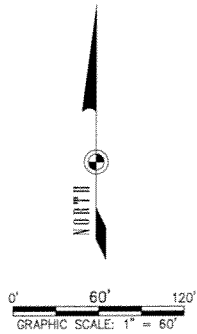


CURVE DATA TABLE	
C1	Delta = 08°32'57" (R) R = 590.50' L = 88.11' CB = N 85°53'25"W LC = 88.03'
C2	Delta = 08°32'57" (L) R = 309.50' L = 46.18' CB = N 85°53'25"W LC = 46.14'

NOTES:

- Basis of Bearings is west line Block A, Synergy Park Addition, in the City of Richardson, being North 00 degrees 43 minutes 01 seconds West, as shown on plat recorded in Volume 2015, Page 135, Official Public Records of Collin County, Texas, and rotated counter-clockwise 00 degrees 01 minute 14 seconds.
- Coordinates shown are Texas Coordinate System of 1983, North Central Zone (4202); All distances shown hereon are surface distances; Surface adjustment Scale Factor: 1.0001365060 (TxDOT Dallas).
- Lot-to-Lot drainage will not be allowed without engineering section approval.
- Selling a portion of a plotted lot by metes and bounds is a violation of State law.
- The purpose of this plat is to create two lots.



OWNER'S CERTIFICATE

STATE OF TEXAS &
COUNTY OF DALLAS &

WHEREAS I-190/FRANKFORD PARTNERS, LTD., and PACK PROPERTIES XII, LLC, are the owners of a 21.43 acre tract of land situated in the Martha McBride Survey, Abstract Number 533, and in the City of Dallas, Collin County, Texas, said 21.43 acre tract being a part of that tract of land described in Warranty Deed with Vendor's Lien to I-190/Frankford Partners, LTD., as recorded thereof in Instrument Number 20080822001022170 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) (hereinafter referred to as "Remainder tract"); and being all of that tract of land described in Special Warranty Deed to Pack Properties XII, LLC, as recorded thereof in Instrument Number 20161116001558970, O.P.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for the northeast corner of said I-190/Frankford Partners tract, said iron rod being on the southeasterly right-of-way line of President George Bush Turnpike (a variable width right-of-way), said iron rod also being the northwest corner of Lot 6A, Block A, Synergy Park Addition, as shown on plat thereof recorded in Volume 2015, Page 135, O.P.R.C.C.T.;

THENCE South 00 degrees 44 minutes 15 seconds East, departing said southeasterly right-of-way line of President George Bush Turnpike, with the east line of said I-190/Frankford Partners tract and with the west line of said Lot 6A, Block A, Synergy Park Addition, a distance of 89.72 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner and the POINT OF BEGINNING and the easterly northeast corner of said Pack Properties tract;

THENCE South 00 degrees 44 minutes 15 seconds East, with the east line of said Pack Properties tract and the west line of said Lot 6A, Block A, Synergy Park Addition, passing at a distance of 391.52 feet a 5/8-inch iron rod found with cap stamped "KHA" on the southwest corner of said Lot 6A and the northwest corner of Lot 4C, Block A, of said Synergy Park Addition, continuing with the east line of said Pack Properties tract and with the west line of said Lot 4C, Block A, Synergy Park Addition, a total distance of 681.28 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southeast corner of the herein described tract of land and the southwest corner of said Lot 4C, Block A, Synergy Park Addition, said iron rod being on the north right-of-way line of Frankford Road (a variable width right-of-way), as described in Special Warranty Deed to City of Dallas, as recorded in Instrument Number 20110301000221860, O.P.R.C.C.T., said southeast corner being the beginning of a non-tangent curve to the left, having a radius of 830.00 feet and a chord which bears North 84 degrees 32 minutes 46 seconds West, a distance of 162.84 feet;

THENCE departing the east line of said Pack Properties tract, with the south line of said Pack Properties tract and with the north right-of-way line of said Frankford Road the following courses and distances:

Northwesterly, with said curve, through a central angle of 11 degrees 15 minutes 34 seconds, an arc distance of 163.11 feet to a 1/2-inch iron rod found with cap stamped "GLD" and the end of said curve;

South 89 degrees 42 minutes 57 seconds West, a distance of 537.16 feet to a 1/2-inch iron rod found with cap stamped "GLD" and the beginning of a tangent curve to the left, having a radius of 1,480.00 feet and a chord which bears South 85 degrees 30 minutes 48 seconds West, a distance of 216.92 feet;

Southwesterly, with said curve, through a central angle of 08 degrees 24 minutes 19 seconds, an arc distance of 217.12 feet to a 1/2-inch iron rod found with cap stamped "GLD" and the end of said curve, said iron rod being on the beginning of a tangent curve to the right, having a radius of 1,420.00 feet and a chord which bears South 84 degrees 34 minutes 23 seconds West, a distance of 211.08 feet;

THENCE Southwesterly, continuing with the south line of said Pack Properties tract and the north right-of-way line of said Frankford Road and with said curve, through a central angle of 08 degrees 31 minutes 29 seconds, passing at an arc distance of 151.54 feet a 1/2-inch iron rod found with cap stamped "GLD" for the southwest corner of said Pack Properties tract and the southeast corner of said Remainder tract, continuing with the north right-of-way line of said Frankford Road and said curve for a total arc distance of 211.27 feet to a point for corner and the end of said curve, from which a 1/2-inch iron rod found bears North 71 degrees 05 minutes 03 seconds West, a distance of 0.26 feet;

THENCE, continuing with the north right-of-way line of said Frankford Road, the following courses and distances:

South 89 degrees 50 minutes 07 seconds West, a distance of 393.60 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner and the beginning of a tangent curve to the right, having a radius of 590.50 feet and a chord which bears North 85 degrees 53 minutes 25 seconds West, a distance of 88.03 feet;

Northwesterly, with said curve, through a central angle of 08 degrees 32 minutes 57 seconds, an arc distance of 88.11 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner and the end of said curve, said corner being the beginning of a tangent curve to the left, having a radius of 309.50 feet and a chord which bears North 85 degrees 53 minutes 25 seconds West, a distance of 46.14 feet;

Northwesterly, with said curve, through a central angle of 08 degrees 32 minutes 57 seconds, an arc distance of 46.18 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner and the end of said curve;

South 89 degrees 50 minutes 07 seconds West, a distance of 185.60 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner;

THENCE North 45 degrees 15 minutes 25 seconds West, departing the north right-of-way line of said Frankford Road, and along the east right-of-way line of said City of Dallas tract described in said Instrument Number 20110301000221860, O.P.R.C.C.T., a distance of 28.33 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner;

THENCE North 00 degrees 20 minutes 56 seconds West, continuing with said east right-of-way line of said City of Dallas tract described in said Instrument Number 20110301000221860, O.P.R.C.C.T., and the east right-of-way line of that tract of land described in said Special Warranty Deed to City of Dallas, recorded in Instrument Number 20110301000221870, O.P.R.C.C.T., a distance of 326.90 feet to a 3-1/4 inch aluminum disk set stamped "FIVE STAR GLD" for corner;

THENCE North 41 degrees 57 minutes 25 seconds East, continuing with said east right-of-way line, a distance of 29.59 feet to a point for corner on the north line of said Remainder tract and the southeasterly right-of-way line of President George Bush Turnpike (a variable width right-of-way), from which 1/2-inch iron rod found with illegible cap bears South 73 degrees 23 minutes 28 seconds East, a distance of 0.30 feet;

THENCE North 84 degrees 03 minutes 44 seconds East, departing the east right-of-way line of said City of Dallas tract, and with the north line of said Remainder tract and with said southeasterly right-of-way line of President George Bush Turnpike, passing at a distance of 741.31 feet a 1/2-inch iron rod found with cap stamped "GLD" for the northwest corner of said Pack Properties tract, continuing with said southeasterly right-of-way line and with the north line of said Pack Properties tract, in all, a total distance of 852.06 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner;

THENCE North 74 degrees 29 minutes 20 seconds East, continuing with said southeasterly right-of-way line and said north line of said Pack Properties tract, a distance of 559.21 feet to a 4-inch brass TxDOT monument found for corner;

THENCE North 68 degrees 22 minutes 44 seconds East, continuing with said southeasterly right-of-way line and said north line of said Pack Properties tract, a distance of 407.00 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner;

THENCE South 21 degrees 37 minutes 16 seconds East, departing said southeasterly right-of-way line of President George Bush Turnpike and with the northeasterly line of said Pack Properties tract, a distance of 83.36 feet to a 1/2-inch iron rod found with cap stamped "GLD" for corner;

THENCE North 68 degrees 22 minutes 44 seconds East, with a northwesterly line of said Pack Properties tract, a distance of 39.94 feet to the POINT OF BEGINNING and CONTAINING 933.692 square feet or 21.43 acres, more or less.

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 agent or agents, do hereby adopt this plat, designating the herein described property as FIVE STAR ADDITION, an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 County, Texas, this _____ day of _____, 2017

By: _____
Sam Pack
President
Pack Properties XII, LLC

STATE OF TEXAS &
COUNTY OF DALLAS &

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

Given under my hand and seal of office, this the _____ day of _____, 2017

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Collin County, Texas, this the _____ day of _____, 2017

By: _____
Mark Sommer
Agent
I-190/Frankford Partners, LTD.

STATE OF TEXAS &
COUNTY OF COLLIN &

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

Given under my hand and seal of office, this the _____ day of _____, 2017

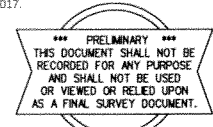
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

I, Rene M. Salinas, 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 _____ day of _____, 2017.

Rene M. Salinas
Registered Professional Land Surveyor
Texas Registration No. 6093



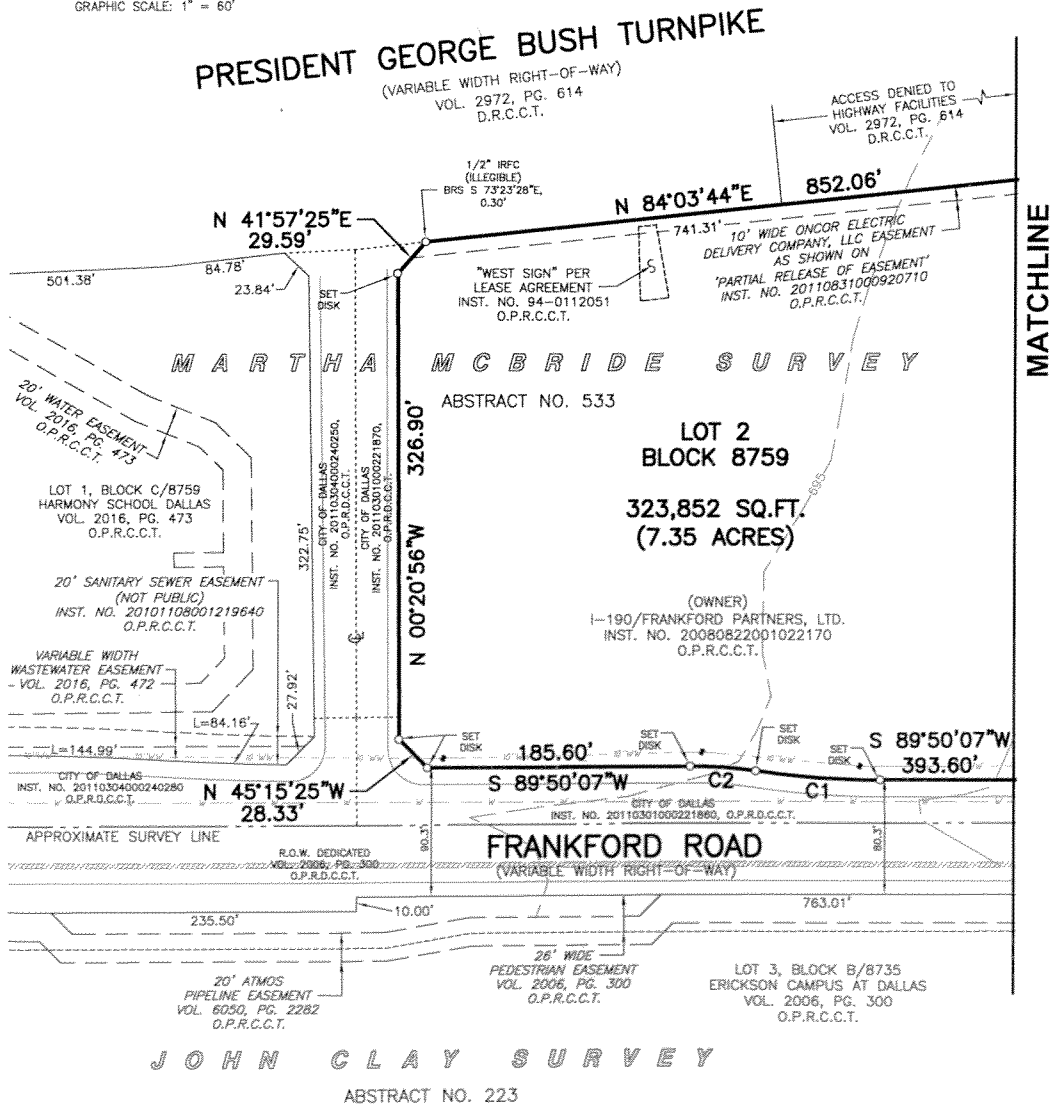
RENE M. SALINAS, RPLS No. 6093
RELEASE DATE: 12/21/2016

STATE OF TEXAS &
COUNTY OF DALLAS &

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

Given under my hand and seal of office, this the _____ of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

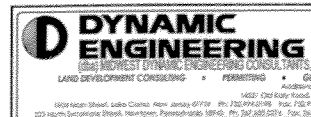


OWNER:
I-190/Frankford Partners, LTD
15280 Addison Road, Ste. 361
Addison, Tx. 75001-4548
Attn: Mark Sommer

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 South
Suite 210
Allen, Tx. 75013
Attn: Kyle Vrla, PE
Ph. 972.534.2100



Garcia Land Data, Inc.
214-987-0149 6210 Campbell Rd., Ste. 110
214-987-4826 Dallas, TX 75248-1388
TBPLS Firm No. 10136500

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