

| | EGEND | | |
|------------------------------------|---|--|--|
| | ROOF DRAIN | | MAIL BOX |
| | CABLE TV BOX | - | NEWS STAND |
| <u>®</u> | CABLE TV HANDHOLE | | PHONE BOOTH |
| <u>(v)</u> | CABLE TV MARKER FLAC | <u>1117</u> | SECURITY CAMERA |
| <u>(v)</u> | CABLE TV MARKER FLAG CABLE TV MARKER SIGN | W S | TRASH BIN SANITARY SEWER BOX |
| $\frac{A\lambda}{\square \square}$ | CABLE TV WARKER SIGN | 0 | SANITARY SEWER BOX |
| | COMMUNICATIONS BOX | (S) | SANITARY SEWER HANDHOLE |
| © | COMMUNICATIONS HANDHOLE | [D] | SANITARY SEWER LIFT STATIO |
| <u>(a)</u> | COMMUNICATIONS MANHOLE | 0 | SANITARY SEWER METER |
| Ô | COMMUNICATIONS MARKER FLAG | _ ~ | SANITARY SEWER MANHOLE |
| Δ | COMMUNICATIONS MARKER SIGN | <u>©</u> | SANITARY SEWER MARKER FLA |
| C | COMMUNICATIONS VAULT | A | SANITARY SEWER MARKER SIG |
| • | ELEVATION BENCHMARK | (ST) | SANITARY SEWER SEPTIC TANI |
| \subseteq | FLOW DIRECTION | S | SANITARY SEWER VAULT |
| <u>E</u> | FIBER OPTIC BOX | | STORM SEWER BOX |
| Œ. | FIBER OPTIC HANDHOLE | <u> </u> | STORM SEWER DRAIN |
| <u>(F)</u> | FIBER OPTIC MANHOLE | 0 | STORM SEWER HANDHOLE |
| <u>(E)</u> | FIBER OPTIC MARKER FLAG | 0 | STORM SEWER METER |
| <u>Æ</u> | FIBER OPTIC MARKER SIGN | <u> </u> | STORM SEWER MANHOLE |
| <u> </u> | FIBER OPTIC VAULT MONITORING WELL | (D) | STORM SEWER MARKER FLAG STORM SEWER MARKER SIGN |
| (D) | FUEL TANK | | STORM SEWER VAULT |
| G | GAS BOX | 1000 | TRAFFIC BARRIER |
| <u>G</u> | GAS HANDHOLE | • | TRAFFIC BOLLARD |
| Ğ | GAS METER | TR | TRAFFIC BOX |
| (G) | GAS MANHOLE | ® | CROSS WALK SIGNAL |
| Ğ | GAS MARKER FLAG | ® | TRAFFIC HANDHOLE |
| A | GAS SIGN | (TR) | TRAFFIC MANHOLE |
| G | GAS TANK | A | TRAFFIC MARKER SIGN |
| G | GAS VAULT | | TRAFFIC CAMERA |
| <u>©</u> | GAS VALVE | 屈 | TRAFFIC SENSOR |
| <u>G</u> | GAS WELL | © | - TRAFFIC SIGNAL |
| <u> </u> | TELEPHONE BOX | IR | TRAFFIC VAULT |
| Θ_ | TELEPHONE HANDHOLE | | UNIDENTIFIED BOX |
| <u>(T)</u> | TELEPHONE MANHOLE | l @ | UNIDENTIFIED HANDHOLE |
| <u> </u> | TELEPHONE MARKER FLAG TELEPHONE MARKER SIGN | 0 | UNIDENTIFIED METER |
| <u>A</u> | TELEPHONE VAULT | 8 | UNIDENTIFIED MANHOLE UNIDENTIFIED MARKER FLAG |
| P | PIPELINE BOX | Ä | UNIDENTIFIED MARKER SIGN |
| <u> </u> | PIPELINE HANDHOLE | <u> </u> | UNIDENTIFIED POLE |
| 0 | PIPELINE METER | 0 | UNIDENTIFIED TANK |
| (P) | PIPELINE MANHOLE | | UNIDENTIFIED VAULT |
| Ô | PIPELINE MARKER FLAG | Ø | UNIDENTIFIED VALVE |
| A | PIPELINE MARKER SIGN | 0 | TREE |
| P | PIPELINE VAULT | W | WATER BOX |
| ® | PIPELINE VALVE | Δ | FIRE DEPT. CONNECTION |
| E | ELECTRIC BOX | @ | WATER HAND HOLE |
| <u>₩</u> | FLOOD LIGHT | <u> </u> | FIRE HYDRANT |
| $\stackrel{\sim}{\sim}$ | GUY ANCHOR | <u> </u> | WATER METER |
| <u> </u> | GUY ANCHOR POLE ELECTRIC MANHOLE | (w) | WATER MANHOLE |
| ⊕ | LIGHT STANDARD | <u>@</u> | WATER MARKER FLAG WATER MARKER SIGN |
| ĕ | ELECTRIC METER | <u></u> | WATER TANK |
| (E) | ELECTRIC MANHOLE | W | WATER VAULT |
| 6 | ELECTRIC MARKER FLAG | $\overline{\boxtimes}$ | WATER VALVE |
| Ā | ELECTRIC MARKER SIGN | M | AIR RELEASE VALVE |
| Ø | UTILITY POLE | 0 | WATER WELL |
| ¥ | ELECTRIC SWITCH | IRSC | 5/8" IRON ROD W/ "KHA" CAP SE |
| T | ELECTRIC TRANSFORMER | IRFC | IRON ROD WITH CAP FOUND |
| Ę | ELECTRIC VAULT | MNS | MAG NAIL SET |
| <u>~</u> | HANDICAPPED PARKING | PKF | |
| _ | PARKING METER | IRF | |
| RR | RAILROAD BOX | XS | "X" CUT IN CONCRETE SET |
| ® ® | RAILROAD SIGNAL | XF | "X" CUT IN CONCRETE FOUND |
| <u> </u> | RAILROAD SIGNAL | _ | POINT OF BEGINNING |
| ⊗ RR | RAILROAD SIGN RAILROAD VAULT | P.O.C | . POINT OF COMMENCING |
| 0 | SIGN | | |
| $\stackrel{	ilde{=}}{=}$ | MARQUEE/BILLBOARD | | |
| 0 | A/C UNIT | | |
| Ö | BASKET BALL GOAL | | |
| ě | BORE LOCATION | | |
| | | | |
| <u> </u> | FLAG POLE | | |

| LINE TYPE LEGEND | | | | | |
|-------------------------|----------------------------|--|--|--|--|
| | BOUNDARY LINE | | | | |
| | EASEMENT LINE | | | | |
| · | BUILDING LINE | | | | |
| W | WATER LINE | | | | |
| SS | SANITARY SEWER LINE | | | | |
| _ = = = | STORM SEWER LINE | | | | |
| ——— GAS——— | UNDERGROUND GAS LINE | | | | |
| OHE | OVERHEAD UTILITY LINE | | | | |
| UGE | UNDERGROUND ELECTRIC LINE | | | | |
| UGT | UNDERGROUND TELEPHONE LINE | | | | |
| -x - x - x - | FENCE | | | | |
| , | CONCRETE PAVEMENT | | | | |
| 4 4 4 | ASPHALT PAVEMENT | | | | |

LEGEND

P.O.B. = POINT OF BEGINNING

VOL. = VOLUME CAB. = CABINET

PG. = PAGE

SQ. FT. = SQUARE FEET INST. NO. = INSTRUMENT NUMBER

IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET IRFC = IRON ROD WITH CAP FOUND

IRF = IRON ROD FOUND ADF = 3-1/4" ALUMINUM DISK STAMPED "FIVE STAR GLD" FOUND

MON = 4" BRASS DISK STAMPED "TXDOT" FOUND

XF = "X" IN CONCRETE FOUND

L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS

C.M. = CONTROLLING MONUMENT O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

O.P.R.C.C.T. 10' ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT - INST. NO. 20110831000920710 INST. NO. 20120227000217120 O.P.R.C.C.T. <u>_____</u> N84°03'44"E_852.06' ______ WATER EASEMENT 20' WATER EASEMENT VOL. 2015, P.G. 135 — S0°44'15"E-- VOL. 2018, PG. 324 O.P.Ŕ.C.C.Ţ. 87.00' −N89°15'45"E O.P.R.C.C.T. 400' NO ACCESS TO FRONTAGE ROAD VARIABLE WIDTH - VOL. 2972, PG. 614 **DETENTION AREA** - ACCESS EASEMENT VOL. 2018, PG. 324 LOT 7 O.P.R.C.C.T. LOT 4 **BLOCK D/8759 BLOCK D/8759** LOT 2 14.1070 ACRES 0.8115 ACRES **BLOCK D/8759** 24' ACCESS, DRAINAGE, 614,500 SQ. FT. 15' ELECTRIC EASEMENT 35,351 SQ. FT. & UTILITY EASEMENT 0.7660 ACRES VOL. 2018, PG. 324 -VOL. 2015, PG. 135 O.P.R.C.C.T. O.P.R.C.C.T. 33,366 SQ. FT. LOT 1, BLOCK D/8759 20' WATER EASEMENT 14.00 ACRES — VOL. 2018, PG. 324 FIVE STAR ADDITION PACK PROPERTIES XII, LLC VARIABLE WIDTH O.P.R.C.C.T. VOL. 2018, PG. 324 INST. NO. 20161116001558970 DETENTION BASIN O.P.R.C.C.T. - EASEMENT O.P.R.C.C.T. LOT 6 VOL. 2018, PG. 324 **BLOCK D/8759** O.P.R.C.C.T. N89°15'45"E[/] 138.61' N89°15'45"E 139.43' 1.7328 ACRES 75,482 SQ. FT. Δ=11°15'33"-R=830.00' 24' FIRE LANE, I-1/90/FRANKFORD L=163.10' ACCESS, DRAINAGE, LOT 5 PARTNERS, LTD. 1& UTILITY EASEMENT -CB=N84°32'46"W INST. NO. 20080822001022170 CAB. M, PG. 412 **BLOCK D/8759 BLOCK D/8759** C=162.84' O.P.R.C.C.T. O.P.R.C.C.T. 0.6606 ACRES 0.6626 ACRES 15' UTILITY **⊢**Δ=8°31'29" Δ=8°24'19"-28,774 SQ. FT. L______ 28,863 SQ. FT. **EASEMENT** R=1420.00' R=1480.00' VOL. 5847, PG. 792 VARIABLE WIDTH L.R.C.C.T. DETENTION AREA EASEMENT L=211.27' L=217.11' VOL. 2018, PG. 324 CB=S85°34'23"W CB=S85°30'48"W O.P.R.C.C.T C=211.08' "GLD" C=216.92' "GLD" 2.059 ACRE, CITY OF DALLAS CENTERLINE - INST. NO. 20110301000221860 O.P.R.C.C.T. MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553 APPROXIMATE JOHN CLAY SURVEY, ABSTRACT NO. 223 CITY OF DALLAS SURVEY LINE FRANKFORD ROAD VOL. 4228, PG. 846 = L.R.C.C.T. (A VARIABLE WIDTH RIGHT-OF-WAY) RIGHT-OF-WAY DEDICATION VOL. 2006, PG. 300, O.P.R.C.C.T. 10' ENSEARCH CORP. RIGHT-OF-WAY DEDICATION PIPELINE EASEMENT - CAB. F, PG. 551 VOL. 79150, PG. 3309 O.P.R.C.C.T. REMAINDER OF L.R.C.C.T. 10' SOUTHWESTERN BELL REMAINDER OF LOT 2, BLOCK B/8735 TELEPHONE EASEMENT LOT 1, BLOCK B/8735 20' TXU EASEMENT INST. NO. 92-0037072 20' ATMOS ENERGY CORP. PHASE I PHASE I VOL. 4595, PG. 543 26' PEDESTRIAN EASEMENT VOL. 5233, PG. 582 U.T.D. SYNERGY PARK U.T.D. SYNERGY PARK - VOL. 2006, PG. 300 L.R.C.C.T. L.R.C.C.T. VOL. 6050, PG. 2282 AN INDUSTRIAL ADDITION O.P.R.C.C.T. AN INDUSTRIAL ADDITION T.P. & L. EASEMENT CAB. F, PG. 551 CAB. F, PG. 551 (NO WIDTH DEFINED) O.P.R.C.C.T. O.P.R.C.C.T. 15' D.P.&L. AND S.W.B.T. EASEMENT VOL. 414, PG. 338 L.R.C.C.T. LOT 3, BLOCK B/8735 VOL. 1444, PG. 555 ERICKSON CAMPUS AT DALLAS L.R.C.C.T. 5' UTILITY EASEMENT PRELIMINARY PLAT VOL. 2006, PG 300

PRESIDENT GEORGE BUSH TURNPIKE

(STATE HIGHWAY 190, VARIABLE WIDTH RIGHT-OF-WAY)

(STATE OF TEXAS, VOL. 3535, PG. 87, D.R.C.C.T.)

NOTES:

- 1. The purpose of this plat is to create 7 lots from 1 platted lot.
- 2. There are no buildings or trees on the subject tract.
- 3. Lot to lot drainage will not be allowed without engineering section approval.
- 4. The bearings for this plat are based on a bearing of South 0°44'15" West for the east line of Lot 1, Block D/8759, Five Star Addition according to the plat recorded in Volume 2018, Page 324, Official Public Records of Collin County, Texas.

O.P.R.C.C.T.

- 5. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 6. All corners to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted on the plat.

OWNER/APPLICANT: PACK PROPERTIES XII, LLC 2070 DIPLOMAT DRIVE FARMERS BRANCH, TEXAS 75234 CONTACT: SAM PACK PHONE: 972-755-7601

VOL. 2006, PG. 300 —

O.P.R.C.C.T.

OWNER/APPLICANT: I-190/FRANKFORD PARTNERS, LTD. 15280 ADDISON ROAD, SUITE 301 ADDISON, TEXAS 75001 CONTACT: MARK SOMMER PHONE: 972-661-1011

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD DALLAS, TEXAS 75240 CONTACT: ANDY DOBBS, RPLS PHONE: 972-770-3016

TWO GALLERIA OFFICE TOWER, SUITE 700

CITY PLAN FILE NO. S178-204 ENGINEERING FILE NO.

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820 <u>Scale</u> <u>Date</u> JAD 061283503

FIVE STAR ADDITION

LOTS 1-7, BLOCK D/8759

BEING A REPLAT OF LOT 1,

BLOCK D/8759, FIVE STAR ADDITION.

AND BEING 21.5418 ACRES SITUATED IN THE

MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553

CITY OF DALLAS, COLLIN COUNTY, TEXAS

5/8" IRFC "KHA" - N:7051091.44 E:2502972.41

I-190/FRANKFORD PARTNERS, LTD.

HEIGHT RESTRICTION AREA └─ INST. NO. 20161116001558970 INST. NO. 20080822001022170

O.P.R.C.C.T.

15' UTILITY EASEMENT VOL. 5847, PG. 792

L.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS I-190/FRANKFORD PARTNERS, LTD. and PACK PROPERTIES XII, LLC are the owners of a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Dallas, Collin County, Texas, and being in of City of Dallas Block 8759, and being all of Lot 1, Block D/8759, Five Star Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2018, Page 324, Official Public Records of Collin County, Texas, and being part of the tract of land described in Warranty Deed with Vendor's Lien to I-190/Frankford Partners, Ltd. recorded in Instrument No. 20080822001022170 of said Official Public Records, and being all of the tract of land described in Special Warranty Deed to Pack Properties XII, LLC recorded in Instrument No. 20161116001558970 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron with plastic cap stamped "KHA" found in the southeast right-of-way line of President George Bush Turnpike (State Highway 190, a variable width right-of-way, State of Texas Volume 3535, Page 87, Deed Records of Collin County, Texas), for the northwest corner of Lot 6A, Block A, Synergy Park Addition, an addition to the City of Richardson, Collin County, Texas, according to the plat recorded in Volume 2015, Page 135 of said Official Public Records, and being the northeast corner of said Lot 1, Block D/8759;

THENCE departing said southeast right-of-way line, and with the west line of said Lot 6A, Block A, the west line of Lot 4C, Block A of said Synergy Park Addition, and the east line of said Lot 1, Block D/8759, South 0°44'15" West, a distance of 771.00 feet to a 5/8-inch iron with plastic cap stamped "KHA" found in the north right-of-way line of Frankford Road (80-foot wide right-of-way), for the southwest corner of said Lot 4C, Block A, and being the southeast corner of said Lot 1, Block D/8759, and being the beginning of a non-tangent curve to the left having a central angle of 11°15'33", a radius of 830.00 feet, a chord bearing and distance of North 84°32'46" West, 162.84 feet;

THENCE with said north right-of-way line of Frankford Road and the south line of said Lot 1, Block D/8759, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 163.10 feet to a 1/2-inch iron with plastic cap stamped "GLD" found for corner; South 89°42'57" West, a distance of 537.16 feet to a 1/2-inch iron with plastic cap stamped "GLD" found at the beginning of a tangent curve to the left having a central angle of 8°24'19", a radius of 1480.00 feet, a chord bearing and distance of South 85°30'48" West, 216.92 feet; In a southwesterly direction, with said curve to the left, an arc distance of 217.11 feet to a 1/2-inch iron with plastic cap stamped "GLD" found at the beginning of a reverse curve to the right having a central angle of 8°31'29", a radius of 1420.00 feet, a chord bearing and distance of South 85°34'23" West, 211.08 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 211.27 feet to a 1/2-inch iron with plastic cap stamped "GLD" found for corner; South 89°50'07" West, a distance of 393.60 feet to a 3-1/4-inch aluminum disk stamped "FIVE STAR GLD" found at the beginning of a tangent curve to the right having a central angle of 8°32'57", a radius of 590.50 feet, a chord bearing and distance of North 85°53'24" West, 88.03 feet; In a northwesterly direction, with said curve to the right, an arc distance of 88.11 feet to a 3-1/4-inch aluminum disk stamped "FIVE STAR GLD" found at the beginning of a reverse curve to the left having a central angle of 8°32'57", a radius of 309.50 feet, a chord bearing and distance of North 85°53'24" West,

In a northwesterly direction, with said curve to the left, an arc distance of 46.18 feet to a 3-1/4-inch aluminum disk stamped "FIVE STAR GLD" found for corner;

South 89°50'07" West, a distance of 185.60 feet to an "X" cut in concrete found for the easternmost end of a right-of-way corner clip at the intersection of

South 89°50'07" West, a distance of 185.60 feet to an "X" cut in concrete found for the easternmost end of a right-of-way corner clip at the intersection of said north right-of-way line and the east right-of-way line of an unnamed street (60-foot wide right-of-way);

THENCE with said right-of-way corner clip, North 45°12'25" West, a distance of 28.33 feet to an "X" cut in concrete found for the westernmost end of said right-of-way corner clip, and being the westernmost southwest corner of said Lot 1, Block D/8759;

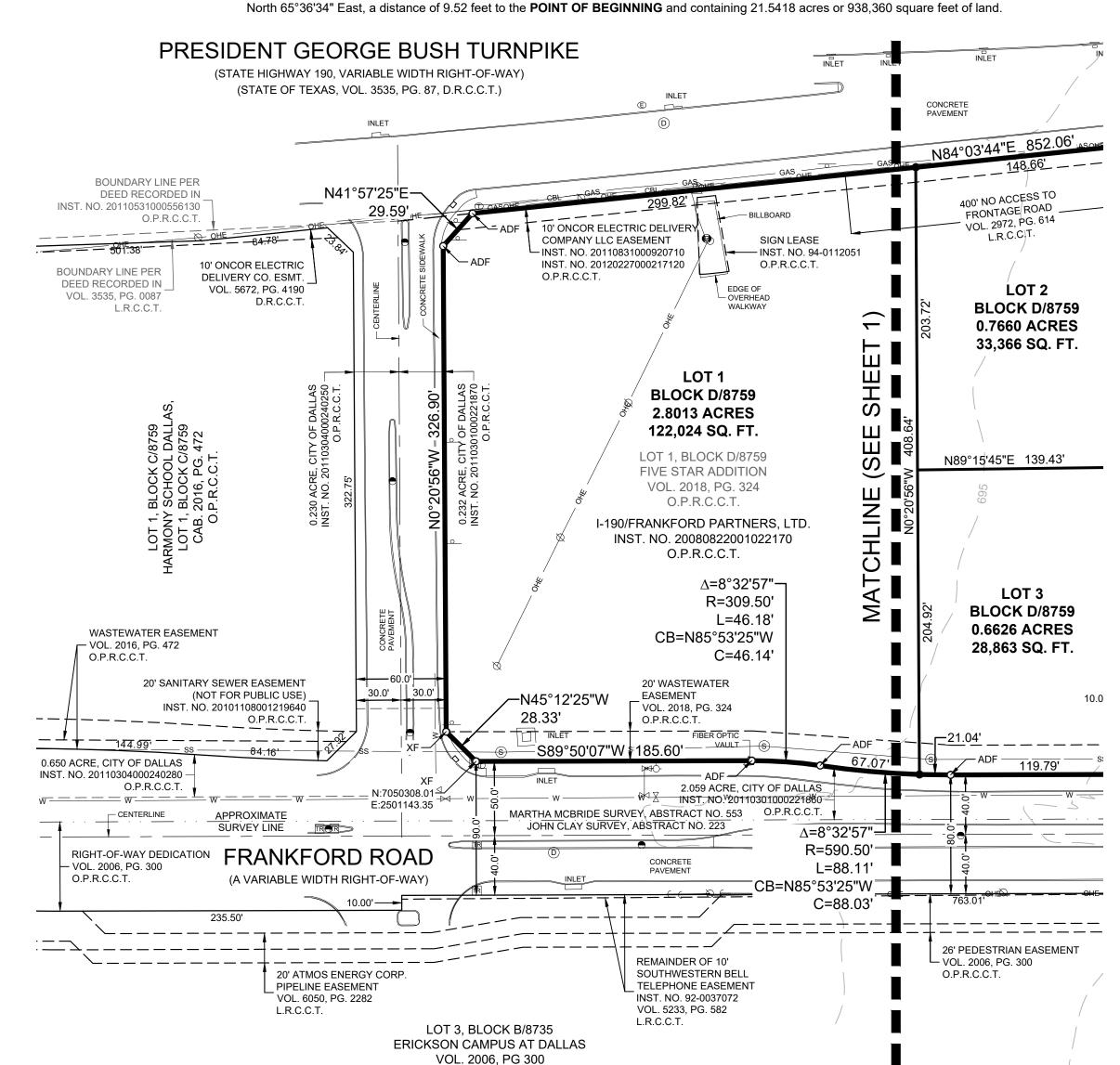
THENCE with said east right-of-way line of unnamed street and the west line of said Lot 1, Block D/8759, North 0°20'56" West, a distance of 326.90 feet to a 3-1/4-inch aluminum disk stamped "FIVE STAR GLD" found for the westernmost end of a right-of-way corner clip at the intersection of said east right-of-way line and said southeast right-of-way line of President George Bush Turnpike, and being the westernmost northwest corner of said Lot 1, Block D/8759;

THENCE with said right-of-way corner clip, North 41°57'25" East, a distance of 29.59 feet to a 3-1/4-inch aluminum disk stamped "FIVE STAR GLD" found for the easternmost end of said right-of-way corner clip;

THENCE with said southeast right-of-way line of President George Bush Turnpike and the north line of said Lot 1, Block D/8759, the following courses and distances:

North 84°03'44" East, a distance of 852.06 feet to a 1/2-inch iron with plastic cap stamped "GLD" found for corner; North 74°29'20" East, a distance of 559.21 feet to a 1/2-inch iron with plastic cap stamped "GLD" found for corner;

North 68°22'44" East, a distance of 469.41 feet to a 4-inch brass disk stamped "TXDOT" found for corner;



O.P.R.C.C.T.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I-190/FRANKFORD PARTNERS, LTD., and PACK PROPERTIES XII, LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as FIVE STAR ADDITION, LOTS 1-7, BLOCK D/8759, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas 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 as 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 building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements 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)

Water main and wastewater easements shall also include additional area 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 wastewater 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 Dallas.

WITNESS, my hand at Dallas, Texas, this ____day of ______, 2018.

I-190/FRANKFORD PARTNERS, LTD.

By: _____ Name: Mark Sommer Title: Agent

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 Mark Sommer, 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 ______, 2018.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this ____day of _____, 2018.

PACK PROPERTIES XII, LLC

ву: _____ Name: Sam Pack Title: President

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 Sam Pack, 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 ______, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____, 2018.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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 J. Andy Dobbs 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.

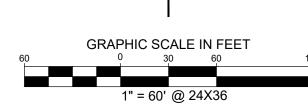
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of ______, 2018

Notary Public in and for the State of Texas

NOTES:

- The purpose of this plat is to create 7 lots from 1 platted lot
- There are no buildings or trees on the subject tract.
- B. Lot to lot drainage will not be allowed without engineering section approval.
- 4. The bearings for this plat are based on a bearing of South 0°44'15" West for the east line of Lot 1, Block D/8759, Five Star Addition according to the plat recorded in Volume 2018, Page 324, Official Public Records of Collin County, Texas.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 6. All corners to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted on the plat.

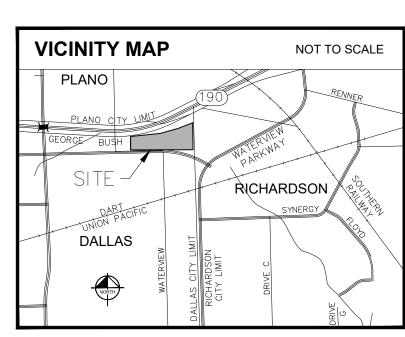




LEGEND

VOL. = VOLUME CAB. = CABINET PG. = PAGE SQ. FT. = SQUARE FEET INST. NO. = INSTRUMENT NUMBER IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET IRFC = IRON ROD WITH CAP FOUND IRF = IRON ROD FOUND ADF = 3-1/4" ALUMINUM DISK STAMPED "FIVE STAR GLD" FOUND MON = 4" BRASS DISK STAMPED "TXDOT" FOUND XF = "X" IN CONCRETE FOUND C.M. = CONTROLLING MONUMENT L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

P.O.B. = POINT OF BEGINNING



| | ROOF DRAIN | \boxtimes | MAIL BOX |
|-------------------|---|--|---|
| TV | CABLE TV BOX | N | NEWS STAND |
| 0 | CABLE TV HANDHOLE | | PHONE BOOTH |
| (ty) | CABLE TV MANHOLE | | SECURITY CAMERA |
| <u> </u> | CABLE TV MARKER FLAG | | TRASH BIN |
| <u> </u> | CABLE TV MARKER SIGN CABLE TV VAULT | <u> S </u> | SANITARY SEWER BOX SANITARY SEWER CLEAN OUT |
| | COMMUNICATIONS BOX | <u>s</u> | SANITARY SEWER HANDHOLE |
| <u></u> | COMMUNICATIONS HANDHOLE | <u></u> | SANITARY SEWER LIFT STATION |
| © | COMMUNICATIONS MANHOLE | 0 | SANITARY SEWER METER |
| <u>©</u> | COMMUNICATIONS MARKER FLAG | <u>S</u> | SANITARY SEWER MANHOLE |
| <u> </u> | COMMUNICATIONS MARKER SIGN | <u> </u> | SANITARY SEWER MARKER FL |
| <u>C</u> | COMMUNICATIONS VAULT ELEVATION BENCHMARK | <u>s</u> | SANITARY SEWER MARKER SI SANITARY SEWER SEPTIC TAN |
| | FLOW DIRECTION | <u>S</u> | SANITARY SEWER VAULT |
| F | FIBER OPTIC BOX | D | STORM SEWER BOX |
| Đ | FIBER OPTIC HANDHOLE | | STORM SEWER DRAIN |
| (F) | FIBER OPTIC MANHOLE | 0 | STORM SEWER HANDHOLE |
| <u>⊕</u> | FIBER OPTIC MARKER FLAG | 0 | STORM SEWER METER |
| | FIBER OPTIC MARKER SIGN FIBER OPTIC VAULT | (D) | STORM SEWER MANHOLE STORM SEWER MARKER FLAG |
| 8 | MONITORING WELL | A | STORM SEWER MARKER SIGN |
| Ď | FUEL TANK | | STORM SEWER VAULT |
| G | GAS BOX | m | TRAFFIC BARRIER |
| <u>©</u> | GAS HANDHOLE | ● | TRAFFIC BOLLARD |
| G | GAS METER GAS MANHOLE | ® | TRAFFIC BOX CROSS WALK SIGNAL |
| G | GAS MARKER FLAG | ® | TRAFFIC HANDHOLE |
| Ā | GAS SIGN | TR | TRAFFIC MANHOLE |
| G | GAS TANK | Ā | TRAFFIC MARKER SIGN |
| G | GAS VAULT | | TRAFFIC CAMERA |
| | GAS VALVE GAS WELL | | TRAFFIC SENSOR TRAFFIC SIGNAL |
| Ī | TELEPHONE BOX | | TRAFFIC VAULT |
| • | TELEPHONE HANDHOLE | U | UNIDENTIFIED BOX |
| T | TELEPHONE MANHOLE | 0 | UNIDENTIFIED HANDHOLE |
| <u> </u> | TELEPHONE MARKER FLAG | Q | UNIDENTIFIED METER |
| <u>A</u> | TELEPHONE MARKER SIGN TELEPHONE VAULT | (U) | UNIDENTIFIED MANHOLE UNIDENTIFIED MARKER FLAG |
| P | PIPELINE BOX | Ā | UNIDENTIFIED MARKER SIGN |
| Ð | PIPELINE HANDHOLE | Ø | UNIDENTIFIED POLE |
| 0 | PIPELINE METER | 0 | UNIDENTIFIED TANK |
| <u>(P)</u> (P) | PIPELINE MANHOLE PIPELINE MARKER FLAG | | UNIDENTIFIED VAULT UNIDENTIFIED VALVE |
| A | PIPELINE MARKER SIGN | Õ | TREE |
| P | PIPELINE VAULT | M | WATER BOX |
| P | PIPELINE VALVE | g | FIRE DEPT. CONNECTION |
| E | ELECTRIC BOX | <u> </u> | WATER HAND HOLE |
| <u>→</u> | FLOOD LIGHT GUY ANCHOR | <u>~</u> | FIRE HYDRANT WATER METER |
| | GUY ANCHOR POLE | (W) | WATER METER WATER MANHOLE |
| Ē | ELECTRIC MANHOLE | W W | WATER MARKER FLAG |
| • | LIGHT STANDARD | $\bar{\mathbb{A}}$ | WATER MARKER SIGN |
| 0 | ELECTRIC METER | 8 | WATER TANK |
| <u>E</u> | ELECTRIC MANHOLE | \boxtimes | WATER VALVE |
| <u>(E)</u> | ELECTRIC MARKER FLAG ELECTRIC MARKER SIGN | ⊠ ⊠ | WATER VALVE AIR RELEASE VALVE |
| Ø | UTILITY POLE | Ø | WATER WELL |
| ¥ | ELECTRIC SWITCH | IRSC | 5/8" IRON ROD W/ "KHA" CAP S |
| T | ELECTRIC TRANSFORMER | IRFC | IRON ROD WITH CAP FOUND |
| E | ELECTRIC VAULT | MNS | MAG NAIL SET |
| <u>-</u> □ | PARKING METER | PKF IRF | PK NAIL FOUND IRON ROD FOUND |
| RR | RAILROAD BOX | XS | "X" CUT IN CONCRETE SET |
| ® | RAILROAD HANDHOLE | XF | "X" CUT IN CONCRETE FOUND |
| ® | RAILROAD SIGNAL | | POINT OF BEGINNING |
| 8 | RAILROAD SIGN | P.O.C | POINT OF COMMENCING |
| RR | RAILROAD VAULT | | |
| 6 | SIGN MARQUEE/BILLBOARD | _ | |
| $\frac{1}{0}$ | A/C UNIT | | |
| Ð | BASKET BALL GOAL | | |
| 0 | BORE LOCATION | | |
| <u> </u> | FLAG POLE | | |
| <u>ு</u> | GOAL POST GREASE TRAP | | |
| | | | |

| LINE TYPE LE | LINE TYPE LEGEND | | | |
|-------------------------|----------------------------|--|--|--|
| | BOUNDARY LINE | | | |
| | EASEMENT LINE | | | |
| · | BUILDING LINE | | | |
| w | WATER LINE | | | |
| SS | SANITARY SEWER LINE | | | |
| ==== | STORM SEWER LINE | | | |
| —— GAS—— | UNDERGROUND GAS LINE | | | |
| OHE | OVERHEAD UTILITY LINE | | | |
| ——— UGE——— | UNDERGROUND ELECTRIC LINE | | | |
| UGT | UNDERGROUND TELEPHONE LINE | | | |
| -x - x - x - | FENCE | | | |
| , , | CONCRETE PAVEMENT | | | |
| - I I I | ASPHALT PAVEMENT | | | |
| | · | | | |

OWNER/APPLICANT:
PACK PROPERTIES XII, LLC
2070 DIPLOMAT DRIVE
FARMERS BRANCH, TEXAS 75234
CONTACT: SAM PACK
PHONE: 972-755-7601

OWNER/APPLICANT: I-190/FRANKFORD PARTNERS, LTD. 15280 ADDISON ROAD, SUITE 301 ADDISON, TEXAS 75001 CONTACT: MARK SOMMER PHONE: 972-661-1011

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, RPLS
PHONE: 972-770-3016

PRELIMINARY PLAT FIVE STAR ADDITION LOTS 1-7, BLOCK D/8759 BEING A REPLAT OF LOT 1,

BLOCK D/8759, FIVE STAR ADDITION,
AND BEING 21.5418 ACRES SITUATED IN THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. S178-204
ENGINEERING FILE NO.

| Kimle | ey»»F | lorn |
|--|-------|--|
| 13455 Noel Road, Two Galleria Offic Tower, Suite 700, Dallas, Texas 752 | | Tel. No. (972) 770 00 Fax No. (972) 239 |