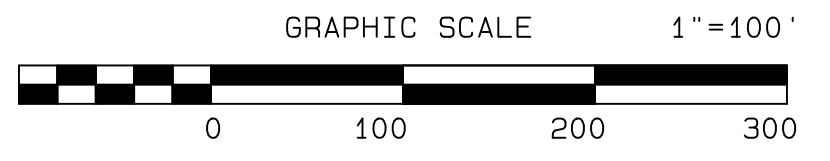
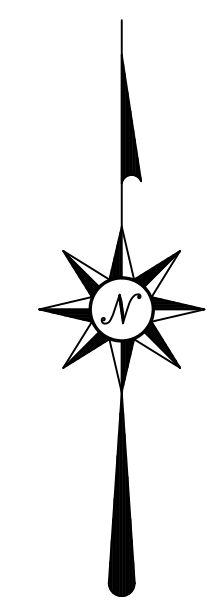


VICINITY MAP
1" = 2000'



LEGEND	
•	BOUNDARY CORNER AS NOTED
I.R.F.	IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET "GOODWIN & MARSHALL"
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
SG. FT.	SQUARE FEET
AC.	ACRES
R/W	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE

LOT SUMMARY TABLE			
LOT	BLOCK	(SQ. FT.)	ACREAGE
1R-2	2	1,170,313	26.867
3AR	2	714,774	16.409

CURVE TABLE					
LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	785.00'	530.21'	38°41'56"	N79°33'39"W	520.19'
C2	35.00'	54.98'	90°00'00"	N44°38'20"E	49.50'
C3	59.00'	92.68'	90°00'00"	N44°38'20"E	83.44'
C4	150.00'	105.68'	40°21'55"	N75°46'25"E	103.50'
C5	174.00'	121.21'	39°54'47"	N75°32'51"E	118.77'
C6	56.00'	33.33'	34°05'49"	S72°38'22"W	32.84'
C7	80.00'	47.61'	34°05'49"	S72°38'22"W	46.91'
C8	35.00'	54.98'	90°00'00"	N45°18'44"W	49.50'
C9	55.00'	86.39'	90°00'00"	S45°18'44"E	77.78'
C10	20.00'	20.58'	58°57'25"	N29°47'26"W	19.68'
C11	35.00'	54.98'	90°00'00"	N44°41'16"E	49.50'
C12	35.00'	48.32'	79°06'22"	N50°45'33"W	44.58'
C13	35.00'	54.98'	90°00'00"	N44°41'16"E	49.50'
C14	55.00'	86.39'	90°00'00"	N44°41'16"E	77.78'
C15	100.00'	41.54'	23°48'04"	S13°57'13"E	41.24'
C16	100.00'	44.58'	25°32'31"	N13°04'59"W	44.21'
C17	55.00'	10.04'	10°27'14"	S01°09'25"W	10.02'
C18	35.00'	6.39'	10°27'14"	N01°09'25"E	6.38'
C19	210.00'	83.73'	22°50'37"	N41°06'22"E	83.17'

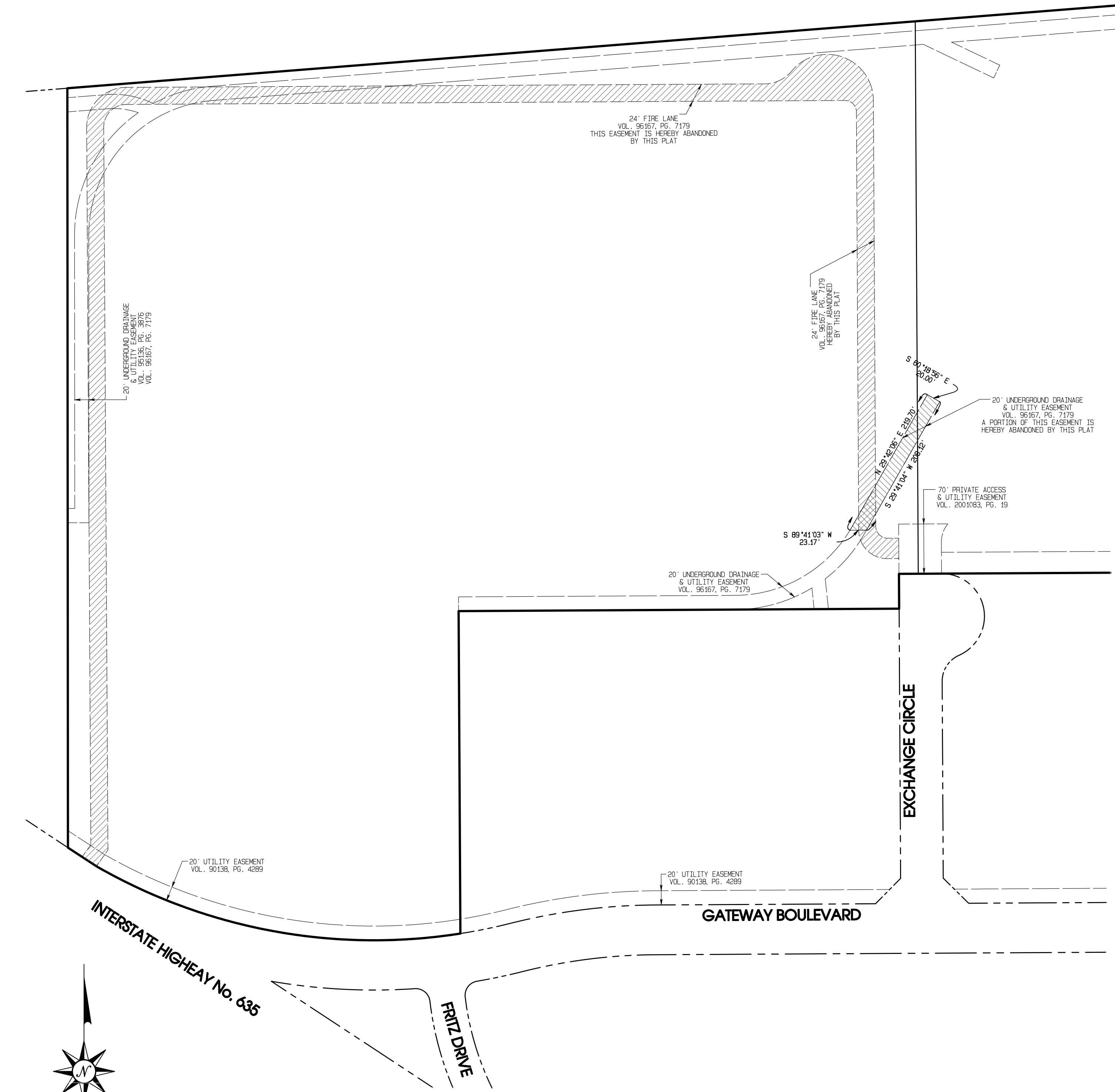
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°18'57"E	48.98
L2	N56°51'05"W	48.73
L3	N23°48'01"E	28.13
L4	N44°15'44"E	21.66
L5	N06°58'44"W	42.84
L6	N89°41'03"E	72.56
L7	S00°18'44"E	37.69
L8	N06°23'02"E	64.07
L9	N06°23'02"E	64.43

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. Issued for review Tue May 09 13:37:08 2017

OWNER:
HAVERTYS
FURNITURE®
780 JOHNSON FERRY ROAD NE, SUITE 800
ATLANTA, GA 30342
PH: 404-427-2342

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

LOTS 1R-2 & 3A-R, BLOCK 2
A
RE-PLAT
OF
LOTS 1R & 3A, BLOCK 2
GATEWAY BUSINESS PARK
BEING
43.276 ACRES
SITUATED IN THE
S.A. & M.G. RAILROAD SURVEY, ABSTRACT No. 1439
CITY OF COPPELL, DALLAS COUNTY, TEXAS
APRIL 2017



GENERAL NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999853764. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to City of Coppell Benchmark No. 13 having a published elevation of 516.870 feet (NAVD88).
2. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

PURPOSE STATEMENT

The purpose of this replat is to abandon existing and establish new fire lane easements and to relocate the lot line to allow the expansion of the warehouse facility.

OWNERS STATEMENT

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, HAVERTY FURNITURE CO., as owner of that certain lot, tract, or parcel of land, being part of the S.A. & M. G. Railroad Survey, Abstract No. 1439, situated in the City of Coppell, Dallas County, Texas and being all of Lot IR, Block 2 as shown in the Re-Plat of Gateway Business Park recorded in Volume 96167, Page 7179 of the Plat Records of Dallas County, Texas (PRDCT), and being all of Lot 3A, Block 2 as shown in the Re-Plat of Gateway Business Park recorded in Volume 2001083, Page 19 (PRDCT),

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HAVERTY FURNITURE CO., acting by and through the undersigned, their duly authorized agent, does hereby adopt this re-plat of LOTS IR-2 & 3A-R, BLOCK 2, GATEWAY BUSINESS PARK an addition to the City of Coppell, Dallas County, Texas, and does hereby dedicate 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 places upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Coppell. In addition, 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 utility entities shall at all times have the full right o ingress and egress to or from their 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 sign 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 representative 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 hand, this the ____day of_____, 2017.

HAVERTY FURNITURE CO.

By: _____

Name: _____

Title: _____

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____ of Haverly Furniture Co., 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the ____day of_____, 2017.

Notary Public, State of Texas

My commission expires_____

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 replat of Gateway Business Park, Lot IR-2 and 3A, Block 2, 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.

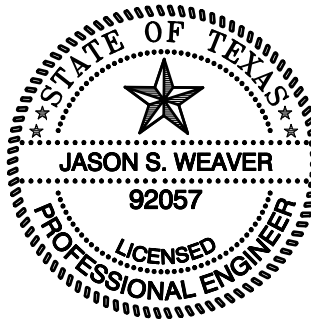
Planning and Zoning Commission Secretary,
City of Coppell, Texas

FRANCHISE UTILITIES NOTE:

*I, Jason S. Weaver, 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'

Jason S. Weaver

Date



FLOODPLAIN ADMINISTRATOR NOTE

Floodplain Development Permit Application No. _____has been filed with the City of Coppell floodplain administrator on_____, 2017.

Floodplain Administrator

Date

FLOODPLAIN NOTE

1. Subject tract lies withing Zone "X" non shaded areas to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance rate map for Dallas County, Texas, and incorporated areas, map number 4813C0135K, effective July 07, 2014.

SURVEYOR'S CERTIFICATION

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground 10/8/2014
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, ANDREW J. SHAFER, 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 IN CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____DAY OF_____, 2017.

MY COMMISSION EXPIRES_____

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

LOTS 1R-2 & 3A-R, BLOCK 2
A
RE-PLAT
OF
LOTS 1R & 3A, BLOCK 2
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