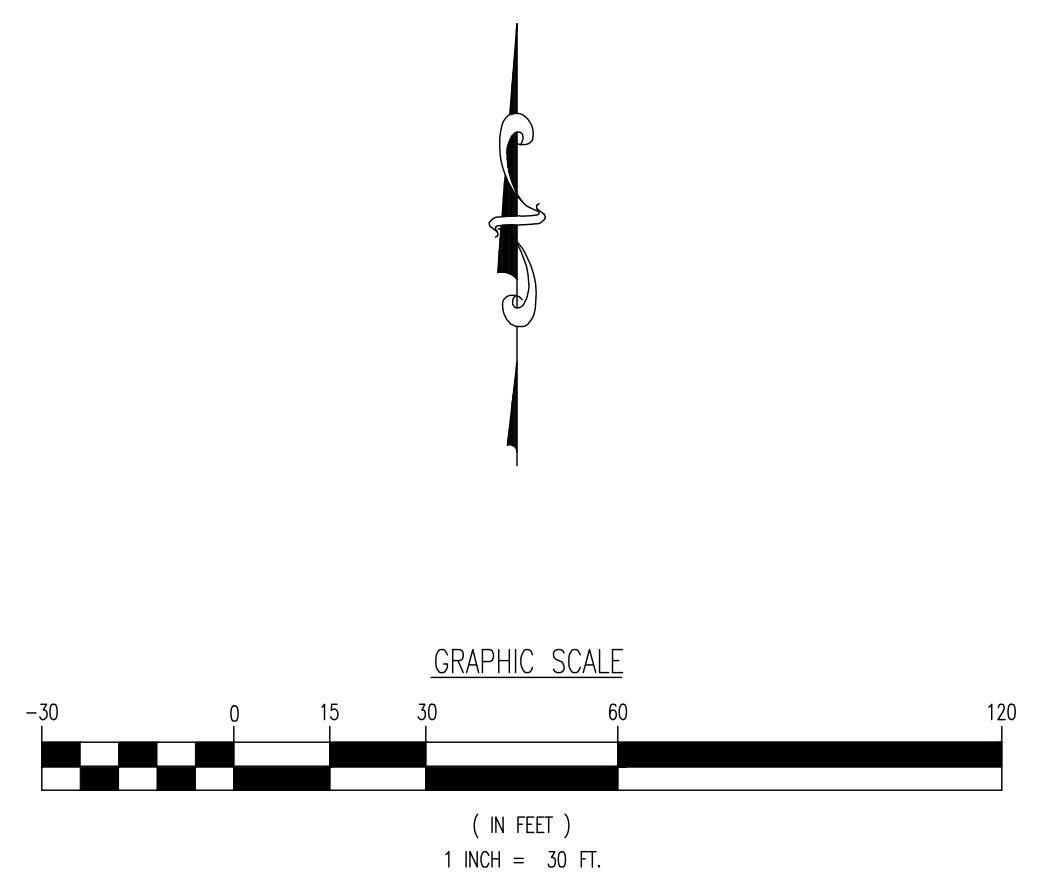
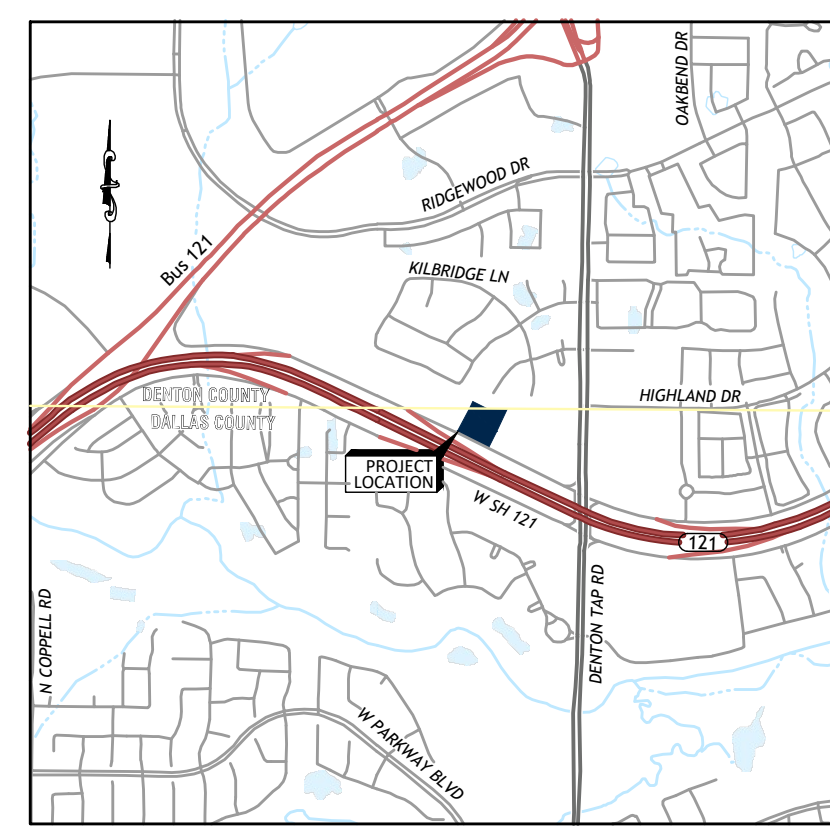


CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00'	33.26'	N79° 41' 05"E	31.59'
C2	53.99'	40.15'	N69° 13' 18"E	39.23'
C3	30.00'	7.69'	S26° 10' 26"E	7.67'
C4	15.00'	24.93'	S81° 07' 18"E	22.16'
C5	4.18'	7.87'	N34° 44' 24"E	4.13'
C6	30.00'	42.99'	S20° 11' 39"E	39.40'
C7	30.00'	47.12'	N21° 37' 04"W	42.43'
C8	30.00'	47.12'	N88° 22' 39"E	42.42'
C9	54.00'	20.50'	N80° 30' 32"W	20.37'
C10	30.00'	12.67'	N79° 17' 15"W	12.57'
C11	54.00'	24.88'	N80° 23' 36"W	24.66'
C12	29.25'	11.21'	N82° 44' 42"W	11.14'
C13	185.65'	2.84'	N88° 22' 40"W	2.84'
C14	52.44'	4.83'	N63° 13' 41"W	4.82'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N66° 37' 04"W	184.46'
L2	N89° 28' 40"W	21.26'
L3	N51° 49' 28"E	1.04'
L4	N23° 24' 56"E	156.54'
L5	N61° 14' 40"W	1.35'
L6	S66° 37' 04"E	175.76'
L7	S23° 22' 56"W	93.23'
L8	N66° 38' 55"W	138.67'
L9	N87° 11' 31"E	5.17'
L10	S67° 11' 31"E	2.51'
L11	S66° 37' 04"E	151.82'
L12	S59° 30' 15"E	62.45'
L13	N23° 25' 32"E	12.00'
L14	S66° 34' 28"E	12.00'
L15	S23° 25' 32"W	12.00'
L16	N66° 34' 28"W	12.00'



- IRF IRON ROD FOUND
- CIRF IRON ROD WITH CAP FOUND
- CAB. CABINET
- PG. PAGE
- INS. NO. DENTON COUNTY CLERK'S INSTRUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- D.B.T.P. DEDICATED BY THIS PLAT
- O.P.R.De.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- O.P.R.De.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS

OWNER:
COPPELL PKB, LLC
3120 GOLDEN SPRINGS DR
PLANO, TX 75025
T: 972-3027625
EMAIL: JASONC@INDOORPICKLEBALLNOW.COM

ENGINEER:

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THIS DOCUMENT IS
 PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 FEBRUARY 10, 2025

MINOR PLAT
COPPELL ENTERTAINMENT PLAZA
 LOT 1, BLOCK A

BEING A MINOR PLAT OF A 1.6 ACRE TRACT OF LAND LOCATED WITHIN CLARINDA SQUIRES SURVEY ABST. NO 1682, CITY OF COPPELL, DENTON COUNTY, TEXAS AND IN THE CLARINDA SQUIRES SURVEY ABST. NO. 1327, CITY OF DALLAS, DALLAS COUNTY, TEXAS

ZONING: HIGHWAY COMMERCIAL (HC)
 PREPARED: FEBRUARY 10, 2025 SHEET 1 OF 2

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF COPPELL §

WHEREAS, COPPEL PKB, LLC is the sole owner of a 1.6 acre tract of land located within Clarinda Squires Survey Abst. No 1682, City of Coppell, Denton County, Texas and in the Clarinda Squires Survey Abst. No. 1327, city of Dallas, Dallas County, Texas. Abstract No. 437, and the W. J. Jackson Survey, Abstract No. 671, City of Carrollton, Denton County, Texas, said 1.6 acre tract of land being land conveyed to COPPEL PKB, LLC.

Said 1.6 acre tract of land being more particularly described by metes and bounds as follows based on Instrument No. 201900233593 recorded in Dallas County and Topographic Survey prepared by Spooner & Associates on January 21, 2025:

BEGINNING at a 1/2-inch rebar found for the Southwest corner of RS Denton Tap tract, same being the Southeast corner of Lot 2R, Block 1, of Coppell/121 Office Park in addition to the City of Coppell, Denton/Dallas Counties, Texas according to the Plat thereof recorded in Instrument No. 200600248548 (O.P.R.D.C.T), and lying on the Northeast right-of-way line of State Highway 121 (Variable Width right-of-way;

THENCE North 23°25'32" East, departing the Northeast right-of-way line of said State Highway 121, with the East line of said Lot 2R, a distance of 249.98 feet to a 5/8 inch rebar found for the Northwest corner of said RS Denton Tap tract, same being the Northeast corner of said Lot 2R, and lying on the Southwest line of Lot 18X of Coppell Greens Phase One, an addition to the City of Coppell, Denton County, Texas according to the Plat thereof recorded in Cabinet P, Page 160 of the Plat Reports of Denton County, Texas;

THENCE South 66°29'20" East, with the Suth line of said Coppell Greens Phase One, a distance of 107.54 feet to a 5/8 inch rebar with a cap stamped "Survcon" found for corner;

THENCE North 89°59'54" East, continuing with the South line of said Coppell Greens Phase One, a distance of 54.48 feet to a 5/8-inch rebar with a cap stamped "BHB" found for the Northeast corner of said RS Denton Tap tract, same being the Northwest corner of Lot 1, block A, of North Gateway Plaza, an addition to the City of Coppell, Dallas County, Texas according to the Plat thereof recorded in Instrument No. 201800044533 (O.P.R.D.C.T);

THENCE South 23°26'05" West, departing the South line of said Coppell Greens Phase One, with the West line of said Lot 1, a distance of 328.60 feet to a 5/8-inch rebar with a cap stamped "BHB" found for the Southeast corner of said RD Denton Tap Tract, same being the Southwest corner of Lot 1, and lying on the Northeast right-of-way line of said State Highway 121;

THENCE North 60°48'33" West, with the Northeast right-of-way line of said State Highway 121, a distance of 133.94 feet to a 1/2-inch rebar found for corner;

THENCE North 66°36'18" West, continuing with the Northeast right-of-way line of said State Highway 121, a distance of 125.12 feet to the POINT OF BEGINNING and containing a total of 70,388 square feet or 1.6159 acres of land, more or less.

Floodplain Development Permit Application No. ___ has been filed with the City of Coppell floodplain administrator on ____, 2025.

Floodplain Administrator Date

Approved and Accepted:

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

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of COPPELL ENTERTAINMENT PLAZA, Lot 1, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ___ day of ____, 2025, 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 ____, A.D., 2025.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

"I, _____ (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."

* DEDICATION STATEMENT *

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, COPPELL PKB, LLC., does hereby adopt this plat designating the herein described property as COPPELL ENTERTAINMENT PLAZA, 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 ____, 2025.

NAME TITLE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, of _____, 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 ____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

NAME
Registered Professional Land Surveyor
No. _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, of _____, 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 ____, 2025.

Notary Public in and for the State of Texas

ENGINEER:

OWNER:
COPPELL PKB, LLC
3120 GOLDEN SPRINGS DR
PLANO, TX 75025
T: 972-3027625
EMAIL: JASONC@INDOORPICKLEBALLNOW.COM



* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000150630. All areas shown hereon are calculated based on surface measurements.
Vertical control is NAVD88 established from City of Coppell benchmark ID 10, having a published elevation of 463.69'.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
The subject tract appears to be located within Zone "HC" (Highway Commercial) according to the City of Coppell zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of Coppell Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48113C0155K; map revised July 7, 2014, for Dallas County and incorporated areas and also shown on Map No. 48211C0705G; map revised April 16, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
Underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
All manhole / vault invert data provided hereon (eg. pipe sizes, pipe types, flowline elevations) is measured or estimated from the top of the structure by field crew personnel. While reasonable precautions are always taken, Spooner and Associates expressly assumes no liability for the risk of obtaining incorrect values inherent when making indirect measurements or estimates. No underground utility structures are entered by Spooner personnel to obtain measurements due to safety concerns.
The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.

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FEBRUARY 10, 2025

MINOR PLAT
COPPELL ENTERTAINMENT PLAZA
LOT 1, BLOCK A

BEING A MINOR PLAT OF A 1.6 ACRE TRACT OF LAND LOCATED WITHIN CLARINDA SQUIRES SURVEY
ABST. NO 1682, CITY OF COPPELL, DENTON COUNTY, TEXAS AND IN THE CLARINDA SQUIRES SURVEY
ABST. NO. 1327, CITY OF DALLAS, DALLAS COUNTY, TEXAS

ZONING: HIGHWAY COMMERCIAL (HC)

PREPARED: FEBRUARY 10, 2025

SHEET 1 OF 2