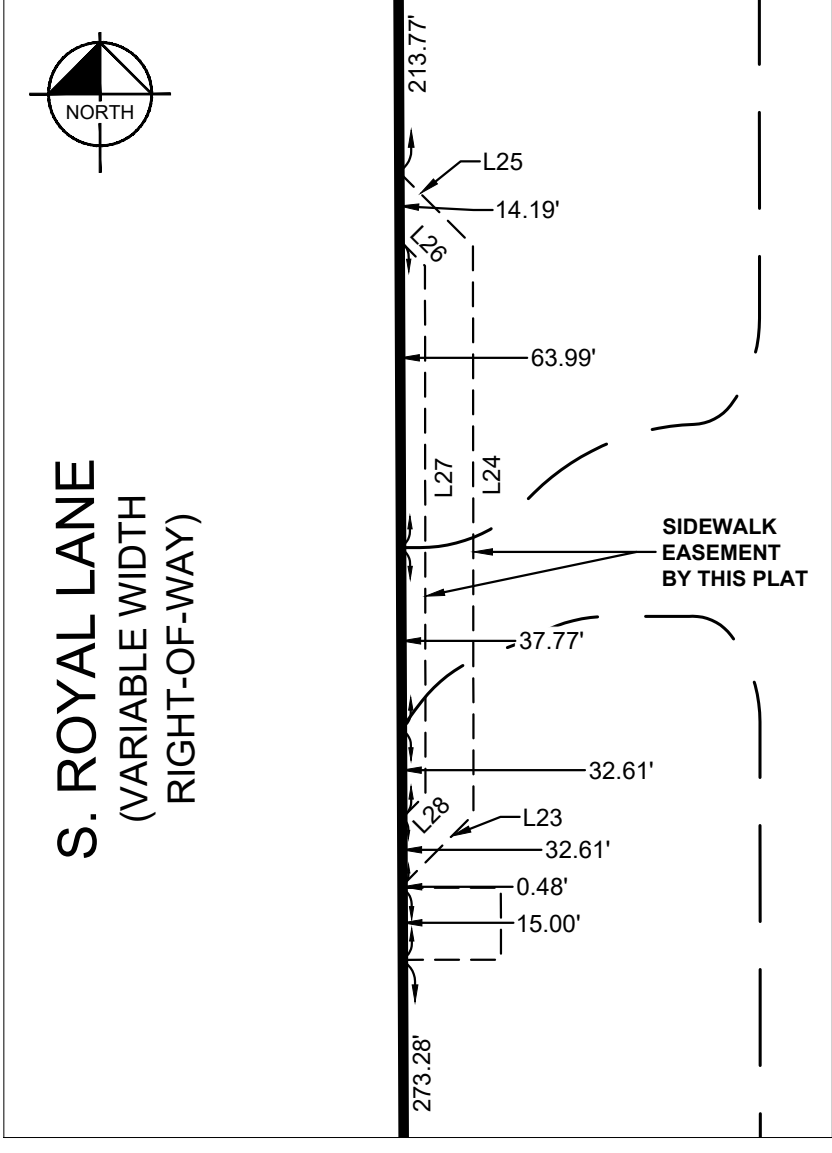
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
FF = FINISHED FLOOR ELEVATION
SQ. FT. = SQUARE FEET
VOL. PG. = VOLUME PAGE
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE	LINE TABLE	LINE TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S33°24'56"W	15.00'	L11	N00°03'01"W	5.50'	L21	S00°03'01"E	16.01'
L2	S56°35'04"E	15.00'	L12	N18°16'45"E	18.61'	L22	S85°31'02"W	30.15'
L3	N33°24'56"E	15.00'	L13	N18°22'52"W	18.61'	L23	S44°56'59"W	20.92'
L4	S89°56'59"W	20.43'	L14	N19°03'18"E	16.85'	L24	S00°03'01"E	85.80'
L5	S00°03'01"E	15.00'	L15	N19°03'18"E	15.45'	L25	S45°03'01"E	21.68'
L6	N89°56'59"E	20.49'	L16	N00°03'01"W	8.67'	L26	S45°03'01"E	7.47'
L7	N89°56'59"E	3.99'	L17	S83°32'37"E	69.84'	L27	S00°03'01"E	70.19'
L8	N83°32'35"W	55.65'	L18	S20°36'30"W	5.89'	L28	S44°56'59"W	6.85'
L9	S89°56'59"W	17.00'	L19	S18°16'45"W	18.61'	L29	S19°03'16"W	2.00'
L10	S85°31'02"W	33.69'	L20	S18°22'48"E	18.61'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	47°12'56"	30.00'	24.72'	N66°20'31"E	24.03'	C30	20°46'19"	100.00'	36.25'	N10°20'08"E	36.06'
C2	45°19'05"	50.00'	39.55'	N65°23'36"E	38.52'	C31	20°43'17"	100.00'	36.17'	N10°21'39"E	35.97'
C3	51°06'54"	10.00'	8.92'	N62°29'41"E	8.63'	C32	96°06'11"	30.00'	50.32'	N48°00'04"E	44.62'
C4	36°59'16"	30.00'	19.37'	N18°26'37"E	19.03'	C33	70°53'43"	30.00'	37.12'	S35°29'53"E	34.80'
C5	85°34'03"	54.00'	80.65'	N42°44'00"E	73.36'	C34	90°00'00"	30.00'	47.12'	N45°03'01"W	42.43'
C6	4°25'57"	54.00'	4.18'	N87°44'00"E	4.18'	C35	109°06'17"	30.00'	57.13'	N54°30'07"E	48.88'
C7	90°00'00"	54.00'	84.82'	S45°03'01"E	76.37'	C36	89°47'50"	20.01'	31.37'	S24°18'06"E	28.25'
C8	109°06'17"	54.00'	102.83'	S54°30'07"W	87.98'	C37	20°39'31"	3.00'	1.08'	S10°16'44"W	1.08'
C9	30°46'35"	30.00'	16.11'	N86°20'02"W	15.92'	C38	18°19'47"	100.00'	31.99'	S09°06'52"W	31.85'
C10	79°14'55"	30.00'	41.49'	S38°41'43"W	38.26'	C39	18°19'47"	100.00'	31.99'	S09°06'52"W	31.85'
C11	18°26'42"	30.02'	9.66'	N29°42'22"E	9.62'	C40	18°19'47"	100.00'	31.99'	S09°12'55"E	31.85'
C12	102°35'59"	30.00'	53.72'	N32°14'39"W	46.82'	C41	18°19'47"	100.00'	31.99'	S09°12'55"E	31.85'
C13	12°35'50"	355.00'	78.05'	N77°14'39"W	77.89'	C42	20°46'19"	100.00'	36.25'	S10°20'08"W	36.06'
C14	70°53'43"	54.00'	66.82'	N35°29'53"W	62.64'	C43	20°43'17"	100.00'	36.17'	S10°21'39"W	35.97'
C15	36°52'12"	30.00'	19.31'	N18°29'07"W	18.97'	C44	85°33'18"	30.00'	44.80'	S42°44'00"W	40.75'
C16	36°52'12"	30.00'	19.31'	N18°29'07"W	18.97'	C45	6°45'06"	102.00'	12.02'	S30°21'41"E	12.01'
C17	6°28'42"	6.19'	0.70'	S87°59'43"W	0.70'	C46	37°51'20"	81.69'	53.98'	S45°54'48"E	53.00'
C18	27°42'52"	30.00'	14.51'	S76°05'33"W	14.37'	C47	11°41'32"	519.18'	105.95'	S58°59'42"E	105.76'
C19	11°11'01"	54.00'	10.54'	S67°49'38"W	10.52'	C48	35°56'45"	118.79'	74.53'	S71°07'18"E	73.31'
C20	35°01'54"	30.00'	18.34'	S55°54'11"W	18.06'	C49	18°08'56"	190.08'	60.21'	N80°01'13"W	59.96'
C21	5°12'33"	80.00'	7.27'	S35°46'57"W	7.27'	C50	35°56'45"	128.79'	80.80'	N71°07'18"W	79.48'
C22	85°34'03"	30.00'	44.80'	S42°44'00"W	40.75'	C51	11°41'32"	509.18'	103.91'	N58°59'42"W	103.73'
C23	89°56'59"	10.00'	15.70'	N45°01'31"W	14.14'	C52	37°51'20"	91.69'	60.58'	N45°54'48"W	59.49'
C24	20°49'50"	100.00'	36.36'	N10°24'55"W	36.16'	C53	27°41'54"	92.00'	44.48'	N40°50'05"W	44.04'
C25	20°49'50"	100.00'	36.36'	N10°24'55"W	36.16'						
C26	18°19'47"	100.00'	31.99'	N09°06'52"E	31.85'						
C27	18°19'47"	100.00'	31.99'	N09°06'52"E	31.85'						
C28	18°19'51"	100.00'	31.99'	N09°12'57"W	31.86'						
C29	18°19'51"	100.00'	31.99'	N09°12'57"W	31.86'						

S. ROYAL LANE (VARIABLE WIDTH RIGHT-OF-WAY)

S. ROYAL LANE (VARIABLE WIDTH RIGHT-OF-WAY)



OWNER:
SL7 DFW INDUSTRIAL, LP
100 CRESCENT COURT,
SUITE 850, DALLAS, TEXAS 75201
CONTACT: BLAKE WILSON
PHONE: 214-220-7297

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: NEDA.HOSSEINY, P.E.
PHONE: 972-770-1300
EMAIL: NEDA.HOSSEINY@KIMLEY-HORN.COM

**REPLAT
STONELAKE SKYPORT ADDITION**
LOT 1, BLOCK A,
BEING A REPLAT OF PARK 'N FLY ADDITION
S.A. & M.G. RAILROAD SURVEY, ABSTRACT NO. 1439
16.0714 ACRES
DATE OF PREPARATION: 9/11/24
CITY OF COPPELL, DALLAS COUNTY, TEXAS

2500 Pacific Avenue, Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	LDV	JAD	Sep. 2024	064405644	1 OF 2

DWG NAME: K:\D:\SURVEY\064405644\STONELAKE SKYPORT ADDITION\LOT 1, BLOCK A\STONELAKE SKYPORT ADDITION\LOT 1, BLOCK A\LOT 1, BLOCK A\LOT 1, BLOCK A.dwg DATE PLOTTED: 9/11/24 11:01 AM LAST SAVED: 9/11/2024 10:12AM

OWNERS CERTIFICATE

WHEREAS, SL7 DFW INDUSTRIAL, LP, is the owner of a tract of land situated in the S.A. & M.G. Railroad Survey, Abstract No. 1439, City of Coppell, Dallas County, Texas and being all of Park 'N Fly addition, an addition to the City of Coppell, recorded in Volume 95127, Page 4328, Deed Records, Dallas County, Texas, and being all of a called 16.071 acre tract of land described in Special Warranty Deed to SL7 DFW INDUSTRIAL, LP, recorded in Instrument No. 202400139171, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "WAI" found for the southeast corner of said 16.071 acre tract and the southwest corner of Lot 1R-2, Block 2, Gateway Business Park Replat, recorded in Instrument No. 201700235650 of said Official Public Records, in the north right-of-way line of Gateway Boulevard (variable width right-of-way);

THENCE with said north right-of-way line of Gateway Boulevard, the following courses and distances:

North 56°35'04" West, a distance of 239.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 70°56'44" West, a distance of 673.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southwest corner of said 16.071 acre tract, at the intersection of said north right-of-way line of Gateway Boulevard and the east right-of-way line of South Royal Lane (variable width right-of-way);

THENCE with said east right-of-way line of South Royal Lane, North 00°15'27" West, a distance of 651.09 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 16.071 acre tract, at the intersection of said east right-of-way line of South Royal Lane and the south right-of-way line of St. Louis & Southwestern Railroad (100-foot right-of-way);

THENCE with said south right-of-way line of St. Louis & Southwestern Railroad, North 85°31'02" East, a distance of 841.31 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 16.071 acre tract and the northwest corner of said Lot 1R-2;

THENCE with the east line of said 16.071 acre tract and the west line of said Lot 1R-2, South 00°03'01" East, a distance of 1,068.65 feet to the **POINT OF BEGINNING** and containing 700,072 square feet or 16.0714 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SL7 DFW INDUSTRIAL, LP,** does hereby adopt this plat, designating the herein described property as **STONELAKE SKYPORT ADDITION, LOT 1, BLOCK A** an addition to the City of Coppell, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes 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 growths shall be constructed, reconstructed or placed upon, over or across the easements as 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 building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area 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 wastewater 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.

WITNESS, my hand at Coppell, Texas, this the ____ day of _____, 20__.

By: _____

Name: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____,

_____, 2024.

Notary Public in and for the State of _____

The Replat of **STONELAKE SKYPORT ADDITION** is hereby approved pursuant to Section 212.0065 of the Texas Local Government Code. The Director of Community Development may approve minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

Director of Community Development Date

ATTEST:

Planning & Zoning Commission Secretary Date

Floodplain Development Permit Application No. N/A has been filed with the City of Coppell Floodplain Administration on _____, 2024.

Floodplain Administrator Date

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of **STONELAKE SKYPORT ADDITION, LOT 1, BLOCK A,** an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 20__, and the Planning and Zoning Commission, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, 20__.

Planning & Zoning Commission Secretary, City of Coppell, Texas Date

Approved and Accepted:

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

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Copell Regulations.

Dated this the _____ day of _____, 20__.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

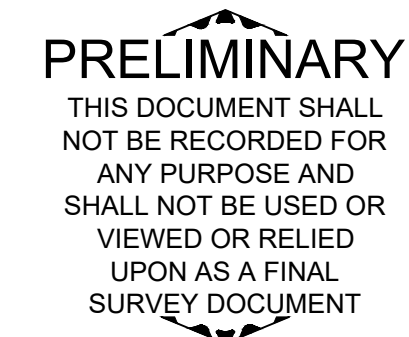
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

I, J. Andy Dobbs, a Registered Professional Land Surveyor, verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.



**REPLAT
STONELAKE SKYPORT ADDITION
LOT 1, BLOCK A,
BEING A REPLAT OF PARK 'N FLY ADDITION
S.A. & M.G. RAILROAD SURVEY, ABSTRACT NO. 1439
16.0714 ACRES
DATE OF PREPARATION: 9/11/24
CITY OF COPPELL, DALLAS COUNTY, TEXAS**

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
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OWNER:
SL7 DFW INDUSTRIAL, LP
100 CRESCENT COURT,
SUITE 850, DALLAS, TEXAS 75201
CONTACT: BLAKE WILSON
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Kimley»Horn					
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N/A	LDV	JAD	Sep. 2024	064405644	2 OF 2