

*** OWNER'S CERTIFICATE ***

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, PEAK COPPELL, LLC is the sole owner of a 2.0329 acre tract of land located in the Edward Crow Survey, Abstract No. 301, City of Coppel, Dallas County, Texas, said 2.0329 acre tract of land being all of LOT 1, BLOCK A, ARBOR MANORS, being an addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. (D.C.C.I. No.) 20080314835, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 2.0329 acre tract of land also being a portion of that certain tract of land conveyed to PEAK COPPELL, LLC, by deed thereof filed for record in D.C.C.I. No. 20250005732, O.P.R.D.C.T., said 2.0329 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a cap stamped "DAA" found at the northwest corner of said Lot 1, said beginning point being on the south right-of-way line of Sandy Lake Road (a 110 feet wide public right-of-way), said beginning point also being on the east property line of a called 2.7614 acre tract of land conveyed to Frontier Dallas TX Fiber 1 LLC, by deed thereof filed for record in D.C.C.I. No. 202300159902, O.P.R.D.C.T., said beginning point further being at the beginning of a curve to the left having a radius of 2,923.94 feet;

THENCE along the north lot line of said Lot 1 and along the said south right-of-way line, along said curve to the left, an arc length of 417.42 feet, and across a chord which bears South 86°24'06" East, a chord length of 417.07 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" found;

THENCE North 89°30'31" East, continuing along the said lot line and the said right-of-way line, a distance of 46.52 feet to the northeast lot corner of said Lot 1, same being the north lot corner of Lot 3X, Block B, Arbor Manors, being an addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. No. 20080314835, O.P.R.D.C.T., from which a 5/8-inch iron rod with a cap stamped "044" found bears North 32°59'34" West, a distance of 0.35 feet, and being at the beginning of a non-tangent curve to the left having a radius of 250.00 feet;

THENCE along the common lot line of said Lot 1 and said Lot 3X, along said curve to the left, an arc length of 112.64 feet, and across a chord which bears South 14°16'40" East, a chord length of 111.69 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" found at the beginning of a reverse curve to the right having a radius of 150.00 feet;

THENCE continuing along the said common lot line, along said curve to the right, an arc length of 69.04 feet, and across a chord which bears South 14°00'00" East, a chord length of 68.43 feet to a 5/8-inch iron rod with a cap stamped "044" found at the southeast lot corner of said Lot 1, same being the southwest lot corner of said Lot 3X;

THENCE South 89°30'31" West, along the south lot line of said Lot 1 and along a north block line of said Block B, a distance of 505.50 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" found at the southwest lot corner of said Lot 1, same being the northwest lot corner of Lot 6 of said Block B, and being on the said east property line of the 2.7614 acre tract;

THENCE North 00°23'17" West, along the west lot line of said Lot 1 and along the said east property line, a distance of 204.75 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 2.0329 acres (88,555 square feet) of land more or less.

*** OWNER'S DEDICATION ***

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PEAK COPPELL, LLC does hereby adopt this plat, designating the property as THE SHOPS AT SANDY LAKE ADDITION, LOT 1, BLOCK A, an addition to the City of Coppel, 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 of 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 Coppel, Texas.

WITNESS my hand this the _____ day of _____, 2026.

PEAK COPPELL, LLC

Ben Paige, Partner

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 Ben Paige, a duly authorized agent for PEAK COPPELL, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2026.

Notary Public, State of Texas

*** SURVEYOR'S CERTIFICATE ***

STATE OF TEXAS §
 COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Coppel, Texas.

Surveyed on the ground during the month of August, 2025.

Eric S. Spooner, R.P.L.S.
 Texas Registration No. 5922

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric S. Spooner, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2026.

Notary Public, State of Texas

Floodplain development Permit Application No. _____ has been filed with the City of Coppel Floodplain Administration on _____, 2026.

Floodplain Administrator

CERTIFICATE OF APPROVAL

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppel, Texas, hereby certifies that the foregoing plat of THE SHOPS AT SANDY LAKE ADDITION, LOT 1, BLOCK A, an addition to the City of Coppel, was submitted to the Planning and Zoning Commission on the _____ day of _____, 2026, 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 their name as hereinabove subscribed.

Witness my hand this _____ day of _____, 2026

Planning and Zoning Commission Secretary
 City of Coppel, Texas
APPROVED AND ACCEPTED

Chairman, Planning and Zoning Commission
 City of Coppel, Texas

FRANCHISE UTILITY NOTE

I, Donald R. Rankin, P.E., verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all known franchise utility easements and/or abandonments are currently shown.

Donald R. Rankin, PE
 Registered Professional Engineer

GENERAL NOTES

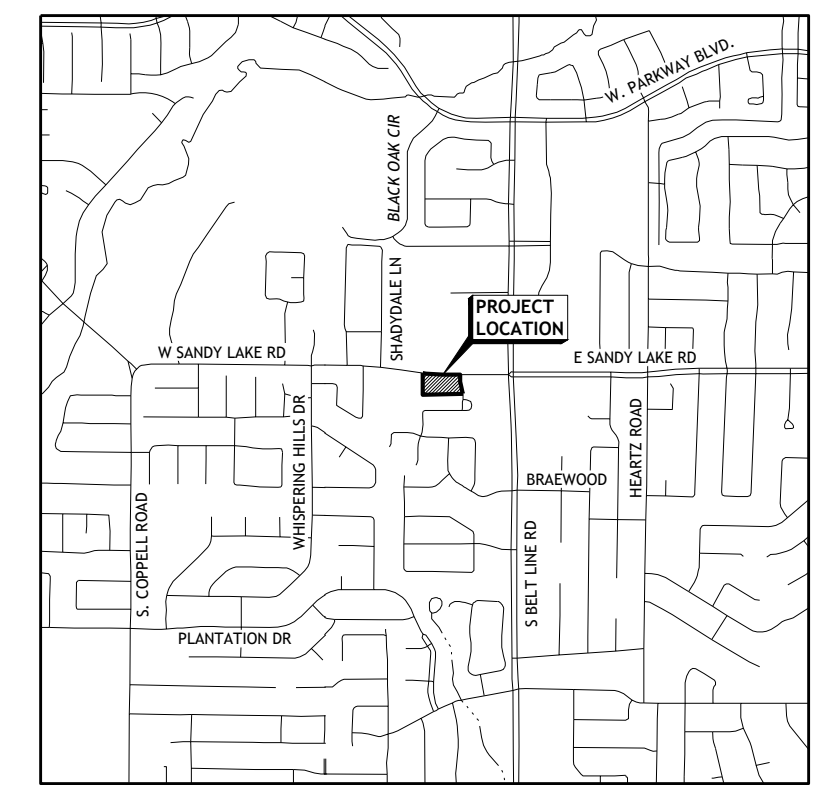
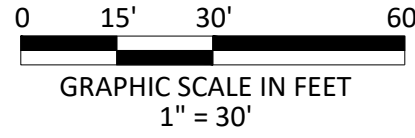
- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- Pursuant to Table A, Item 3, according 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 is 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. 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 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 there are 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 purpose of this plat is to create easements necessary for development of the property.

*** LEGEND ***

- CIRF 5/8-INCH IRON ROD WITH CAP FOUND
- XCF "X" CUT FOUND
- D.R.D.C.T. DEED RECORDS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
- L=55.55' ARC LENGTH

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	2923.94'	417.42'	S86°24'06"E	417.07'
C2	250.00'	112.64'	S14°16'40"E	111.69'
C3	150.00'	69.04'	S14°00'00"E	68.43'
C4	25.14'	42.52'	S38°06'57"E	37.63'
C5	56.00'	3.67'	N88°36'50"W	3.67'
C6	30.00'	49.09'	S46°23'09"W	43.79'
C7	30.00'	45.16'	N43°36'51"W	41.01'
C8	54.00'	9.88'	N81°29'38"W	9.87'
C9	30.00'	41.53'	S63°57'10"W	38.29'
C10	40.00'	26.90'	N05°05'58"W	26.39'
C11	30.00'	19.28'	S57°50'39"E	18.95'
C12	30.00'	5.49'	S81°29'38"E	5.48'
C13	25.16'	41.48'	N44°23'54"E	36.94'
C14	40.00'	23.85'	N41°26'48"W	23.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°55'21"W	15.08'
L2	S86°04'39"E	24.00'
L3	N03°55'21"E	14.75'
L4	S02°01'23"W	9.35'
L5	S88°14'41"E	9.08'
L6	N89°47'40"E	72.75'
L7	S00°29'29"E	26.00'
L8	S89°30'31"W	66.23'
L9	N86°44'12"W	115.54'
L10	S00°29'30"E	48.66'
L11	S89°30'33"W	24.00'
L12	N00°29'30"W	54.17'
L13	N86°44'12"W	34.27'
L14	N76°14'55"W	24.43'
L15	N21°23'19"E	29.78'
L16	S76°15'05"E	40.44'
L17	S87°29'12"E	154.07'
L18	S21°23'19"W	10.98'
L19	S03°09'09"W	35.26'



* VICINITY MAP *
 (NOT TO SCALE)

THIS DOCUMENT IS
PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 ERIC S. SPOONER, R.P.L.S.
 July 6, 2026

REPLAT
THE SHOPS AT SANDY LAKE ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A, ARBOR MANORS, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS

2.0329 ACRES LOCATED IN THE EDWARD CROW SURVEY, ABSTRACT NO. 301



OWNERS/APPLICANT:
 PEAK COPPELL LLC
 14841 DALLAS PARKWAY, S-735
 DALLAS, TEXAS 75254
 PHONE: 314-775-4110
 ATTN: BEN PAIGE

ENGINEER:
 DR RANKIN, PLLC
 2321 DAYBREAK TRAIL
 PLANO, TX 75093
 PH: (972) 378-0683
 ATTN: DONALD R. RANKIN, P.E.

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TPLS FIRM NO. 1005400 - S&A 24082
 ERIC S. SPOONER, R.P.L.S.