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.

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

Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3. 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.
- 4. 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.
- 5. The survey abstract lines shown hereon are approximate and are not located on the ground.
- 6. The purpose of this plat is to create 1 lot out of two platted lots for development purposes.

			CONVI	LIADLL		
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'
С3	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	0812'35"	1124.50'	161.12'	80.70'	N 5211'18" 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'
С9	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	LINE TAB	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 5617'36" 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 TA	ABLE	,
DESCRIPTION	ACRES	SQUARE FEET
LOT 1	9.797	426,768
RIGHT-OF-WAY DEDICATION	0.041	1,787
<i>NET</i>	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

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

DETAIL



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

7557 RAMBLER ROAD SUITE 1400 **Pacheco Koch** TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

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

BEGINNING, at a 3-1/4 inch aluminum TXDOT disk found for corner in the southeast right-of-way line of State Highway 121 (a variable width right—of—way) and the south right—of—way line of Canyon Drive (60—foot wide right—of—way); said point being the westernmost northwest corner of said Lot 1:

THENCE, North 75 degrees, 27 minutes, 09 seconds East, along the said south line of Canyon Drive, a distance of 104.63 feet to a 1/2 -inch iron rod with "HALFF" cap found for corner in the north line of said Lot 1; said point being in the north line of said Lot 1 and the beginning of a non-tangent curve to the left;

THENCE, along the said south line of Canyon Drive and the north line of said Lot 1, the following two (2) calls:

In a southeasterly direction along said curve to the left, having a central angle of 20 degrees, 50 minutes, 02 seconds, a radius of 460.27 feet, a chord bearing and distance of South 79 degrees, 48 minutes, 13 seconds East, 166.44 feet, an arc distance of 167.36 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

North 89 degrees, 42 minutes, 10 seconds East, a distance of 8.44 feet to a "V" cut in concrete found for corner at the intersection of the said south line of Canyon Lane and the west right—of—way line of Northwestern Drive (a variable width right—of—way); said point being the northeast corner of said Lot 1 and the beginning of a non—tangent curve to the right;

THENCE, along the said northwest line of Northwestern Drive, the said east line of Lot 1 and the southeast line of Lot 6R , the following seven (7) calls:

In a southeasterly direction along said curve to the right, along, having a central angle of 45 degrees, 04 minutes, 36 seconds, a radius of 25.00 feet, a chord bearing and distance of South 22 degrees, 50 minutes, 02 seconds East, 19.17 feet, an arc distance of 19.67 feet to an "X" cut in concrete found for corner at the end of said curve;

South 00 degrees, 17 minutes, 50 seconds East, a distance of 382.68 feet to an "X" cut in concrete found for corner; said point being the southeast corner of Lot 1:

South 89 degrees, 49 minutes, 07 seconds West, along the south line of Lot 1 distance of 2.85 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the said south line of Lot 1 and also being the northeast corner of said

South 00 degrees, 02 minutes, 01 seconds East, a distance of 0.54 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 65 degrees, 20 minutes, 55 seconds, a radius of 181.00 feet, a chord bearing and distance of South 32 degrees, 38 minutes, 26 seconds West, 195.43 feet, an arc distance of 206.44 feet to 1/2 -inch iron rod with "HALFF" cap found for corner at the end of said curve; said point being the beginning of a reverse curve to the left:

In a southwesterly direction along said curve to the left, having a central angle of 23 degrees, 11 minutes, 00 seconds, a radius of 219.00 feet, a chord bearing and distance of South 53 degrees, 43 minutes, 26 seconds West, 88.01 feet, an arc distance of 88.61 feet to a 1/2 -inch iron rod with "HALFF" cap found for corner at the end of said curve:

South 42 degrees, 07 minutes, 58 seconds West, a distance of 412.07 feet to a 1/2 -inch iron rod with "HALFF" cap found for corner at the northeast corner of a corner clip at the intersection of the said northwest line of Northwestern Drive and the northeast right—of—way line of Freeport Parkway (a variable width right—of—way); said point being a southeast corner of said Lot

THENCE, South 87 degrees, 07 minutes, 58 seconds West, along the said northwest line of Northwestern Drive, the northeast line of said Freeport Parkway, the said southeast line of Lot 6R, and alona said corner clip. a distance of 26.85 feet to a 1/2 -inch iron rod with "HALFF" cap found for corner at the end of said corner clip of said northwest line of Northwestern Drive and said northeast line of Freeport Parkway, Said point being the southernmost corner of Lot 6R and the beginning of a non-tangent curve to the left;

THENCE, along the north line of Freeport Parkway and the said southwest line of Lot 6R, the following six (6) calls:

In a northwesterly direction along said curve to the left , having a central angle of 06 degrees, 06 minutes, 53 seconds, a radius of 311.47 feet, a chord bearing and distance of North 53 degrees, 13 minutes, 50 seconds West, 33.23 feet, an arc distance of 33.24 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

North 56 degrees, 17 minutes, 36 seconds West, a distance of 89.18 feet to a 1/2 -inch iron rod with "HALFF" cap found for corner; said point being the beginning of a tangent curve to the right;

In a northwesterly direction along said curve to the right, having a central angle of 08 degrees, 12 minutes, 35 seconds, a radius of 1,124.50 feet, a chord bearing and distance of North 52 degrees, 11 minutes, 18 seconds West, 160.99 feet, an arc distance of 161.12 feet to a 1/2 -inch iron rod with "HALFF" cap found for corner at the end of said curve;

North 43 degrees, 02 minutes, 32 seconds East, a distance of 9.45 feet to a 3-1/4 inch aluminum TXDOT disk found for corner;

North 48 degrees, 01 minutes, 05 seconds West, a distance of 75.82 feet to a 3-1/4 inch aluminum TXDOT disk found for corner;

North 22 degrees, 14 minutes, 28 seconds West, a distance of 85.52 feet to a 1/2-inch iron rod found for corner; said point being the westernmost southwest corner of Lot 6R;

THENCE, along the said southeast line of State Highway 121, the said northwest line of Lot 6R, the following three (3) calls:

North 37 degrees, 37 minutes, 18 seconds East, a distance of 145.94 feet to a 1/2-inch iron rod found for corner;

North 41 degrees, 18 minutes, 15 seconds East, at a distance of 134.69 passing a 3-1/4 inch aluminum TXDOT disk found for corner; said point being the northwest corner of Lot 6R and in the south line of said Lot 1; continuing into said Lot 1 in all a total distance of 402.45 feet to a 3-1/4 inch aluminum TXDOT disk found for corner;

North 37 degrees, 07 minutes, 38 seconds East, a distance of 256.90 feet to the POINT OF BEGINNING;

CONTAINING: 428,555 square feet or 9.838 acres of land, more or less.

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Jonathan E. Cooper, 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.

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.

Jonathan E. Cooper Registered Professional Land Surveyor



STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said Dallas County, Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

My commission expires: _____

FRANCHISE UTILITY NOTE

I, Jonathan E. Cooper, Registered Professional Land Surveyor, 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."

Jonathan E. Cooper Registered Professional Land Surveyor

OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That, VARIDESK, LLC, TEXAS, does hereby adopt this plat designating the herein described property as VARISPACE COPPELL LOT 1, 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 growths 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 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

WITNESS,	my hand	this	the	 day	of	, 202	21.

President & COO

VARIDESK, LLC

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said Dallas County and Texas, on this day personally appeared ____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ , 2021.

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

Floodplain Administrator

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of VARISPACE COPPELL, LOT 1, BLOCK A, 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 by

Witness my hand this _____ day of _____, A.D., 2021.

Planning and Zoning Commission Secretary,

signing his name as hereinabove subscribed.

City of Coppell, Texas Approved and Accepted:

Chairman, Planning and Zoning Commission City of Coppell, Texas

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,

> FOR A TOTAL OF 9.838 ACRES SHEET 2 OF 2

7557 RAMBLER ROAD SUITE 1400 **Pacheco Koch** DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

CITY OF COPPELL, DALLAS COUNTY, TEXAS

DRAWN BY CHECKED BY SCALE MWW/JEC NONE MAY 2021 JMC

JOB NUMBER 2322-20.692

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