

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
 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

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC MARKER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
ELECTRIC MARKER	WATER MARKER SIGN
ELECTRIC MARKER SIGN	WATER TANK
ELECTRIC MARKER SIGN	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	5/8" IRON ROD WITH "KHA" CAP SET
ELECTRIC TRANSFORMER	IRON ROD WITH CAP FOUND
ELECTRIC VAULT	MRS. MAG. NAIL SET
HANDICAPPED PARKING	PKF. PK. NAIL FOUND
PARKING METER	IRON ROD FOUND
RAILROAD BOX	"X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	"X" CUT IN CONCRETE FOUND
RAILROAD SIGN	P.O.B. POINT OF BEGINNING
RAILROAD VAULT	P.O.C. POINT OF COMMENCING
"T" SIGN	
MARQUEE/BILLBOARD	
AC UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

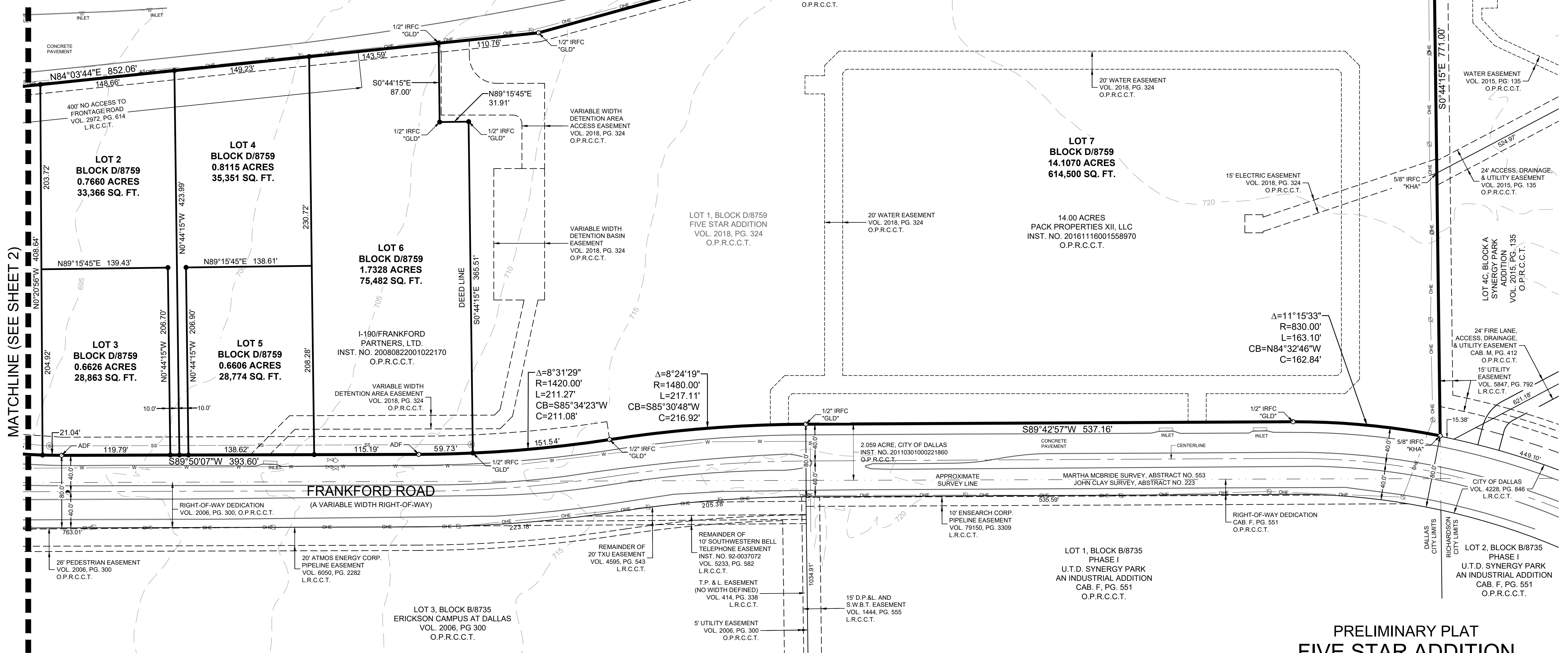
LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT

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.
- Lot to lot drainage will not be allowed without engineering section approval.
- 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.
- All corners to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted on the plat.

PRESIDENT GEORGE BUSH TURNPIKE
 (STATE HIGHWAY 190, VARIABLE WIDTH RIGHT-OF-WAY)
 (STATE OF TEXAS, VOL. 3535, PG. 87, D.R.C.C.T.)



**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. _____**

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

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	JAD	MAY 2018	061283503	1 OF 2

DWG NAME: TCDL_SURVEY1081283503-DALLAS COIT PLOT FRANKFORD MARGINALWAY061283503-DALLAS FRANKFORD MARGINALWAY PLOT 1-7, BLOCK D/8759, FIVE STAR ADDITION, MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553, CITY OF DALLAS, COLLIN COUNTY, TEXAS. PLOTTED BY: HOPPER, BROOKS, SUTTER, 9:48 AM, LAST SAVED: 5/10/2018 12:53 PM

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 and 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 3/4-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 3/4-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, 46.14 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 46.18 feet to a 3/4-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 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 3/4-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;

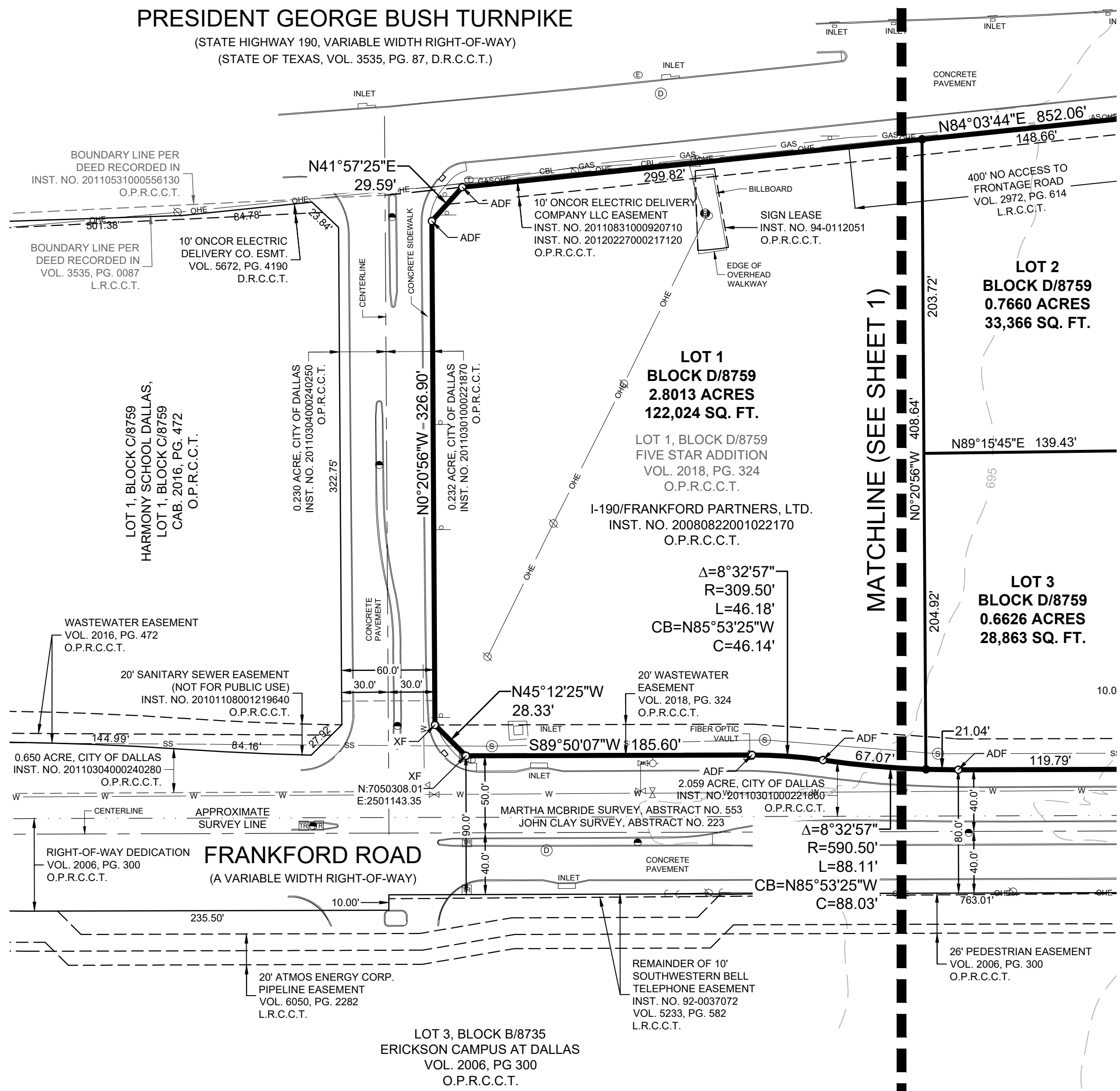
THENCE with said right-of-way corner clip, North 41°57'25" East, a distance of 29.59 feet to a 3/4-inch aluminum disk stamped "FIVE STAR GLD" found for the easternmost end of said right-of-way corner clip;

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 "XDOT" found for corner;
North 65°36'34" East, a distance of 9.52 feet to the POINT OF BEGINNING and containing 21.5418 acres or 938,360 square feet of land.

PRESIDENT GEORGE BUSH TURNPIKE

(STATE HIGHWAY 190, VARIABLE WIDTH RIGHT-OF-WAY)
(STATE OF TEXAS, VOL. 3535, PG. 87, D.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

By:
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 ___ day of ___, 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

STATE OF TEXAS §
COUNTY OF DALLAS §

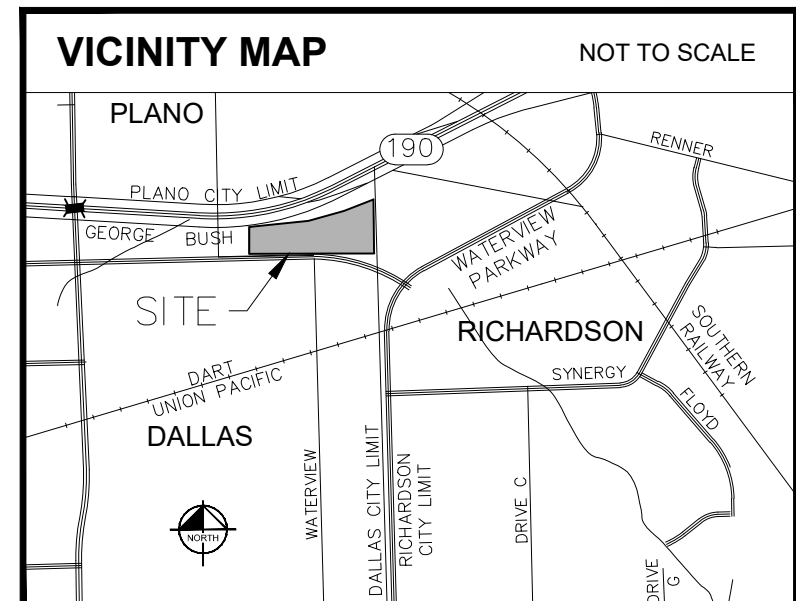
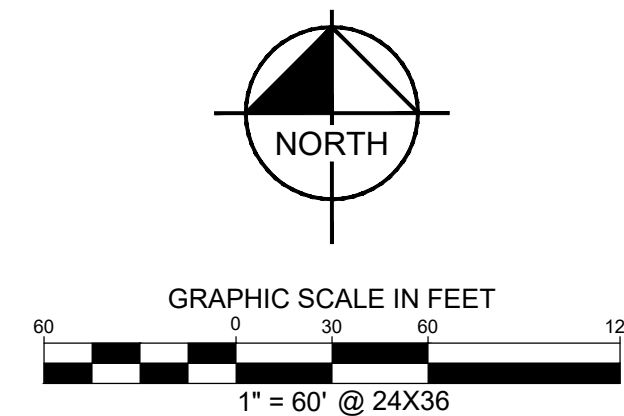
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under 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:

- 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.
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O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

Table with 2 columns: Symbol and Description. Includes items like ROOF DRAIN, CABLE TV BOX, SANITARY SEWER BOX, etc.

Table with 2 columns: Line Style and Description. Includes items like BOUNDARY LINE, EASEMENT LINE, BUILDING LINE, etc.

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.

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. FIRM # 10115500. Tel. No. (972) 770-1300, Fax No. (972) 239-3520.

5/20/2018 12:53 PM
HPPEER.BROOKS\511212018.9.46.AUL.LAST.SAVED
D:\G\NAME\FCDL_SURVEY\081283503-DALLAS\CGIT\PG8\FRANKFORD\BLOCKD/8759\FRANKFORD\MAGNOLA_PP.DWG PLOTTED BY: HPPEER.BROOKS\511212018.9.46.AUL.LAST.SAVED