

GRAPHIC SCALE IN FEET  
0 15 30 45 60

**BELTWOOD PARKWAY**  
(66-FOOT WIDE RIGHT-OF-WAY)

VICINITY MAP  
(NOT TO SCALE)

**LEGEND**  
--- PROPERTY LINE  
--- EASEMENT  
--- 17' WIDE GRASSY BUFFER  
--- 17' WIDE GRASSY BUFFER CAP ROAD  
--- (E.A.) CONTROLLING INSTRUMENT

SEE SHEET 2 FOR  
CURVE TABLE

**FIRE LANE AND UTILITY EASEMENTS ABANDONED BY THIS PLAT**  
NOTE: Area of 24-foot wide Fire Lane and Utility Easement, dedicated by Volume 2004084, Page 51 within the boundary of this plat, is hereby abandoned by this plat and re-dedicated by this plat as a 24-foot wide Mutual Access Easement.

**HARD SIX ADDITION  
LOT 1 AND LOT 2, BLOCK A**

BEING 3,468 ACRES OF LAND AND BEING A REPLAT OF LOT 3, BLOCK A, MAXIM ADDITION INSTRUMENT NO. 201100162236 AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS SITUATED IN THE EULSIA FIRE SURVEY, ABSTRACT NO. 478

SHEET 1 OF 2

**Pacheco Koch**  
ENGINEERS ARCHITECTS  
8550 N. CENTRAL EXPRESSWAY, SUITE 1000  
DALLAS, TEXAS 75206  
(972) 231-3031

**INTEGRATED PRODUCTS, INC.**  
188 W. WHEELER  
DALLAS, TEXAS 75206  
(480) 101-5005

LOT 1, BLOCK A, MAXIM ADDITION (INST. NO. 201100162236)  
LOT 2, BLOCK A (INST. NO. 2004084)LOT 3, BLOCK A, MAXIM ADDITION (INST. NO. 201100162236)

POINT OF BEGINNING  
N 89°39'00" E 244.99'  
S 100°21'00" E 41.38'  
A=65°08'39"  
R=100.00'  
T=91.38'  
CB=S 42°35'20" E  
CD=135.30'

GRAPHIC SCALE IN FEET  
0 15 30 45 60

DATE PLOT: 2/27/14 12:30 PM  
JOB NUMBER: 14-0001  
DATE: SEPT. 2014  
JOB NUMBER: 14-0001  
DRAFTSMAN: M.C. (MCC)  
SCALE: 1"=30'  
DATE: SEPT. 2014  
JOB NUMBER: 14-0001

**OWNER'S CERTIFICATE**

STATE OF TEXAS, X  
COUNTY OF DALLAS, X  
I, **MAXIM INTEGRATED PRODUCTS, INC.** (hereby formerly known as **DALLAS SEMICONDUCTOR CORPORATION**), acting by and through **MOSE CLOVER**, my authorized agent in this regard, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the actual facts and circumstances of the property described herein. I am the owner of the property described herein, and I am not aware of any other persons claiming an interest in the same. I have read the plat and the description of the property and I have approved the same. I have read the plat and the description of the property and I have approved the same. I have read the plat and the description of the property and I have approved the same.

ENCOURAGED as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
By: **Mose Clover**  
Title: **Vice-President, Legal**

SUBSCRIBED BEFORE ME, a Notary Public, for the State of California, County of \_\_\_\_\_, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**NOTARY PUBLIC**  
My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS, X  
COUNTY OF DALLAS, X  
I, **MOSE CLOVER**, owner of the property described herein, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the actual facts and circumstances of the property described herein. I am the owner of the property described herein, and I am not aware of any other persons claiming an interest in the same. I have read the plat and the description of the property and I have approved the same. I have read the plat and the description of the property and I have approved the same. I have read the plat and the description of the property and I have approved the same.

ENCOURAGED as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: **Mose Clover**  
Title: **Professional Land Surveyor**

**NOTARY PUBLIC**  
My commission expires \_\_\_\_\_

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT **MAXIM INTEGRATED PRODUCTS, INC.** (formerly known as **DALLAS SEMICONDUCTOR CORPORATION**), acting by and through **MOSE CLOVER**, my authorized agent in this regard, do hereby dedicate to the public use of the City of Farmers Branch, Texas, the streets and easements shown hereon. The dedication is made for the use of the City of Farmers Branch, Texas, and the City of Farmers Branch, Texas, shall have the right to use the same for the purposes stated herein. The dedication is made for the use of the City of Farmers Branch, Texas, and the City of Farmers Branch, Texas, shall have the right to use the same for the purposes stated herein. The dedication is made for the use of the City of Farmers Branch, Texas, and the City of Farmers Branch, Texas, shall have the right to use the same for the purposes stated herein.

ENCOURAGED as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: **Mose Clover**  
Title: **Vice-President, Legal**

SUBSCRIBED BEFORE ME, a Notary Public, for the State of California, County of \_\_\_\_\_, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**NOTARY PUBLIC**  
My commission expires \_\_\_\_\_

**NOTES**

- 1. Bearing system for this survey is based on a bearing of North 00 degrees, 21 minutes, 00 seconds, true, and a distance of 1000.00 feet, measured from the intersection of the centerline of the Old Public Records of Dallas County, Texas, to the point recorded in Instrument No. 20110212236 of the Official Public Records of Dallas County, Texas.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Study Map, Abstract No. 478, Dallas County, Texas, with flood zone designations of Zone X, Zone Y, and Zone Z. The subject property is shown to be located in Zone "X" on said map. The location of the subject property is shown to be located in Zone "X" on said map. The location of the subject property is shown to be located in Zone "X" on said map.
- 3. Other Areas: Areas determined to be outside the 0.2% annual chance flood plain.
- 4. Square footage (totals shown hereon or referenced hereon) are based on mathematical computations and do not necessarily represent the jurisdictional accuracy of the boundary monuments.
- 5. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- 6. Maintenance of utilities serving one or more lots shall be the responsibility of the owner of said lot.
- 7. Lots 1 and 2 shall remain existing parking.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	14°43'20"	26.00'	6.70'	3.37'	S 81°41'29" W	6.68'
C2	88°10'18"	50.00'	77.74'	49.21'	S 44°32'41" W	70.15'
C3	88°16'43"	50.00'	77.04'	48.52'	S 44°38'19" E	68.64'
C4	91°11'33"	50.00'	79.58'	51.05'	N 49°07'53" E	71.44'
C5	02°21'18"	26.00'	2.43'	1.22'	N 103°12'24" E	2.43'
C6	10°20'38"	26.00'	4.18'	2.08'	N 88°19'50" W	4.15'
C7	88°20'18"	26.00'	40.43'	25.99'	S 44°32'41" W	38.46'
C8	88°16'43"	26.00'	40.06'	25.32'	S 44°38'19" E	38.21'
C9	91°11'33"	26.00'	41.38'	26.58'	N 49°07'53" E	37.15'
C10	12°21'10"	50.00'	10.78'	5.41'	N 00°42'22" E	10.78'

FINAL PLAT

**HARD SIX ADDITION  
LOT 1 AND LOT 2, BLOCK A**

BEING 3.469 ACRES OF LAND AND  
BEING A REPLAT OF  
LOT 3, BLOCK A, MAXIM ADDITION  
INSTRUMENT NO. 201100162236  
AN ADDITION TO THE CITY OF  
FARMERS BRANCH, DALLAS COUNTY, TEXAS

SITUATED IN THE ELSA FIRE SURVEY, ABSTRACT NO. 478

SHEET 2 OF 2



**Pacheco Koch**  
DALLAS OFFICE  
1600 WEST END AVENUE, SUITE 1000  
DALLAS, TEXAS 75201  
(972) 235-3031

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DATE OF ORIGINAL SURVEY: 10/20/11

DATE OF THIS SURVEY: 07/11/14

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