



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ARCHWAY 121 COPPELL LTD is the owner of a 3.77 acre tract out of the John E. Holland Survey, Abstract Number 614, situated in the City of Coppell, Dallas County, Texas, being all of Lot 2R-2R, Block B, Prologis Park One Twenty One, Lots 2R-2R and 3R, Block B, a subdivision of record in Document Number 202200153246 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod with cap stamped "SCI" found in the Southeast right-of-way line of State Highway 121, being the West corner of Lot 2R-1, Block B, Prologis Park One Twenty One Addition, a subdivision of record in Document Number 201900276648 of said Official Public Records, also being the North corner of said Lot 2R-2R;

THENCE, along the Southwest line of said Lot 2R-1, being the common Northeast line of said Lot 2R-2R, the following three courses and distances:

- S47°53'05"E, a distance of 202.76 feet to a 5/8" iron rod with cap stamped "SCI" found;
- N42°25'46"E, a distance of 14.63 feet to an X cut found;
- S47°34'14"E, a distance of 243.37 feet to an X cut found in the North right-of-way line of Northwestern Drive, being the South corner of said Lot 2R-1, also being the East corner of said Lot 2R-2R;

THENCE, along the North right-of-way line of Northwestern Drive, being the common Southeast line of said Lot 2R-2R, the following two courses and distances:

- S42°25'29"W, a distance of 347.66 feet to a 1/2" iron rod with cap stamped "HALFF" found at the beginning of a non-tangent curve to the right;
- Along said non-tangent curve to the right, having a radius of 181.00 feet, a chord bearing of S53°55'24"W, a chord length of 69.21 feet, a delta angle of 22°02'37", an arc length of 69.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of Lot 3R, Block B of said Prologis Park One Twenty One, Lots 2R-2R and 3R, Block B, being the South corner of said Lot 2R-2R;

THENCE, along the East line of said Lot 3R, being the common Southwest line of said Lot 2R-2R, the following five courses and distances:

- N18°13'06"W, a distance of 142.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 42.00 feet, a chord bearing of N32°53'48"W, a chord length of 21.29 feet, a delta angle of 29°21'26", an arc length of 21.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N47°34'31"W, a distance of 47.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S42°25'29"W, a distance of 42.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N47°34'31"W, a distance of 243.18 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of State Highway 121, being the North corner of said Lot 3R, also being the West corner of said Lot 2R-2R;

THENCE, along the Southeast right-of-way line of State Highway 121, being the common Northwest line of said Lot 2R-2R, the following three courses and distances:

- N49°06'52"E, a distance of 48.12 feet to an aluminum TXDOT monument found;
- N41°58'31"E, a distance of 98.36 feet to an aluminum TXDOT monument found;
- N41°59'33"E, a distance of 220.26 feet to the POINT OF BEGINNING and containing an area of 3.77 Acres, or (164,160 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, ARCHWAY 121 COPPELL LTD, does hereby adopt this plat designating the herein described property as PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R1 THROUGH 2R-2R3, BLOCK B, 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 ____, 2023

OWNER: ARCHWAY 121 COPPELL LTD

BY: _____
Name and Title Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 THE OFFICE this ____ day of ____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Coppell, Dallas County, Texas.

PRELIMINARY

this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of ____, 2023.

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 ____, 2023.

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 PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R1 - 2R-2R3, BLOCK B, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of ____, 2023, 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 may hand this ____, day of ____, A.D., 2023.

Planning and Zoning Commission Secretary Date
City of Coppell, Texas

REPLAT
PROLOGIS PARK ONE
TWENTY ONE
LOTS 2R-2R1 THROUGH 2R-2R3, BLOCK B
3.77 ACRES

BEING A REPLAT OF LOT 2R-2R, BLOCK B
PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R & 3R, BLOCK B
AS RECORDED IN DOCUMENT NO. 202200153246
OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
OUT OF THE JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614
CITY OF COPPELL, DALLAS COUNTY, TEXAS

DATE OF PREPARATION: 10/27/2022