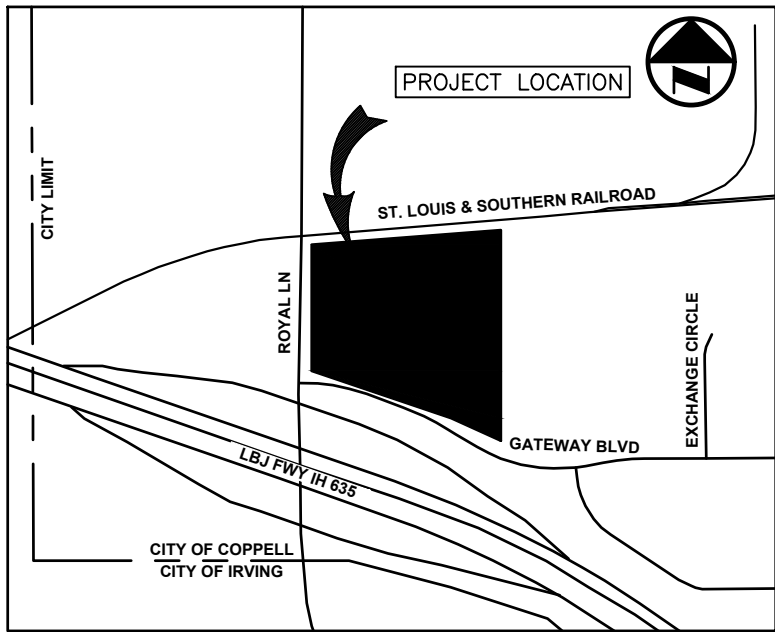
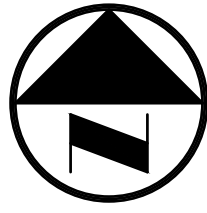


LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 89°44'38" E	13.31'
L2	N 85°48'27" E	57.82'
L3	N 70°56'39" W	30.17'
L4	S 19°03'21" W	6.15'
L5	N 19°03'21" E	6.15'
L6	N 70°56'39" W	13.45'
L7	N 82°58'24" W	69.85'
L8	S 89°44'38" W	12.34'
L9	N 89°44'38" E	12.65'
L10	S 89°44'38" W	14.51'
L11	N 70°56'39" W	17.46'
L12	N 82°58'24" W	69.85'
L13	N 70°56'39" W	34.96'

CURVE TABLE				
NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	32°09'57"	30.00'	S 74°10'17" E	16.62'
C2	13°39'01"	300.00'	N 82°02'43" E	71.30'
C3	14°43'45"	300.00'	N 82°35'06" E	76.91'
C4	4°08'37"	30.00'	N 87°52'45" E	2.17'
C5	4°08'37"	54.00'	N 87°52'45" E	3.90'
C6	90°00'00"	54.00'	S 45°02'56" E	76.37'
C7	90°00'00"	54.00'	S 44°57'04" W	76.37'
C8	19°06'17"	54.00'	N 80°29'47" W	17.92'
C9	90°00'00"	25.00'	S 64°03'21" W	35.36'
C10	15°12'39"	30.00'	S 11°27'02" W	7.94'
C11	15°12'39"	30.00'	N 26°39'41" E	7.94'
C12	90°00'00"	25.00'	N 25°56'39" W	35.36'
C13	12°01'45"	100.00'	N 76°57'32" W	20.96'
C14	12°01'45"	330.00'	N 76°57'32" W	69.16'
C15	70°53'43"	54.00'	N 35°29'47" W	62.64'
C16	90°12'26"	30.00'	N 45°09'09" W	42.50'
C17	35°04'55"	30.00'	S 72°12'10" W	18.08'
C18	35°04'55"	30.00'	S 72°42'54" E	18.08'
C19	89°47'34"	30.00'	N 44°50'51" E	42.35'
C20	90°12'26"	30.00'	N 45°09'09" W	42.50'
C21	32°09'56"	30.00'	S 73°39'40" W	16.62'
C22	75°09'29"	30.00'	N 37°31'49" E	36.59'
C23	14°50'31"	270.00'	N 82°31'49" E	69.75'
C24	90°00'00"	25.00'	S 45°02'56" E	35.36'
C25	109°06'17"	15.00'	S 54°30'13" W	24.44'
C26	12°01'45"	124.00'	N 76°57'32" W	25.99'
C27	12°01'45"	306.00'	N 76°57'32" W	64.13'
C28	70°53'43"	30.00'	N 35°29'47" W	34.80'
C29	90°00'00"	25.00'	N 44°57'04" E	35.36'
C30	90°00'00"	30.00'	S 45°02'56" E	42.43'



VICINITY MAP  
(NOT TO SCALE)



0 30 60 120  
SCALE: 1" = 60'

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
PG. PAGE  
VOL. VOLUME  
C.M. CONTROLLING MONUMENT  
INST. NO. INSTRUMENT NUMBER

GENERAL NOTES:

- Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- The floodplain boundaries are approximate and are not depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135K with Map Revised date July 7, 2014, which is the current Flood Insurance Rate Map for the community in which the property is located.  
  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The purpose of this plat is to revise easements to facilitate new development.

REPLAT  
**SEEFRIED ADDITION  
LOT 1, BLOCK A**  
BEING A REPLAT OF PARK 'N FLY ADDITION  
AND BEING 16.071 ACRES SITUATED IN THE  
SAN ANTONIO AND MEXICAN GULF RAILROAD SURVEY,  
ABSTRACT NO. 1439  
CITY OF COPPELL, DALLAS COUNTY, TEXAS  
OCTOBER 2022  
SHEET 1 OF 2

**OWNER**  
PNF-DALLAS, LLC  
2060 Mt. Paran Rd., N.W., Ste 207  
Atlanta, GA 30327

**DEVELOPER**  
SEEFRIED INDUSTRIAL  
PROPERTIES  
3030 LBJ Freeway, Suite 1650  
Dallas, TX 75234  
Contact: Jimmy Ivancic  
Phone: (214) 393-6065

**SURVEYOR**  
BGE, Inc.  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXM\Projects\Seefried Industrial\ Props\10821-00-16\_Acres\_Coppel\TXS\004\_CAD\10821-00\_RPLAT.dwg 2022-10-10-10:35 Jordon

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, PNF-DALLAS, LLC is the owner of a 16.071-acre (700, 072-square-foot) tract of land situated in the San Antonio and Mexican Gulf Railroad Survey, Abstract Number 1439, City of Coppell, Dallas County, Texas; said tract being all of Park 'N Fly Addition, an addition to the City of Coppell according to the plat recorded in Volume 95127, Page 4328 of the Deed Records of Dallas County, Texas and all of that certain tract of land described in Special Warranty Deed to PNF-Dallas, LLC recorded in Instrument No. 201500267352 of the Official Public Records of Dallas County, Texas; said 16.071-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "TX, REG NO. 100189-00" cap found in the south line of St. Louis and Southwestern Railroad (a 100-foot right-of-way recorded in Volume 95, Page 518 of said Deed Records); said point being the northeast corner of said Park 'N Fly Addition and the northwest corner of Lot 1R, Block 2, Gateway Business Park, an addition to the City of Coppell according to the plat recorded in Instrument No. 201700235650 of said Official Public Records;

THENCE, South 00 degrees 02 minutes 56 seconds East, departing the said south line of St. Louis and Southwestern Railroad and with the east line of said Park 'N Fly Addition and the west line of said Lot 1R, Block 2, a distance of 1068.65 feet to a 1/2-inch iron rod found in the northeast right-of-way line of Gateway Boulevard (a variable-width public right-of-way); said point being the southeast corner of said Park 'N Fly Addition and the southwest corner of said Lot 1R, Block 2;

THENCE, North 56 degrees 34 minutes 59 seconds West, with the said northeast right-of-way line of Gateway Boulevard and the southwest line of said Park 'N Fly Addition, a distance of 239.35 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 70 degrees 56 minutes 39 seconds West, continuing with said northeast right-of-way line of Gateway Boulevard and the said southwest line of Park 'N Fly Addition, a distance of 673.89 feet to a TxDOT brass monument found at the intersection of the said northeast right-of-way line of Gateway Boulevard and the east right-of-way line of South Royal Lane (a variable-width public right-of-way); said point being the southwest corner of said Park 'N Fly Addition;

THENCE, North 00 degrees 15 minutes 22 seconds West, departing the said northeast right-of-way line of Gateway Boulevard and with the said east right-of-way line of South Royal Lane and the west line of said Park 'N Fly Addition, a distance of 651.09 feet to a 1/2-inch iron rod with an illegible cap found at the intersection of the said east right-of-way line of South Royal Lane and the said south right-of-way line of St. Louis and Southwestern Railroad; said point being the northwest corner of said Park 'N Fly Addition;

THENCE, North 85 degrees 31 minutes 07 seconds East, departing the said east right-of-way line of South Royal Lane and with the said south right-of-way line of St. Louis and Southwestern Railroad and the north line of said Park 'N Fly Addition, a distance of 841.31 feet to the POINT OF BEGINNING and containing 16.071 acres or 700,072 square feet of land, more or less.

SURVEYOR'S STATEMENT

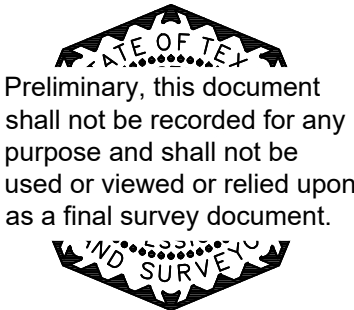
STATE OF TEXAS §  
COUNTY OF COLLIN §

That I, Gregory Mark Peace, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_ 2022.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PNF-DALLAS, LLC, does hereby adopt this plat designating the herein described property as Seefried Addition, 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 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 \_\_\_\_\_, 2022.

By: PNF-DALLAS, LLC

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

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

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_ 2022.

Notary Public in and for the State of Texas

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 SEEFRIED ADDITION, Lot 1, Block A, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2022, 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., 2022.

Planning and Zoning Commission Secretary,  
City of Coppell, Texas

Floodplain Development Permit Application No. \_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2022.

Floodplain Administrator Date of Approval  
City of Coppell, Texas

SURVEYOR'S STATEMENT

I, Gregory Mark Peace, 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

PNF-DALLAS, LLC  
2060 Mt. Paran Rd., N.W., Ste 207  
Atlanta, GA 30327

DEVELOPER

SEEFRIED INDUSTRIAL

PROPERTIES

3030 LBJ Freeway, Suite 1650  
Dallas, TX 75234  
Contact: Jimmy Ivancic  
Phone: (214) 393-6065

SURVEYOR

BGE, Inc.

2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com