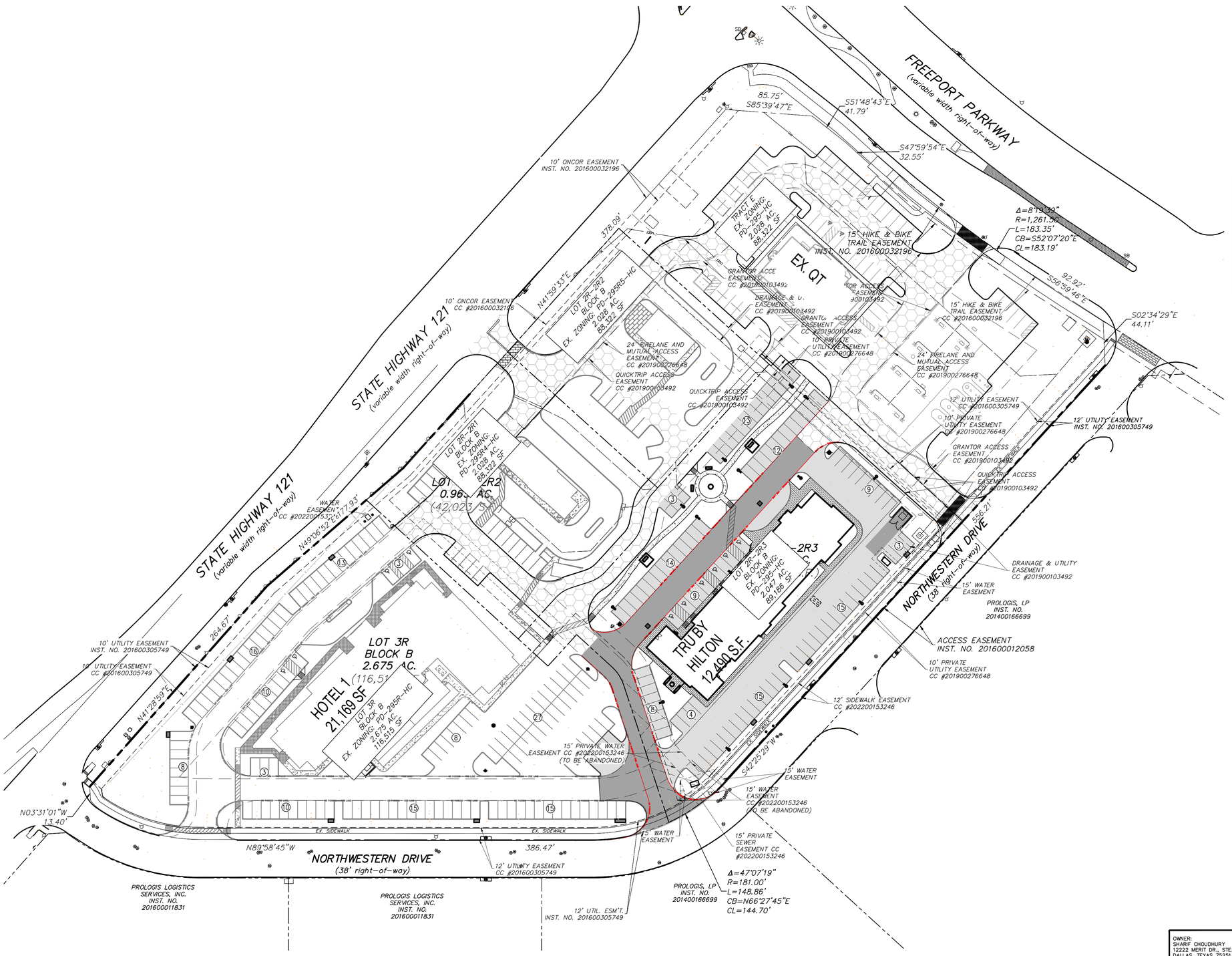

N
W E
S

0 50 100
Scale: 1" = 50'

BEFORE YOU DIG Texas811

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	29°21'50"	42.00'	21.52'	N32°53'48"W	21.29'
C2	29°55'33"	36.00'	18.80'	N57°24'17"E	18.59'
C3	29°59'31"	36.00'	18.84'	N57°22'04"E	18.63'
C4	30°00'16"	35.00'	18.33'	N27°22'04"E	18.12'
C5	29°44'41"	27.00'	14.02'	N27°14'29"E	13.86'

LEGEND

- PROPOSED FIRE LANE AND MUTUAL ACCESS EASEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- EXISTING FIRE LANE
- STAMPED CONCRETE
- BENCH
- BENCH WITH SHADE STRUCTURE

PD CONDITIONS:

1. 100 ROOMS PROPOSED. 125 REQUIRED
2. 21,927 SF LANDSCAPE AREA AND 2,742 SF ENHANCED PAVEMENT ON SIDEWALK AROUND BUILDING PROPOSED IN LIEU OF THE 24,669 SF LANDSCAPE AREA REQUIRED.

CONCEPT PLAN
LOT 2R-2R3, BLOCK B
PROLOGIS PARK ONE TWENTY ONE
2.047 ACRES

PREPARED 2/13/2026

J.E. HOLLAND SURVEY, ABASTRACT NO. 614
CITY OF COPPELL
DALLAS COUNTY, TEXAS

OWNER:	ARCHITECT:	ENGINEER:
SHARIF CHOUDHURY 12222 MERIT DR., STE. 1870 DALLAS, TEXAS 75251 214-855-6677	ALUX CONSTRUCTION & DEVELOPMENT, LLC 2071 N. COLLINS BLVD. SUITE 200 RICHARDSON, TEXAS 75080 (469) 939-8720	WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.			
1.			

LAST SAVED BY: CCHARLTON February 13, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Surveyors Registration No. 100866-00
Texas Surveyors Registration No. 89
(972) 490-7090 (972) 490-7099 FAX

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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

2-13-2026

CONCEPT PLAN
COPPELL HOTELS
COPPELL, TEXAS

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