



**OWNERS CERTIFICATE:**

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, COLUMBIA TEXAS LAKESHORE INDUSTRIAL, LLC, COLUMBIA TEXAS LAKESHORE II INDUSTRIAL, LLC and RREEF INDUSTRIAL TEXAS II TRS, LP are the owners of a tract of land situated in the Cordelia Borren Survey, Abstract No. 56, City of Coppell, Dallas County, Texas and being part of Lot 1R1, Block D, Northlake 635 Business Park, an addition to the City of Coppell, Texas according to the plat recorded in Volume 2005039, Page 242 of the Official Public Records of Dallas County, Texas; and being all of Lot 1R2, Block D, Northlake 635 Business Park Addition, an addition to the City of Coppell, according to the plat recorded in Instrument No. 201200031777 of said Official Public Records; and being part of that tract of land described in Deed to Columbia Texas Lakeshore II Industrial, LLC recorded in Instrument No. 201300119709, of said Official Public Records; and being all of that tract of land described in Deed to Columbia Texas Lakeshore Industrial, LLC recorded in Instrument No. 201300119705 of said Official Public Records; and being all of that tract of land described in Special Warranty Deed to Rreef Industrial Texas II TRS, LP recorded in Instrument No. 201200318378 of said Official Public Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Beltline Road (a variable width right-of-way) and the north right-of-way line of Lakeshore Drive (a variable width right-of-way, 90-feet wide at this point);

THENCE with said north and east right-of-way line of Lakeshore Drive, the following courses and distances:

South 89°29'36" West, a distance of 185.34 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the left having a central angle of 12°50'19", a radius of 300.00 feet, a chord bearing and distance of South 83°04'26" West, 67.08 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 67.22 feet to a 1/2-inch iron rod with "HALFF ASSOC." cap found at the beginning of a reverse curve to the right having a central angle of 12°50'19", a radius of 300.00 feet, a chord bearing and distance of South 83°04'26" West, 67.08 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 67.22 feet to a 1/2-inch iron rod found at the end of said curve;

South 89°29'36" West, a distance of 388.27 feet to a 1/2-inch iron rod with "HALFF ASSOC." cap found at the beginning of a tangent curve to the right having a central angle of 52°53'07", a radius of 320.00 feet, a chord bearing and distance of North 64°03'51" West, 284.99 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 295.37 feet to a 5/8-inch iron rod found at the end of said curve;

North 37°37'17" West, a distance of 398.49 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 37°06'53", a radius of 320.00 feet, a chord bearing and distance of North 19°03'51" West, 203.68 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 207.29 feet to a 1/2-inch iron rod with "KHA" cap set at the end of said curve; from said point a 1/2-inch iron rod found bears South 44°44' West, a distance of 0.6 feet;

North 0°30'24" West, a distance of 556.13 feet to a 1/2-inch iron rod with "HALFF ASSOC." cap found at the southeast corner of Lot 1, Block A, Northlake 635 Business Park Addition, an addition to the City of Coppell, according to the plat recorded in Volume 97013, Page 1462 of the Deed Records of Dallas County, Texas;

THENCE departing said east right-of-way line of Lakeshore Drive and with the south line of said Lot 1, the following courses and distances:

North 89°29'36" East, a distance of 629.41 feet to a 1/2-inch iron rod with cap found at the beginning of a tangent curve to the left having a central angle of 27°17'51", a radius of 470.00 feet, a chord bearing and distance of North 75°50'40" East, 221.81 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 223.92 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the right having a central angle of 27°17'51", a radius of 530.00 feet, a chord bearing and distance of North 75°50'40" East, 250.13 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 252.51 feet to a 1/2-inch iron rod with "KHA" cap set at the end of said curve;

North 89°29'36" East, a distance of 168.37 feet to a 1/2-inch iron rod with "KHA" cap set for corner in said west right-of-way line of Beltline Road;

THENCE with said west right-of-way line of Beltline Road, the following courses and distances:

South 0°30'24" East, a distance of 1,235.26 feet to a 1/2-inch iron rod with "HALFF ASSOC." cap found for corner;

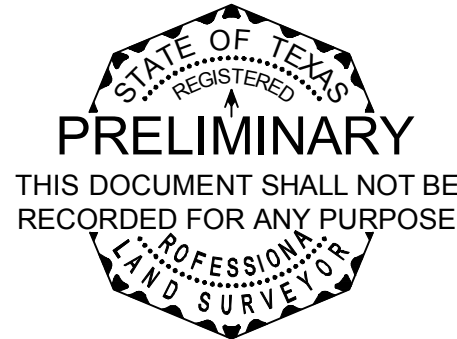
South 11°49'00" East, a distance of 56.09 feet to the POINT OF BEGINNING and containing 32.833 acres or 1,430,217 square feet of land.

**SURVEYORS CERTIFICATE:**

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, J. Andy Dobbs, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Coppell, Texas.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

**OWNER'S DEDICATION**

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

That, COLUMBIA TEXAS LAKESHORE INDUSTRIAL, LLC, COLUMBIA TEXAS LAKESHORE II INDUSTRIAL, LLC and RREEF INDUSTRIAL TEXAS II TRS, LP do hereby adopt this plat designating the herein described property as LOTS 1R2R, BLOCK D AND LOT 1, BLOCK E, NORTHLAKE 635 BUSINESS PARK, an addition to the City of Coppell, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any 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 as 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 building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements 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 of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area 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 at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**COLUMBIA TEXAS LAKESHORE INDUSTRIAL, LLC**

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**COLUMBIA TEXAS LAKESHORE II INDUSTRIAL, LLC**

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

**NOTES:**

- 1. According to Map No. 48113C0165 J, Community Panel No. 480170 0165 J, dated August 23,2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the subject property is shown to be located in Zone "X" and Zone "A" on said Map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
Zone "A" - Special Flood Hazard Areas Inundated by 100-year flood: No base flood elevations determined.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. Sidewalks will be constructed at the expense of the property owner when deemed necessary by the City Engineer.

STATE OF TEXAS §
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**RECOMMENDED FOR APPROVAL:**

Chairman, Planning and Zoning Commission Date

**APPROVED AND ACCEPTED:**

Mayor, City of Coppell, Texas Date

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the forgoing Plat of Lot 1R2R, Block D and Lot 1, Block E, Northlake 635 Business Park, an addition to the City of Coppell was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and the Council, 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 Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

WITNESS MY HAND, the \_\_\_\_ day of \_\_\_\_\_, 2013.

City Secretary, City of Coppell, Texas Date

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2013.

Floodplain Administrator Date

Table with 2 columns: Name and Date of Approval. Rows include ONCOR, ATMOS ENERGY, TIME WARNER, and VERIZON.

THE PURPOSE OF THIS REPLAT IS TO PLAT A PORTION (8.4 ACRES) OF LOT 1R1, BLOCK D AS LOT 1, BLOCK E, AND TO PLAT THE REMAINDER (1.3 ACRES) INTO THE EXISTING LOT 1R2, BLOCK D (23.1 ACRES) TO FORM LOT 1R2R, BLOCK D (24.4 ACRES).

REPLAT
LOT 1R2R, BLOCK D
AND LOT 1, BLOCK E
NORTHLAKE 635 BUSINESS PARK
BEING A REPLAT OF LOTS 1R1 & 1R2, BLOCK D
NORTHLAKE 635 BUSINESS PARK
CORDELIA BORREN SURVEY, ABSTRACT NO. 56
CITY OF COPPELL, DALLAS COUNTY, TEXAS



12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM #101155-00 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JAD, DAB, JUNE 2013, 063319051, 2 OF 2