

OWNER'S DEDICATION

STATE OF TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That PROLOGIS, L.P., a Delaware limited partnership and does hereby adopt this plat designating the herein described property as PROLOGIS PARK ONE TWENTY ONE ADDITION, LOTS 1R, 2R, 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 growth 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 easements 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

WITNESS OUR HANDS, this the _____ day of _____

PROLOGIS, L.P., a Delaware limited partnership

VP, Construction & Development Manager

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 therein expressed and under oath stated that the statements in the foregoing

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of ____

Floodplain Development Permit Application No. has been filed with the City of Coppell

Date of Approval

City of Coppell, Texas

Approved and Accepted:

Date of Approval Chairman, Planning and Zoning Commission

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing Replat of PROLOGIS PARK ONE TWENTY ONE ADDITION, LOTS 1R, 2R, BLOCK A, an Addition to the City of Coppell was submitted to the Planning and Zoning , 2019, and the Planning and Zoning ____ day of Commission on the 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 signing his/her name as hereinabove

WITNESS MY HAND, this the _____ day of _

Planning and Zoning Commission Secretary, City of Coppell, Texas

(Surveyor or Engineer), 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."

SURVEY CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Getsy J. Suthan, a Registered Professional Land Surveyor, do hereby certify that 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.

REGISTERED PROFESSIONAL LAND SURVEYOR **TEXAS REGISTRATION NUMBER 6449**

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Getsy J. Suthan, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _

Notary Public in and for the State of Texas

SURVEYOR HALFF ASSOCIATES, INC. DEVELOPER/OWNER 2501 N. HARDWOOD ST, DALLAS, TEXAS 75201 CONTACT: CASEY DILLON PHONE: 972-884-9209 FAX: 972-488-9848 EMAIL: cdillon@prologis.com

ENGINEER HALFF ASSOCIATES, INC. 1201 N. BOWSER RD RICHARDSON, TX 75081 CONTACT: ROBERT GOSSETT ΓEL: 214-346-6200 FAX: 214-739-0095 TBPE FIRM NO: F-312

EMAIL: rgossett@halff.com

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

<u>P.O.A.</u> PROLOGIS 2021 McKinney Avenue, DALLAS, TEXAS 75201 CONTACT: CASEY DILLON PHONE: 972-884-9253 FAX: 972-488-9848 EMAIL: cdillon@prologis.com

LEGAL DESCRIPTION

BEING a 17.84 acres tract of land situated in the John E. Holland Survey, Abstract Number 614, City of Coppell, Dallas County, Texas, being all of Lots 1 and 2, Block A of Prologis Park One Twenty One, an addition to the City of Coppell, Dallas County, Texas, as recorded in Instrument Number 201600032196 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being part of that tract of land described in Special Warranty Deed to Prologis, L.P., as recorded in Instrument Number 201400166699, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the southwest corner clip of said Lot 1, said point being at the intersection of the north right-of-way line of Sandy Lake Road (variable width right-of-way) and on the east

right-of-way line of Freeport Parkway (variable width right-of-way); THENCE North 45 degrees 23 minutes 05 seconds West, with said corner clip, and with the west line of said Lot 1, a distance of 34.53 feet to a 1/2-inch set iron rod with cap at the north corner of said

THENCE with said east right-of-way line of said Freeport Parkway, and the west line of Lots 1 and 2, following courses and distances:

North 00 degrees 30 minutes 37 seconds West, a distance of 313.28 feet to a 1/2-inch set

North 06 degrees 13 minutes 15 seconds West, a distance of 100.50 feet to a 1/2-inch set 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 set 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 1,255.00 feet, chord that bears North 08 degrees 36 minutes 44 seconds West, a distance of 353.75 feet;

Northerly, with said curve, through a central angle of 16 degrees 12 minutes 15 seconds, an arc distance of 354.93 feet to a 1/2-inch set iron rod with cap for the common northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A, of said Prologis Park One

THENCE with the common north line of said Lot 2 and the south line of said Lot 3, the following bearings and distances:

North 72 degree 40 minutes 45 seconds East, departing the east right-of-way line of said Freeport Parkway, a distance of 36.48 feet to a 1/2-inch set 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 65.50 feet, chord that bears North 81 degrees 20 minutes 23 seconds East, a distance of 19.73 feet;

Easterly, with said curve, through a central angle of 17 degrees 19 minutes 15 seconds, an arc distance of 19.80 feet to a 1/2-inch set iron rod with cap;

North 90 degrees 00 minutes 00 seconds East, a distance of 1,061.58 feet to a 1/2-inch set iron rod with cap for the northeast corner of said Lot 2 and the southeast corner of said Lot 3, said corner being on the west right-of-way line of Coppell Road (a variable width right-of-way);

THENCE South 00 degrees 32 minutes 20 seconds East, with the east line of said Lot 2, and the west right-of-way line of said Coppell Road, a distance of 405.49 feet to a 5/8-inch found iron rod for the southeast corner of said Lot 2 and 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.;

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 said Lot 2, a distance of 215.30 feet to a 1/2-inch found iron rod for corner;

THENCE South 87 degrees 27 minutes 37 seconds West, continuing with the north line of said Lot 1R and said south line of said Lot 2, 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 "ell" corner of said Lot 2;

THENCE with the east line of said Lots 1 and 2, the following bearings and distances:

South 00 degrees 02 minutes 56 seconds West, with the west line of said Lot 1R, 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 of the Deed Records of Dallas County,

South 00 degrees 34 minutes 58 seconds West, continuing 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

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

South 01 degree 25 minutes 32 seconds West, with the west line of said Coppell SW. Station, a distance of 197.84 feet to a found monument for the southeast corner of said Lo 1, said corner being on the north right-of-way line of Sandy Lake Road (variable width

THENCE South 88 degrees 57 minutes 39 seconds West, with the south line of said Lot 1 and the north right-of-way line of said Sandy Lake Road, a distance of 237.67 feet to a 1/2-inch set iron rod with cap for the east corner of said City of Coppell tract;

THENCE North 76 degrees 46 minutes 37 seconds West, continuing with the north right-of-way line of said Sandy Lake Road and with the south line of said Lot 1, a distance of 42.19 feet to a 1/2-inch set 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 the south line of said Lot 1, a distance of 337.05 feet to the POINT OF BEGINNING AND CONTAINING 17.84 (777,000 square feet) acres of land, more or less.

REPLAT PROLOGIS PARK ONE TWENTY ONE ADDITION LOTS 1R, 2R, BLOCK A

ZONE: PD-272-R5 & R6 BEING A REPLAT OF LOTS 1 AND 2, BLOCK A OF PROLOGIS PARK ONE TWENTY ONE

> CONTAINING 17.84 ACRE TRACT

J.E. HOLLAND SURVEY, ABSTRACT NO. 614 CITY OF COPPELL, DALLAS COUNTY, TEXAS

PROLOGIS



1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200 TBPLS FIRM NO. 10029600 SCALE: 100' AVO. 32211 FEBRUARY, 2019

PRELIMINAR' This document shall not be recorded for any purpose and shall not be sed or viewed or relied upon as a final survey document. Release date: 02/12/2019 Getsy J. Suthan RPLS 6449

