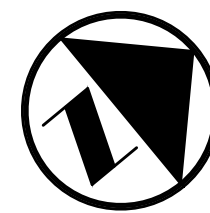
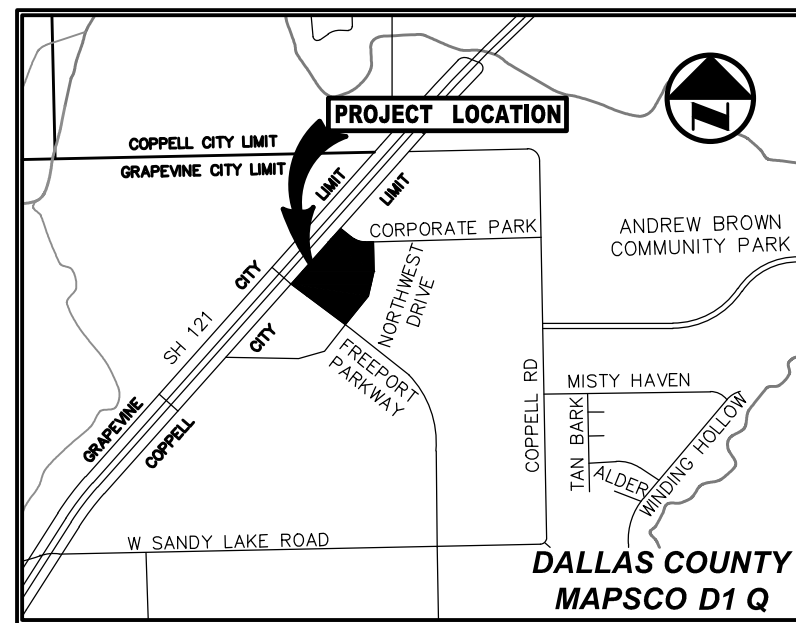


STATE HIGHWAY 121

(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF
BEGINNING3-1/4-INCH TXDOT
DISK FOUND (C.M.)0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'VICINITY MAP
(NOT TO SCALE)

LEGEND

| | |
|--------|---|
| IRS | 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET |
| HALFF | 1/2-INCH IRON ROD W/"HALFF" CAP FOUND |
| TXDOT | 3-1/4 INCH ALUMINUM TXDOT DISK FOUND |
| XF | "X" CUT IN CONCRETE FOUND |
| VF | "V" CUT IN CONCRETE FOUND |
| (C.M.) | CONTROLLING MONUMENT INST. INSTRUMENT NO. NUMBER VOL. VOLUME PG. PAGE |
| --- | PROPERTY LINE |
| --- | NEW EASEMENT LINE |
| --- | EXISTING EASEMENT LINE |
| --- | SURVEY ABSTRACT LINE |

FREEPORT PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

CANYON DRIVE

NORTHWESTERN DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

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.
RELEASED 5/6/21.

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135K, Community-Panel No. 480170 0135 K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- The purpose of this plat is to create 1 lot out of two platted lots for development purposes.

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|-----------|----------|---------|---------|---------------|---------|
| C1 | 45°04'36" | 25.00' | 19.67' | 10.37' | S 22°50'02" E | 19.17' |
| C2 | 65°20'55" | 181.00' | 206.44' | 116.09' | S 32°38'26" W | 195.43' |
| C3 | 23°11'00" | 219.00' | 88.61' | 44.92' | S 53°43'26" W | 88.01' |
| C4 | 06°06'53" | 311.47' | 33.24' | 16.64' | N 53°13'50" W | 33.23' |
| C5 | 08°12'35" | 1124.50' | 161.12' | 80.70' | N 52°11'18" W | 160.99' |
| C6 | 21°57'53" | 466.27' | 178.75' | 90.49' | S 79°20'08" E | 177.66' |
| C7 | 63°13'00" | 169.00' | 186.46' | 104.00' | S 33°42'24" W | 177.15' |
| C8 | 23°11'00" | 231.00' | 93.47' | 47.38' | S 53°43'27" W | 92.83' |
| C9 | 02°55'41" | 317.47' | 16.22' | 8.11' | N 54°49'27" W | 16.22' |
| C10 | 08°12'13" | 1118.50' | 160.15' | 80.21' | N 52°11'29" W | 160.01' |
| C11 | 85°07'56" | 30.00' | 44.57' | 27.55' | S 46°58'27" W | 40.59' |
| C12 | 47°24'26" | 54.00' | 44.68' | 23.71' | S 65°50'12" W | 43.42' |
| C13 | 90°00'02" | 30.00' | 47.12' | 30.00' | S 87°08'00" W | 42.43' |
| C14 | 04°51'48" | 30.00' | 2.55' | 1.27' | N 45°48'31" W | 2.55' |
| C15 | 09°20'43" | 30.00' | 4.89' | 2.45' | S 54°36'47" E | 4.89' |
| C16 | 89°59'59" | 30.00' | 47.12' | 30.00' | S 2°52'01" E | 42.43' |
| C17 | 90°00'00" | 54.00' | 84.82' | 54.00' | S 2°52'02" E | 76.37' |
| C18 | 90°00'00" | 10.00' | 15.71' | 10.00' | N 2°52'02" W | 14.14' |
| C19 | 18°54'40" | 30.00' | 9.90' | 5.00' | N 51°35'19" E | 9.86' |
| C20 | 42°18'31" | 30.00' | 22.15' | 11.61' | S 20°58'43" W | 21.65' |
| C21 | 90°00'00" | 10.00' | 15.71' | 10.00' | S 87°07'58" W | 14.14' |
| C22 | 89°59'41" | 54.00' | 84.82' | 54.00' | N 87°08'08" E | 76.36' |
| C23 | 28°56'56" | 30.00' | 67.52' | 62.82' | S 73°23'34" E | 54.14' |
| C24 | 90°00'00" | 30.00' | 47.12' | 30.00' | N 87°07'58" E | 42.43' |
| C25 | 89°57'39" | 30.00' | 47.10' | 29.98' | S 2°50'51" E | 42.41' |
| C26 | 90°00'00" | 30.00' | 47.12' | 30.00' | S 87°07'58" W | 42.43' |
| C27 | 90°00'00" | 30.00' | 47.12' | 30.00' | N 2°52'02" W | 42.43' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | N 89°42'10" E | 8.44' |
| L2 | S 89°49'07" W | 2.85' |
| L3 | S 00°02'01" E | 0.54' |
| L4 | S 87°07'58" W | 26.85' |
| L5 | S 52°32'13" W | 16.61' |
| L6 | S 42°07'58" W | 77.68' |
| L7 | S 70°14'53" W | 46.35' |
| L8 | N 56°17'36" W | 89.18' |
| L9 | N 47°54'52" W | 38.16' |
| L10 | N 42°05'08" E | 24.58' |
| L11 | S 47°54'52" E | 38.18' |
| L12 | S 52°32'13" W | 60.91' |
| L13 | S 42°07'58" W | 99.44' |
| L14 | S 87°07'58" W | 34.88' |
| L15 | S 47°52'00" E | 15.24' |
| L16 | S 47°52'02" E | 19.73' |
| L17 | N 42°07'58" E | 5.72' |
| L18 | S 42°07'58" W | 4.25' |

AREA TABLE

| DESCRIPTION | ACRES | SQUARE FEET |
|-------------------------|-------|-------------|
| LOT 1 | 9.797 | 426,768 |
| RIGHT-OF-WAY DEDICATION | 0.041 | 1,787 |
| NET | 9.838 | 428,555 |

SURVEYOR / ENGINEER

PACHECO KOCH, INC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER

VARIDESK, LLC
1221 S. BELT LINE ROAD, #500
COPPELL, TX 75019
(214) 793-1357
CONTACT: JEFF LAMB

REPLAT
VARISPACE COPPELL
LOT 1, BLOCK A

BEING A REPLAT OF ALL LOT 6R, BLOCK A,
PROLOGIS PARK ONE TWENTY ONE,
LOTS 5R AND 6R, BLOCK A AND
ALL OF LOT 1, BLOCK 1, LOTS 1 & 2, PHASE 1,
BLOCK 1, ONE TWENTY ONE BUSINESS PARK
SITUATED IN THE
JOHN E HOLLAND SURVEY, ABSTRACT NO. 614, AND
THOMAS W COUSEY SURVEY, ABSTRACT NO. 316,
CITY OF COPPELL, DALLAS COUNTY, TEXAS
FOR A TOTAL OF 9.838 ACRES
SHEET 1 OF 2

| | | | | |
|-----------------|-----------------------|-----------------|------------------|---------------------------|
| DRAWN BY JMC | CHECKED BY MWW/JEC | SCALE 1"=50' | DATE MAY 2021 | JOB NUMBER 2322-20.692 |
|-----------------|-----------------------|-----------------|------------------|---------------------------|

REPLAT- VARISPACE COPPELL LOT 1, BLOCK A

