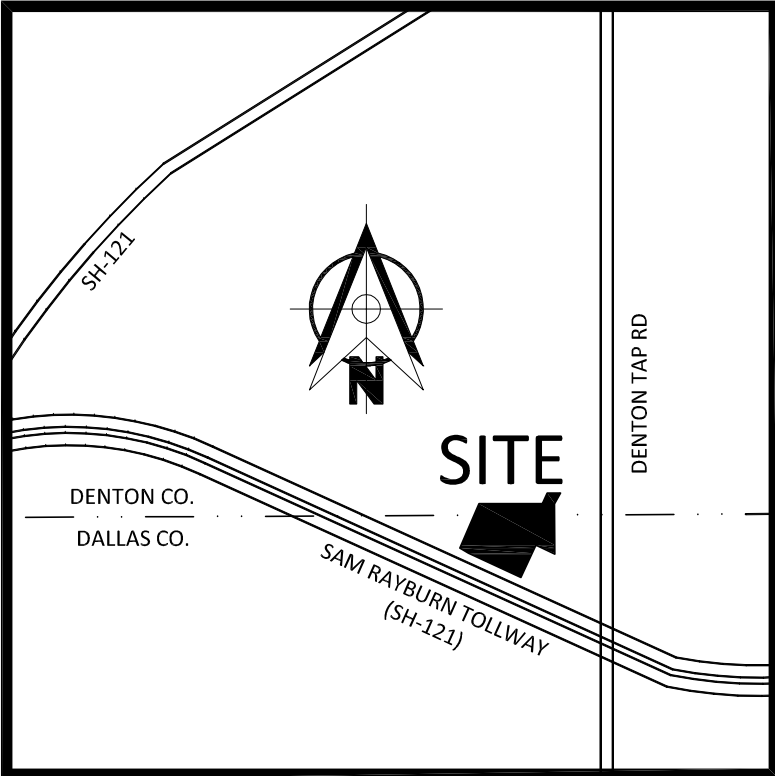


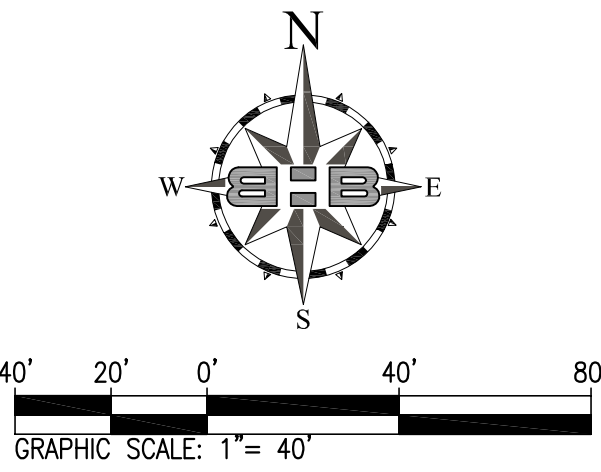
10.06.2017 8:43AM E:\Survey\171715 North Gateway Center Coppel\000-001 North Gateway Center Coppel\DWG\BHB FP.dwg Loyout1



VICINITY MAP - NTS COPPELL, TEXAS

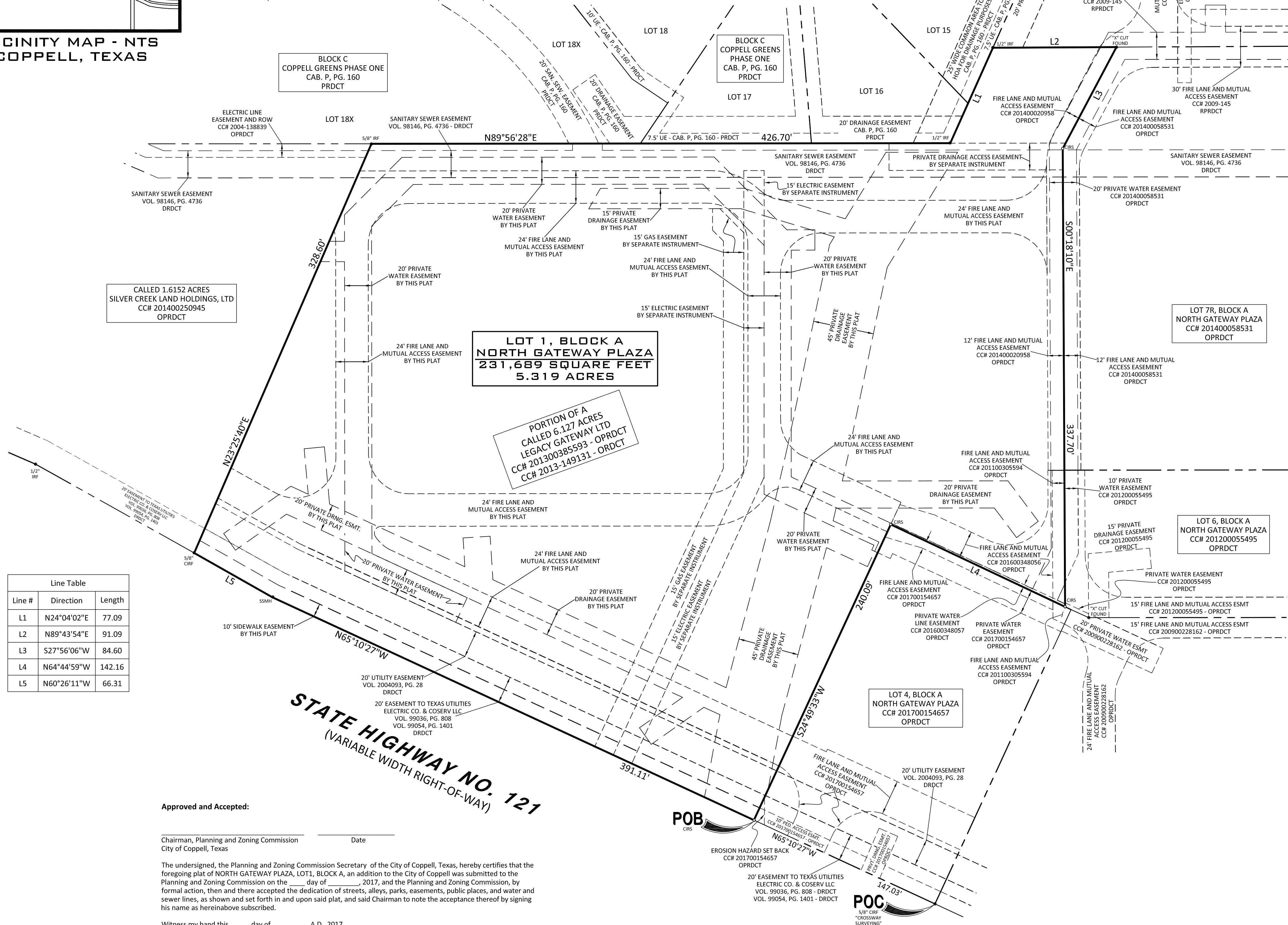
SURVEYOR'S NOTES

- Horizontal Datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the Texas RTK Cooperative Network.
- All distances shown are at ground.
- The use of the word "certify" or "certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- By scaled location of FEMA FIRM Map No. 48121C0705G, Revised April 18, 2011, the subject property lies within:
- Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.



LEGEND

CC#.....COUNTY CLERK'S DOCUMENT NUMBER
CIR#.....CAPPED IRON ROD FOUND
CIRS.....5/8" CAPPED IRON ROD MARKED "BHB INC" SET
DRDCT.....DEED RECORDS, DALLAS COUNTY, TEXAS
IRF.....IRON ROD FOUND
OPRDCT.....OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PRDCT.....PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT.....REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
SSMH.....SANITARY SEWER MANHOLE



Line Table		
Line #	Direction	Length
L1	N24°04'02"E	77.09
L2	N89°43'54"E	91.09
L3	S27°56'06"W	84.60
L4	N64°44'59"W	142.16
L5	N60°26'11"W	66.31

Approved and Accepted:

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 NORTH GATEWAY PLAZA, LOT1, BLOCK A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of ____, 2017, 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., 2017.

Planning and Zoning Commission Secretary,
City of Coppell, Texas

FRANCHISE UTILITIES NOTE

"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."

OWNER'S CERTIFICATE

BEING a 5.319 acre tract of land situated in the Clarinda Squires Survey Abstract No. 1327, Dallas County, Texas and the Clarinda Squires Survey Abstract No. 1682, Denton County, Texas and being a portion of a called 6.127 acre tract of land described in a deed to Legacy Gateway, Ltd., recorded in Inst. No. 201300385593, Official Public Records Dallas County, Texas (OPRDCT) and Inst. No. 2013-149131, Real Property Records Denton County, Texas (RPRDCT) and being more particularly described as follows: (Basis of bearing being the Texas Coordinate System, NAD83, North Central Zone - 4202. As established using GPS Technology in conjunction with the Texas RTK Cooperative Network)

COMMENCING at a capped iron rod found for corner in the north line of State Highway No. 121 a variable width right of way and being the southwest corner of Lot 5R, Block A of North Gateway Plaza an addition to the City of Coppell according to the plat recorded in Instrument No. 201100023079 (OPRDCT);

THENCE along the north line of said State Highway No. 121, North 65°10'27" West a distance of 147.03 feet to a 5/8 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE along the north line of State Highway No. 121, North 65°10'27" West, a distance of 391.11 feet to a point for corner;

THENCE continuing along said north line, North 60°26'11" West, a distance of 66.31 feet to a capped iron rod found for corner at the southwest corner of said 6.127 acre tract of land and being the southeast corner of a tract of land described in a deed to Silver Creek Land Holdings, Ltd recorded in Inst. No. 201400250945 (OPRDCT);

THENCE along the common line of said 6.127 acre tract and said Silver Creek Land Holdings, Ltd tract, North 23°25'40" East a distance of 328.60 feet to a 5/8 inch iron rod found for corner in the south line of Block C of Coppell Greens Phase One an addition to the City of Coppell according to the plat recorded in Cabinet P, Page 160 (RPRDCT);

THENCE along the south line of said Block C, North 89°56'28" East a distance of 426.70 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said Block C, North 24°04'02" East a distance of 77.09 feet to a 5/8 inch iron rod set for corner for the most northerly northwest corner of said 6.127 acre tract;

THENCE along the north line of said 6.127 acre tract, North 89°43'54" East a distance of 91.09 feet to an x-cut in concrete found for corner for the northwest corner of Lot 7R, Block A of North Gateway Plaza an addition to the City of Coppell according to the plat recorded in Inst. No. 201400058531 (OPRDCT);

THENCE along the west line of said Lot 7R, South 27°56'06" West a distance of 84.60 feet to an x-cut in concrete set for corner;

THENCE continuing along said west line, South 00°18'10" East a distance of 337.70 feet to an x-cut in concrete set for corner at the southwest corner of Lot 6, Block A of North Gateway Plaza an addition to the City of Coppell according to the plat recorded in Inst. No. 201200055495 (OPRDCT);

THENCE North 64°44'59" West a distance of 142.16 feet to an x-cut in concrete set for corner;

THENCE South 24°49'33" West a distance of 240.09 feet to the POINT OF BEGINNING;

CONTAINING 5.319 acres or 231,690 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LEGACY GATEWAY, LTD, does hereby adopt this plat designating the herein described property as NORTH GATEWAY 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 waste water easements shall also include additional areas of working space for construction and maintenance or the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water 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 ____, 2017.

NAME TITLE

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, of Legacy Gateway, Ltd., 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 ____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Joshua D. Wargo, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 10-06-2017

Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joshua D. Wargo, of Baird, Hampton & Brown, Inc, 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 ____, 2017.

Notary Public in and for the State of Texas

FINAL PLAT LOT 1, BLOCK A NORTH GATEWAY PLAZA

231,689 SQUARE FEET OR 5.319 ACRES

CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327 (DALLAS COUNTY)

CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1682 (DENTON COUNTY)

CITY OF COPPELL, DALLAS COUNTY, TEXAS

OCTOBER 2017