

WHEREAS: Benge Legacy LLC (Jason Benge, President) is the owner of a tract of land situated in the James Simmons Survey, Abstract No. 1296, Dallas County, Texas, being a tract of land conveyed to Benge Legacy LLC, by deed recorded in Instrument No. 20260000437, Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
**BEGINNING** at a point in the South line of Dallas Area Rapid Transit Railway, (a 300' R.O.W.), said point being North 87 deg. 24 min. 00 sec. East, a distance of 332.80 feet from the intersection of the said South line of Dallas Area Rapid Transit Railway, with the East line of S. Coppell Road, (a 60' R.O.W.), said point also being the Northeast corner of a tract of land conveyed to Short Family Investments, LLC, by deed recorded in Instrument No. 202100035311, Official Public Records, Dallas County, Texas, a 1" pipe found for corner;  
**THENCE** North 87 deg. 24 min. 00 sec. East, with the said South line of Dallas Area Rapid Transit Railway, a distance of 89.70 feet to the Northwest corner of a tract of land conveyed to Douglas Barker and Sandra Barker Living Trust, by deed recorded in Volume 95226, Page 2778, Deed Records, Dallas County, Texas, a 5/8" iron rod found for corner;  
**THENCE** South 01 deg. 12 min. 16 sec. East, with the West line of said Barker tract, a distance of 202.36 feet to a point in the North line of Southwestern Boulevard, (a 60' R.O.W.), said point also being the Southwest corner of said Barker tract, a 1/2" capped iron rod found for corner;  
**THENCE** South 87 deg. 39 min. 53 sec. West, with the said North line of Southwestern Boulevard, a distance of 95.00 feet to the Southeast corner of said Short Family Investments, LLC tract, a 1/2" capped iron rod found for corner;  
**THENCE** North 00 deg. 18 min. 00 sec. East, with the East line of said Short Family Investments, LLC tract, a distance of 202.12 feet to the **PLACE OF BEGINNING** and **CONTAINING** 18,664 square feet or 0.429 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Jason Benge, President of Benge Legacy LLC, does hereby adopt this plat designating the herein described property as **BENGE LEGACY ADDITION**, Lot 1, Block A, an addition to the City of Coppell, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets 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 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 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 or ingress or egress to or from and upon the said easement 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 to ingress or 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 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, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2026.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

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 Jason Benge, of Benge Legacy LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Ben D. Rychlik, 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.

**PRELIMINARY PLAT—NOT TO BE RECORDED FOR ANY PURPOSE**

Ben D. Rychlik  
Registered Professional Land Surveyor  
No. 1630

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 Ben D. Rychlik, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2026.

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

Approved and Accepted: \_\_\_\_\_ Date \_\_\_\_\_

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

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of BENGE LEGACY ADDITION, Lot 1, Block A, an addition to the City of Coppell was submitted to 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 by hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

Planning and Zoning Commission Secretary,  
City of Coppell, Texas

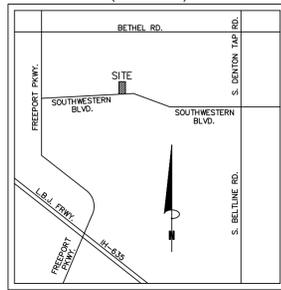
"I, \_\_\_\_\_ (Surveyor or Engineer), verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown."

OWNER: Benge Legacy LLC  
Jason Benge, President  
428 Southwestern Blvd.  
Coppell, Tx. 75019  
Ph: 972-439-8359  
Email: jbenge@southwesternpts.com

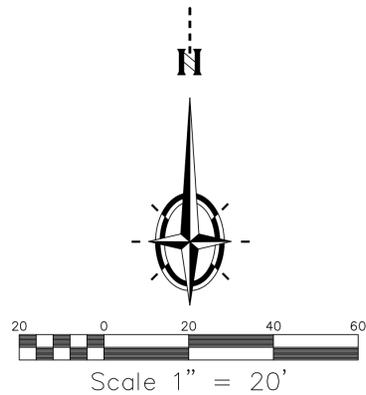
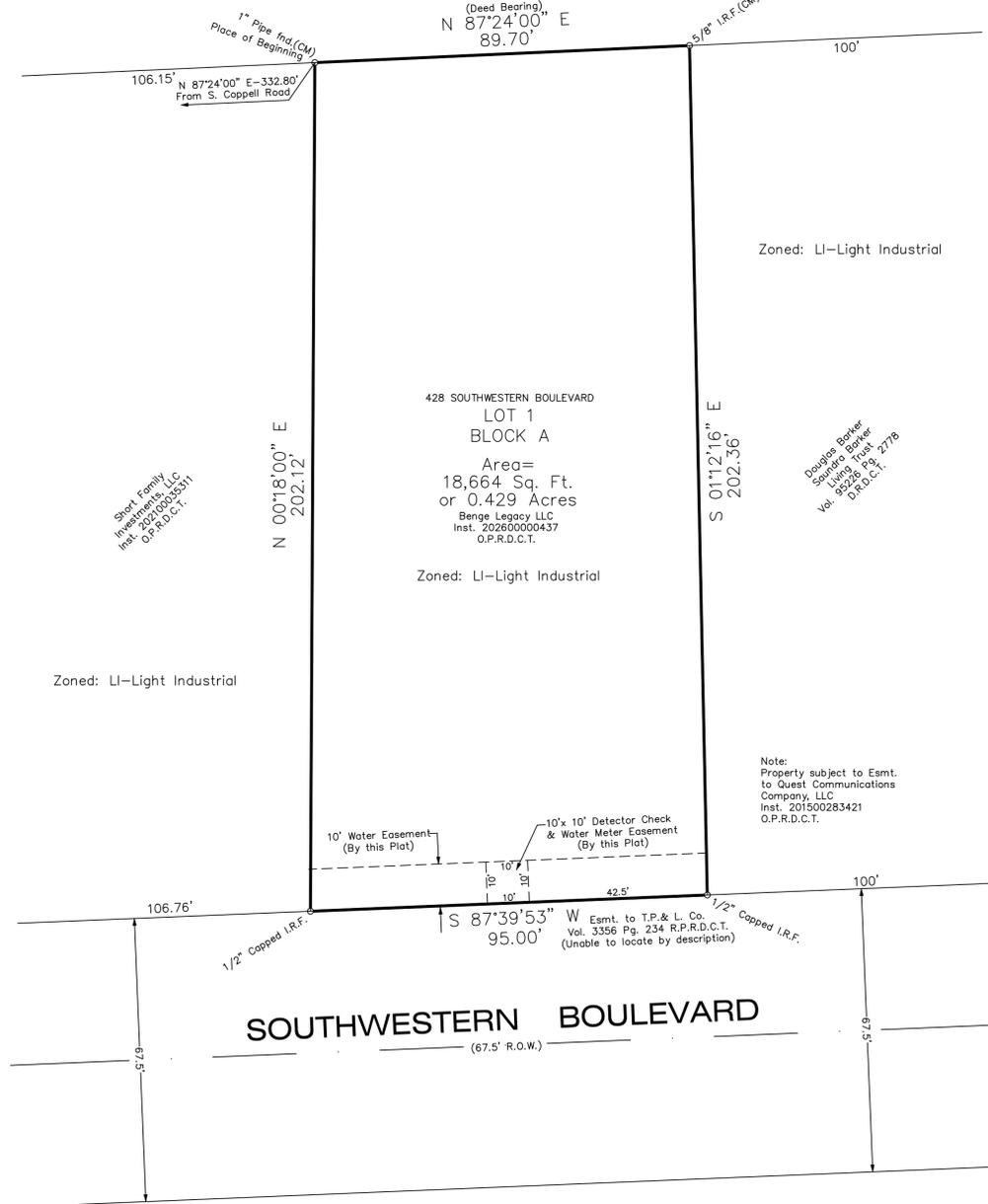
**MINOR PLAT  
BENGE LEGACY ADDITION  
LOT 1, BLOCK A**

AN ADDITION TO THE CITY OF COPPELL,  
JAMES SIMMONS SURVEY, ABSTRACT NO. 1296  
DALLAS COUNTY, TEXAS

**VICINITY MAP  
(Not to Scale)**



**DALLAS AREA RAPID TRANSIT RAILWAY**  
(300' R.O.W.)



- NOTE:
1. Basis of Bearings: South line of Dallas Area Rapid Transit Railway as N 87°24'00" E, per Deed recorded in Volume 2000244, Page 4607, Deed Records, Dallas County, Texas.
  2. I.R.F. = IRON ROD FOUND
  3. C.I.R.S. = CAPPED IRON ROD SET (Stamped "Surveying Assoc.")
  4. (C.M.) = CONTROLLING MONUMENT
  5. M.R.D.C.T. = Map Records, Dallas County, Texas
  6. D.R.D.C.T. = Deed Records, Dallas County, Texas
  7. O.P.R.D.C.T. = Official Property Records, Dallas County, Texas
  8. PROPERTY ZONED: LI—Light Industrial
  9. Structure at 428 Southwestern Boulevard to be removed.

NOTE:  
Subject property is not situated in a 100-year flood plain area (Zone X), per FIRM Community Panel No. 48113C0135 K, Effective Date: July 7, 2014.

TENTHS TO INCHES	
0.09"=1"	0.36"=7"
0.17"=2"	0.67"=9"
0.25"=3"	0.75"=9"
0.33"=4"	0.83"=10"
0.42"=5"	0.92"=11"
0.50"=6"	1.0"=12"



**SURVEYING ASSOCIATES**  
1018 SOUTH BECKLEY AVE.

DALLAS, TEXAS 75203  
FIRM Registration / License No. 10040200



PHONE (214) 948-3324  
Email: brychlik@SWBell.net



DRAWN BY  
Lynn L.  
25-512-LCP  
JOB NO.