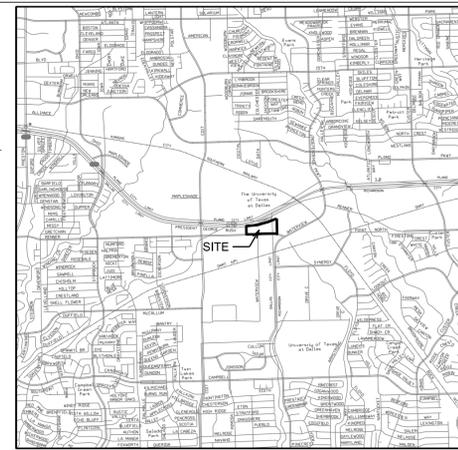
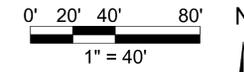
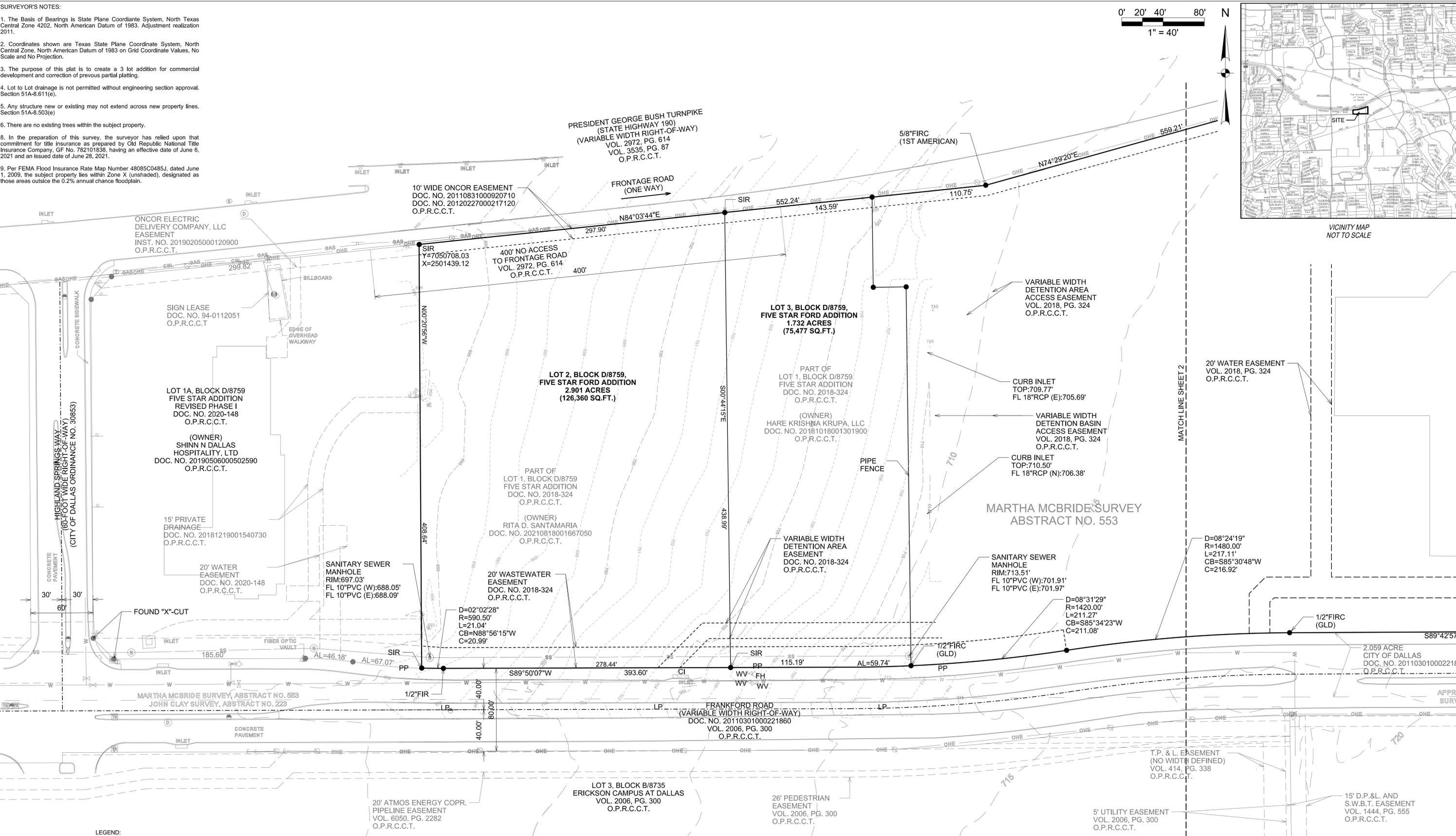


- SURVEYOR'S NOTES:**
- The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
 - The purpose of this plat is to create a 3 lot addition for commercial development and correction of previous partial platting.
 - Lot to Lot drainage is not permitted without engineering section approval. Section 51A-8.611(e).
 - Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
 - There are no existing trees within the subject property.
 - In the preparation of this survey, the surveyor has relied upon that commitment for title insurance as prepared by Old Republic National Title Insurance Company, GF No. 782101838, having an effective date of June 6, 2021 and an issued date of June 28, 2021.
 - Per FEMA Flood Insurance Rate Map Number 48085C04851, dated June 1, 2009, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.



VICINITY MAP
NOT TO SCALE

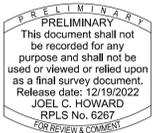


- LEGEND:**
- P.R.D.C.T. PLAT RECORDS OF DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - SMON SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "KINGS SPA 3/6267"
 - FIR(C) FOUND IRON ROD (WITH CAP)
 - SIR SET IRON ROD
 - INST. INSTRUMENT
 - NO. NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - ROW RIGHT OF WAY
 - FMON FOUND 3.5" ALUMINUM DISC
 - C.M. CONTROLLING MONUMENT
 - FX FOUND "X" IN CONCRETE
 - ESMT. EASEMENT
 - CENTERLINE
 - WATER LINE
 - SEWER LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND GAS LINE

OWNER:
HARE KRISHNA KRUPA, LLC
1209 YOPONT LANE
ALLEN, TX 75002

OWNER:
RITA D. SANTAMARIA
19 N. FAZIO WAY
SPRING, TEXAS 77389-2700

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



DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Additional offices conveniently located at:
1904 Main Street, Lake Como, New Jersey 07091 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.6400
14521 Old Katy Road, Suite 250, Houston, TX 77079 Ph: 281.789.6400
223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

Texas Registered Engineering Firm No. F-13660
714 S. Greenville Ave., STE 100
Allen, TX 75002
T: 972.534.2100
www.dynamicoc.com

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2919
TBPLS FIRM NO. 10194205

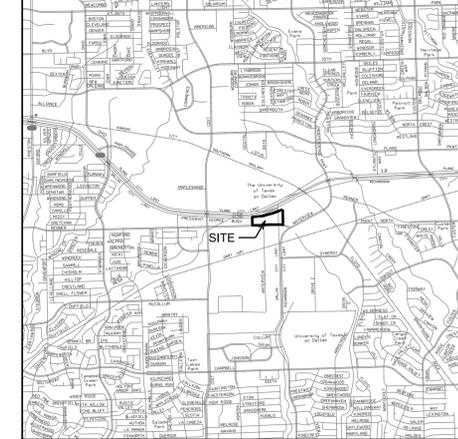
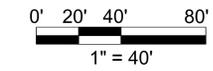
DATED: DECEMBER 21, 2022 DRAWN BY: JCH

PRELIMINARY PLAT
FIVE STAR ADDITION
LOTS 2-4, BLOCK D/8759
18.74 ACRES
(816,336 SQ.FT.)
BEING A REPLAT OF
PART OF LOT 1, BLOCK D/8759,
FIVE STAR ADDITION
SITUATED IN THE
MARTHA MCBRIDE SURVEY,
ABSTRACT NO. 553
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 223-059
CITY ENGINEER PLAN FILE NO. N/A

LEGEND:

P.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
SIMON
FIR(C)
SIR
INST.
NO.
VOL.
PG.
ROW
FMON
C.M.
FX
ESMT.

PLAT RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "KINGS SPA 3/6267"
FOUND IRON ROD (WITH CAP)
SET IRON ROD
INSTRUMENT
NUMBER
VOLUME
PAGE
RIGHT OF WAY
FOUND 3.5" ALUMINUM DISC
CONTROLLING MONUMENT
FOUND "X" IN CONCRETE
EASEMENT
CENTERLINE
WATER LINE
SEWER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND GAS LINE



VICINITY MAP
NOT TO SCALE

- SURVEYOR'S NOTES:**
- The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
 - The purpose of this plat is to create a 3 lot addition for commercial development and correction of previous partial platting.
 - Lot to Lot drainage is not permitted without engineering section approval. Section 51A-8.611(e).
 - Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
 - There are no existing trees within the subject property.
 - In the preparation of this survey, the surveyor has relied upon that commitment for title insurance as prepared by Old Republic National Title Insurance Company, GF No. 782101838, having an effective date of June 6, 2021 and an issued date of June 28, 2021.
 - Per FEMA Flood Insurance Rate Map Number 48085C0485J, dated June 1, 2009, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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) (i)(ii)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022

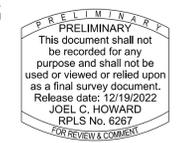
Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____, 2022.

(Signature)
Notary Public in and for the State of Texas
My commission expires: _____



OWNER: HARE KRISHNA KRUPA, LLC
2070 DIPLOMAT DRIVE
1209 YOPONT LANE
ALLEN, TX 75002

OWNER: RITA D. SANTAMARIA
19 N. FAZIO WAY
SPRING, TEXAS 77389-2700

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

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

14521 Old Katy Road, Suite 250, Houston, TX 77079 Ph: 281.789.6400
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.665.0324 Fax: 267.665.0361 | 8 Boudiers Street, Suite 102, Torrington, New Jersey 08753 Ph: 732.974.0199 Fax: 732.974.3521

Texas Registered Engineering Firm No. F-13660
714 S. Greenville Ave., STE 100
Allen, TX 75002
T: 972.534.2100
www.dynamiccc.com

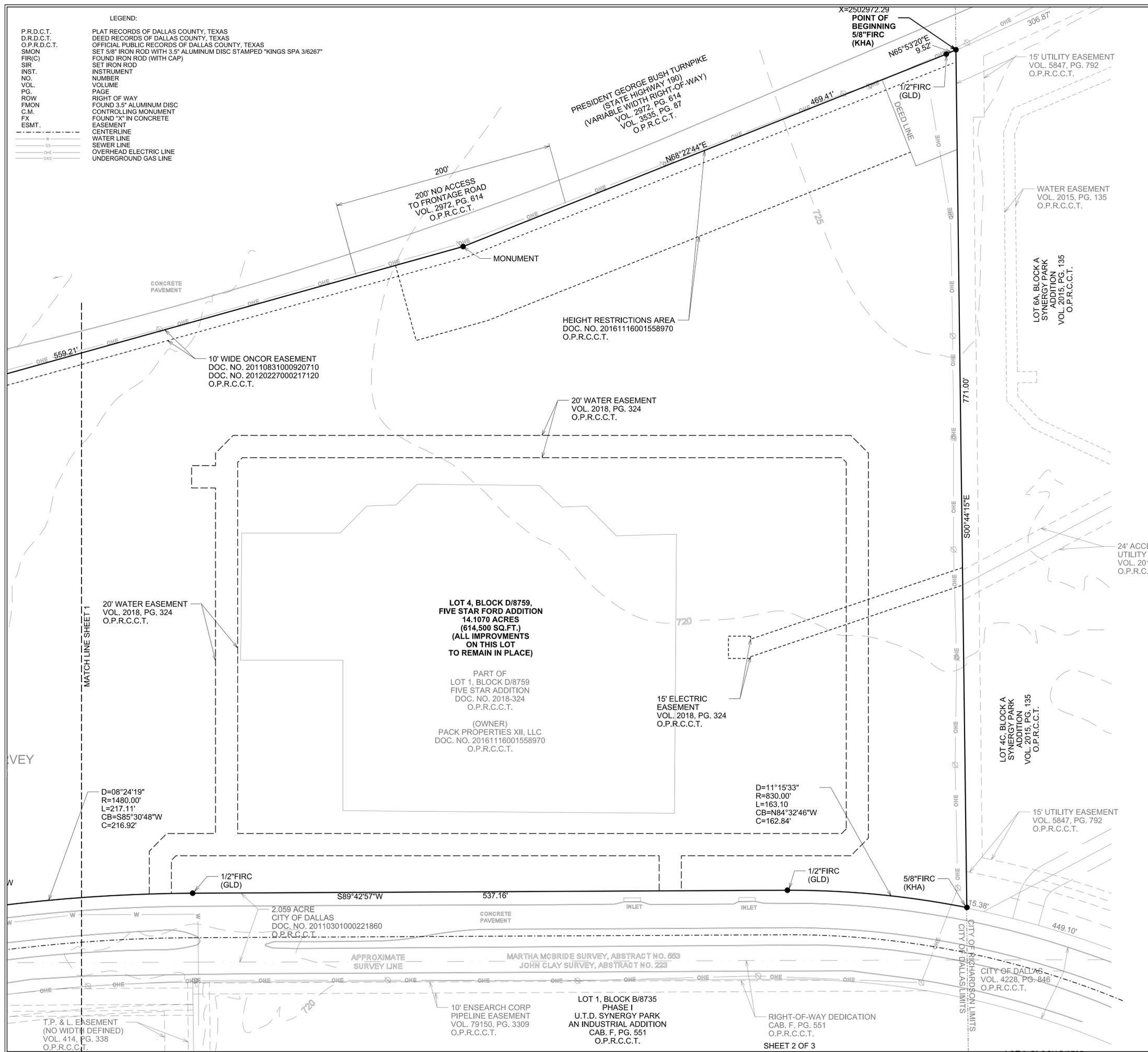
GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (912) 243-2409 PROJECT NUMBER: 2919
TBPLS FIRM NO. 10194205

DATED: DECEMBER 21, 2022 DRAWN BY: JCH

**PRELIMINARY PLAT
FIVE STAR ADDITION
LOTS 2-4, BLOCK D/8759**

18.74 ACRES
(816,336 SQ.FT.)
BEING A REPLAT OF
PART OF LOT 1, BLOCK D/8759,
FIVE STAR ADDITION
SITUATED IN THE
MARTHA MCBRIDE SURVEY,
ABSTRACT NO. 553
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S
CITY ENGINEER PLAN FILE NO. N/A



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Rita D. Santamaria, Pack Properties XII, LLC and Hare Krishna Krupa, LLC, are the owners a 2.90 acre tract of land situated in the Martha McBride Survey, Abstract Number 553, City of Dallas, Collin County, Texas, and being part of Lot 1, Block D/8759 of Five Star Addition, an addition to the City of Dallas as recorded in Document Number 2018-324 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of that tract of land described in deed to Rita D. Santamaria, as recorded in Document Number 20210818001667050, O.P.R.C.C.T., and all of that tract of land described in deed to Hare Krishna Krupa, LLC, as recorded in Document Number 20181018001301900, O.P.R.C.C.T., and being more particularly described by metes and bounds 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 00 degrees 44 minutes 15 seconds East, 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 degrees 15 minutes 33 seconds West, a radius of 830.00 feet, a chord bearing and distance of North 84 degrees 32 minutes 46 seconds 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 the corner;

South 89 degrees 42 minutes 57 seconds 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 08 degrees 24 minutes 19 seconds, a radius of 1480.00 feet, a chord bearing and distance of South 85 degrees 30 minutes 48 seconds 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 a plastic cap stamped "GLD" found at the beginning of a reverse curve to the right having a central angle of 08 degrees 31 minutes 29 seconds, a radius of 1420.00 feet, a chord bearing and distance of South 85 degrees 34 minutes 23 seconds 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 degrees 50 minutes 07 seconds 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 02 degrees 02 minutes 26 seconds, a radius of 590.50, a chord bearing and distance of North 89 degrees 08 minutes 39 seconds West, 20.99 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 21.04 feet to a 1/2-inch iron rod with plastic cap stamped "GEONAV" (herein after referred to as "with cap") set for the common southwest corner of the herein described tract and the southeast corner of Lot 1A, Block D/8759 Five Star Addition, Revised Phase I, an addition to the City of Dallas, as recorded in Document Number 2020-148, O.P.R.C.C.T.;

THENCE North 00 degrees 20 minutes 56 seconds West, along the common west line of the herein described tract and the east line of said Lot 1A, a distance of 408.64 feet to a 1/2-inch iron rod set for the common northeast corner of the herein described tract and the southeast corner of Lot 1A, Block D/8759 Five Star Addition, Revised Phase I, an addition to the City of Dallas, as recorded in Document Number 2020-148, O.P.R.C.C.T.;

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

North 84 degrees 03 minutes 44 seconds East, a distance of 552.24 feet to a 1/2-inch iron rod with plastic cap stamped "GLD" found for corner;

North 74 degrees 29 minutes 20 seconds East, a distance of 559.21 feet to a 1/2-inch iron rod with plastic cap stamped "GLD" found for corner;

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

North 65 degrees 36 minutes 34 seconds East, a distance of 9.52 feet to the POINT OF BEGINNING AND CONTAINING 816,336 square feet or 18.74 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RITA D. SANTAMARIA, PACK PROPERTIES XII, LLC AND HARE KRISHNA KRUPA, LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as FIVE STAR ADDITION, LOTS 2-4, 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 the _____ day of _____, 20____.

RITA D. SANTAMARIA

By: Rita D. Santamaria

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rita D. Santamaria, 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 _____, 20____.

(Signature)
Notary Public in and for the State of Texas

PACK PROPERTIES XII, LLC

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

By: PACK PROPERTIES XII, LLC
SAM PACK, PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 20____.

(Signature)
Notary Public in and for the State of Texas

HARE KRISHNA KRUPA, LLC

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

By: HARE KRISHNA KRUPA, LLC
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the 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 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 _____, 20____.

(Signature)
Notary Public in and for the State of Texas

OWNER:
HARE KRISHNA KRUPA, LLC
1209 YOPONT LANE
ALLEN, TX 75002

OWNER:
RITA D. SANTAMARIA
19 N. FAZIO WAY
SPRING, TEXAS 77389-2700

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

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Additional offices conveniently located at:
14521 Old Katy Road, Suite 250, Houston, TX 77079 Ph: 281.789.6400
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

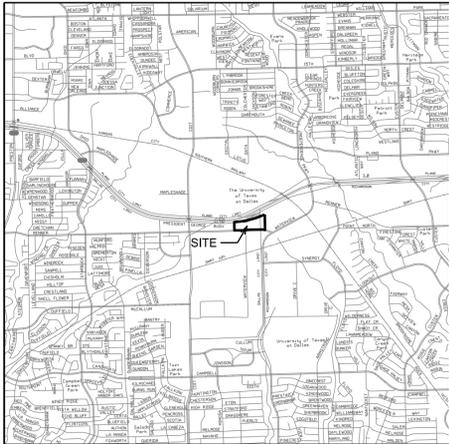
Texas Registered Engineering Firm No. E-13660
714 S. Greenville Ave., STE 100
Allen, TX 75002
T: 972.534.2100
www.dynamicce.com

OWNER:
RITA D. SANTAMARIA
19 N. FAZIO WAY
SPRING, TEXAS 77389-2700

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2919
TBPLS FIRM NO. 10194205

DATED: DECEMBER 21, 2022 DRAWN BY: JCH



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. The purpose of this plat is to create a 3 lot addition for commercial development and correction of previous partial platting.
4. Lot to Lot drainage is not permitted without engineering section approval. Section 51A-8.611(e).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. There are no existing trees within the subject property.
8. In the preparation of this survey, the surveyor has relied upon that commitment for title insurance as prepared by Old Republic National Title Insurance Company, GF No. 782101838, having an effective date of June 6, 2021 and an issued date of June 28, 2021.
9. Per FEMA Flood Insurance Rate Map Number 48085C0485J, dated June 1, 2009, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

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.
Release date: 12/19/2022
JOEL C. HOWARD
RPLS No. 6267
FOR REVIEW & COMMENT

**PRELIMINARY PLAT
FIVE STAR ADDITION
LOTS 2-4, BLOCK D/8759**

18.74 ACRES
(816,336 SQ.FT.)
BEING A REPLAT OF
PART OF LOT 1, BLOCK D/8759,
FIVE STAR ADDITION
SITUATED IN THE
MARTHA MCBRIDE SURVEY,
ABSTRACT NO. 553

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S
CITY ENGINEER PLAN FILE NO. N/A