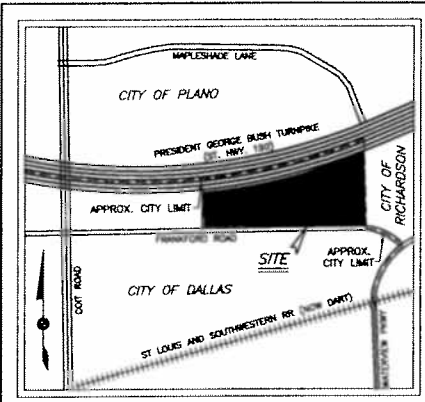


156-046 R



LOCATION MAP (NOT TO SCALE)

**PRESIDENT GEORGE BUSH TURNPIKE**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 VOL. 2972, PG. 614  
 D.R.C.C.T.

**FRONTAGE ROAD**  
 ONE-WAY  
 N 74°29'20"E

**LOT 1  
 BLOCK 8759**  
 609,840 SQ.FT.  
 (14.00 ACRES)

**LOT 2  
 BLOCK 8759**  
 323,852 SQ.FT.  
 (7.35 ACRES)

**MARTHA MCBRIDE SURVEY**

ABSTRACT NO. 533

Delta = 08°24'19" (L)  
 R = 1,480.00'  
 L = 217.12'  
 CB = S85°30'48"W  
 LC = 216.92'

Delta = 02°24'37" (R)  
 R = 1,420.00'  
 L = 59.73'  
 CB = S 88°37'49"W  
 LC = 59.73'

Delta = 06°06'32" (R)  
 R = 1,420.00'  
 L = 151.54'  
 CB = S 84°22'04"W  
 LC = 141.46'

Delta = 08°31'29" (R)  
 R = 1,420.00'  
 L = 211.27'  
 CB = S 85°34'23"W  
 LC = 211.08'

Delta = 11°15'34" (L)  
 R = 830.00'  
 L = 163.11'  
 CB = N 84°32'46"W  
 LC = 162.84'

**FRANKFORD ROAD**  
 (VARIABLE WIDTH RIGHT-OF-WAY)

**JOHN CLAY SURVEY**

**OWNER:**  
 I-190/Frankford Partners, LTD  
 15280 Addison Road, Ste. 301  
 Addison, Tx. 75001-4548  
 Attn: Mark Sommer

**OWNER:**  
 Pack Properties XII, LLC  
 2070 Diplomat Dr.  
 Farmers Branch, Tx. 75234  
 Attn: Sam Pack  
 Ph. 972-755-7601

**SURVEYOR:**  
 Garcia Land Data, Inc.  
 6210 Campbell Rd. Ste. 110  
 Dallas, Tx. 75248-1388  
 Attn: Rene Salinas, RPLS  
 Ph. 214.987.0149

**ENGINEER:**  
 Dynamic Engineering  
 1301 Central Expressway South  
 Suite 210  
 Allen, Tx. 75013  
 Attn: Kyle Vrba, PE  
 Ph. 972.534.2100

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

RENE M. SALINAS, RPLS No. 0083  
 RELEASE DATE: 12/21/2016

POINT OF COMMENCING

POINT OF BEGINNING

LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
(CM)	CONTROLLING MONUMENT
CL	CENTERLINE
MON. FND.	MONUMENT FOUND
R.O.W.	RIGHT-OF-WAY
SET DISK	3-1/4" ALUMINUM DISK SET STAMPED "FIVE STAR" AND "GLD"
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE

GRAPHIC SCALE: 1" = 60'

**PRELIMINARY PLAT  
 FIVE STAR ADDITION  
 LOTS 1 AND 2, BLOCK 8759**

BEING A 21.43 ACRE TRACT  
 SITUATED IN THE  
 MARTHA MCBRIDE SURVEY, ABSTRACT NO. 533,  
 AND IN THE CITY OF DALLAS,  
 COLLIN COUNTY TEXAS.

CITY PLAN FILE NO. 5156-046R  
 ENGINEERING PLAN NO.

**DYNAMIC ENGINEERING**  
 LAND DEVELOPMENT CONSULTING • SURVEYING • PHOTOGRAMMETRY • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

150440 State Lane, Suite 100, Dallas, TX 75244  
 4622 Central Expressway, Suite 210, Allen, TX 75013  
 10000 North Central Expressway, Suite 100, Dallas, TX 75244  
 10000 North Central Expressway, Suite 100, Dallas, TX 75244

**Garcia Land Data, Inc.**  
 6210 Campbell Rd. Ste. 110  
 Dallas, TX 75248-1388  
 T 214-987-0149  
 F 214-987-4026  
 TRPLS Firm No 10136500

DRAWN	REVIEW	DATE	SCALE	JOB	SHEET
RS	RS	12/21/2016	1"=60'	5623	2