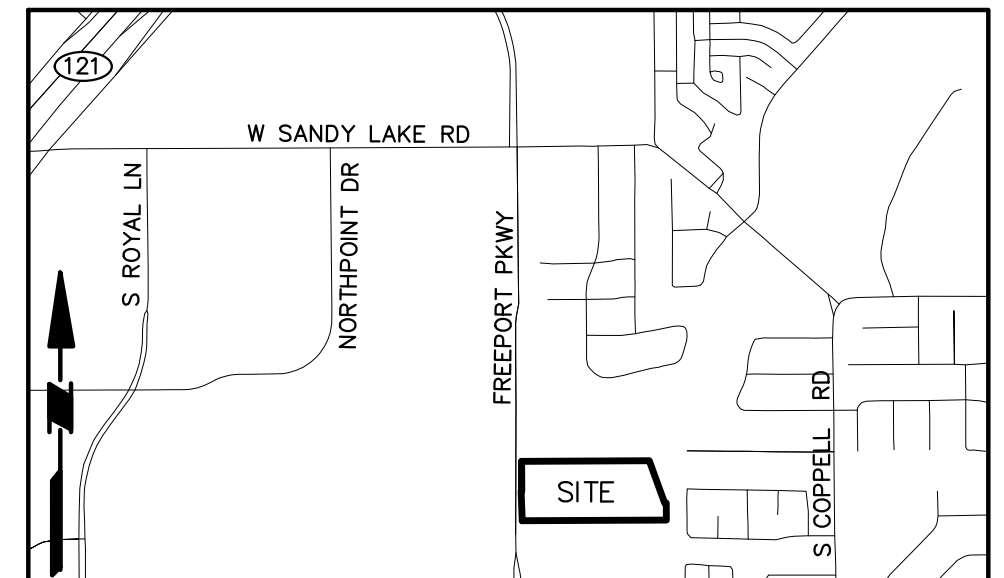


Line #	Bearing	Distance
L1	N00°03'52"W	174.75'
L2	N00°03'52"W	119.90'
L3	N89°40'35"E	327.48'
L4	S20°04'16"E	181.99'
L5	N89°40'35"E	21.65'
L6	S89°42'50"W	18.64'
L7	S44°42'50"W	37.28'
L8	S00°17'10"E	18.64'
L9	S00°17'10"E	34.00'
L10	S00°17'10"E	54.25'
L11	S89°42'50"W	20.00'
L12	N00°17'10"W	34.25'
L13	N44°42'50"E	53.85'
L14	N02°16'44"W	13.62'
L15	N89°42'50"E	10.40'
L16	S00°17'10"E	20.00'
L17	S89°42'50"W	21.00'
L18	N45°17'10"W	43.61'
L19	S44°42'50"W	44.03'
L20	S89°33'19"W	352.39'
L21	N45°17'10"W	73.69'
L22	S89°56'08"W	20.00'

Line #	Bearing	Distance
L23	N44°42'50"E	44.06'
L24	N00°03'52"W	33.10'
L25	N00°03'52"W	40.11'
L26	N00°03'52"W	54.85'
L27	S45°17'10"E	43.58'
L28	N89°33'19"E	60.70'
L29	S20°04'16"E	21.23'
L30	N02°16'44"W	33.46'
L31	N00°17'10"W	171.47'
L32	N89°42'50"E	2.70'
L33	N89°42'50"E	30.50'
L34	N89°42'50"E	10.17'
L35	S00°17'10"E	24.00'
L37	N89°42'50"E	27.31'
L38	N89°42'50"E	17.63'
L39	S45°17'10"E	3.36'
L40	S00°17'10"E	19.63'
L41	S89°42'50"W	20.00'
L42	N00°17'10"W	22.00'



**PROJECT LOCATION MAP**  
SCALE: NOT TO SCALE

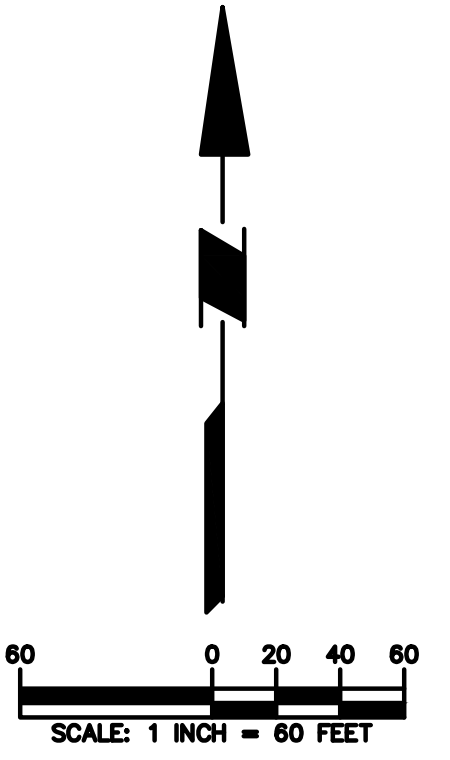
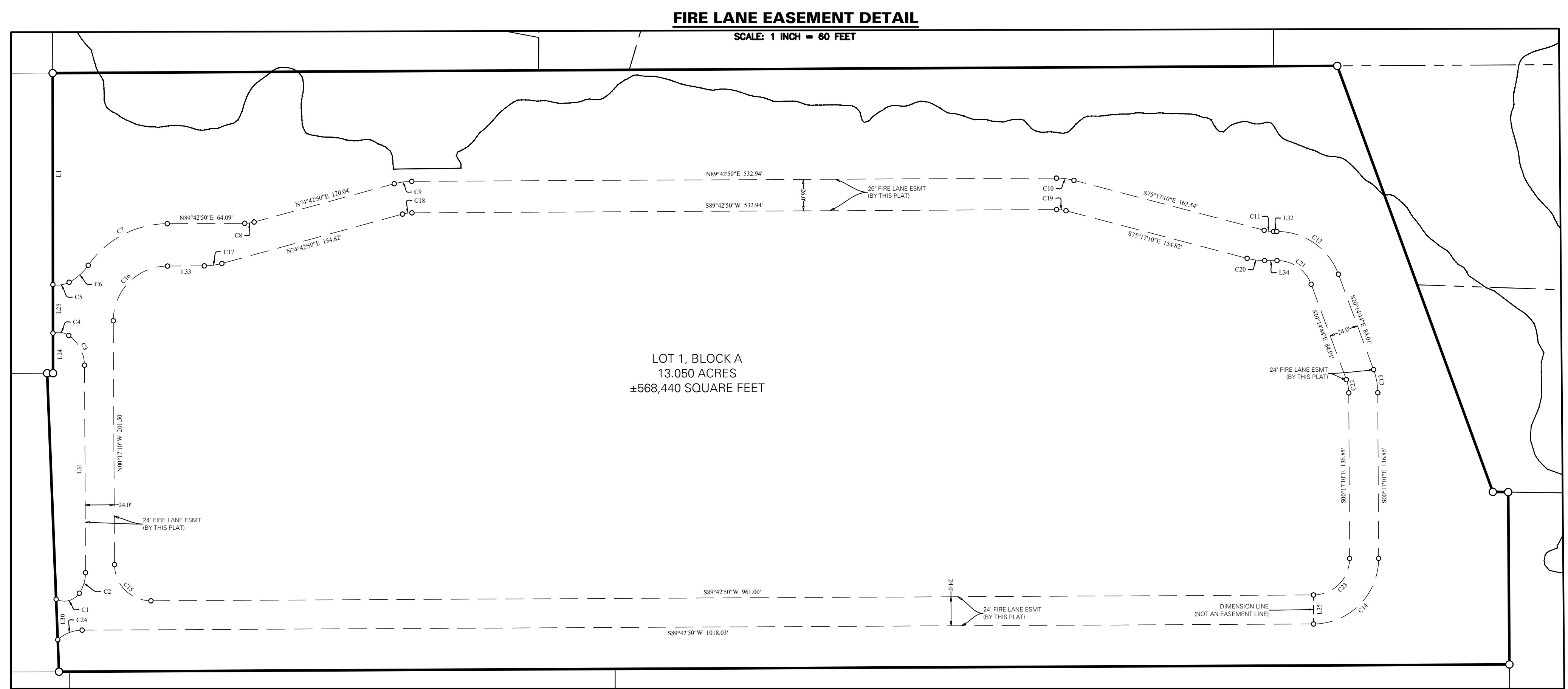
**MONUMENTS / DATUMS / BEARING BASIS**  
MONUMENTS ARE FOUND IF NOT MARKED MNS OR CRS.  
CRS: 1/2" REBAR STAMPED "LANGAN" SET  
MNS: MAG NAIL & WASHER STAMPED "LANGAN" SET  
TBM: SITE BENCHMARK (SEE VICINITY MAP FOR GENERAL LOCATION)  
"±" CUT IN CONCRETE  
VERTEX OR COMMON POINT (NOT A MONUMENT)  
COORDINATE VALUES, IF SHOWN, ARE US SYFT / XCS, '83, NCZ  
ELEVATIONS, IF SHOWN, ARE NAVD 88 (GEOID 18)  
BEARINGS ARE BASED ON THE TXCS, '83, NCZ  
DISTANCES & AREAS SHOWN ARE REPRESENTED IN SURFACE VALUES

**LEGEND OF ABBREVIATIONS**  
US.SYFT. UNITED STATES SURVEY FEET  
TXCS, '83, NCZ. TEXAS COORDINATE SYSTEM OF 1983  
NORTH CENTRAL ZONE  
NAVD '88 NORTH AMERICAN VERTICAL DATUM OF 1988  
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
VOL./PG./INST# VOLUME/PAGE/INSTRUMENT NUMBER  
PBM/POC POINT OF BEGINNING/POINT OF COMMENCING  
ESMT/BL EASEMENT/BUILDING LINE  
R.O.W./A.K.A. RIGHT OF WAY/ALSO KNOWN AS

\* EASEMENT TO BE ABANDONED BY THIS PLAT

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	21.63'	15.00'	082°36'16"	N75°17'59"E	19.80'
C2	17.95'	30.00'	034°17'00"	N16°51'21"E	17.68'
C3	28.88'	30.00'	055°09'37"	N27°51'58"W	27.78'
C4	13.67'	15.00'	052°13'19"	N81°33'26"W	13.20'
C5	13.83'	20.00'	039°37'04"	N81°46'17"E	13.56'
C6	21.33'	45.00'	027°09'42"	N48°22'54"E	21.13'
C7	76.67'	80.00'	054°54'48"	N62°15'27"E	73.77'
C8	7.85'	30.00'	015°00'00"	N82°12'50"E	7.83'
C9	14.66'	56.00'	015°00'00"	N82°12'50"E	14.62'
C10	14.66'	56.00'	015°00'00"	S82°47'10"E	14.62'
C11	7.85'	30.00'	015°00'00"	S82°47'10"E	7.83'
C12	66.01'	54.00'	070°02'26"	S55°15'57"E	61.98'
C13	19.51'	56.00'	019°57'34"	S10°15'57"E	19.41'
C14	84.82'	54.00'	090°00'00"	S44°42'50"W	76.37'
C15	47.12'	30.00'	090°00'00"	N45°17'10"W	42.43'
C16	70.69'	45.00'	090°00'00"	N44°42'50"E	63.64'
C17	14.66'	56.00'	015°00'00"	N82°12'50"E	14.62'
C18	7.85'	30.00'	015°00'00"	N82°12'50"E	7.83'
C19	7.85'	30.00'	015°00'00"	S82°47'10"E	7.83'
C20	14.66'	56.00'	015°00'00"	S82°47'10"E	14.62'

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C21	36.67'	30.00'	070°02'26"	S55°15'57"E	34.43'
C22	11.15'	32.00'	019°57'34"	S10°15'57"E	11.09'
C23	47.12'	30.00'	090°00'00"	S44°42'50"W	42.43'
C24	22.15'	30.00'	042°18'22"	S68°33'39"W	21.65'
C25	12.88'	30.00'	024°36'05"	N59°42'31"E	12.78'



THE PURPOSE OF THIS REPLAT IS TO COMBINE ALL OF LOT 1R WITH AN ADJACENT UNPLATTED 2.500-ACRE TRACT

**REPLAT**  
**300 FREEPORT PARKWAY**  
**REDEVELOPMENT**  
**LOT 1, BLOCK A**

A PORTION BEING A REPLAT OF ALFORD MEDIA ADDITION REVISED, LOT 1R, BLOCK 1 SITUATED IN JOHN F. VEST SURVEY, ABSTRACT NO. 1508 CITY OF COPPELL, DALLAS COUNTY, TEXAS

**OWNER**  
BPVIF V HOLDINGS 29 LLC  
Suite 1670, 1111 Broadway  
Oakland, California 94607  
Phone: 617-970-6615

**OWNER**  
Kenneth D. Jones and Vicki S. Marshall  
300 N Freepoint Pkwy  
Coppell, Texas 75019  
Phone: 972-742-9027

**LANGAN**  
Langan Engineering and Environmental Services, LLC  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
TBPELS Firm #10194888  
T: 817.328.3200 www.langan.com

Project No.	520085501	Drawing No.	<b>VB-101</b>
Preparation Date	September 12, 2024		
Drawn By	SGT		
Checked By	RWB	Sheet 01 of 02	



STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, BPVIF V Holdings, 29, LLC, a Delaware limited liability company, and Kenneth D. Jones and Vicki S. Marshall, husband and wife, are the owners of that certain tract situated in the John F. Vest Survey, Abstract No. 1508, City of Coppell, Dallas County, Texas, said tract being: **(1)** all of Lot 1R, Block 1, Alford Media Addition Revised, an addition in the City of Coppell, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201400322625, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being the same property described in the deed to said BPVIF V Holdings, 29, LLC, a Delaware limited liability company, recorded under Instrument Number 202200099096, O.P.R.D.C.T., and **(2)** a portion of the 2.500-acre tract described in the trustee's deed to said Kenneth D. Jones and Vicki S. Marshall, husband and wife, recorded under Instrument Number 202200255142, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); the subject tract, surveyed by Langan Engineering and Environmental Services, LLC, is more particularly described as follows:

**BEGINNING** at the northeast corner of the tract described in the deed to the City of Coppell, recorded under Instrument Number 201300076802, O.P.R.D.C.T. for right of way of Freeport Parkway (a variable width right of way), on the north line of said 2.500-acre tract;

**THENCE** NORTH 89°35'12" EAST, with the north line of said 2.500-acre tract, a distance of 4.85 feet to a 5/8" inch capped rebar stamped "WELLS TX 5499" found at the westernmost southwest corner of said Lot 1R;

**THENCE** with the perimeter and to the corners of said Lot 1R, the following calls:

- 1.** NORTH 00°03'52" WEST, a distance of 247.96 feet to a found 1/2 inch capped rebar stamped "BURNS";
- 2.** NORTH 89°40'35" EAST, a distance of 1061.91 feet to a found 5/8 inch rebar;
- 3.** SOUTH 20°04'16" EAST, a distance of 374.80 feet to a found 5/8 inch rebar;
- 4.** SOUTH 89°12'27" EAST, a distance of 12.70 feet to a corner from which a found 5/8 inch rebar bears SOUTH 32° EAST, a distance of 0.9 of a foot;
- 5.** SOUTH 00°24'27" EAST, a distance of 142.43 feet to a found 5/8 inch rebar;

**THENCE** SOUTH 89°42'50" WEST, with the south line of said Lot 1R, passing at a distance of 822.90 feet the southeast corner of the aforementioned 2.500-acre tract, from which a found 5/8 inch rebar bears NORTH 00°22'05" WEST, a distance of 0.8 of a foot, and continuing on the said course, now with the south line of said 2.500-acre tract, in all, a total distance of 1199.00 feet to the southeast corner of the aforementioned City Of Coppell tract for the right of way of Freeport Parkway;

**THENCE** NORTH 02°16'44" WEST, with the east right-of-way line of said Freeport Parkway, a distance of 246.83 feet returning to the **POINT OF BEGINNING** and enclosing 13.050 acres (±568,440 square feet).

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

That, BPVIF V Holdings, 29, LLC, a Delaware limited liability company, and Kenneth D. Jones and Vicki S. Marshall, husband and wife, are the owners of the herein described property, do hereby adopt this plat designating the herein described property as Lot 1, Block A, **300 Freeport Parkway Redevelopment**, an addition to the City of Coppell, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys 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 the 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 in any way endanger or interfere with the construction, maintenance or efficiency of its respective right of ingress or egress to or from and upon said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition 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 the utility.)

Water main and wastewater easements shall also include additional areas of working space for the construction and maintenance of the systems. Additional Easement area is also conveyed for the 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 easement 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, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Authorized agent of BPVIF V Holdings, 29, LLC a Delaware limited liability company Name & Title

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kenneth D. Jones

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Vicki S. Marshall

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, authorized agent of BPVIF V Holdings, 29, LLC, a Delaware limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Kenneth D. Jones**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Vicki S. Marshall**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**APPROVED AND ACCEPTED**

\_\_\_\_\_  
Chairman, Planning & Zoning Commission Date  
City of Coppell, Texas

**CERTIFICATE OF APPROVAL**

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing replat of Lot 1, Block A, **300 Freeport Parkway Redevelopment**, an addition in 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 and upon said plat, and said Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Planning and Zoning Commission Secretary  
City of Coppell, Texas

**FLOOD PLAIN ADMINISTRATOR'S CERTIFICATE**

Floodplain Development Permit Application No. \_\_\_\_\_, has been filed with the City of Coppell Floodplain Administrator on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Floodplain Administrator Date

**SURVEYOR'S CERTIFICATE**

That I, **Robert W. Bryan**, a Registered Professional Land Surveyor, 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.

PRELIM - NOT TO BE USED OR VIEWED OR RELIED UPON FOR ANY REASON

\_\_\_\_\_  
Robert W. Bryan  
Registered Professional Land Surveyor No. 5508  
rbryan@langan.com

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Robert W. Bryan**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

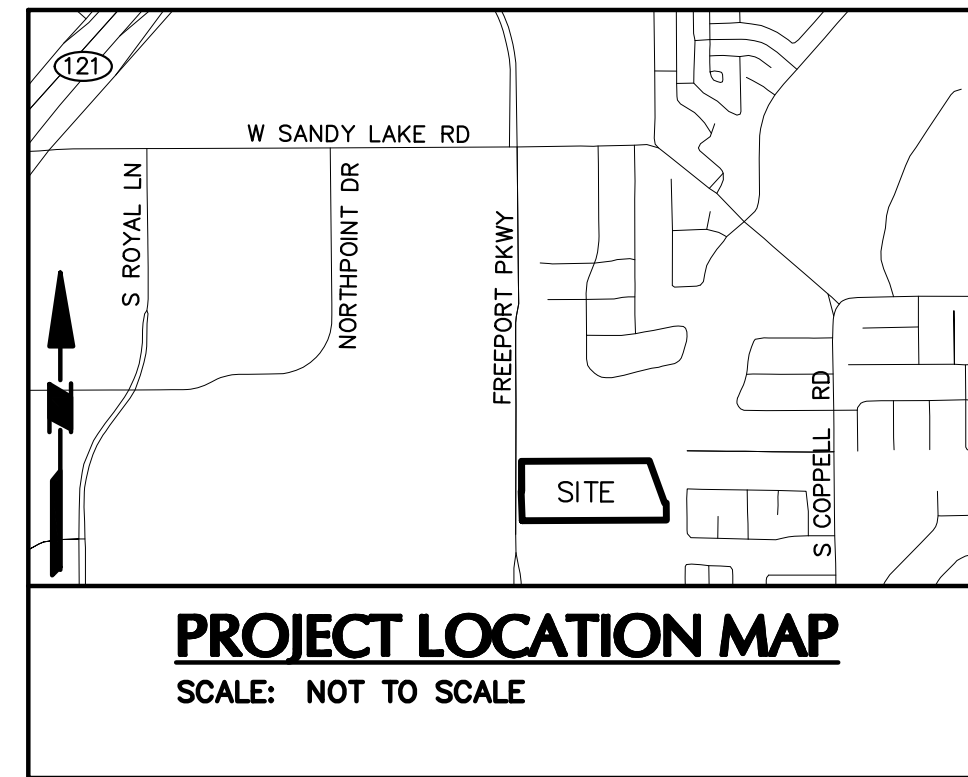
**FRANCHISE UTILITIES CERTIFICATE**

I, **Robert W. Bryan**, 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.

<b>ONCOR</b> Blake Skrhak 1015 Hutton Drive Carrollton, TX 75006 (972) 323-8989 blake.skrhak@oncor.com Date Contacted: _____	<b>ATMOS ENERGY</b> Brandon Ball 1400 Patton Place Carrollton, Texas 75007 (972) 360-4428 brandon.ball@atmosenergy.com Date Contacted: _____
<b>VERIZON</b> William (Bill) Jezewski North Central District Verizon - Wireline 1132 Hwy 407 Lewisville, TX 75067 (972) 318-6186 william.jezewski@vtr.com Date Contacted: _____	<b>TIME WARNER</b> Lisa N. Law Supervisor Desktop Survey Time Warner Cable 750 Canyon Drive Coppell, TX 75019 Office 972-537-5323 Lisa.Law@twcable.com Date Contacted: _____

**OWNER**  
BPVIF V HOLDINGS 29 LLC  
Suite 1670, 1111 Broadway  
Oakland, California 94607  
Phone: 617-970-6615

**OWNER**  
Kenneth D. Jones and Vicki S. Marshall  
300 N Freeport Pkwy  
Coppell, Texas 75019  
Phone: 972-742-9027



THE PURPOSE OF THIS REPLAT IS TO  
COMBINE ALL OF LOT 1R WITH AN ADJACENT  
UNPLATTED 2.500-ACRE TRACT

**REPLAT  
300 FREEPORT PARKWAY  
REDEVELOPMENT  
LOT 1, BLOCK A**

A PORTION BEING A REPLAT OF  
ALFORD MEDIA ADDITION REVISED, LOT 1R, BLOCK 1  
SITUATED IN JOHN F. VEST SURVEY, ABSTRACT NO. 1508  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

<b>LANGAN</b> Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 TBPELS Firm #10194888 T: 817.328.3200 www.langan.com	Project No. <b>520085501</b>	<b>VB-101</b> Sheet 02 of 02
	Preparation Date <b>September 12, 2024</b>	
	Drawn By <b>SGT</b>	
	Checked By <b>RWB</b>	
	Drawing No.	