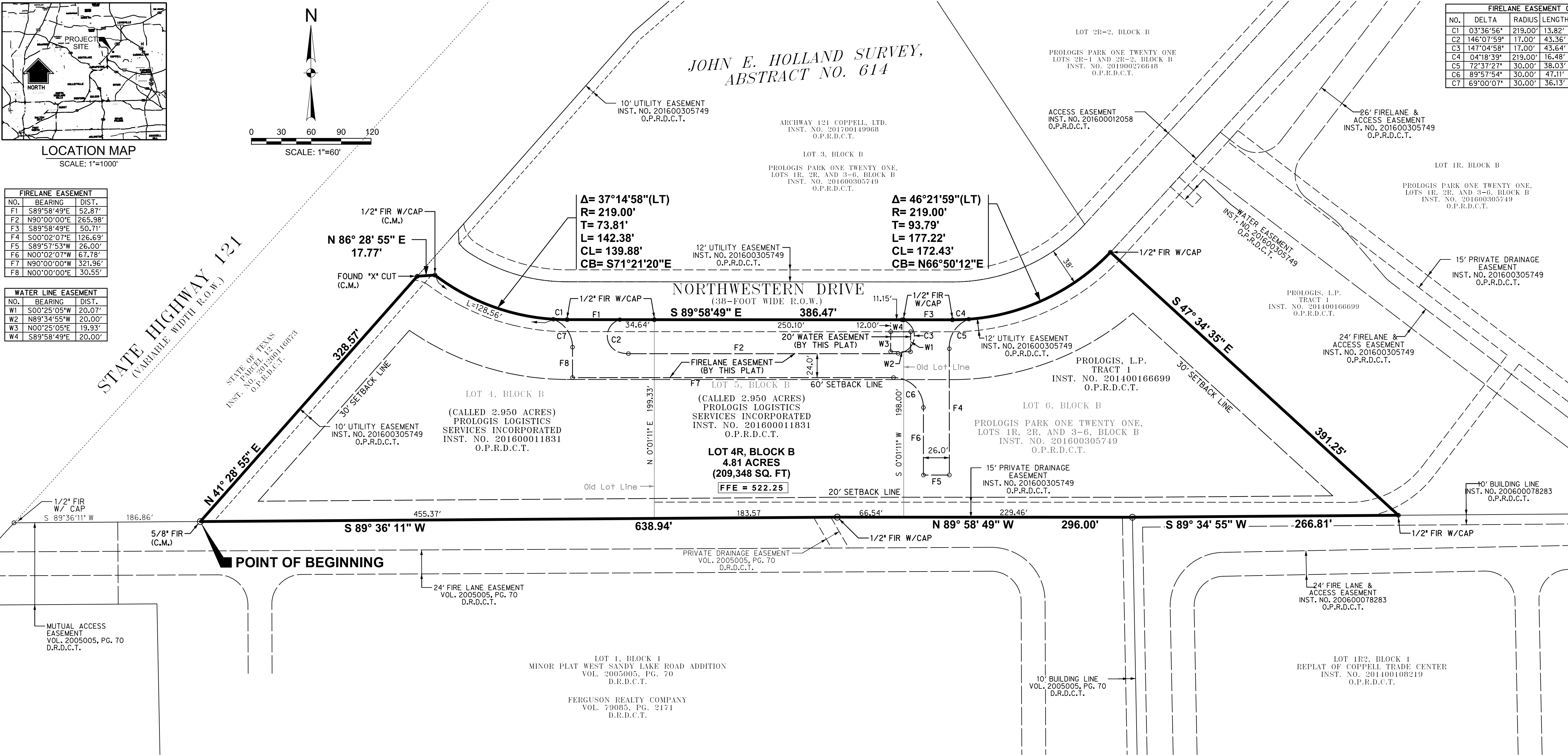


LOCATION MAP  
SCALE: 1"=1000'

NO.	BEARING	DIST.
F1	S89°58'49"E	52.87'
F2	N90°00'00"E	265.98'
F3	S89°58'49"E	50.71'
F4	S00°02'07"E	126.63'
F5	S89°57'53"W	26.00'
F6	N00°02'07"W	67.78'
F7	N90°00'00"E	321.96'
F8	N00°00'00"E	30.55'

NO.	BEARING	DIST.
W1	S00°25'05"W	20.07'
W2	N89°34'56"W	20.00'
W3	N00°25'05"E	19.93'
W4	S89°58'49"E	20.00'



NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°36'56"	219.00'	13.82'	13.82'	S88°10'21"E
C2	146°07'59"	17.00'	43.36'	32.61'	S01°49'20"W
C3	147°04'58"	17.00'	43.64'	32.61'	N01°19'22"W
C4	04°18'39"	219.00'	16.48'	16.47'	N87°51'52"E
C5	72°37'27"	30.00'	38.03'	35.53'	S33°25'39"W
C6	89°57'54"	30.00'	47.11'	42.41'	N45°01'03"W
C7	69°00'07"	30.00'	36.13'	33.59'	N34°30'04"W

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, PROLOGIS, L.P., a Delaware limited partnership and PROLOGIS LOGISTICS SERVICES INCORPORATED are the owners of a 4.81 acre tract of land situated in the John E. Holland Survey, Abstract Number 614, City of Coppell, Dallas County, Texas, and being all of Lot 4, 5 and Lot 6, Block B of Prologis Park One Twenty One, Lots 1R, 2R and 3-6, Block B, an addition to the City of Coppell, Dallas County, Texas, as recorded in Instrument Number 201600305749 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of that tract of land described as Tract 1 in Special Warranty Deed to Prologis, L.P., as recorded in Instrument Number 201400166699, O.P.R.D.C.T., and being all of a 2.950 acre tract of land described to Prologis Logistics Services Incorporated, as recorded in Instrument Number 20160011831, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch found iron rod for the west corner of said Lot 4 and the southeast corner of a tract of land described as "Parcel 12" in deed to State of Texas, as recorded in Instrument Number 201200116873, said point being on the southeast right-of-way line of State Highway 121 (variable width right-of-way) and on the north line of Lot 1, Block 1 of West Sandy Lake Road Addition, an addition to the City of Coppell, Dallas County, Texas, as recorded in Volume 2005005, Page 70 of the Deed Records of Dallas, County, Texas (D.R.D.C.T.);

THENCE North 41 degrees 28 minutes 55 seconds East, with the northwest line of said Lot 4 and the southeast right-of-way line of said State Highway 121, a distance of 328.57 feet to a found "X" cut for the west corner of a corner clip of said Lot 4, said corner being at the intersection of the southeast right-of-way line of said State Highway 121 and the south right-of-way line of Northwestern Drive (a 38-foot wide right-of-way);

THENCE with the south right-of-way line of said Northwestern Drive, the following bearings and distances:

North 86 degrees 28 minutes 55 seconds East, with said corner clip and the north line of said Lot 4, a distance of 17.77 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a non-langent circular curve to the left, having a radius of 219.00 feet whose chord bears South 71 degrees 21 minutes 20 seconds East, a distance of 139.88 feet;

Easterly, with the north line of said Lot 4 and said curve, through a central angle of 37 degrees 14 minutes 58 seconds, an arc distance of 142.38 feet to a 1/2-inch found iron rod with cap for corner;

South 89 degrees 58 minutes 49 seconds East, with the north line of said Lot 4, passing at a distance of 87.52 feet, a 1/2-inch found iron rod with cap for the common northeast corner of said Lot 4 and the northwest corner of said Lot 5, and continuing with the north line of said Lot 5, passing at an accumulated distance of 337.62 feet, a 1/2-inch found iron rod with cap for the common northeast corner of said Lot 5 and the northwest corner of said Lot 6, and continuing with the north line of said Lot 6, in all a total distance of 386.47 feet to a 1/2-inch found iron rod with cap for the point of curvature of a tangent circular curve to the left, having a radius of 219.00 feet whose chord bears North 66 degrees 50 minutes 12 seconds East, a distance of 172.43 feet;

Easterly, with said curve, through a central angle of 46 degrees 21 minutes 59 seconds, an arc distance of 177.22 feet to a 1/2-inch found iron rod with cap for the common northeast corner of said Lot 1R2 and the northeast corner of Lot 1R, Block B of said Prologis Park One Twenty One Addition;

THENCE South 47 degrees 34 minutes 35 seconds East, departing the south right-of-way line of said Northwestern Drive, and with the common northeast line of said Lot 6 and the southwest line of said Lot 1R, a distance of 391.25 feet to a 1/2-inch found iron rod with cap for the common southeast corner of said Lot 6 and the south corner of said Lot 1R, said corner being on the north line of Lot 1R2, Block 1 of Replat of Coppell Trade Center, an addition to the City of Coppell, Dallas County, Texas, recorded in Instrument Number 201400108219, O.P.R.D.C.T.;

THENCE South 89 degrees 34 minutes 55 seconds West, with the south line of said Lot 6 and the north line of said Lot 1R2, a distance of 266.81 feet to a 1/2-inch set iron rod with cap for the northwest corner of said Lot 1R2 and the northeast corner of previously aforementioned Lot 1 of said West Sandy Lake Road Addition;

THENCE with the north line of said Lot 1, the following bearings and distances:

North 89 degrees 58 minutes 49 seconds West, with the south line of said Lot 6, passing at a distance of 229.46 feet, a 1/2-inch found iron rod with cap for the common southwest corner of said Lot 6 and the southeast corner of said Lot 5, and continuing with the south line of said Lot 5, in all a total distance of 296.00 feet to a 1/2-inch found iron rod with cap for corner;

South 89 degrees 36 minutes 11 seconds West, with the south line of said Lot 5, passing at a distance of 183.57 feet, the common southwest corner of said Lot 5 and the southeast corner of said Lot 4, and continuing with the south line of said Lot 4, in all a total distance of 638.94 feet to the **POINT OF BEGINNING AND CONTAINING 4.81 ACRE TRACT** (209,348 square feet) of land, more or less.

## REPLAT PROLOGIS PARK ONE TWENTY ONE ADDITION LOT 4R, BLOCK B ZONE: PD302-HC

BEING A REPLAT OF LOTS 4, 5, AND 6, BLOCK B  
OF PROLOGIS PARK ONE TWENTY ONE,  
LOTS 1R, 2R, AND 3-6, BLOCK B

CONTAINING  
**4.81 ACRE TRACT**  
SITUATED IN THE

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

FOR  
**PROLOGIS**  
BY

**HALFF**

TBPLS FIRM NO. 10029600  
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE:(214) 346-6200 SCALE: 60' AVO. 38498 MARCH, 2020

FOR REVIEW & COMMENT

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: 02/28/2020  
Getsy J. Suthan  
RPLS No. 6449

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: 02/28/2020  
Getsy J. Suthan  
RPLS No. 6449

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: 02/28/2020  
Getsy J. Suthan  
RPLS No. 6449

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Release date: 02/28/2020  
Getsy J. Suthan  
RPLS No. 6449

#### GENERAL NOTES

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 48113C0135 K, dated July 07, 2014, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- The purpose of this plat is to create one lot from three lots.

#### 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 and PROLOGIS LOGISTICS SERVICES INCORPORATED does hereby adopt this plat designating the herein described property as **PROLOGIS PARK ONE TWENTY ONE LOT 4R, BLOCK B**, 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 of Coppell, Texas.

WITNESS OUR HANDS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

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

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 certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

#### SURVEY CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Getsy J. Suthan, 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.

GETSY J. SUTHAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6449  
TBPLS FIRM NO. 10029600

STATE OF TEXAS §  
COUNTY OF DALLAS §

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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. \_\_\_\_\_ has been filed with the City of Coppell floodplain administrator on \_\_\_\_\_, 2020.

Floodplain Administrator \_\_\_\_\_ Date of Approval \_\_\_\_\_  
City of Coppell, Texas

Approved and Accepted:

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

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, LOT 4R, BLOCK B**, an Addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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 signing his/her name as hereinabove subscribed.

WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Planning and Zoning Commission Secretary,  
City of Coppell, Texas

#### FRANCHISE UTILITY NOTE:

"I, \_\_\_\_\_ (Surveyor or Engineer), verify that all franchise utilities have each been contacted and provided a copy of the plat development proposal and all franchise utility easements and/or abandonments are currently shown."

DEVELOPER/OWNER  
PROLOGIS  
2021 MCKINNEY AVENUE  
SUITE 2450  
DALLAS, TEXAS 75201  
CONTACT: CASEY DILLON  
PHONE: 972-884-9253  
FAX: 972-488-9848  
EMAIL: cdillon@prologis.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

ENGINEER  
HALFF ASSOCIATES, INC.  
1201 N. BOWSER RD.  
RICHARDSON, TX 75081  
CONTACT: B. DAVID LITTLETON  
TEL: 214-346-6200  
FAX: 214-739-0095  
TBPLS FIRM NO: F-312  
EMAIL: dbittleton@halff.com

P.O.A.  
PROLOGIS  
2021 MCKINNEY AVENUE  
SUITE 1050  
DALLAS, TEXAS 75201  
CONTACT: CASEY DILLON  
PHONE: 972-884-9253  
FAX: 972-488-9848  
EMAIL: cdillon@prologis.com

#### LEGEND

FFE	FINISHED FLOOR ELEVATION
FIR	FOUND IRON ROD
W/CAP	WITH YELLOW CAP STAMPED "HALFF"
SIR	SET IRON ROD
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS