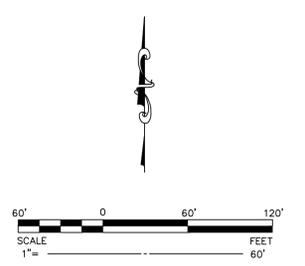
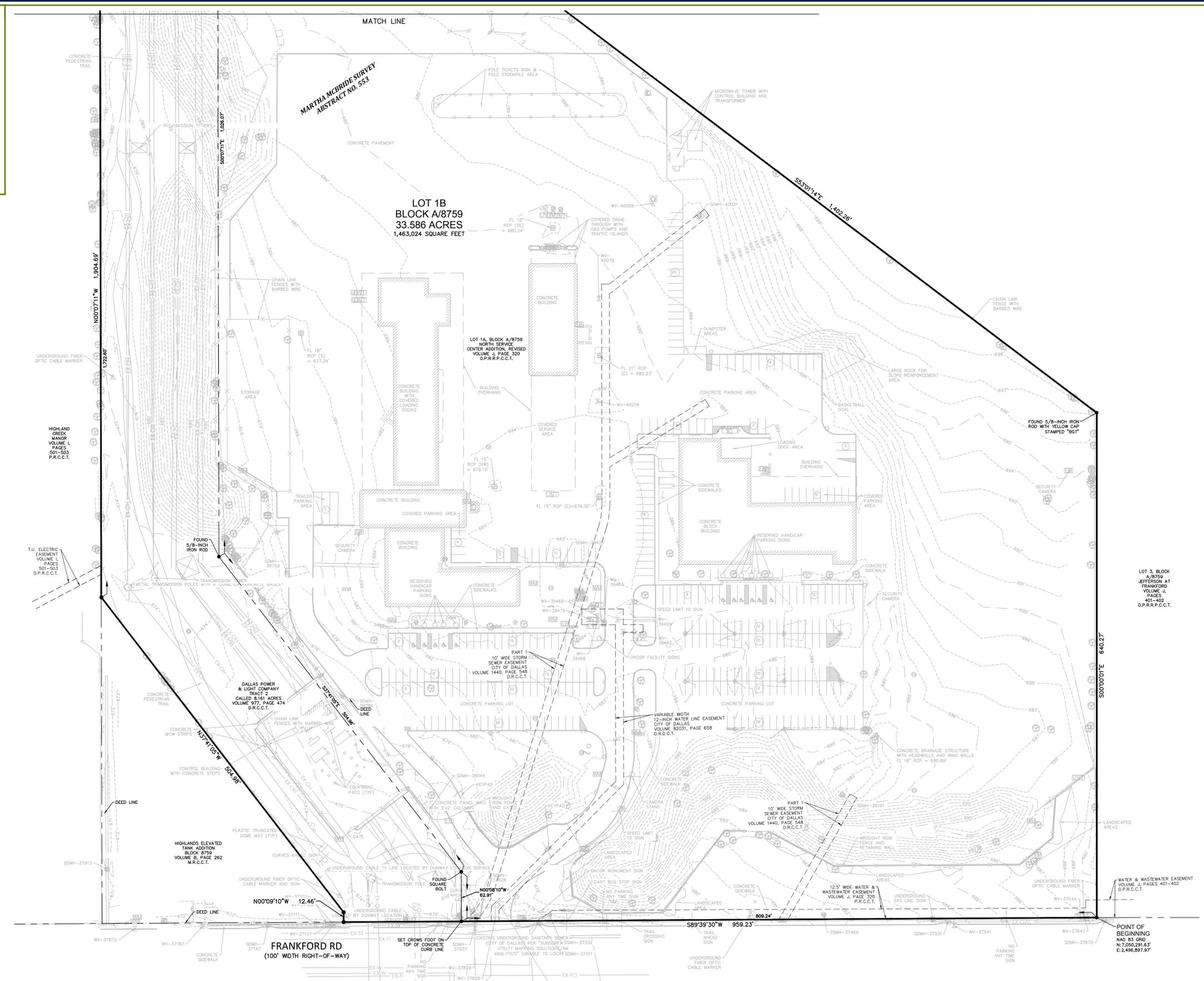


VICINITY MAP
NOT TO SCALE



D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
O.P.R.P.C.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS

● = SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

LEGEND	
SYMBOL	DESCRIPTION
STAMPED CONCRETE	
○	BOLLARD
⊙	ELECTRIC MANHOLE
—	GUY
⊕	UTILITY POLE
MM	WATER METER
-EX-OH-	OVERHEAD UTILITY
—	CHAIN LINK FENCE
-EX-W-	BURIED WATER LINE
-EX-C-	BURIED CABLE
-EX-SS-	BURIED SEWER LINE
-EX-FO-	BURIED FIBER OPTIC

CERTIFICATE OF APPROVAL

_____, Chairperson or
_____, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed
for approval with the City Plan Commission of the City of
Dallas on the _____ day of _____ A.D.
20____ and same was duly approved on the _____
day of _____ A.D. 20____ by said
Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

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.

PRELIMINARY PLAT
Frankford Road
Sub Addition
LOT 1B, BLOCK A/8759

REPLAT OF LOT 1A, BLOCK A/8759
NORTH SERVICE CENTER ADDITION
Situated in the
Martha McBride Survey, Abstract No. 553,
City of Dallas Block A/8759,
City of Dallas, Collin County, Texas
(33.586 Acres or 1,463,024 Square Feet)

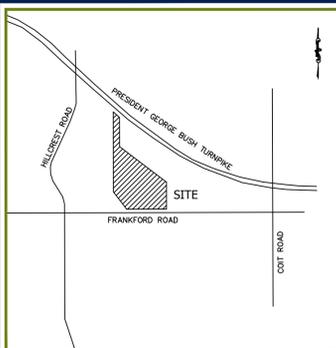
This plat was prepared in December 2025
CITY PLAN FILE NO. PLAT-25-000183

OWNER NAME AND ADDRESS
Name: **Oncor Electric Delivery Company, LLC**
Address: **1616 Woodall Rodgers Freeway, Dallas, TX 75202**
Phone: **214-486-2000**

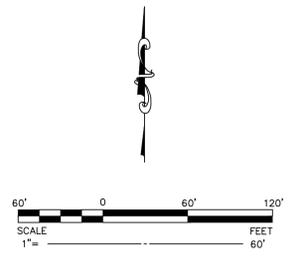
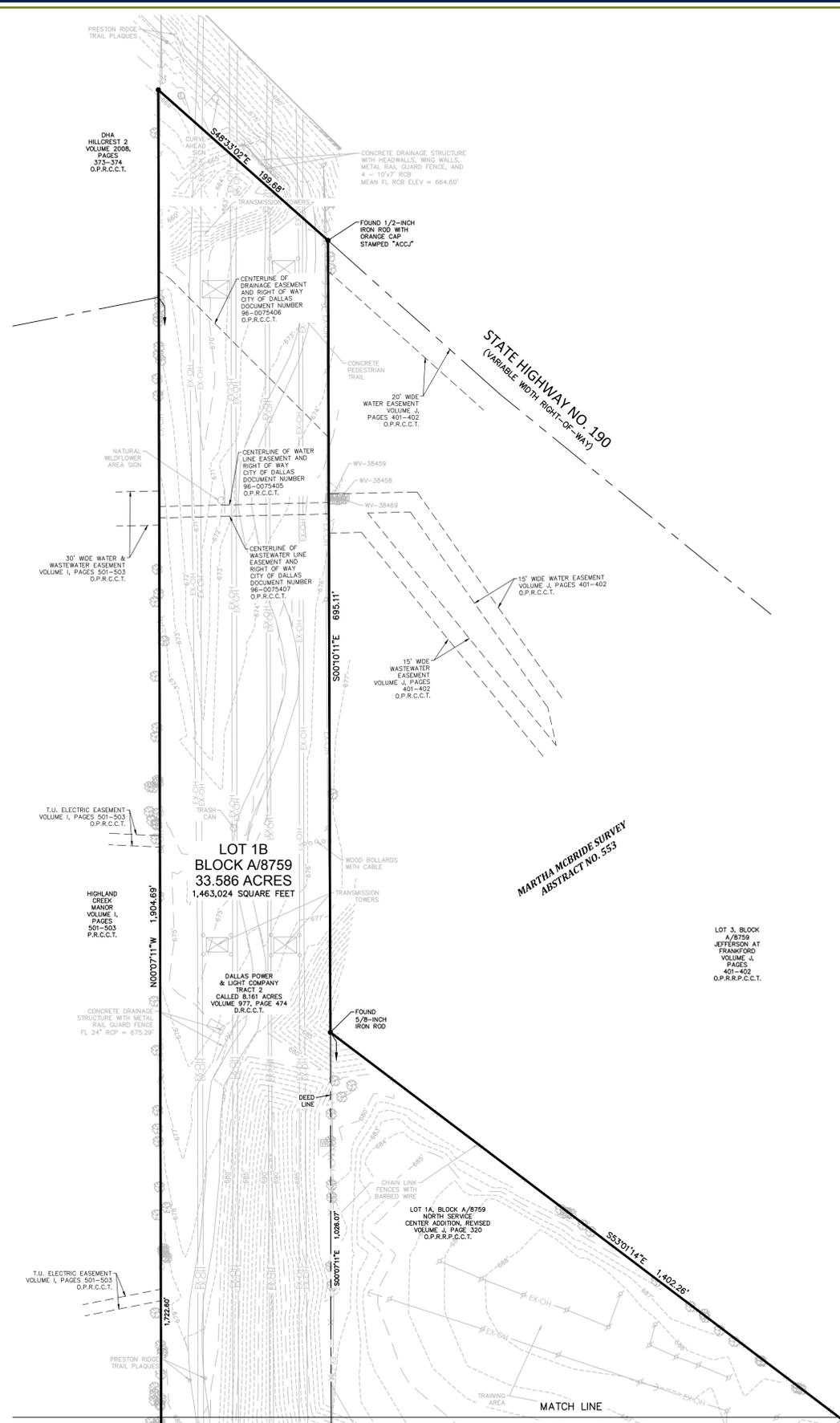
SURVEYOR NAME AND ADDRESS
Name: **Dunaway Associates**
Address: **550 Bailey Avenue, Suite 400, Fort Worth, TX 76107**
Phone: **817-335-1121** Fax: **817-335-3716**

- NOTES:
- The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984472 was used for this project.
 - According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 482 of 600, Map Number 48085C042X, Map Revised Date: November 21, 2024, the subject property is located in Zone X (No Screen) defined as "Area of Minimal Flood Hazard". This statement does not reflect any type of flood study by this firm.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - The purpose of this plat is to create one lot from two tracts and one platted lot.
 - Existing structures to remain.
 - The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
 - According to the City of Dallas Zoning Map, the subject property is located within Zoning District SUP - Specific Use Permit.

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



VICINITY MAP
NOT TO SCALE



D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.R.P.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
O.P.R.R.P.C.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS

● = SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

LEGEND	
SYMBOL	DESCRIPTION
[Stippled Area]	STAMPED CONCRETE
○	BOLLARD
⊙	ELECTRIC MANHOLE
—	GUY
⊕	UTILITY POLE
⊕	WATER METER
—EX-OH—	EX-OH— OVERHEAD UTILITY
—	CHAIN LINK FENCE
—EX-W—	EX-W— BURIED WATER LINE
—EX-CABLE—	BURIED CABLE
—EX-SS—	EX-SS— BURIED SEWER LINE
—EX-FO—	EX-FO— BURIED FIBER OPTIC

CERTIFICATE OF APPROVAL

I, _____, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

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.

PRELIMINARY PLAT
Frankford Road
Sub Addition
LOT 1B, BLOCK A/8759
 REPLAT OF LOT 1A, BLOCK A/8759
 NORTH SERVICE CENTER ADDITION
 Situated in the
 Martha McBride Survey, Abstract No. 553,
 City of Dallas Block A/8759,
 City of Dallas, Collin County, Texas
 (33.586 Acres or 1,463,024 Square Feet)
 This plat was prepared in December 2025
CITY PLAN FILE NO. PLAT-25-000183

OWNER NAME AND ADDRESS
 Name: Oncor Electric Delivery Company, LLC
 Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
 Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS
 Name: Dunaway Associates
 Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
 Phone: 817-335-1121 Fax: 817-335-3716

- NOTES:
- The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984472 was used for this project.
 - According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 482 of 600, Map Number 4895SC482X, Map Revised Date: November 21, 2024, the subject property is located in Zone X (No Screen) defined as "Area of Minimal Flood Hazard". This statement does not reflect any type of flood study by this firm.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - The purpose of this plat is to create one lot from two tracts and one platted lot.
 - Existing structures to remain.
 - The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
 - According to the City of Dallas Zoning Map, the subject property is located within Zoning District SUP - Specific Use Permit.

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Oncor Electric Delivery Company LLC, are the Owners of a tract of land situated in the Martha McBride Survey, Abstract Number 553, City of Dallas, Collin County, Texas, and being more particularly described as follows:

METES & BOUNDS DESCRIPTION

BEING a 33.586 acre tract of land situated in the Martha McBride Survey, Abstract Number 553, in City of Dallas Block A/8759, both located in the City of Dallas, Collin County, Texas, and a portion of a called 8.161 acre tract of land described in Deed as Tract 2 to Dallas Power & Light Company as recorded in Volume 977, Page 474, Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of Lot 1A, Block A/8759, North Service Center Addition, Revised, an addition to the City of Dallas, Collin County, Texas as recorded in Volume J, Page 320, Official Public Records of Real Property of Collin County, Texas (O.P.R.R.P.C.C.T.), said 33.586 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the southeast corner of said Lot 1A, Block A/8759, same being the southwest corner of Lot 3, Block A/8759, Jefferson At Frankford, an addition to the City of Dallas, Collin County, Texas as recorded in Volume J, Pages 401-402, O.P.R.R.P.C.C.T., and on the north line of Frankford Road (a 100-foot width right-of-way), said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates N: 7,050,291.63' E: 2,496,897.97';

THENCE South 89 degrees 39 minutes 30 seconds West, with the common line between said Lot 1A, Block A/8759 and said Frankford Road, passing a set crows foot on top of a concrete curb line for the southeast corner of said 8.161 acre tract, same being the southwest corner of said Lot 1A, Block A/8759, at a distance of 809.24 feet, from which a found square bolt for a common corner between said 8.161 acre tract and said Lot 1A, Block A/8759, bears North 00 degrees 08 minutes 10 seconds West, a distance of 62.91 feet, and continuing in all a total distance of 959.23 feet to a set 5/8-inch YCIR for the southwest corner of said 8.161 acre tract, same being the southeast corner of Highlands Elevated Tank Addition, an addition to the City of Dallas, Collin County, Texas as recorded in Volume B, Page 262, Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE North 00 degrees 09 minutes 10 seconds West, with the common line between said 8.161 acre tract and said Highlands Elevated Tank Addition, a distance of 12.46 feet to a set 5/8-inch YCIR for corner;

THENCE North 37 degrees 41 minutes 05 seconds West, continuing with said common line, a distance of 504.98 feet to a set 5/8-inch YCIR for the northernmost corner of said Highlands Elevated Tank Addition, and on the west line of said 8.161 acre tract, same being the east line of Highland Creek Manor, an addition to the City of Dallas, Collin County, Texas as recorded in Volume I, Pages 501-503, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE North 00 degrees 07 minutes 11 degrees West, with the common line between said 8.161 acre tract and said Highland Creek Manor addition, passing the northeast corner of said Highland Creek Manor addition and the southeast corner of DHA Hillcrest 2, an addition to the City of Dallas, Collin County, Texas, as recorded in Volume 2008, Pages 373-374, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) at a distance of 1,722.60 feet, and continuing in all a total distance of 1,904.69 feet to a set 5/8-inch YCIR for corner on the south line of State Highway No. 190 (variable width right-of-way);

THENCE South 48 degrees 33 minutes 02 seconds East, with the common line between said 8.161 acre tract and said State Highway No. 190, a distance of 199.68 feet to a found 1/2-inch iron rod with orange cap stamped "ACCJ" for the northwestern most corner of said Lot 3, Block A/8759;

THENCE South 00 degrees 10 minutes 11 seconds East, with the common line between said 8.161 acre tract and said Lot 3, Block A/8759, a distance of 695.11 feet to a found 5/8-inch iron rod for the northwest corner of said Lot 1A, Block A/8759, same being a northwesterly corner of said Lot 3, Block A/8759, and on the east line of said 8.161 acre tract;

THENCE South 53 degrees 01 minute 14 seconds East, with the common line between said Lot 1A, Block A/8759 and said Lot 3, Block A/8759, a distance of 1,402.26 feet to a found 5/8-inch iron rod with yellow cap stamped "BGT" for a common corner between said Lot 1A, Block A/8759 and said Lot 3, Block A/8759;

THENCE South 00 degrees 00 minutes 01 second East, continuing with said common line, a distance of 640.27 feet to the POINT OF BEGINNING and containing 33.586 acres or 1,463,024 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, the undersigned, ONCOR ELECTRIC DELIVERY COMPANY LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as FRANKLIN ROAD SUB ADDITION, LOT 1B, BLOCK A/8759, an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, ONCOR ELECTRIC DELIVERY COMPANY LLC certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Dallas, Texas, this ____ day of _____, 20__.

Owner Signature

Lien Holder Signature

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ONCOR ELECTRIC DELIVERY COMPANY LLC, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE _____ BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE – DESCRIBED PROPERTY AS FRANKLIN ROAD SUB ADDITION, LOT 1B BLOCK A/8759, AN ADDITION TO THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SAID UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF DALLAS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM. THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE, EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF DALLAS. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

WITNESS MY HAND THIS THE _____ DAY OF _____

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Robert Schurig, 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 Engineers and Land Surveyors, 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 & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 20__.

Robert Schurig
Texas Registered Professional Land Surveyor No. 6885

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for the State of 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.

NOTES:

- 1. The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984472 was used for this project.
2. According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 482 of 600, Map Number 48085C0482K, Map Revised Date: November 21, 2024, the subject property is located in Zone X (No Screen) defined as "Area of Minimal Flood Hazard". This statement does not reflect any type of flood study by this firm.
3. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
4. The purpose of this plat is to create one lot from two tracts and one platted lot.
5. Existing structures to remain.
6. The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
7. According to the City of Dallas Zoning Map, the subject property is located within Zoning District SUP - Specific Use Permit.

CERTIFICATE OF APPROVAL
I, _____, Chairperson or _____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____, A.D. 20__ and same was duly approved on the ____ day of _____, A.D. 20__ by said Commission.
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

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.

PRELIMINARY PLAT
Frankford Road
Sub Addition
LOT 1B, BLOCK A/8759
REPLAT OF LOT 1A, BLOCK A/8759
NORTH SERVICE CENTER ADDITION
Situated in the
Martha McBride Survey, Abstract No. 553,
City of Dallas Block A/8759,
City of Dallas, Collin County, Texas
(33.586 Acres or 1,463,024 Square Feet)
This plat was prepared in December 2025
CITY PLAN FILE NO. PLAT-25-000183



OWNER NAME AND ADDRESS
Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS
Name: Dunaway Associates
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716