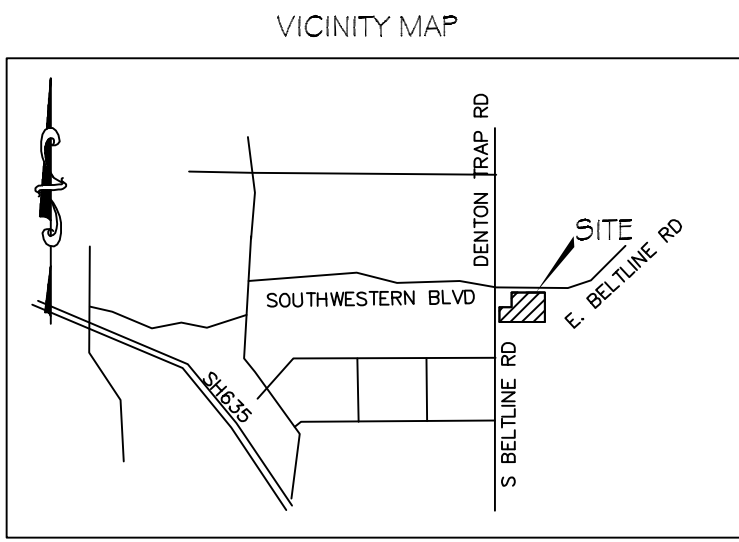


| NUMBER          | C1            | C2            | C3            | C4            | C5            | C6            | C7            | C8            | C9            | C10           | C11           | C12           | C13           | C14           | C15           | C16           |
|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| DELTA ANGLE     | 82°15'29"     | 89°40'00"     | 90°56'43"     | 90°15'59"     | 90°20'11"     | 89°40'04"     | 89°40'04"     | 90°20'11"     | 89°40'04"     | 90°17'49"     | 89°39'15"     | 90°17'49"     | 90°50'08"     | 80°36'43"     | 90°20'11"     | 90°17'49"     |
| RADIUS          | 30.00         | 54.00         | 33.10         | 33.01         | 54.00         | 54.00         | 30.00         | 30.00         | 20.00         | 20.00         | 30.00         | 30.00         | 30.00         | 54.00         | 54.00         | 30.00         |
| ARC LENGTH      | 43.07         | 84.51         | 52.54         | 52.01         | 85.14         | 84.51         | 46.95         | 47.30         | 31.30         | 31.52         | 46.94         | 47.28         | 47.56         | 42.21         | 85.14         | 47.28         |
| CHORD DIRECTION | S 48°50'24" E | S 45°28'09" E | S 45°07'36" E | S 44°16'03" W | S 44°31'46" W | N 45°08'11" W | N 45°45'55" W | N 45°06'41" E | N 45°08'11" W | N 44°32'57" E | S 45°28'31" E | S 44°32'57" W | N 45°28'53" W | N 39°24'34" E | N 44°57'48" E | N 44°32'57" E |
| CHORD LENGTH    | 39.47         | 76.15         | 47.20         | 46.79         | 76.59         | 76.15         | 42.30         | 42.55         | 28.20         | 28.36         | 42.30         | 42.54         | 42.73         | 38.81         | 76.59         | 42.54         |



THE STATE OF TEXAS §  
COUNTY OF DALLAS §

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, S&P WORLDWIDE, LLC, a Texas limited liability company, is the owner of the herein described property, and do hereby adopt the plat designating the herein described property as LOTS 9C1 and 9C2, BLOCK A, REPLAT OF LOT 9C, COPPELL HEIGHTS ADDITION, an addition to the City of Coppell, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets shown hereon. The easements shown hereon are hereby reserved for purposes indicated. The utility and fire line 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 line 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 the 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 of 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 of ingress and 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 man 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 to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

BY: S&P WORLDWIDE, LLC \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in and for said State, on this day personally appeared JOSE (SIDRO) SINALA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, LARRY A. PROBECK, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby declare that this survey was prepared from an actual on the ground survey of the land, and that the corner monuments shown thereon were found or placed under my direct supervision.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

LARRY A. PROBECK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187  
PROBECK LAND SURVEYORS  
T.B.P.L.S. FIRM NO. 100420-00

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in and for said State, on this day personally appeared LARRY A. PROBECK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: \_\_\_\_\_

**LOTS 9C1 & 9C2, BLOCK A  
REPLAT OF LOT 9C, BLOCK A  
COPPELL HEIGHTS ADDITION  
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1054  
CITY OF COPPELL, DALLAS COUNTY, TEXAS**

| NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| L1     | S 00°35'58" E | 19.17'   |
| L2     | S 89°41'51" W | 25.00'   |
| L3     | S 00°18'09" E | 25.00'   |
| L4     | N 89°41'51" E | 25.00'   |
| L5     | S 00°35'58" E | 53.08'   |
| L6     | S 00°35'58" E | 22.83'   |
| L7     | S 89°41'51" W | 25.00'   |
| L8     | S 00°18'09" E | 25.00'   |
| L9     | N 89°41'51" E | 25.00'   |
| L10    | S 89°41'51" W | 286.35'  |
| L11    | S 89°41'51" W | 131.26'  |
| L12    | S 89°41'51" W | 247.50'  |
| L13    | N 00°35'58" W | 15.52'   |
| L14    | S 62°24'08" W | 23.97'   |
| L15    | S 65°01'14" E | 14.77'   |
| L16    | N 89°41'51" E | 278.57'  |
| L17    | N 00°35'58" W | 109.51'  |
| L18    | S 89°41'51" W | 124.22'  |
| L19    | N 89°41'51" E | 117.50'  |
| L20    | N 16°51'41" W | 15.22'   |
| L21    | S 07°28'59" W | 26.76'   |
| L22    | N 89°41'51" E | 17.43'   |
| L23    | N 89°41'51" E | 16.42'   |
| L24    | S 00°35'58" E | 180.64'  |
| L25    | S 89°41'51" W | 286.26'  |
| L26    | N 00°35'58" W | 15.52'   |
| L27    | N 89°41'51" E | 189.89'  |
| L28    | N 00°35'58" W | 81.36'   |
| L29    | N 89°41'51" E | 1.46'    |
| L30    | N 00°18'34" W | 61.16'   |
| L31    | N 89°41'26" E | 10.00'   |
| L32    | N 00°35'58" W | 19.17'   |
| L32    | S 00°18'34" E | 71.16'   |

#### OWNER'S CERTIFICATE

WHEREAS S&P WORLDWIDE, LLC, a Texas limited liability company, is the owner of Lot 9C1 and 9C2, Block A, Coppell Heights Addition, an addition to the City of Coppell, Dallas County, Texas, recorded in Dallas County Clerk's File No. 20070198380 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), lying and being situated in the McKinney and Williamson Survey, Abstract Number 1154, Dallas County, Texas, as conveyed to S&P WORLDWIDE, LLC, by Special Warranty Deed recorded under Dallas County Clerk's Instrument Number 201000329127, of the O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8" Iron Rebar found for corner in the west line of Sanders Loop, a 60.00 feet wide public right-of-way at this point, same being a corner clip in the east line of said Sanders Loop;

THENCE South 00°35'58" East, (Plat = South 00°49'00" West) continuing with the east line of Lot 9C and the west line of Sanders Loop, a distance of 321.42 feet (Plat = 321.70 feet) to a 5/8" Iron Rebar with a plastic cap found for the southeast corner;

THENCE North 89°41'51" West, (Plat = North 88°51'00" West) departing the east line of Sanders Loop continuing with the south line of said Lot 9C, a distance of 479.87 feet (Plat = 480.00 feet) to a 5/8" Iron Rebar found for the southwest corner of Lot 9C in the east line of South Belt Line Road, a 120.00 feet wide public right-of-way at this point;

THENCE North 00°35'58" West, (Plat = North 00°49'00" East) continuing with the east line of South Belt Line Road, a distance of 163.17 feet (Plat = 163.73 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the most westerly northwest corner of Lot 9C;

THENCE North 89°41'51" East, (Plat = South 88°51'00" East) departing the east line of South Belt Line Road, continuing with the north line of Lot 9C, passing at a distance of 5.00 feet the present east line of South Belt Line Road, a 125.00 feet wide public right-of-way at this point, same also being the southwest corner of Lot 9A of Coppell Heights Addition, an addition to the City of Coppell, Dallas County, Texas, recorded in Volume 85205 at Page 2124 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and passing at a distance of 175.35 feet (Plat = 178.46 feet) a 5/8" Iron Rebar with a red plastic cap found for the southeast corner of Lot 9A and the southwest corner of Lot 9B, Block A, of said Replat of Lots 9B and 9C of said Coppell Heights Addition, continuing in all a total distance of 287.35 feet (Plat = 292.46 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the southeast corner of Lot 9B and an inner ell corner of Lot 9C;

THENCE North 00°35'58" West, (Plat = North 00°49'00" East) continuing with the east line of Lot 9B and a west line of Lot 9C a distance of 188.47 feet (Plat = 188.47 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the most northerly northwest corner of Lot 9C and the northeast corner of Lot 9B in the south line of East Belt Line Road, a variable width public right-of-way at this point;

THENCE North 89°41'51" East, (Plat = South 88°51'00" East) continuing with the south line of East Belt Line Road, a distance of 157.54 feet (Plat = 154.74 feet) to a 5/8" Iron Rebar with a plastic orange cap stamped "PROBECK 5187" set for the northeast corner of Lot 9C in the south East Belt Line Road and in the west line of Sanders Loop;

THENCE South 45°13'34" East, (Plat = South 44°01'00" East) continuing with said corner clip a distance of 42.67 feet (Plat = 42.55 feet) to the PLACE OF BEGINNING containing 113,186.79 square feet or 2,598 acres of land.

This property is not located in a 100-year Flood Plain area per FIRM Community Panel No. 4811 3C0155 J (Zone X). Effective Date: August 23, 2001.

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2015.

Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_

Recommended for Approval:

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
City of Coppell, Texas

Approved and Accepted:

Karen Selbo Hunt, Mayor \_\_\_\_\_ Date \_\_\_\_\_  
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Coppell Heights, Lot 9C1 and 9C2, Block A, an addition to the City of Coppell was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 her name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015.

City Secretary,  
City of Coppell, Texas

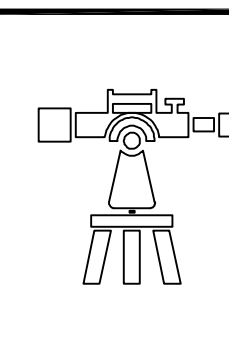
OWNER  
S&P WORLDWIDE, LLC  
1880 MINERAL WELLS HIGHWAY  
SUITE 104  
WEATHERFORD, TEXAS 76086-8381

SURVEYOR  
PROBECK LAND SURVEYORS  
PO BOX 550895  
DALLAS, TEXAS 75355-0895  
TBPLS FIRM NO. 100426-00

**BOUNDARY ~ COMMERCIAL  
HOME BUILDING ~ PLATTING  
TITLES ~ CONSTRUCTION**

**PROBECK LAND SURVEYORS  
P.O. BOX 550895 ~ DALLAS, TEXAS 75355-0895  
OFFICE (214) 549-5349 ~ FAX (214) 348-1149**

**REPLAT COPPELL HEIGHTS ADDITION  
LOT 9C1 & 9C2, BLOCK A  
McKINNEY & WILLIAMS SURVEY, ABST. NO. 1054  
DALLAS COUNTY, TEXAS**



|                      |
|----------------------|
| DATE: 02-09-2015     |
| FIELD DATE: 01-10-15 |
| JOB NO.: 201489      |
| DWG.: COPPELL.DWG    |
| PARTY CHIEF: L.A.P.  |
| SCALE: 1"=30'        |
| GP#: N/A             |
| TITLE CO.: N/A       |
| LENDER: N/A          |
| PURCHASER: N/A       |
| REVISION: 02-09-15   |
| SHEET 1 OF 1         |