



**OWNER'S CERTIFICATE**

STATE OF TEXAS )

COUNTY OF DALLAS )

WHEREAS, MAXIM INTEGRATED PRODUCTS, INC. (being formerly known as DALLAS SEMICONDUCTOR CORPORATION) is the sole owner of a 3.469 acre tract of land situated in the Elisha Fike Survey, Abstract No. 478, Dallas County, Texas; said tract being all of Lot 3, Block A, Maxim Addition, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 201100162236 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Dallas Semiconductor Corporation recorded in Volume 95050, Page 1350 of the Deed Records of Dallas County, Texas; said 3.469 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the west right-of-way line of Beltwood Parkway West (a 60-foot wide right-of-way); said point being the northernmost northeast corner of said Lot 3 and the southeast corner of Lot 4, Block A of said Maxim Addition;

THENCE, South 00 degrees, 21 minutes, 00 seconds East, along the said west line of Beltwood Parkway West and an east line of said Lot 3, a distance of 41.38 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the left;

THENCE, in a southeasterly direction, along the southwest and south right-of-way lines of said Beltwood Parkway West, the northeast line of said Lot 3 and said curve to the left, having a central angle of 85 degrees, 09 minutes, 39 seconds, a radius of 100.00 feet, a chord bearing and distance of South 42 degrees, 55 minutes, 20 seconds East, 135.30 feet, an arc distance of 148.60 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southernmost northeast corner of said Lot 3 and the southernmost northwest corner of Lot 1, Block A of said Maxim Addition;

THENCE, South 02 degrees, 30 minutes, 00 seconds West, departing the said south line of Beltwood Parkway West and along an east line of said Lot 3 and a west line of said Lot 1, a distance of 350.09 feet to a "+" cut in concrete found for corner in the north line of that certain tract of land described in Warranty Deed to Dallas Power & Light Company recorded in Volume 4607, Page 319 of said Deed Records; said point being the southeast corner of said Lot 3 and the southwest corner of said Lot 1;

THENCE, North 87 degrees, 30 minutes, 00 seconds West, along the south line of said Lot 3 and the said north line of the Dallas Power & Light tract, a distance of 324.52 feet to a PK nail with washer stamped "PACHECO KOCH" found for corner; said point being the southwest corner of said Lot 3 and the southeast corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to 14440 Midway, LLC recorded in Instrument No. 201200167245 of said Official Public Records;

THENCE, North 00 degrees, 21 minutes, 00 seconds West, departing the said north line of the Dallas Power & Light tract and along the west line of said Lot 3 and the east line of said Midway tract, at a distance of 208.97 feet passing a 1/2-inch iron rod found at the northeast corner of said Midway tract and the southeast corner of that certain tract of land described in General Warranty Deed with Vendor's Lien to Kennington Midway Center LLC recorded in Instrument No. 20080006056 of said Official Public Records, then continuing along the east line of said Kennington tract, in all a total distance of 474.54 feet to a PK nail with washer stamped "PACHECO KOCH" found for corner; said point being the northwest corner of said Lot 3 and the southwest corner of said Lot 4;

THENCE, North 89 degrees, 39 minutes, 00 seconds East, departing the said east line of the Kennington tract and along the north line of said Lot 3 and the south line of said of Lot 4, a distance of 249.99 feet to the POINT OF BEGINNING;

CONTAINING, 151,123 square feet or 3.469 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS )

COUNTY OF DALLAS )

NOW, THEREFORE, know all men by these presents: That, I Michael C. Clover, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Rules and Regulations of the City of Farmers Branch, Texas.

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

Michael C. Clover  
Registered Professional Land Surveyor  
No. 5225

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

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 Mark Casper, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **Hard Six Addition, Lots 1 and 2, Block A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the \_\_\_\_ day of \_\_\_\_\_, 2014.

By: Mark Casper

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 West for the west line of Lot 3, Block A, Maxim Addition, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 201100162236 of the Official Public Records of Dallas County, Texas.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0180K, Community-Panel No. 450174 0180 K, Map Revised: July 7, 2014. The subject property is shown to be located in Zone "X" and Zone "A" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  

Zone "X"	Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
Zone "A"	Special Flood Hazard Areas (SFHAs) subject to Inundation by the 1% annual chance flood: No Base flood elevations determined.
- 3. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- 4. 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.
- 5. Maintenance of utilities serving one lot shall be the responsibility of the owner of said lot, regardless of the location of the utility.
- 6. Lots 1 and 2 shall share existing parking.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	14°45'20"	26.00'	6.70'	3.37'	S 81°41'29" W	6.68'
C2	89°05'18"	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°08'19" E	69.64'
C4	91°11'33"	50.00'	79.58'	51.05'	N 46°07'33" E	71.44'
C5	05°21'16"	26.00'	2.43'	1.22'	N 03°12'24" E	2.43'
C6	09°09'38"	26.00'	4.16'	2.08'	N 86°19'50" W	4.15'
C7	89°05'18"	26.00'	40.43'	25.59'	S 44°32'41" W	36.48'
C8	88°16'43"	26.00'	40.06'	25.23'	S 44°08'19" E	36.21'
C9	91°11'33"	26.00'	41.38'	26.55'	N 46°07'33" E	37.15'
C10	12°21'10"	50.00'	10.78'	5.41'	N 06°42'22" E	10.76'

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_

Approved by the City of Farmers Branch, Texas on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor, City of Farmers Branch, Texas

ATTEST:

\_\_\_\_\_  
City Secretary

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 ELISHA FIKE SURVEY, ABSTRACT NO. 478

SHEET 2 OF 2

OWNER:  
MAXIM INTEGRATED PRODUCTS, INC.  
160 RIO ROBLES  
SAN JOSE, CALIFORNIA 95134  
(480) 601-5865

ENGINEER/SURVEYOR:  
PACHECO KOCH CONSULTING ENGINEERS  
8350 N. CENTRAL EXPRESSWAY, SUITE 1000  
DALLAS, TEXAS 75206  
(972) 235-3031  
CONTACT: MICHAEL C. CLOVER

**Pacheco Koch** 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-101938-05

DRAWN BY GMP/JAN	CHECKED BY MCC	SCALE NONE	DATE SEPT. 2014	JOB NUMBER 3122-14.262
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LOT 1 AND LOT 2, BLOCK A, HARD SIX ADDITION - FINAL PLAT