



Water Easement Line Table		
Line	Bearing	Length
WE1	N52°13'17"E	84.76'
WE2	S37°46'43"E	20.00'
WE3	S52°13'17"W	85.37'
WE4	N52°13'17"E	11.73'
WE5	N37°46'43"W	55.74'
WE6	N52°37'08"W	7.84'
WE7	N37°22'53"E	15.00'
WE8	S52°37'08"E	9.80'
WE9	S37°46'43"E	57.69'
WE10	N52°13'17"E	173.56'
WE11	NORTH	59.00'
WE12	S37°46'43"E	15.00'

Curv	Δ	Radius	Length	Chord Length	Chord Bearing
C1	34°37'40"(LT)	1,255.00'	758.48'	746.99'	N17°49'27"W
C2	20°53'59"(LT)	1,255.00'	457.78'	455.25'	N45°35'16"W
C3	10°31'12"(RT)	589.50'	108.24'	108.09'	N50°19'01"W
C4	11°13'49"(LT)	310.50'	60.86'	60.76'	N50°40'19"W
C5	08°12'09"(RT)	1,124.50'	160.99'	160.85'	N52°11'09"W
C6	08°19'40"(LT)	1,261.50'	183.35'	183.19'	S52°07'24"E
C7	20°57'05"(RT)	1,145.00'	418.69'	416.36'	S45°36'49"E
C8	04°33'55"(LT)	1,255.00'	58.15'	58.15'	N36°27'56"W
C9	37°46'43"(LT)	100.00'	65.94'	64.75'	S71°06'39"W
C10	01°41'21"(LT)	1,255.00'	37.00'	37.00'	N37°47'35"W
C11	00°54'49"(LT)	1,255.00'	20.01'	20.01'	N36°02'06"W
C12	104°44'45"(LT)	62.50'	114.26'	99.00'	S37°37'37"W
C13	69°36'28"(RT)	137.50'	167.05'	156.96'	S20°03'29"W
C14	69°36'28"(RT)	62.50'	75.93'	71.35'	N20°03'29"E
C15	104°44'45"(RT)	137.50'	251.37'	217.80'	N37°37'37"E

LEGEND

VOL. PG. INSTRUMENT NUMBER RIGHT-OF-WAY CONTROL MONUMENT MAP RECORDS OF DALLAS COUNTY, TEXAS D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS R.P.D.C.T. REAL PLAT RECORDS OF DALLAS COUNTY, TEXAS FND. MON. FOUND IRON ROD SET IRON ROD WITH YELLOW CAP STAMPED 'HALFF'

NOTES

1. EXISTING BOUNDARY SURVEY, DATED MARCH 6, 2014 WAS PROVIDED BY TEXAS HERITAGE SURVEYING, LLC. BOUNDARY SOLUTION IS SUBJECT TO CHANGE FOR FINAL PLAT.

2. DRAINAGE CHANNELS TO BE OWNED AND MAINTAINED BY P.O.A.

3. ALL DRAINAGE EASEMENTS TO BE MAINTAINED BY P.O.A.

4. FIRE HYDRANTS ARE REQUIRED EVERY 300 FEET ALONG FIRE LANE EASEMENTS.

5. FIRE HYDRANTS SHALL BE BETWEEN 3-6 FEET FROM FIRE LANE EASEMENTS.

6. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED ADJACENT (3 FEET) TO A FIRE HYDRANT.

7. DEPENDING ON HYDRAULIC CALCULATIONS, EACH BUILDING WILL HAVE ITS OWN FIRE PUMP.

8. BUILDINGS ARE REQUIRED TO HAVE A MECHANICAL SMOKE CONTROL SYSTEM, THEREFORE SHOW THE MAKE-UP LOUVERS IN THE BOTTOM 1/3rd OF ELEVATIONS.

9. ANY GATES CROSSING FIRE LANE EASEMENTS SHALL BE EQUIPPED WITH BI-DIRECTIONAL GTT OPTICOM RECEIVERS AND KNOX PADLOCK OVERRIDES FOR EMERGENCY ACCESS.

FINAL PLAT

PROLOGIS PARK ONE TWENTY ONE LOTS 1-6, BLOCK A, LOTS 1-2, BLOCK B AND LOT 1, BLOCK C

OF A

116.64 ACRE TRACT

SITUATED IN THE

J.E. HOLLAND SURVEY, ABSTRACT NO. 614

CITY OF COPPELL, DALLAS COUNTY, TEXAS

FOR

PROLOGIS

BY

HALFF

1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200

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1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PROLOGIS, L.P. is the owner of a 116.64 acres of land situated in the John E. Holland Survey, Abstract Number 614, City of Coppell, Dallas County, Texas, being part of that tract of land described in special warranty deed to Prologis, L.P., as recorded in Instrument Number 201400166699 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BLOCK A:

BIGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped =HALFFM (hereinafter referred to as =with capM) for the northeast corner of that tract of land described in deed to State of Texas recorded in Instrument Number 201200052841, O.P.R.D.C.T., and the northwest corner of said Prologis tract, said point being on the southeast right-of-way line of State Highway 121 (variable width right-of-way) and on the south line of One Twenty One Business Park, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 99157, Page 27 of the Map Records of Dallas, County, Texas;

THENCE North 89 degrees 43 minutes 54 seconds East, with the north line of said Prologis tract and the south line of said One Twenty One Business Park, a distance of 2,326.11 feet to a 5/8-inch found iron rod on the west right-of-way line of Coppell Road (variable width right-of-way);

THENCE South 00 degrees 32 minutes 20 seconds East, departing said north line of Prologis tract and said south line of One Twenty One Business Park and with the west right-of-way line of said Coppell Road, a distance of 2,226.85 feet to a 5/8-inch found iron rod for the northeast corner of Lot 1R, Block A, Magnolia Fisheries, an addition to the City of Coppell, Dallas County, Texas, as recorded in Instrument Number 200900033788, O.P.R.D.C.T., said corner being on a south line of said Prologis tract;

THENCE South 87 degrees 19 minutes 11 seconds West, departing said west right-of-way line of Coppell Road and with the north line of said Lot 1R and said south line of Prologis tract, a distance of 215.30 feet to a corner;

THENCE South 87 degrees 27 minutes 37 seconds West, continuing with said north line of Lot 1R and said south line of Prologis tract, a distance of 192.34 feet to a 1/2-inch found iron rod with illegible cap for the northwest corner of said Lot 1R and an =ellN corner of said Prologis tract;

THENCE South 00 degrees 02 minutes 56 seconds West, with the west line of said Lot 1R and an east line of said Prologis tract, a distance of 152.15 feet to a found monumented for the southwest corner of said Lot 1R and the northwest corner of Coppell SW. Station, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 90048, Page 2696, D.R.D.C.T.;

THENCE South 00 degrees 34 minutes 58 seconds West, continuing with said east line of Prologis tract and with the west line of said Coppell SW. Station, a distance of 149.28 feet to a 1/2-inch set iron rod with cap for an angle corner;

THENCE North 87 degrees 30 minutes 00 seconds East, continuing with said east line of Prologis tract and with the west line of said Coppell SW. Station, a distance of 2.11 feet to a found monument for an angle corner;

THENCE South 01 degree 25 minutes 32 seconds West, continuing with said east line of Prologis tract and with the west line of said Coppell SW. Station, a distance of 197.84 feet to a found monument for corner, said corner being on the north right-of-way line of Sandy Lake Road (variable width right-of-way);

THENCE South 88 degrees 57 minutes 39 seconds West, departing said east line of Prologis tract and the north right-of-way line of said Sandy Lake Road, a distance of 237.67 feet to a 1/2-inch found iron rod with cap for the east corner of that tract of land described as Tract 2 in deed to the City of Coppell, as recorded in Instrument Number 20140016670, O.P.R.D.C.T.;

THENCE North 76 degrees 46 minutes 37 seconds West, continuing with the north right-of-way line of said Sandy Lake Road and with a northeasterly line of said Tract 2, a distance of 42.19 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 17 minutes 40 seconds West, continuing with the north right-of-way line of said Sandy Lake Road and with said northeasterly line of said Tract 2, a distance of 337.05 feet to a 1/2-inch found iron rod with cap for the south corner of the corner clip at the intersection of said north right-of-way line of Sandy Lake Road with the northeast right-of-way line of Freeport Parkway (variable width right-of-way);

THENCE North 45 degrees 23 minutes 05 seconds West, departing said north right-of-way line of Sandy Lake Road and with said corner clip and with said northeasterly line of said Tract 2, a distance of 34.53 feet to a 1/2-inch found iron rod with cap at the north corner of said corner clip, said corner being on the northeast right-of-way line of said Freeport Parkway;

THENCE with said northeasterly line of said Tract 2 and the northeast right-of-way line of said Freeport Parkway, following courses and distances:

North 00 degrees 30 minutes 37 seconds West, a distance of 313.28 feet to a 1/2-inch found iron rod with cap for corner;

North 06 degrees 13 minutes 15 seconds West, a distance of 100.50 feet to a 1/2-inch found iron rod with cap for corner;

North 00 degrees 30 minutes 37 seconds West, a distance of 120.96 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1255.00 feet, chord that bears North 17 degrees 49 minutes 27 seconds West, a distance of 746.99 feet;

Northerly, with said curve, through a central angle of 34 degrees 37 minutes 40 seconds, an arc distance of 758.48 feet to a 1/2-inch found iron rod with cap for corner;

North 35 degrees 08 minutes 17 seconds West, a distance of 119.59 feet to a 1/2-inch found iron rod with cap for the northeast corner of said Tract 2, said corner being on a west line of said Prologis tract and the east line of Lot 1R2, Block 1, Replat of Coppell Trade Center, an addition to the City of Coppell, Dallas County, Texas, as recorded in Instrument Number 201400108219, O.P.R.D.C.T.;

THENCE North 01 degree 09 minutes 07 seconds West, continuing with the northeast right-of-way line of said Freeport Parkway, with the west line of said Prologis tract and the east line of said Lot 1R2, Block 1, a distance of 8.94 feet to a found mag nail for the northeast corner of said Lot 1R2, Block 1 and an =ellN corner of said Prologis tract;

THENCE South 89 degrees 34 minutes 55 seconds West, continuing with the northeast right-of-way line of said Freeport Parkway, with the north line of said Lot 1R2, Block 1 and a south line of said Prologis tract, a distance of 6.08 feet to a 1/2-inch found iron rod with cap for the southeast corner of that tract of land described as Tract 1 in deed to the City of Coppell, as recorded in Instrument Number 20140016670, O.P.R.D.C.T.;

THENCE with the northeasterly line of said Tract 1 and the northeast right-of-way line of said Freeport Parkway, following courses and distances:

North 35 degrees 08 minutes 17 seconds West, departing said north line of Lot 1R2, Block 1 and said south line of Prologis tract, a distance of 338.20 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 1255.00 feet, chord that bears North 45 degrees 35 minutes 16 seconds West, a distance of 455.25 feet;

Northwesterly, with said curve, through a central angle of 20 degrees 53 minutes 59 seconds, an arc distance of 457.78 feet to a 1/2-inch found iron rod with cap for corner;

North 55 degrees 34 minutes 37 seconds West, a distance of 268.24 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the right having a radius of 589.50 feet, chord that bears North 50 degrees 19 minutes 01 second West, a distance of 108.09 feet;

Northwesterly, with said curve, through a central angle of 10 degrees 31 minutes 12 seconds, an arc distance of 108.24 feet to a 1/2-inch found iron rod with cap for corner, said corner, being the point of curvature of a tangent circular curve to the left having a radius of 310.50 feet, chord that bears North 50 degrees 40 minutes 19 seconds West, a distance of 60.76 feet;

Northwesterly, with said curve, through a central angle of 11 degrees 13 minutes 49 seconds, an arc distance of 60.86 feet to a 1/2-inch found iron rod with cap for corner;

North 56 degrees 17 minutes 14 seconds West, a distance of 89.18 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right having a radius of 1,124.50 feet, chord that bears North 52 degrees 11 minutes 09 seconds West, a distance of 160.85 feet;

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That PROLOGIS, L.P., a Delaware limited partnership, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **PROLOGIS PARK ONE TWENTY ONE**, an addition to the City of Coppell, Dallas County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets and alleys shown thereon.

The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except pavement, parking lots, and that landscape improvements may be placed in landscape easements, or as specified by planned development, if approved by the City of Coppell. In ad dition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Coppell's use thereof. The City of Coppell and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.

The City of Coppell and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned do covenant and agree that public access easements may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises with the right and privilege at all times of the City of Coppell, its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon and across said premises.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

WITNESS OUR HANDS, this the day of , 2015.

PROLOGIS, L.P., a Delaware limited partnership By: PROLOGIS, L.P., a Delaware limited partnership
Its: Sole Member By: Name: Title:

RECOMMENDED FOR APPROVAL:

Chairman Planning & Zoning Commission Date of Approval
City of Coppell, Texas

APPROVED AND ACCEPTED:

Mayor Date of Approval
City of Coppell, Texas

The undersigned, the City Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of PROLOGIS PARK ONE TWENTY ONE, 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 signing his/her name as hereinabove subscribed.

WITNESS MY HAND, this the day of , 2015.

City Secretary

FLOODPLAIN NOTE: 1. By graphical plotting subject tract lies within Zone "X" (unshaded), Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. 2. Floodplain information is based on FEMA Flood Insurance Rate Map No. 48113C0135 K, dated July 7, 2014 for Dallas County, Texas and Incorporated Areas.

FLOODPLAIN ORDINANCE NOTE: Floodplain Development Permit Application No. has been filed with the City of Coppell Floodplain Administrator on , 2015. Floodplain Administrator Date

APPROVED AND ACCEPTED BY:

ONCOR ELECTRIC DELIVERY COMPANY

(Print Name) Date of Approval

ATMOS ENERGY

(Print Name) Date of Approval

VERIZON

(Print Name) Date of Approval

TIME WARNER CABLE

(Print Name) Date of Approval

DEVELOPER/OWNER

PROLOGIS
1296 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055
CONTACT: KYLE LOW
PHONE: 713-613-6943
FAX: 972-488-9848
EMAIL: klow@prologis.com

ENGINEER

HALFF ASSOCIATES, INC.
1201 N. BOWSER RD.
RICHARDSON, TX 75081
CONTACT: ROBERT GOSSETT
TEL: 214-346-6200
FAX: 214-739-0095
TBPLS FIRM # E-312
EMAIL: rgossett@halff.com

SURVEYOR

HALFF ASSOCIATES, INC.
1201 N. BOWSER RD.
RICHARDSON, TX 75081
CONTACT: GETSY J. SUTHAN
TEL: 214-217-6418
FAX: 214-739-0095
TBPLS FIRM NO: 10029600
EMAIL: gsuthan@halff.com

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.

Release date: 02/09/2015

Getsy J. Suthan

RPLS 6449

FOR REVIEW & COMMENT

FINAL PLAT

PROLOGIS PARK ONE TWENTY ONE

LOTS 1-6, BLOCK A,

LOTS 1-2, BLOCK B, AND

LOT 1, BLOCK C

OF A

116.64 ACRE TRACT

SITUATED IN THE

J.E. HOLLAND SURVEY, ABSTRACT NO. 614

CITY OF COPPELL, DALLAS COUNTY, TEXAS

FOR

PROLOGIS

BY

HALFF

1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200

TBPLS FIRM NO. 10029600

SCALE: 100' AVO. 30652 FEBRUARY, 2015

3

4