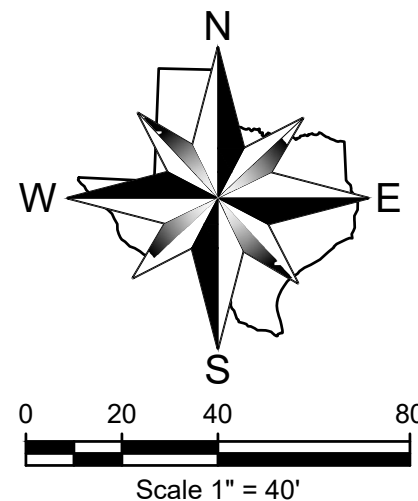


VICINITY MAP
NOT TO SCALE



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0135K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ABBREVIATION LEGEND

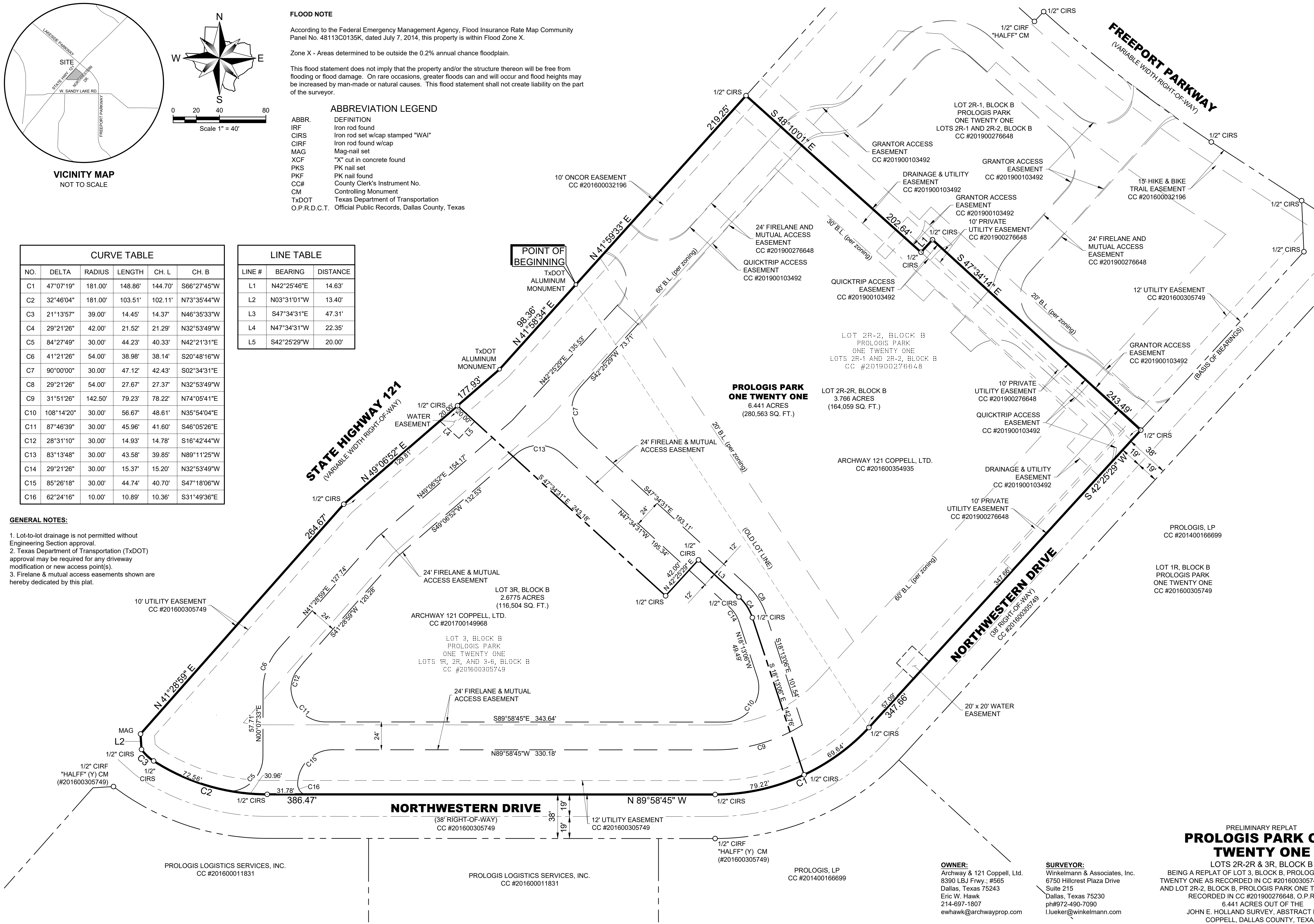
ABBR.	DEFINITION
IRF	Iron rod found
CIRS	Iron rod set w/cap stamped "WAI"
CIRF	Iron rod found w/cap
MAG	Mag-nail set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
TxDOT	Texas Department of Transportation
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	47°07'19"	181.00'	148.86'	144.70'	S66°27'45"W
C2	32°46'04"	181.00'	103.51'	102.11'	N73°35'44"W
C3	21°13'57"	39.00'	14.45'	14.37'	N46°35'33"W
C4	29°21'26"	42.00'	21.52'	21.29'	N32°53'49"W
C5	84°27'49"	30.00'	44.23'	40.33'	N42°21'31"E
C6	41°21'26"	54.00'	38.98'	38.14'	S20°48'16"W
C7	90°00'00"	30.00'	47.12'	42.43'	S02°34'31"E
C8	29°21'26"	54.00'	27.67'	27.37'	N32°53'49"W
C9	31°51'26"	142.50'	79.23'	78.22'	N74°05'41"E
C10	108°14'20"	30.00'	56.67'	48.61'	N35°54'04"E
C11	87°46'39"	30.00'	45.96'	41.60'	S46°05'26"E
C12	28°31'10"	30.00'	14.93'	14.78'	S16°42'44"W
C13	83°13'48"	30.00'	43.58'	39.85'	N89°11'25"W
C14	29°21'26"	30.00'	15.37'	15.20'	N32°53'49"W
C15	85°26'18"	30.00'	44.74'	40.70'	S47°18'06"W
C16	62°24'16"	10.00'	10.89'	10.36'	S31°49'36"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N42°25'46"E	14.63'
L2	N03°31'01"W	13.40'
L3	S47°34'31"E	47.31'
L4	N47°34'31"W	22.35'
L5	S42°25'29"W	20.00'

GENERAL NOTES:

1. Lot-to-lot drainage is not permitted without Engineering Section approval.
2. Texas Department of Transportation (TxDOT) approval may be required for any driveway modification or new access point(s).
3. Firelane & mutual access easements shown are hereby dedicated by this plat.



APPROV.	Winkelmenn & Associates, Inc.
REVISION	
DATE	
No.	
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614	
CITY OF COPPELL	
DALLAS COUNTY, TEXAS	
ARCHWAY & 121 COPPELL, LTD.	
8390 LBJ FRWY., #565	
DALLAS, TEXAS 75243	
PRELIMINARY REPLAT	
PROLOGIS PARK	
ONE TWENTY ONE	
LOTS 2R-2R & 3R, BLOCK B	
Date : 12/2/20	
Scale : 1" = 40'	
File : 78003-PPLT	
Project No. : 78003	
SHEET	
1	
2	

PRELIMINARY REPLAT
PROLOGIS PARK ONE TWENTY ONE
LOTS 2R-2R & 3R, BLOCK B
BEING A REPLAT OF LOT 3, BLOCK B, PROLOGIS PARK ONE TWENTY ONE AS RECORDED IN CC #201600305749, O.P.R.D.C.T.; AND LOT 2R-2, BLOCK B, PROLOGIS PARK ONE TWENTY ONE AS RECORDED IN CC #201900276648, O.P.R.D.C.T.
6.441 ACRES OUT OF THE
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614
COPPELL, DALLAS COUNTY, TEXAS

OWNER:
Archway & 121 Coppell, Ltd.
8390 LBJ Frwy., #565
Dallas, Texas 75243
Eric W. Hawk
214-697-1807
ewhawk@archwayprop.com

SURVEYOR:
Winkelmenn & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
214-697-490-7090
l.lueker@winkelmenn.com

<div>PROPERTY DESCRIPTION</div> <div>STATE OF TEXAS § COUNTY OF Dallas §</div> <div>WHEREAS, We, Archway & 121 Coppell, Ltd., are the sole owners of a tract of land situated in the JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614, in the City of Coppell, Dallas County, Texas, and being all of Lot 2R-2, Block B, Prologis Park One Twenty One, Lots 2R-1 and 2R-2, Block B, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201900276648, Official Public Records, Dallas County, Texas, and all of Lot 3, Block B, Prologis Park One Twenty One, Lots 1R, 2R, and 3-6, Block B, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201600305749, Official Public Records, Dallas County, Texas, and also being the same tract of land (Tract 1) described in deed to Archway 121 Coppell, Ltd. as recorded in County Clerk's Instrument No. 201600354935, Official Public Records, Dallas County, Texas, and all of the same tract of land described in deed to Archway 121 Coppell, Ltd. as recorded in County Clerk's Instrument No. 201700149968, Official Public Records, Dallas County, Texas, and being more particularly described as follows: BEGINNING at a TxDOT aluminum monument found for corner on the Southeast right-of-way of State Highway 121, a variable width right-of-way, said point being the North corner of said Lot 3 and the West corner of said Lot 2R-2; THENCE North 41 degrees 59 minutes 33 seconds East, along the Southeast right-of-way of said State Highway 121 and the Northwest line of said Lot 2R-2, a distance of 219.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the North corner of said Lot 2R-2 and the West corner of Lot 2R-1, Block B, of said Prologis Park One Twenty One, Lots 2R-1 and 2R-2, Block B; THENCE departing the Southeast right-of-way of said State Highway 121, along the Northeast lines of said Lot 2R-2 and the Southwest lines of said Lot 2R-1, the following courses and distances: South 48 degrees 10 minutes 01 seconds East, a distance of 202.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 42 degrees 25 minutes 46 seconds East, a distance of 14.63 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; South 47 degrees 34 minutes 41 seconds East, a distance of 243.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the Northwest right-of-way of Northwestern Drive, a 38-foot right-of-way as dedicated by said Plat of Prologis Park One Twenty One, Lots 1R, 2R, and 3-6, Block B, a variable width public right-of-way, said point being the South corner of said Lot 2R-1 and the East corner of said Lot 2R-2; THENCE South 42 degrees 25 minutes 29 seconds West, along the Northwest right-of-way of said Northwestern Drive and the Southeast line of said Lot 2R-2, a distance of 347.66 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the South corner of said Lot 2R-2 and the Southeast corner of said Lot 3, said point being the beginning of a curve to the right having a radius of 181.00 feet, a central angle of 47 degrees 07 minutes 19 seconds, a chord bearing of South 66 degrees 27 minutes 45 seconds West, and a chord length of 144.70 feet; THENCE along the North right-of-way of said Northwestern Drive and the South lines of said Lot 3, the following courses and distances: Along said curve to the right, an arc distance of 148.86 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 89 degrees 58 minutes 45 seconds West, a distance of 386.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of curve to the right having a radius of 181.00 feet, a central angle of 32 degrees 46 minutes 04 seconds, a chord bearing of North 73 degrees 35 minutes 44 seconds West, and a chord length of 102.11 feet; Along said curve to the right, an arc distance of 103.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 39.00 feet, a central angle of 21 degrees 13 minutes 57 seconds, a chord bearing of 46 degrees 35 minutes 33 seconds West, and a chord length of 14.37 feet; Along said curve to the right, an arc distance of 14.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at South end of a corner clip at the intersection of the Southeast right-of-way of said State Highway 121 with the North right-of-way of said Northwestern Drive; THENCE North 03 degrees 31 minutes 01 seconds West, along said corner clip and the West line of said Lot 3, a distance of 1.40 feet to a mag-nail with a metal washer stamped "W.A.I. 5714" set for corner at the North end of said corner clip on the Southeast right-of-way of said State Highway 121; THENCE along the Southeast right-of-way of said State Highway 121 and the Northwest lines of said Lot 3, the following courses and distances: North 41 degrees 28 minutes 59 seconds East, a distance of 264.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 49 degrees 06 degrees 52 minutes East, a distance of 177.93 feet to a TxDOT aluminum monument found for corner; THENCE North 41 degrees 58 minutes 34 seconds East, continuing along the Southeast right-of-way of said State Highway 121 and the Northwest line of said Lot 3, a distance of 98.36 feet to the POINT OF BEGINNING. CONTAINING within these metes and bounds 6.441 acres or 280,563 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of May, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.</div>		<div>OWNERS DEDICATION</div> <div>NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:</div> <div>That Archway & 121 Coppell, Ltd., acting by and through their duly authorized agent(s), do hereby adopt this plat, designating the herein described property as PROLOGIS PARK ONE TWENTY ONE, LOTS 2R-2R & 3R, BLOCK B, an addition to the City of Coppell, Dallas County, Texas, and do 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 to ingress or egress to and/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 that utility).</div> <div>Water main and wastewater easements shall also include additional area(s) 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 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.</div> <div>This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.</div> <div>WITNESS OUR HANDS, this the ____ day of _____, 2021.</div> <div>Eric W. Hawk</div> <div>STATE OF TEXAS § COUNTY OF DALLAS §</div> <div>Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric W. Hawk, 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 and considerations therein expressed.</div> <div>Given under my hand and seal of office, this ____ day of _____, 2021.</div> <div>Notary Public in and for the State of Texas</div>		<div>SURVEYOR'S CERTIFICATION</div> <div>KNOW ALL MEN BY THESE PRESENTS:</div> <div>I, Leonard J. Lueker, 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.</div> <div>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.</div> <div>Leonard J. Lueker Registered Professional Land Surveyor Texas Registration # 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 (972) 490-7090</div> <div>STATE OF TEXAS § COUNTY OF DALLAS §</div> <div>Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed.</div> <div>Given under my hand and seal of office, this ____ day of _____, 2021.</div> <div>Notary Public in and for the State of Texas</div> <div>APPROVED AND ACCEPTED:</div> <div>Chairman, Planning and Zoning Commission</div> <div>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, LOTS 2R-2R & 3R, BLOCK B, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 2021, 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.</div> <div>WITNESS MY HAND, this the ____ day of _____, 2021.</div> <div>Planning and Zoning Commission Secretary City of Coppell, Texas</div> <div>"I, Terence C. Young, P.E., 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."</div> <div>Floodplain Development Permit Application No. _____ has been filed with the City of Coppell floodplain administrator on _____, 2021.</div> <div>Floodplain Administrator _____ Date _____</div>		<div>JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614 CITY OF COPPELL DALLAS COUNTY, TEXAS ARCHWAY & 121 COPPELL, LTD. 8390 LBJ FRWY. : #565 DALLAS, TEXAS 75243</div> <div>PRELIMINARY REPLAT PROLOGIS PARK ONE TWENTY ONE LOTS 2R-2R & 3R, BLOCK B</div> <div>Date : 12/3/20 Scale : N/A File : 78003-PPLT Project No. : 78003</div> <div>SHEET 2 OF 2</div>	
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OWNER:
Archway & 121 Coppell, Ltd.
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Dallas, Texas 75243
Eric W. Hawk
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SURVEYOR:
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PRELIMINARY REPLAT
PROLOGIS PARK ONE TWENTY ONE
2R & 3R, BLOCK B
3, BLOCK B, PROLOGIS PARK ONE
:D IN CC #201600305749, O.P.R.D.C.T.;
ROLOGIS PARK ONE TWENTY ONE AS
#201900276648, O.P.R.D.C.T.
:RES OUT OF THE
SURVEY, ABSTRACT NO. 614
COPPELL, DALLAS COUNTY, TEXAS